

ORDINANCE NO. F-1148

**AN ORDINANCE GRANTING A FLOOR AREA RATIO VARIATION ON PROPERTY
COMMONLY KNOWN AS 324 PRAIRIE AVENUE/BOHMER**

WHEREAS, written application has been made requesting a variation from the provisions of the Wheaton Zoning Ordinance to allow a floor area ratio of 42.2 % in lieu of 40% and the construction of front and rear dormers on the existing attached garage on the property commonly known as 324 West Prairie Avenue, Wheaton, IL ("subject property"); and

WHEREAS, the requested variation is necessary and required as a result of the 2005 amendment of the Wheaton Zoning Ordinance which created the Overlay Zoning District.

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 March 14, 2006 to consider the variation request; and the Board recommended approval of the floor area ratio 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 floor area ratio variation of forty-two point two (42.2%) is granted in full compliance with the plans *entitled "Alterations and Additions to the Residence of Mr. and Mrs. John Bomher," prepared by Ronald R. Creswell Architecture, Wheaton, sheets 1-4, dated February 9, 2006* to allow the construction of two dormers on the existing attached garage and the finishing of the attic space to provide for living space on the following-described real estate:

LOT 3 AND THE WEST 10 FEET OF LOT 2 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 3, 4 AND 5 OF JESSE C. WHEATON JR.'S ADDITION TO WHEATON, A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 6, 1911, AS DOCUMENT 106046 IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-09-310-004

This property is commonly known as 324 West Prairie Avenue, Wheaton, IL 60187.

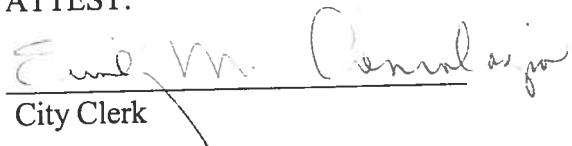
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



James Carr
Mayor

ATTEST:



Emily V. Pennington
City Clerk

Ayes:

Roll Call Vote
Councilman Mouhelis
Councilman Seuss
Councilman Bolds
Councilwoman Corry
Mayor Carr
Councilman Levine

Nays: None

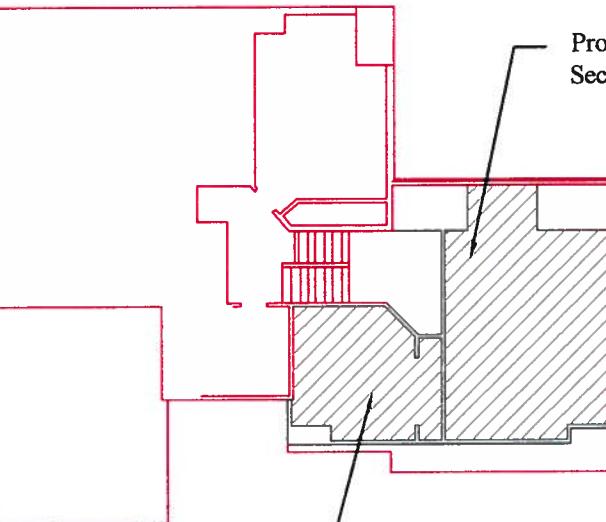
Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 3, 2006
Published: April 4, 2006



2nd Floor Plan
over Site Plan



Proposed Bedroom
Addition to Second Floor

Proposed Completion of
Second Floor Garage Attic

Alterations and Additions to the Residence of
Mr. and Mrs. John Bomher

Wheaton IL 60187

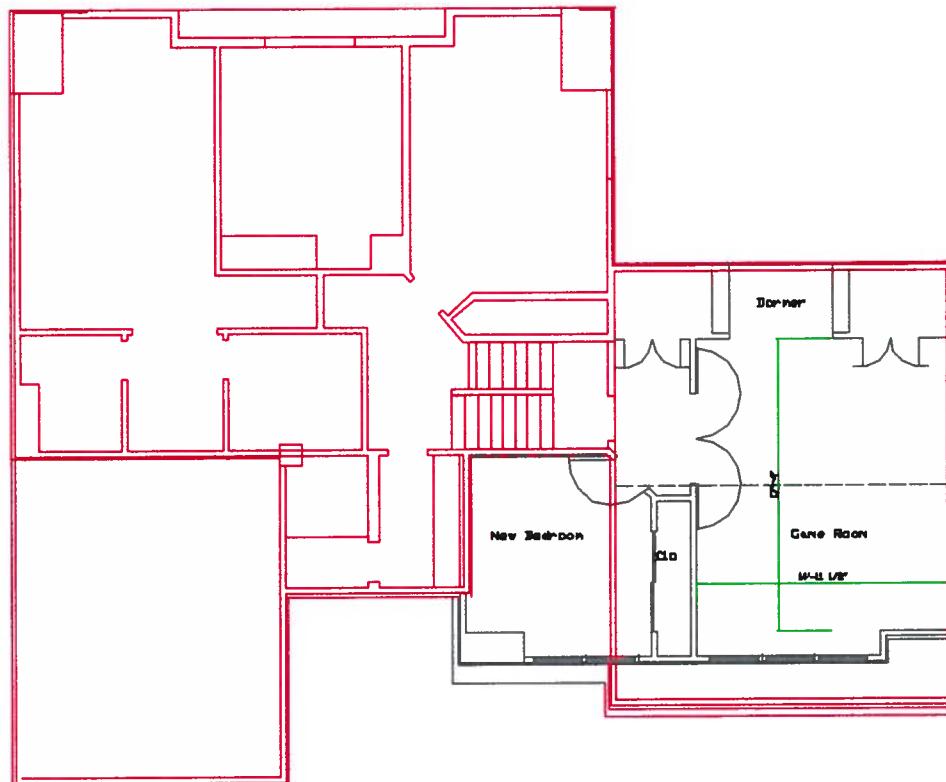
324 West Prairie

Architect and Designer
Ronald R. Crearwell
ARCHITECTURE
719 North Scott Street
Wheaton IL 60187
(330) 681-8449
rcrearwell@rck.net

Architect and Designer
State of Illinois
#001-012286
Expires 11/30/06

Report Date
2-9-06
Scale
1/8" = 1'-0"

1



Second Floor Plan

Alterations and Additions to the Residence of
Mr. and Mrs. John Bomher

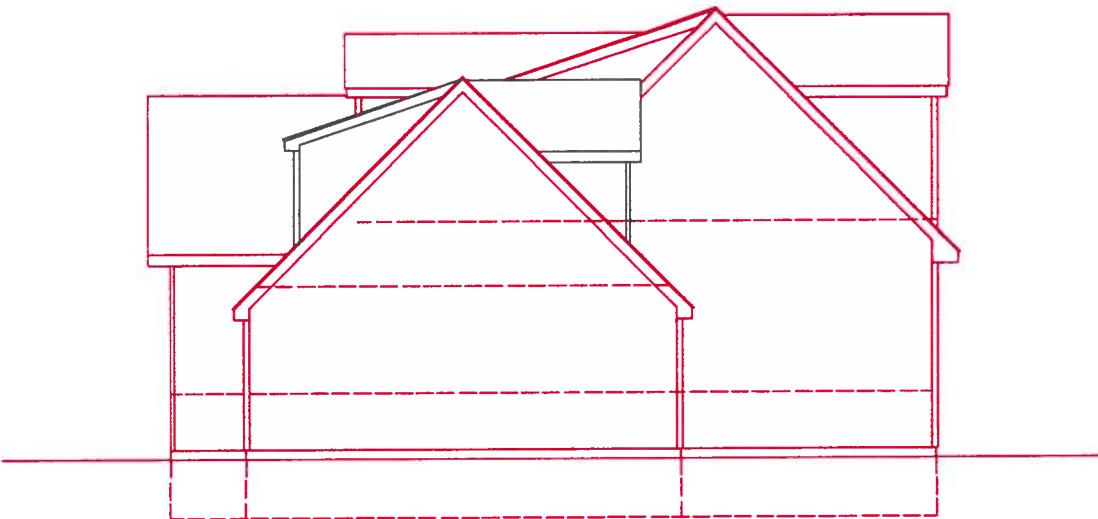
Wheaton IL 60187

324 West Prairie

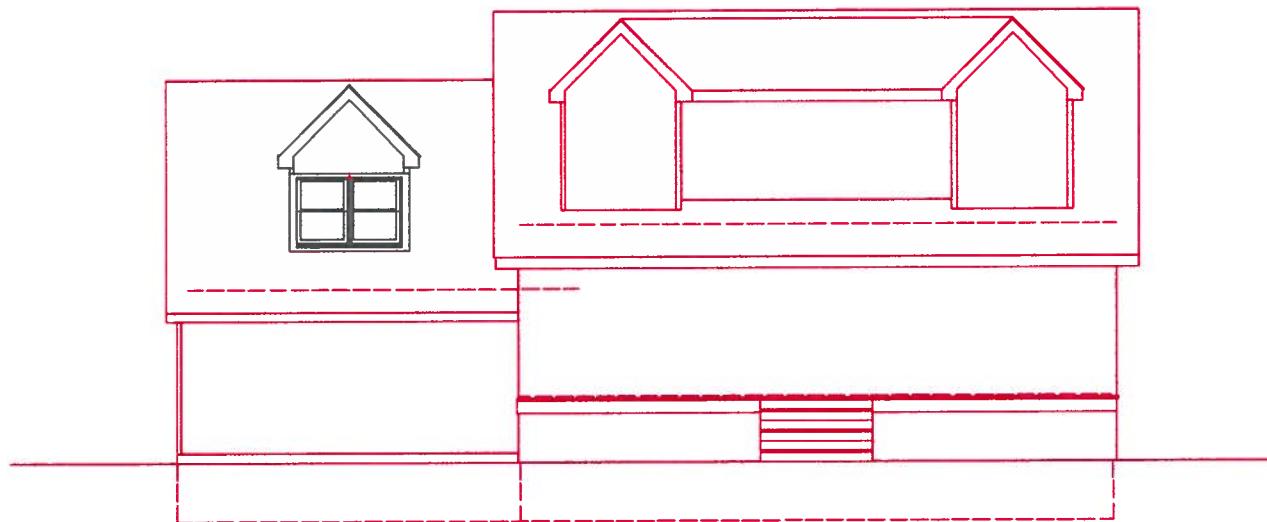
Architect
Ronald R Creswell
ARCHITECTURE
719 North Scott Street
Wheaton IL 60187
(630) 681-8449
rcreswell@earthlink.net

Reg. No. 012286
State of Illinois
#001-012286
Expires 11/30/06

2



East Elevation



North Elevation

Alterations and Additions to the Residence of
Mr. and Mrs. John Bomher

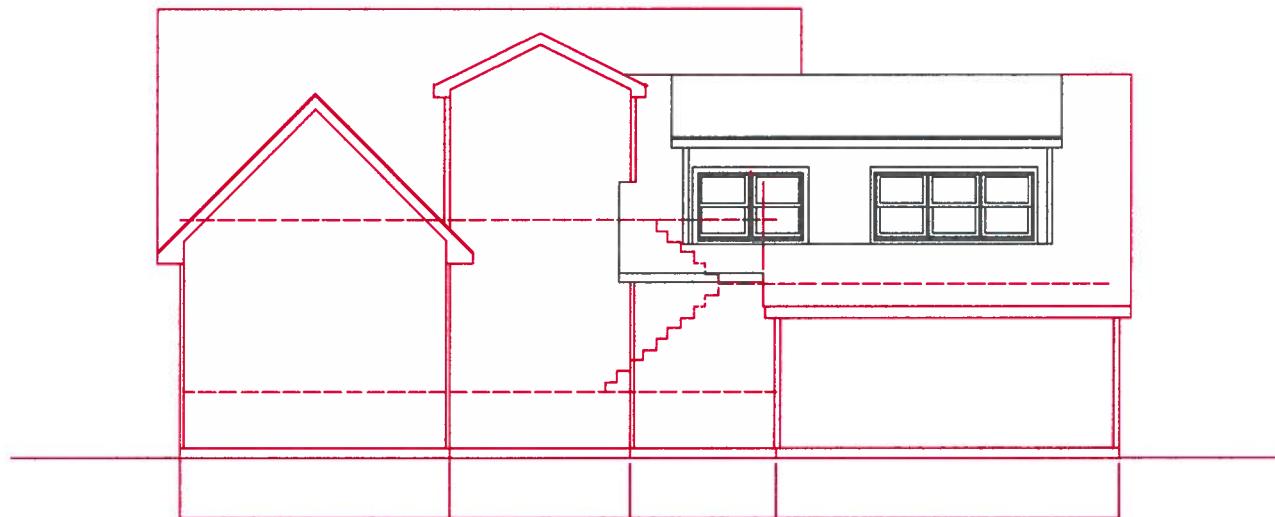
Wheaton II 60187

324 West Prairie

Architect
Ronald R Creswell
ARCHITECTURE
719 North Green Street
Wheaton IL 60187
(847) 681-8449
rcreswell@msn.com

PERMIT NUMBER AND ADDRESS
State of Illinois
#001-012286
Expires 11/30/06

Permit
Date 2-9-06
Architect
3



South Elevation

Alterations and Additions to the Residence of
Mr. and Mrs. John Bomher

324 West Prairie

Wheaton IL 60187

Architect and Owner
Ronald R Creswell
ARCHITECTURE
717 North Scott Street
Wheaton, IL 60187
(630) 681-8449
rcreswell@archicheck.net

Architect and Owner
State of Illinois
#001-012286
Expires 11/30/06

Architect and Owner
4

Plat of Survey

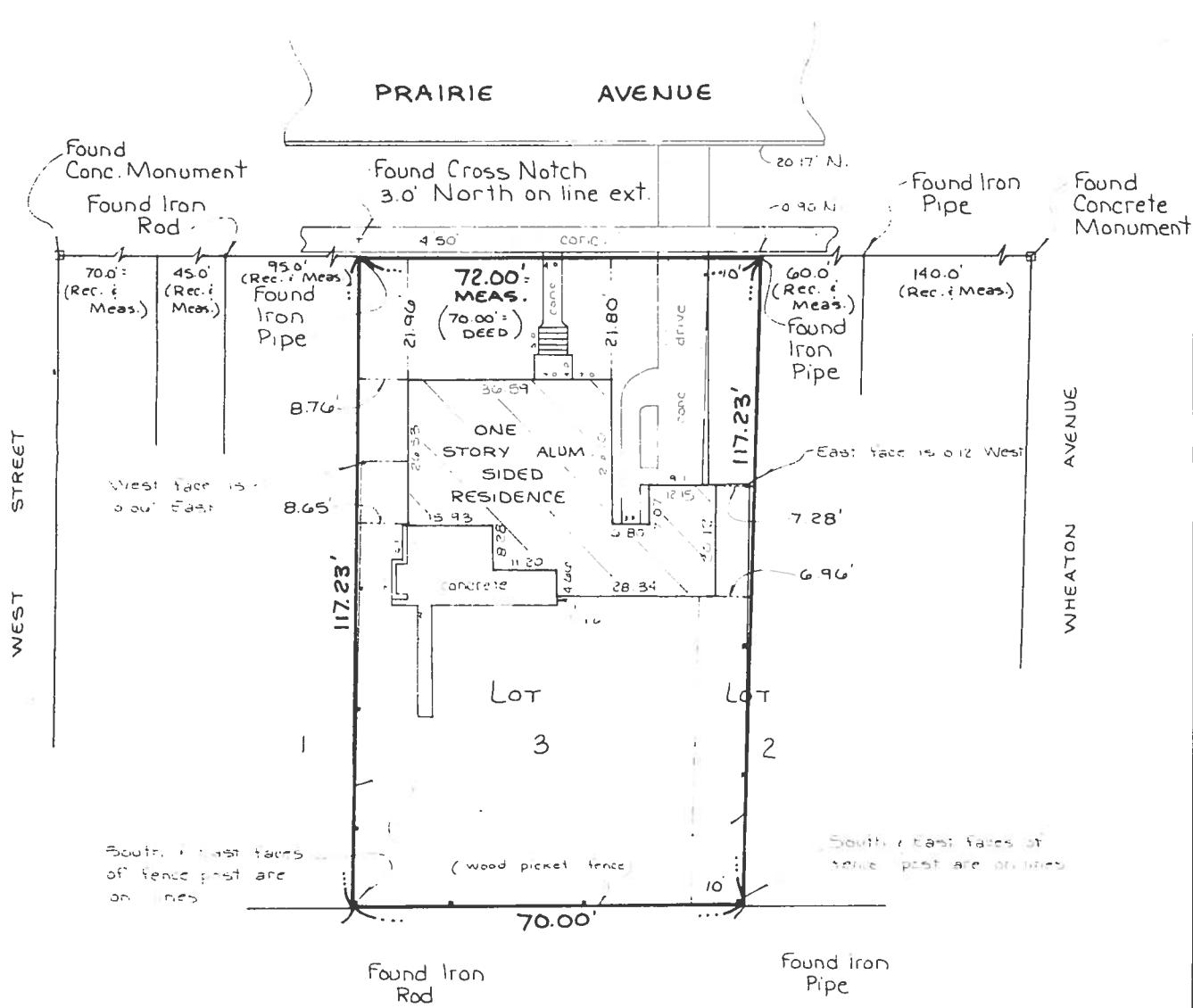
354 N ARDMORE AVE
VILLA PARK, ILLINOIS 60181
PHONE (312) 530-0780

GENTILE and ASSOCIATES, INC.

registered land surveyors

LOT 3 AND THE WEST 10 FEET OF LOT 2 IN BLOCK 5 IN RESUBDIVISION OF BLOCKS 3, 4, AND 5 OF JESSE C. WHEATON JR.'S ADDITION TO WHEATON, A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 6, 1911, AS DOCUMENT 106046 IN DU PAGE COUNTY ILLINOIS

COMMONLY KNOWN AS 321 IN PRAIRIE AVE
WHEATON, IL



Base Scale 1 inch = 20 feet

Distances are marked in feet and decimal parts thereof

Ordered by EDWARD F KELLY ELLIS.

Checked by vaf

Surprised by **fq - pf**

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE.

STATE OF ILLINOIS S.S.
COUNTY OF DUPAGE

I, FRANK J. GENTILE, HEREBY CERTIFY THAT AN INSPECTION SURVEY FOR MORTGAGE PURPOSES HAS BEEN MADE AT AND UNDER MY DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HERON DRAWN IS A CORRECT REPRESENTATION OF SAID INSPECTION SURVEY.

SEPTEMBER 21 A.D. 1968

Franklin Hartman

STATE OF ILLINOIS S. S.
GENERAL OFFICE OF PUBLISHERS

I, FRANK J. GENTILE HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE,
AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND
THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID
SURVEY.