

ORDINANCE NO. F-1340

AN ORDINANCE GRANTING A HEIGHT VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 820 WEST ELM STREET - GOSAIN

WHEREAS, written application has been made requesting a variation from the provisions of Article 8.2.1 of the Wheaton Zoning Ordinance to allow an addition to an existing residence with a proposed height of 37.52 feet in lieu of the maximum 35 feet, all on certain property legally described herein and commonly known as 820 West Elm Street, 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 and Zoning Board on March 25, 2008 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 from the requirements of Article 8.2.1 of the Wheaton Zoning Ordinance to allow an addition to an existing residence with a proposed height of 37.52 feet in lieu of the maximum 35 feet, on the following-described property:

LOT 9 IN H.H. LANE'S SUBDIVISION UNIT 2, OF PART OF LOT 18, OF THE PLAT OF COUNTY CLERK'S ASSESSMENT SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID H.H. LANE'S SUBDIVISION UNIT 2, RECORDED AUGUST 2, 1955 AS DOCUMENT 767470, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-20-211-004

This property is commonly known as 820 West Elm Street, Wheaton, IL 60187 ("subject property").

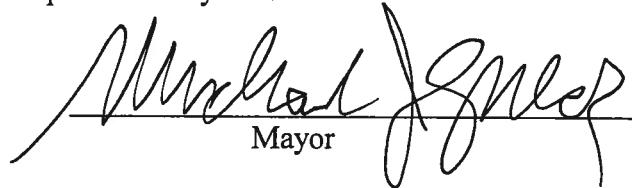
Section 2: The variation provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

- A. The addition design and location shall be as illustrated on the plans titled "Proposed Addition for 820 West Elm Street", prepared by Gordon Architecture, Wheaton, IL and dated February 8, 2008, which are on file in the office of the Planning and Economic Development Department.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

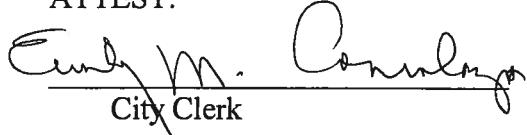
R 2008-0899-2

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



Michael J. Gresk
Mayor

ATTEST:



Cindy M. Connolly
City Clerk

Roll Call Vote:

Ayes: Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis
Councilman Prendiville
Councilman Suess

Nays: None

Absent: None

Motion Carried Unanimously

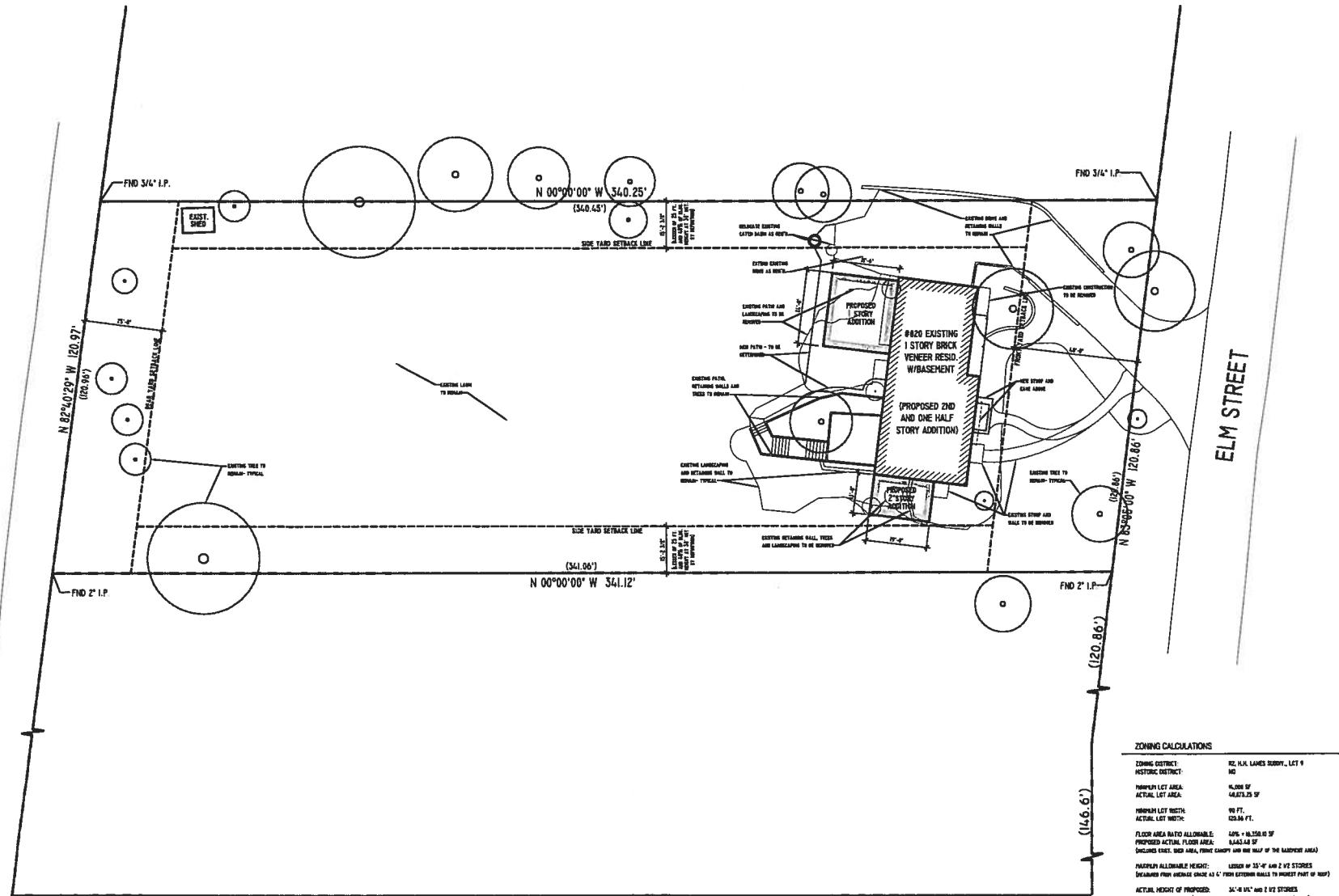
Passed: April 7, 2008
Published: April 8, 2008

GENERAL NOTES:
THE ABOVE SPECIFICATIONS AND OTHER INFORMATION PROVIDED BY THE OWNER FOR THIS PROJECT ARE THE PROPERTY OF THE OWNER. THE INFORMATION IS PROVIDED AS A SERVICE TO THE PROJECT AND WILL NOT BE USED BY THE ARCHITECT FOR ANY OTHER PROJECT. THE INFORMATION IS THE PROPERTY OF THE OWNER AND SHALL NOT BE USED BY THE ARCHITECT OR ANYONE ELSE EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS.

ZONING VARIATION APP. 02.08.08

PROPOSED ADDITION FOR 820 WEST ELM STREET

WHEATON, ILLINOIS



PROPOSED PRELIMINARY SITE PLAN

1'0" = 1'-0"

PLAT OF SURVEY INFORMATION PROVIDED BY SANCHEZ & ASSOCIATES, PC

ZONING CALCULATIONS

ZONING DISTRICT: R2, H.H. LANES SUBDIV., LIT. 9
HISTORIC DISTRICT: NO
PARCEL LOT AREA: 4,027.25 SF
ACTUAL LOT AREA: 4,027.25 SF
PARCEL LOT REST: 99 FT.
ACTUAL LOT REST: 99 FT.
FLOOR AREA RATIO ALLOWABLE: 1.00 = 1.0250 SF
PROPOSED ACTUAL FLOOR AREA: 9,443.25 SF
EXISTING EXIST. BIRDS AREA, FRONT GARDEN AND ONE HALF OF THE BACKPORT AREA
PARCEL ALLOWABLE HEIGHT: LEGEND OF 35'-0" AND 2 1/2 STOREYS
DECREASED FROM ALLOWABLE HEIGHT AS 4' FROM EXISTING BIRDS TO HIGHEST PART OF ROOF
ACTUAL HEIGHT OF PROPOSED:
DECREASED FROM ALLOWABLE HEIGHT AT THE FRONT BIRDS
37'-0" AND 2 1/2 STOREYS
DECREASED FROM ALLOWABLE HEIGHT BY 4 FEET
ALLOWABLE LOT COVERAGE: 35% OF LOT AREA = 1,423.72 SF
PROPOSED ACTUAL LOT COVERAGE: 2771.84 SF (INCLUDES BIRDS, BIRDS)

Gordon
JORDAN
ARCHITECTURE
INC.

209 MANCHESTER ROAD, WHEATON, IL 60093
T: 630.666.2327 F: 630.666.2327

JOB NO. P2007-002

S1

GENERAL NOTES:
THE ARCHITECT, ENGINEER, CONTRACTOR AND OTHER
PROFESSIONALS INVOLVED IN THE DESIGN AND/OR
CONSTRUCTION OF THE PROJECT ARE INDEPENDENTS OF THE ARCHITECT'S
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PROJECT AND SHALL NOT BE HELD RESPONSIBLE FOR THE
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ZONING VARIATION APP. 02.03.08

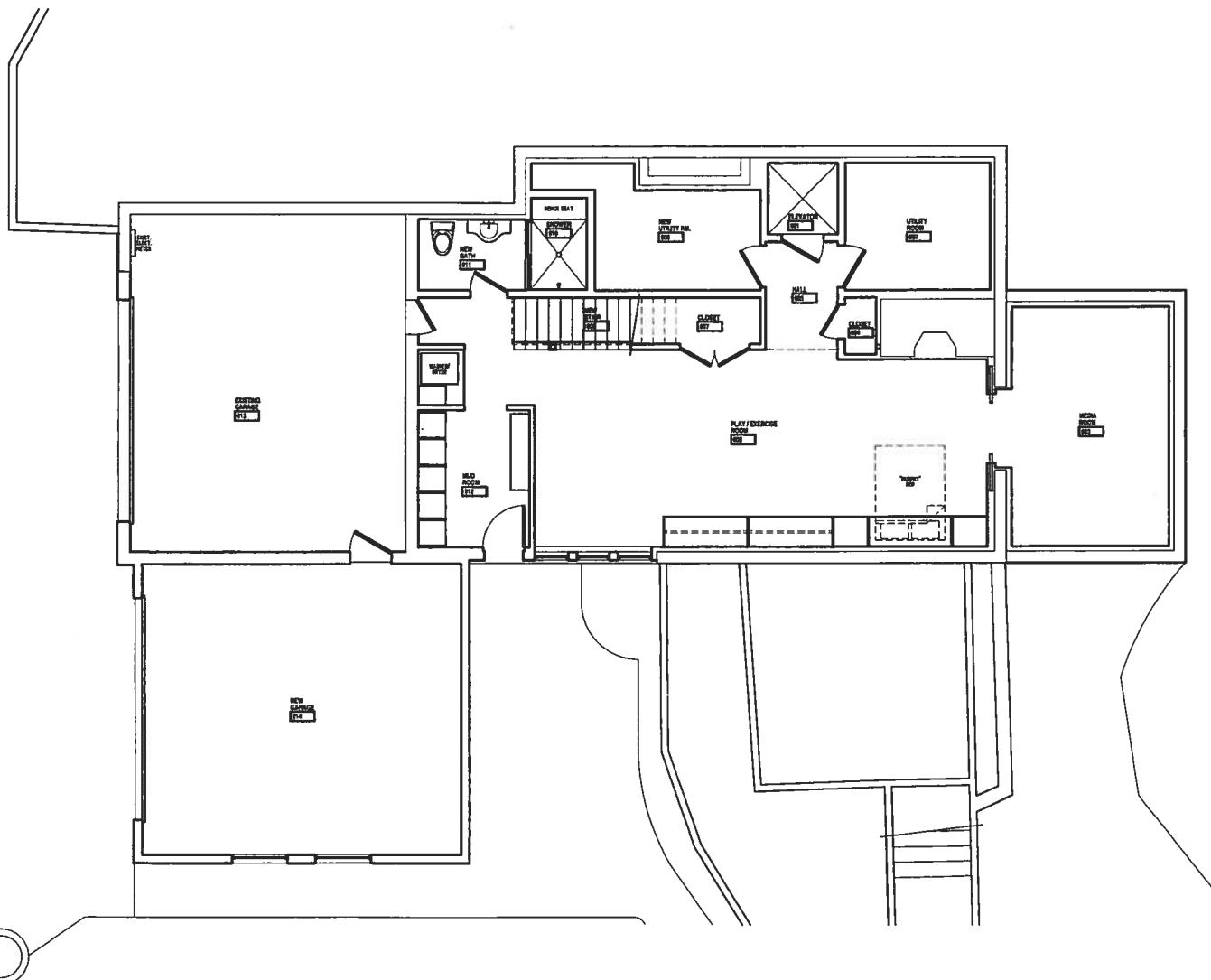
PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

John
Architectural
Project

397 MANCHESTER ROAD, WHEATON, IL 60093
T: 847.439.1800 F: 847.439.2227

JOB NO. P2007-002

A1



GENERAL NOTES:
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ZONING VARIATION APP 02.08.03

PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

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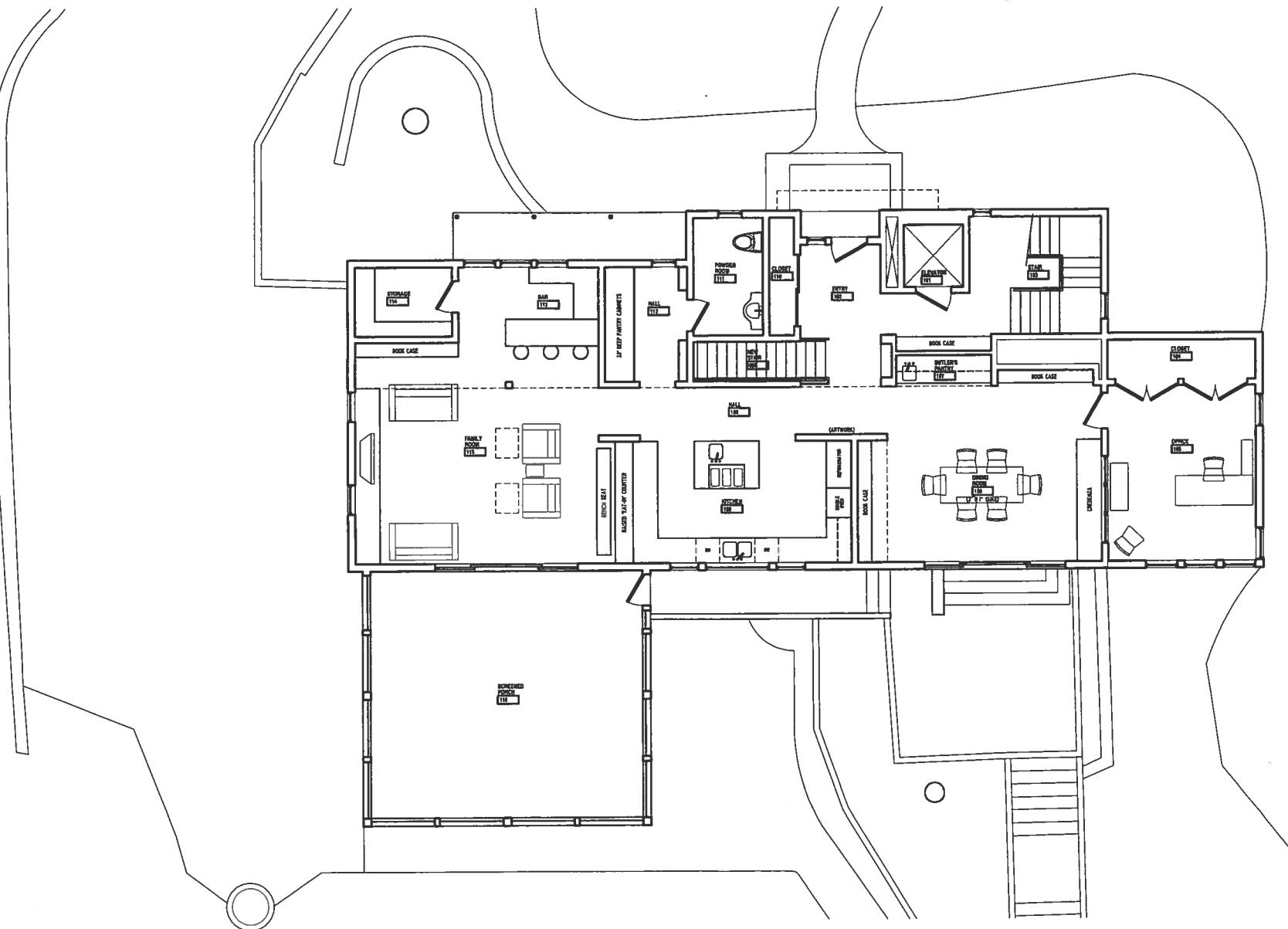
117 N. MICHIGAN AVENUE, SUITE 1000
CHICAGO, ILLINOIS 60601
T: 312.942.2227 F: 312.942.2227

JOB NO. P2007-002

A2

PROPOSED FIRST FLOOR PLAN
10'0" x 14'0"

PROPOSED FIRST FLOOR AREA = 132.00 SF



GENERAL NOTES:

WING VARIATION APP. 02.03.06

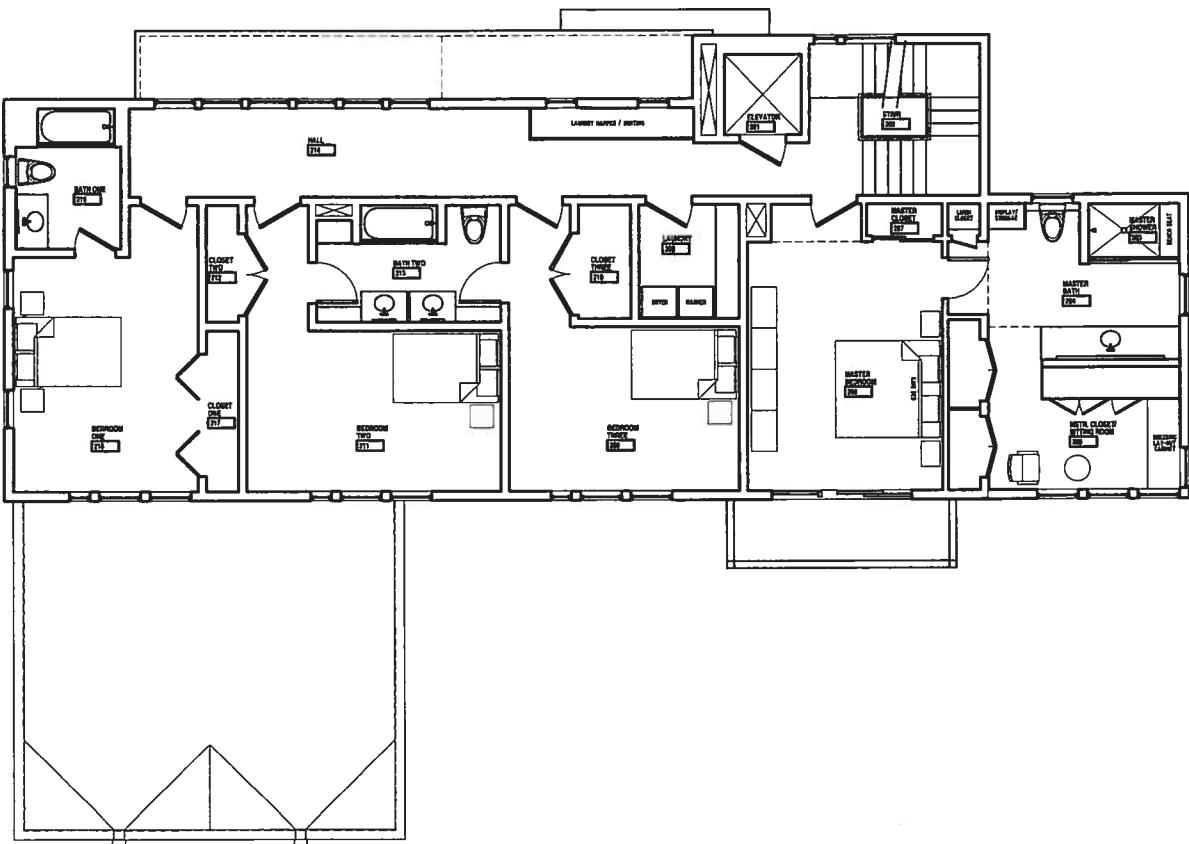
**PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS**

WHEATON, ILLINOIS

ARCHITECTURE
BY DODGE

19 FRANCISCTN HLLD, BIRMINGHAM, B. 600.
T: 433.693.287 F: 433.693.272

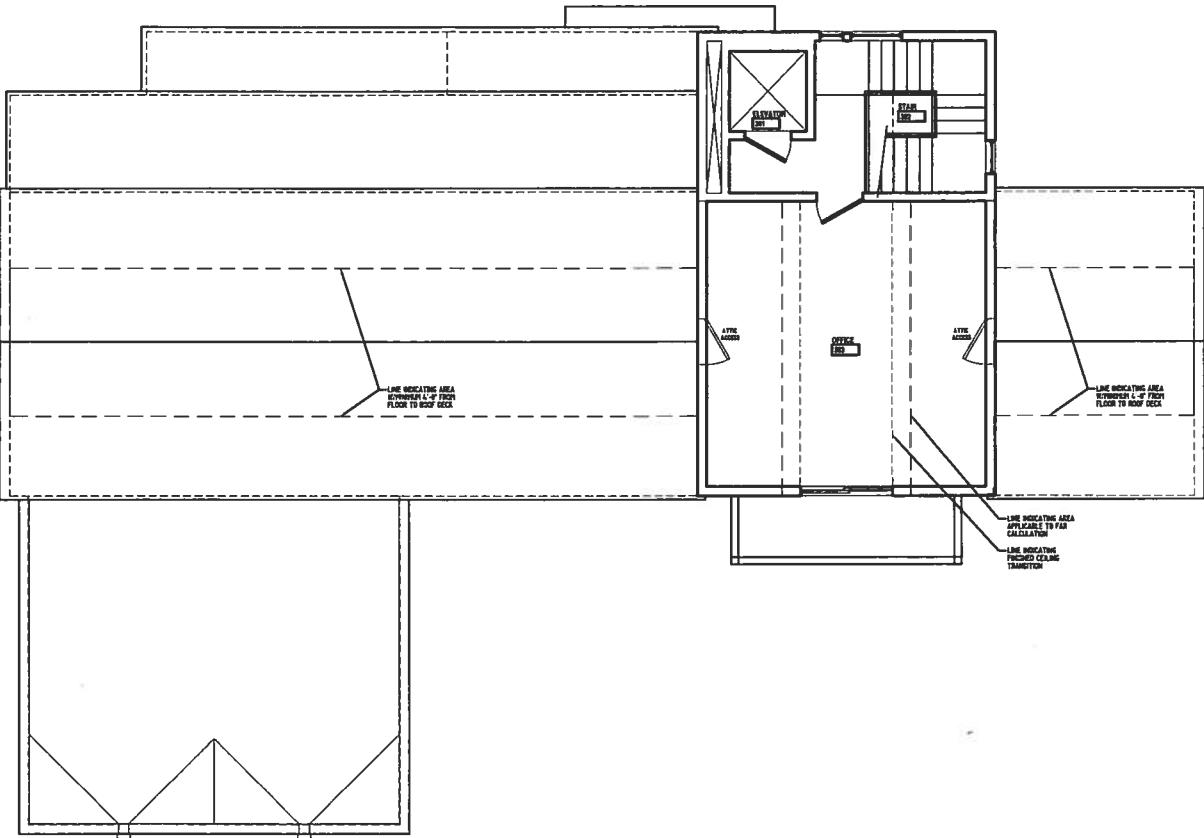
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PROPOSED SECOND FLOOR PLAN

PROBLEMI E PROSPETTI DELLA CULTURA - 2008/09





PROPOSED SECOND HALF STORY FLOOR PLAN

1000

PROPOSED SECOND HALF STORY AREA APPLICABLE TO FAR =	375.00 SF
PROPOSED SECOND HALF STORY FINISHED FLOOR AREA =	567.22 SF
80% OF PROPOSED SECOND FLOOR AREA =	1222.36 SF
PROPOSED SECOND HALF STORY FLOOR AREA =	1186.00 SF

N

NO. P2007-0012

A4

GENERAL NOTES:
MANUALS, SPECIFICATIONS AND OTHER
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ZONING VARIATION APP. 02-08-09

**PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS**

WHEATON, ILLINOIS

ARCHITECTURE
JOHN

RAMONETTE ANN. TINLEY PARK, IL. 60481
T. 630.429.3907 F. 630.429.3927

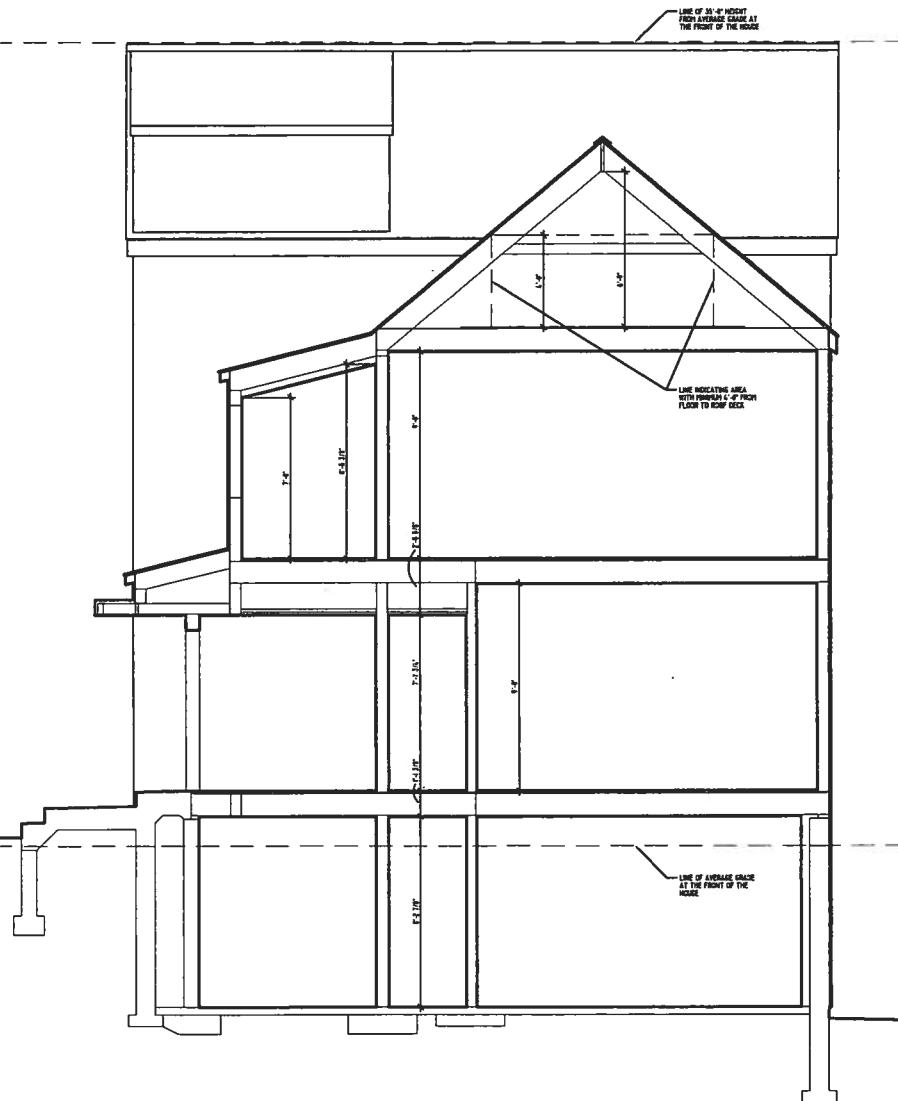
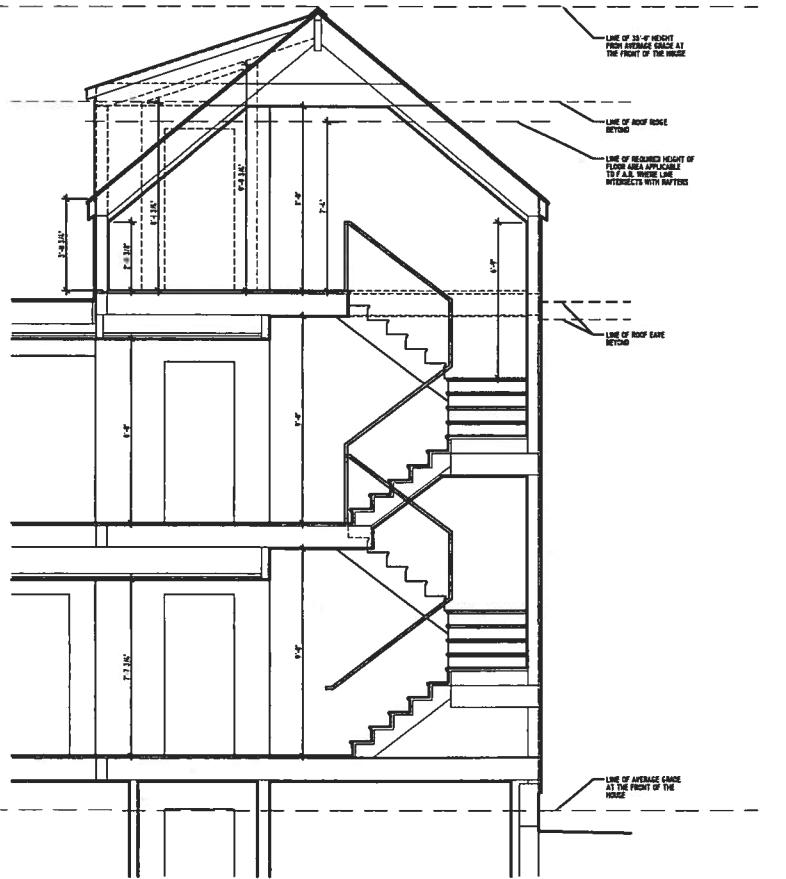
A5

PROPOSED SECTION DIAGRAM AT 2 1/2 STORY DORMER

打·14

PROPOSED NORTH / SOUTH SECTION DIAGRAM

170



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PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

GORDON
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BY APPOINTMENT ONLY, WHEATON, IL 60187
T: 630.494.2327 F: 630.494.2327

Job No. P2007-002

A6



PROPOSED NORTH ELEVATION

18'-0"

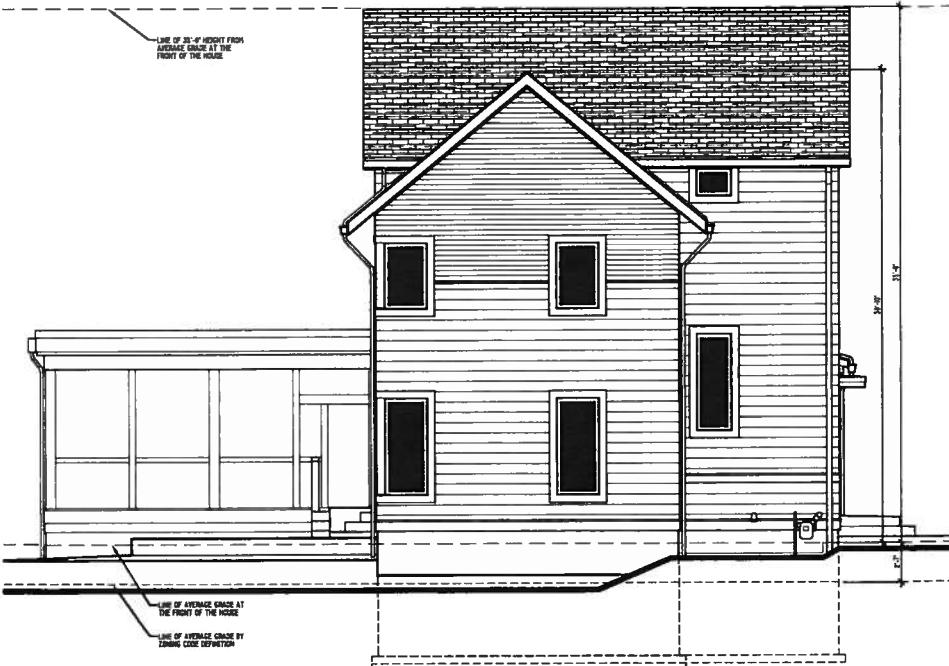
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THEY ARE TO BE RETURNED TO THE ARCHITECT
WHEN NO LONGER NEEDED.
THE ARCHITECT SHALL BE HONOURED THE AMOUNT OF
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IF THEY ARE NOT RETURNED.
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PROPOSED ADDITION FOR
820 WEST ELM STREET

WHEATON, ILLINOIS



Upjohn
ARCHITECTURE
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117 PARKWOOD DR., WHEATON, IL. 60072
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JOB NO. P2007-002

A7

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THE SUPPORTING DOCUMENTATION, IN THE
ARCHITECT'S OFFICE.

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PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

ARCHITECTURE
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BY APPOINTMENT ONLY

119 PARKWOOD DR. WHEATON, IL. 60093

T: 843.696.2257 F: 843.696.2257

WWW.PARKWOODARCHITECTURE.COM

JOB NO. P2007-002

A8



Wheaton, Illinois

addition to 820 west elm street

ARCHITECTURE_{INC}
ORDORF

no scale
02.08.08



sk1

view from ne

addition to 820 west elm street

wheaton, illinois

gordon
architecture

no scale
02.08.08



sk2

view from se

Wheaton, Illinois

addition to 820 west elm street

no scale
02.08.08

ARCHITECTURE
ORDO



sk3

view from sw

Wheaton, Illinois

addition to 820 west elm street
no scale
02.08.08

ARCHITECTURE
INc
ORDON



sk4

view from nw