

ORDINANCE NO. F-1154

**AN ORDINANCE GRANTING A SIDE YARD VARIATION  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
338 S. COUNTY FARM ROAD-BOWN**

**WHEREAS**, written application has been made requesting a variation to Article 15.2.3F of the City of Wheaton Zoning Ordinance to allow the construction of second-story addition onto an existing one-story office building with a side yard setback of 9 feet in lieu of the required 10 feet on certain property legally described herein and commonly known as 338 S. County Farm Road, Wheaton, Illinois; 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 & Zoning Board on March 28, 2006 to consider the variation request; and the Wheaton Planning and Zoning Board has recommended approval of the zoning variation, pursuant to certain conditions and requirements.

**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 determined by the Wheaton Planning and Zoning Board, a variation is hereby granted to Article 15.2.3F of the City of Wheaton Zoning Ordinance to allow the construction of second-story addition onto an existing one-story office building in full compliance with the plans *entitled "New Addition & Remodeling: Dr. Gregory L. Bown – Chiropractor," prepared by LaPage and Associates Ltd., dated February 14, 2006* with a side yard setback of 9 feet in lieu of the required 10 feet granted on the following-described property:

LOT 9 IN BLOCK 22 IN WHEATON PARK MANOR, BEING A SUBDIVISION IN SECTION 18,  
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING  
TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT NUMBER 179446, IN  
DUPAGE COUNTY, ILLINOIS. P.I.N. 05-18-303-020

This property is commonly known as 338 S. County Farm Road, Wheaton, IL 60187 ("subject property").

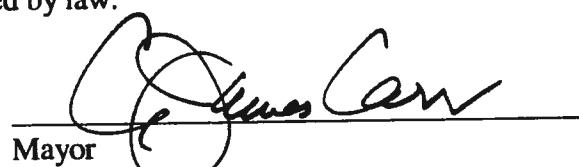
**Section 2:** It shall be a condition precedent to the effectiveness of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following conditions and requirements:

- A. The side and rear building elevations shall be revised to provide for only two, second floor awning windows on each elevation; and
- B. The proposed second floor shall only be used for storage and shall not be used for office space

C. By accepting the benefits of this Ordinance and building the improvements recited in this Ordinance the Owner of the subject property for himself and his successors, assigns and grantees imposes the provisions of this Ordinance as a covenant running with and binding the subject property, until removed or modified by City Ordinance in the future.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

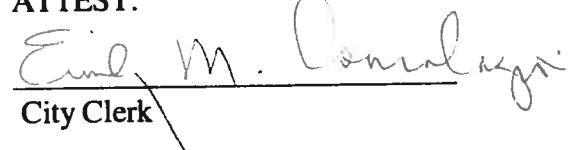
**Section 4:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



James Carr

Mayor

ATTEST:



Emily M. Donalagan

City Clerk

**Roll Call Vote:**

Ayes:

Councilman Mouhelis  
Councilman Seuss  
Councilman Bolds  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Levine

Nays: None

Absent: None

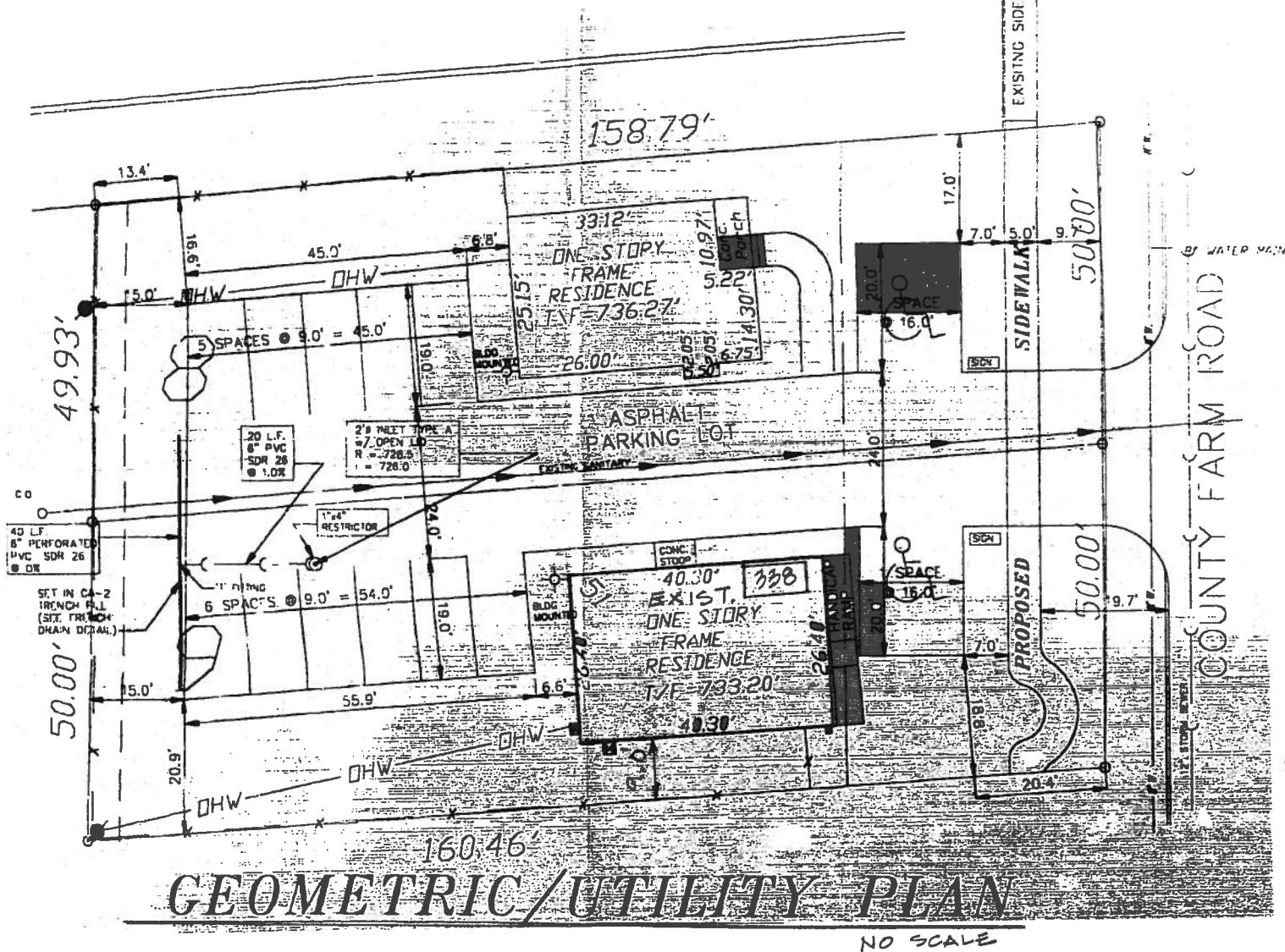
**Motion Carried Unanimously**

Passed: April 17, 2006  
Published: April 18, 2006

**Dr. GREGORY L. BOWN**

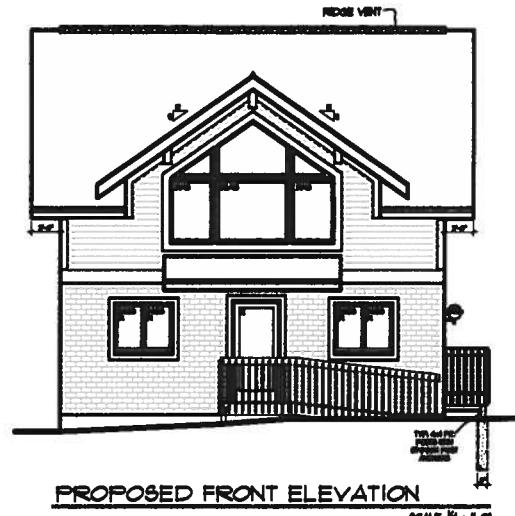
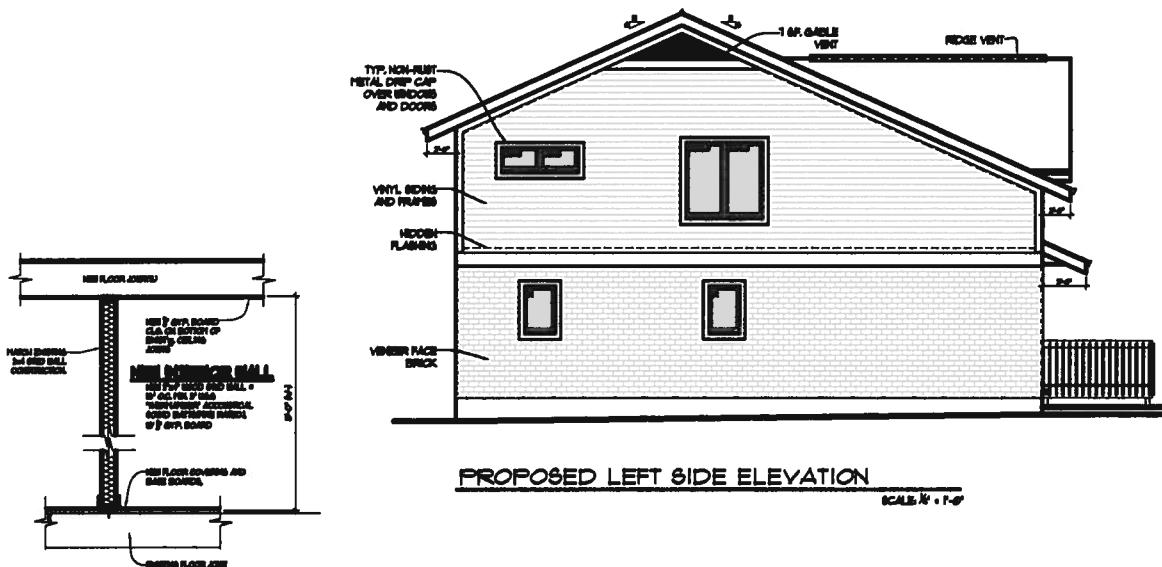
**CHIROPRACTOR**

**COUNTY FARM HEALTH**  
338 S. COUNTY FARM RD.  
WHEATON, ILLINOIS

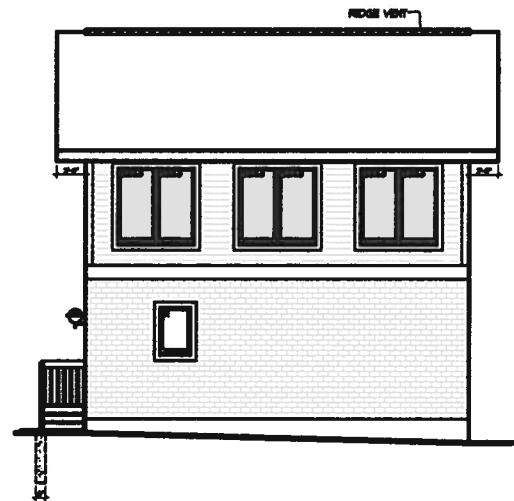


**LaPage and Associates Ltd.**  
Architects

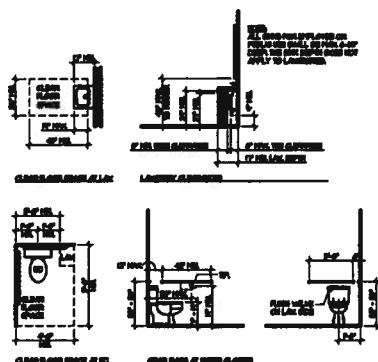
123 West Front Street Suite 202  
Wheaton, Illinois 60187-5155  
(630) 665-0006 Fax (630) 665-0886



NEW INTERIOR WALL SECTION



<p><b>LaPage and Associates Ltd.</b> Architects • Landscape Architects • Planners 120 Main Street, Suite 200 • Wheaton, IL 60187-4000 (708) 667-1000 • Fax (708) 667-1001</p>	
<p><b>Dr. GREGORY L. BOWN - CHIROPRACTOR</b> 336 &amp; COUNTY FAIR RD. WHEATON, ILLINOIS</p>	
<p>NEW ADDITION &amp; REMODELING</p>	
PROPOSED EXTERIOR ELEVATIONS AND INTERIOR WALL SECTION	
4	5



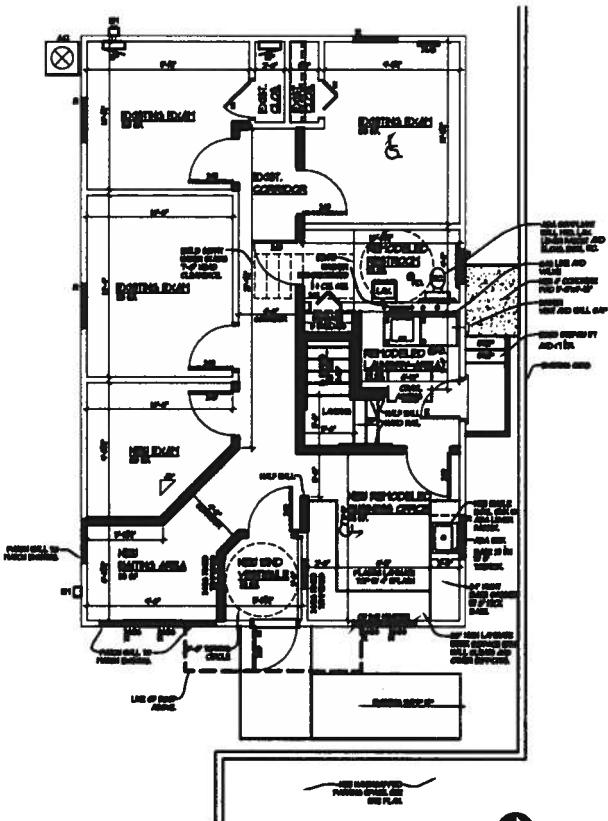
### ADA DETAILS

SCALE 1/4" = 10'

## REMODELED FIRST FLOOR PLAN

## TEXAS

SCALP • 17

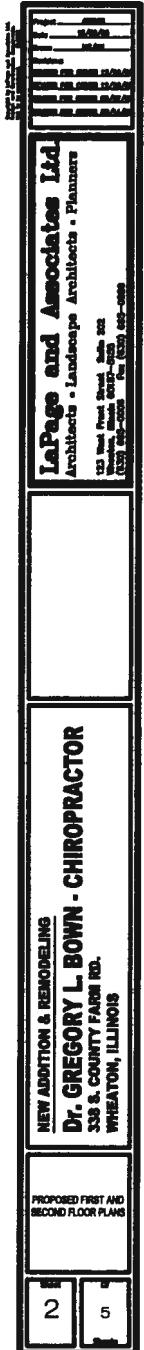
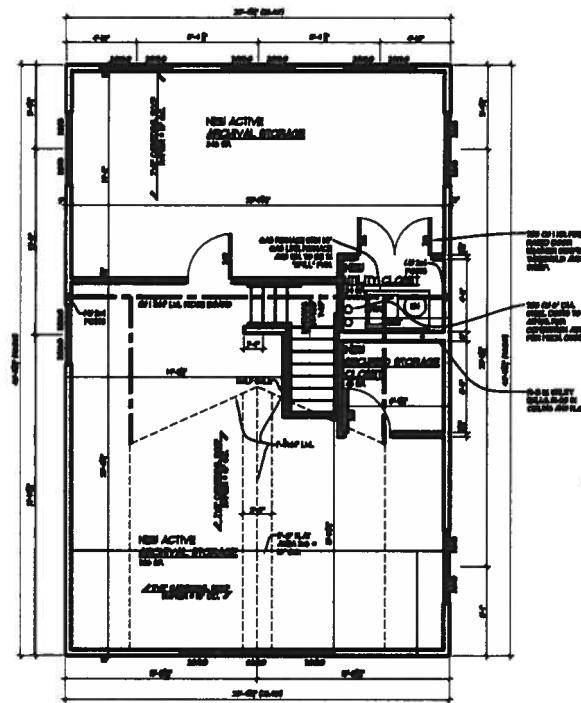


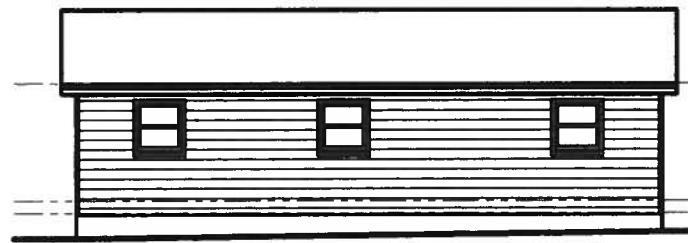
PROPOSED SECOND FLOOR ADDITION PLAN

NET FLOOR AREA: 10,948 SQ. FT.

CROSS FLOOR AREA

SCALE 1:1000





1 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



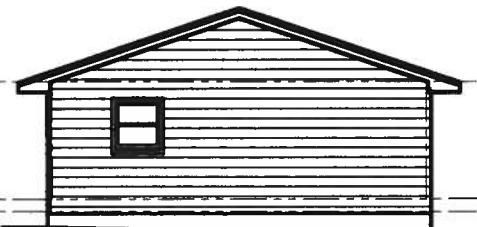
2 EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



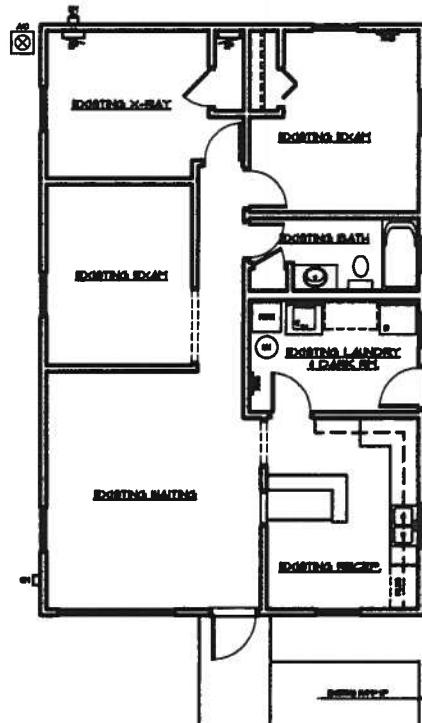
3 EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"



5 EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



NEW ADDITION & REMODELING  
Dr. GREGORY L. BOWN - CHIROPRACTOR  
338 S. COUNTY FAIR RD.  
WHEATON, ILLINOIS

EXISTING FLOOR PLAN AND ELEVATIONS