

ORDINANCE NO. F-1782

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1524 FOOTHILL COURT – AIROOM

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction of a covered front porch with a front yard setback of 43.0 feet in lieu of the required 54.38 feet, on certain property legally described herein and commonly known as 1524 Foothill Court, Wheaton, Illinois 60189; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on April 22, 2014 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 43.0 feet in lieu of the required 54.38 feet is granted for a covered front porch in full compliance with the site plan, elevations and floor plan dated January 27, 2014 that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

LOT 7 IN FAGANEL'S FOOTHILL COURT, A SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN GABLES VALLEY VIEW SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FAGANEL'S FOOTHILL COURT RECORDED APRIL 23, 1969 AS DOCUMENT R69-17072, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-304-020

The subject property is commonly known as 1524 Foothill Court, Wheaton, IL 60189.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Roll Call Vote

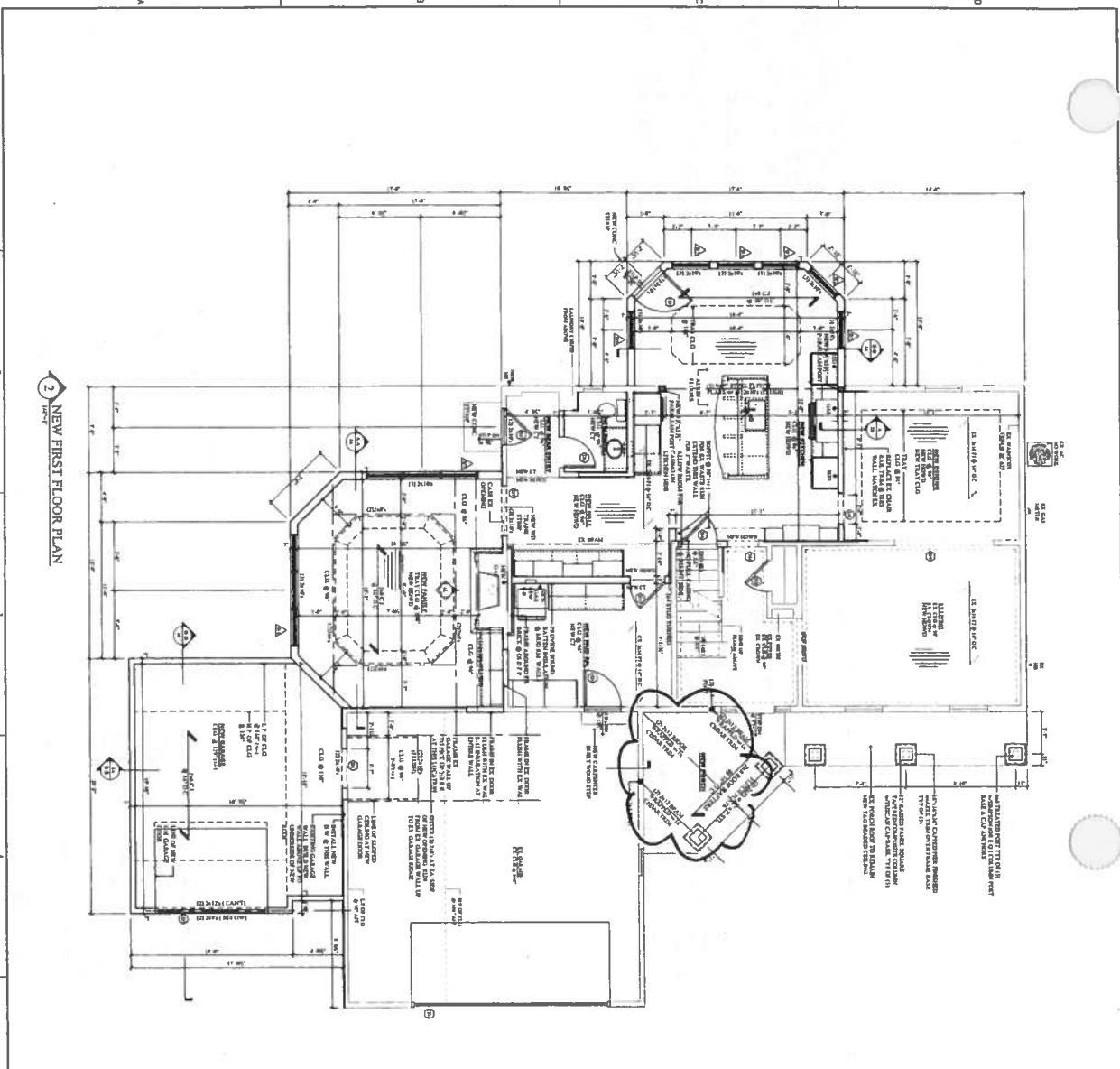
Ayes: Councilman Rutledge
Councilman Saline
Mayor Gresk
Councilman Scalzo
Councilman Sues
Councilman Prendiville

Nays: None

Absent: Councilwoman Pacino Sanguinetti

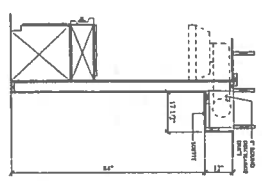
Motion Carried Unanimously

Passed: May 5, 2014
Published: May 6, 2014



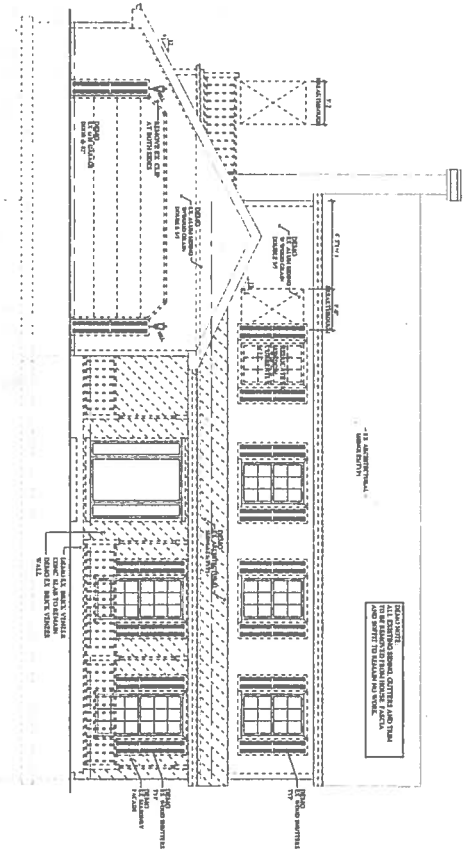
2 NEW FIRST FLOOR PLAN

A DETAIL @ HOOD VENT

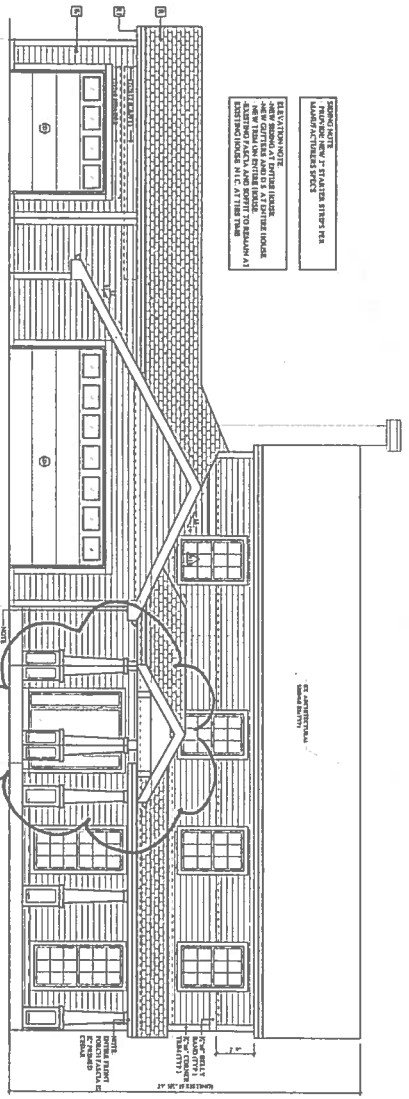


- GENERAL NOTES:**
 - 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 - 2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE.
 - 3. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 - 4. ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
 - 5. ALL ROOFS ARE TO BE FLAT UNLESS OTHERWISE NOTED.
 - 6. ALL ROOFING IS TO BE AS SHOWN ON THE ROOFING SCHEDULE.
 - 7. ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL MECHANICAL ENERGY CODE (NEMEC).
 - 8. ALL ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
 - 9. ALL PLUMBING SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE (NPC).
 - 10. ALL FIRE PROTECTION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

Airon Architects Comp. 4823 N. Lomb Avenue Lakewood, Illinois 60112 Phone: (817) 793-1100 Fax: (817) 679-3446 Email: airon@airc.com Website: www.airc.com	
PROJECT INFORMATION PROJECT NAME: NEW 1ST FLOOR PLAN PROJECT NUMBER: 130194 PROJECT LOCATION: WHEATON, IL PROJECT START DATE: 01/15/11 PROJECT END DATE: 03/31/11	
CLIENT INFORMATION CLIENT NAME: TERRY CELL CLIENT ADDRESS: 1524 FOOTBALL CT. CLIENT CITY: WHEATON, IL CLIENT STATE: IL CLIENT ZIP: 60189 CLIENT PHONE: (630) 240-6247 CLIENT HOME: (630) 682-3761 CLIENT CELL: (630) 244-4145	
DESIGNER INFORMATION DESIGNER NAME: BAGLEY DAVID & TERRY DESIGNER ADDRESS: 1524 FOOTBALL CT. DESIGNER CITY: WHEATON, IL DESIGNER STATE: IL DESIGNER ZIP: 60189 DESIGNER PHONE: (630) 240-6247 DESIGNER HOME: (630) 682-3761 DESIGNER CELL: (630) 244-4145	
CONTRACTOR INFORMATION CONTRACTOR NAME: MARY WANNER CONTRACTOR ADDRESS: 1524 FOOTBALL CT. CONTRACTOR CITY: WHEATON, IL CONTRACTOR STATE: IL CONTRACTOR ZIP: 60189 CONTRACTOR PHONE: (630) 240-6247 CONTRACTOR HOME: (630) 682-3761 CONTRACTOR CELL: (630) 244-4145	
ARCHITECT INFORMATION ARCHITECT NAME: RICHARD SMITH ARCHITECT ADDRESS: 1524 FOOTBALL CT. ARCHITECT CITY: WHEATON, IL ARCHITECT STATE: IL ARCHITECT ZIP: 60189 ARCHITECT PHONE: (630) 240-6247 ARCHITECT HOME: (630) 682-3761 ARCHITECT CELL: (630) 244-4145	
PROJECT NUMBER 130194	
PROJECT TITLE NEW 1ST FLOOR PLAN	
PROJECT SHEET 6 of 18	

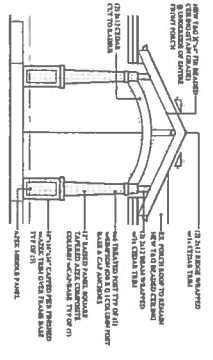


1 DEMO EAST ELEVATION

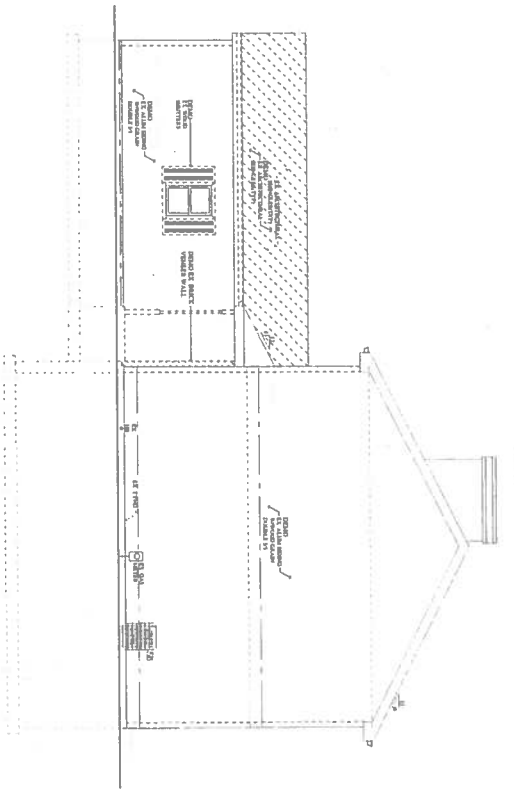


2 NEW EAST ELEVATION

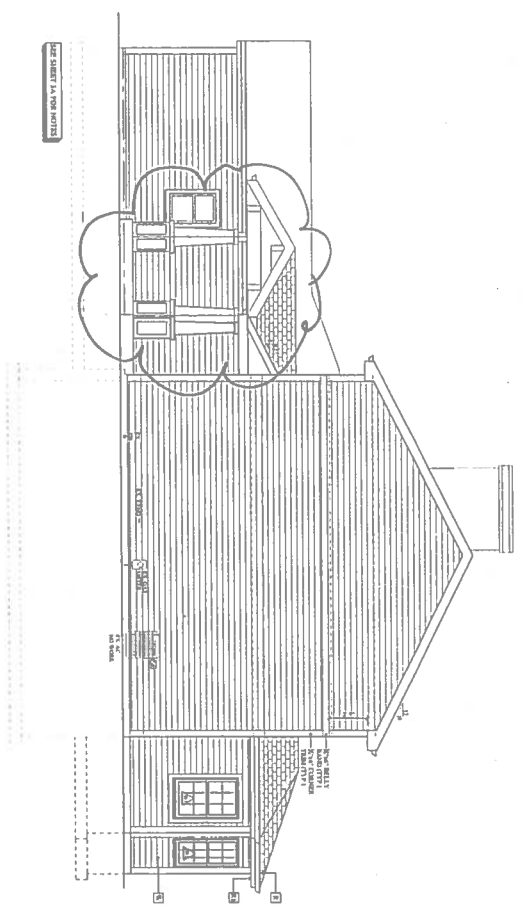
3 PARTL. PORCH ELEV.



<p>DATE: 01/27/2011 TIME: 10:00 AM PROJECT: 130194 DRAWING: ELEVATIONS</p>		<p>PROJECT: 130194 PROJECT NAME: 130194 PROJECT ADDRESS: 130194 PROJECT CITY: WHEATON, IL PROJECT STATE: IL PROJECT ZIP: 60187</p>	
<p>CLIENT: BAGLEY, DAVID & TERRY ARCHITECT: AIRROOM ARCHITECTS & BUILDERS PROJECT MANAGER: DAVID BAGLEY PROJECT ARCHITECT: DAVID BAGLEY</p>		<p>DATE: 01/27/2011 TIME: 10:00 AM PROJECT: 130194 DRAWING: ELEVATIONS</p>	
<p>PROJECT: 130194 PROJECT NAME: 130194 PROJECT ADDRESS: 130194 PROJECT CITY: WHEATON, IL PROJECT STATE: IL PROJECT ZIP: 60187</p>		<p>DATE: 01/27/2011 TIME: 10:00 AM PROJECT: 130194 DRAWING: ELEVATIONS</p>	



3 DEMO NORTH ELEVATION



4 NEW NORTH ELEVATION

AIRCOR
 ARCHITECTS
 SINCE 1958
 Architects
 Aircom Architects Corp.
 4433 N. Lincoln Avenue
 Lincolnwood, Illinois 60472
 Phone: (407) 763-1100 fax: (407) 694-446
 Email: air@aircom.com

DATE	DESCRIPTION
08/28/2013	DECK ELEVATION
11/10/2011	EXISTING WINDOW (ELEV 1)
11/10/2011	EXISTING WINDOW (ELEV 2)
11/10/2011	EXISTING WINDOW (ELEV 3)
11/10/2011	EXISTING WINDOW (ELEV 4)
01/27/2011	EXISTING WINDOW (ELEV 5)
01/27/2011	EXISTING WINDOW (ELEV 6)
01/27/2011	EXISTING WINDOW (ELEV 7)
01/27/2011	EXISTING WINDOW (ELEV 8)
01/27/2011	EXISTING WINDOW (ELEV 9)
01/27/2011	EXISTING WINDOW (ELEV 10)

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BY THIS AGREEMENT, THE USER OF THIS DRAWING AGREES TO HOLD AIRCOR ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST AIRCOR ARCHITECTS BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DRAWING.

BAGLEY
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 WHEATON, IL
 60189
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 HOME: (630) 688-3303
 DAVID CELL: (630) 248-4145

MARY WARNER
RICHARD SMITH
DUDLEY BANDY

130194
ELEVATIONS

13
 of 18