

## ORDINANCE NO. F-1387

### AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A POOL HOUSE IN THE R-3 RESIDENTIAL DISTRICT - 313 EAST PRAIRIE AVENUE/ YOUNGBERG

**WHEREAS**, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit to allow the construction of a pool house in the R-3 Residential District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 313 East Prairie Avenue; ("Subject Property") 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 October 14, 2008 and October 28, 2008, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

**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:** The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

PARCEL 1: LOT 2 IN HARRIET FARRAR'S SUBDIVISION IN THE SOUTH ½ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1962 AS DOCUMENT NO. R62-33744, IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

PARCEL 2: FOR THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE CENTER OF MAIN STREET AND HARRISON AVENUE IN THE CITY OF WHEATON, (SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST PRAIRIE AVENUE, 939.9 FEET FOR A PLACE OF BEGINNING, THENCE NORTH PARALLEL WITH SAID MAIN STREET 378.0 FEET, THENCE EAST PARALLEL WITH SAID PRAIRIE AVENUE, THENCE WEST ALONG SAID NORTH LINE 152.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-09-309-004; -005

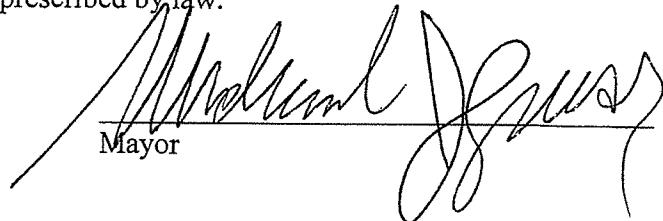
The subject property is commonly known as 313 East Prairie Avenue, Wheaton, Illinois 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow the

construction of a pool house in the R-3 Residential District, in full compliance with the site plan, elevations and floor plan entitled "Youngberg Residence, Mark and Janice Youngberg, 313 East Prairie Avenue, Wheaton, Illinois" prepared by RR Browne Architects, Elgin, Illinois, dated July 14, 2008 and the landscaping plan entitled "Youngberg Residence", prepared by Pamela Self, Hawthorne Woods, Illinois.

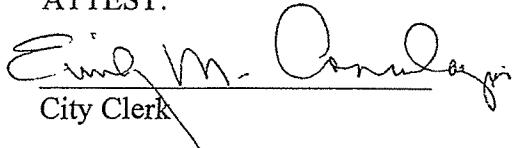
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



A handwritten signature of a man, likely the Mayor, in black ink. The signature is fluid and cursive, appearing to read "William J. Gresk". Below the signature, the word "Mayor" is printed in a smaller, sans-serif font.

ATTEST:



A handwritten signature of Cindy M. Conulay, City Clerk, in black ink. The signature is cursive and appears to read "Cindy M. Conulay". Below the signature, the title "City Clerk" is printed in a smaller, sans-serif font.

ROLL CALL VOTE:

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 3, 2008  
Published: November 4, 2008

**ZONING REQUIREMENTS**

**MINIMUM SETBACKS**

FRONT - 17'-0" FROM AVENUE  
CORNER SIDE - 48'-7" MIN.  
REAR - 35'-0" MIN.  
ROOF - 35'-0" MIN.

**BUILDING SITE REQUIREMENTS:**

BUILDING HEIGHT - 15' MAX FROM GROUND TO  
ROOF PEAK. SEE ELEVATION

**LOT COVERAGE - MAX. 33.3% OF LOT AREA**

**LOT AREA = 17' X 60' = 1,020 SF**

**MAXIMUM COVERAGE = 33.3%**

**ACTUAL COVERAGE = 13%**

**F.A.R. = MAX. 45% OF LOT AREA**

**LOT AREA = 17' X 60' = 1,020 SF**

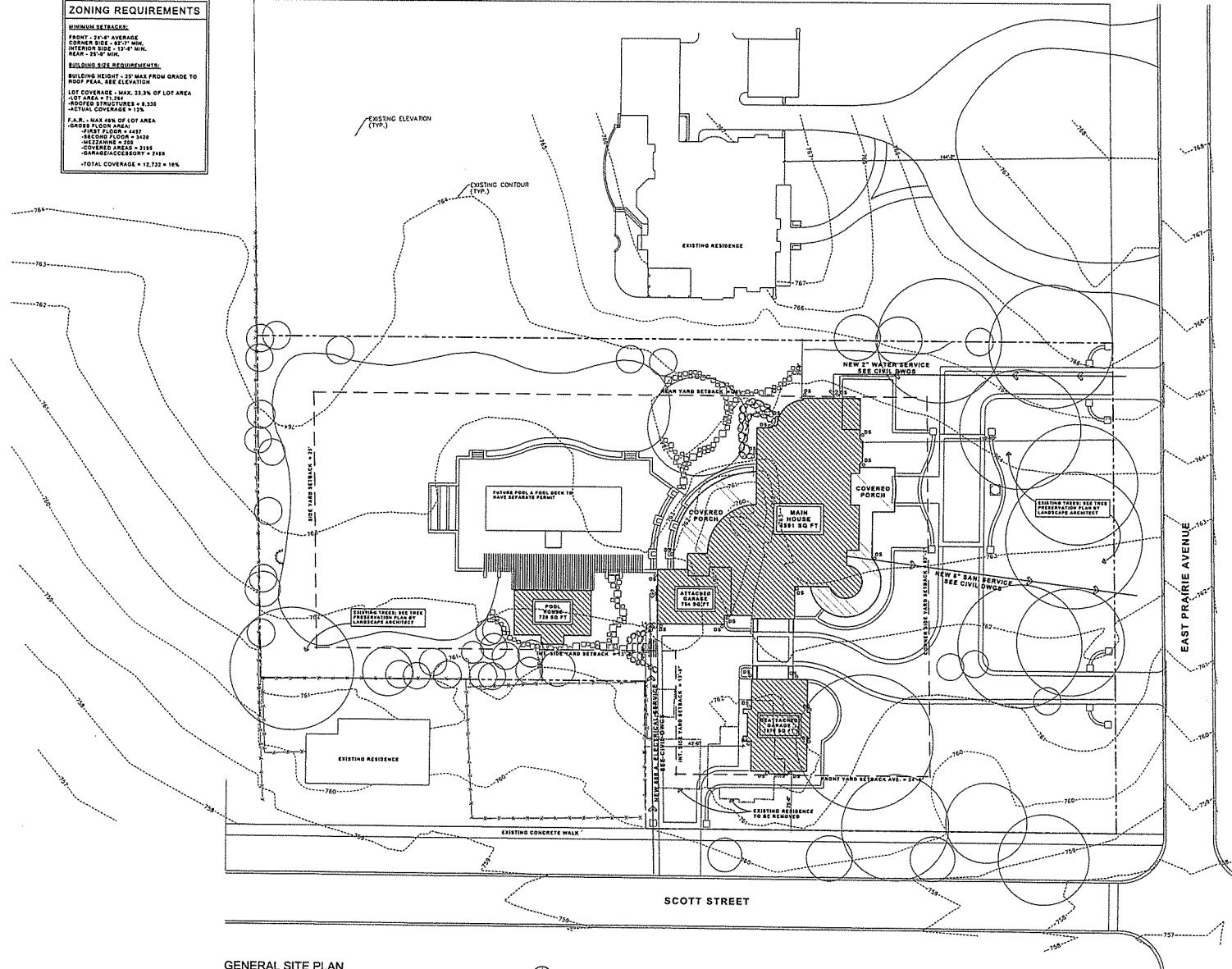
**MAXIMUM F.A.R. = 44.28**

**MAXIMUM COVERAGE = 22.8 SF**

**COVERED AREAS = 2115 SF**

**UNCOVERED AREAS = 142 SF**

**ACTUAL COVERAGE = 12,732 = 16%**



**RR | BROWNE  
ARCHITECTS**  
630 CONDOON AVE., ELGIN, IL 60120  
T 847.341.1200 F 847.341.1212  
[www.rrbrownearchitects.com](http://www.rrbrownearchitects.com)  
BROWNE ARCHITECTS  
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commercial, institutional, residential, and  
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feasibility studies, design, permitting, construction  
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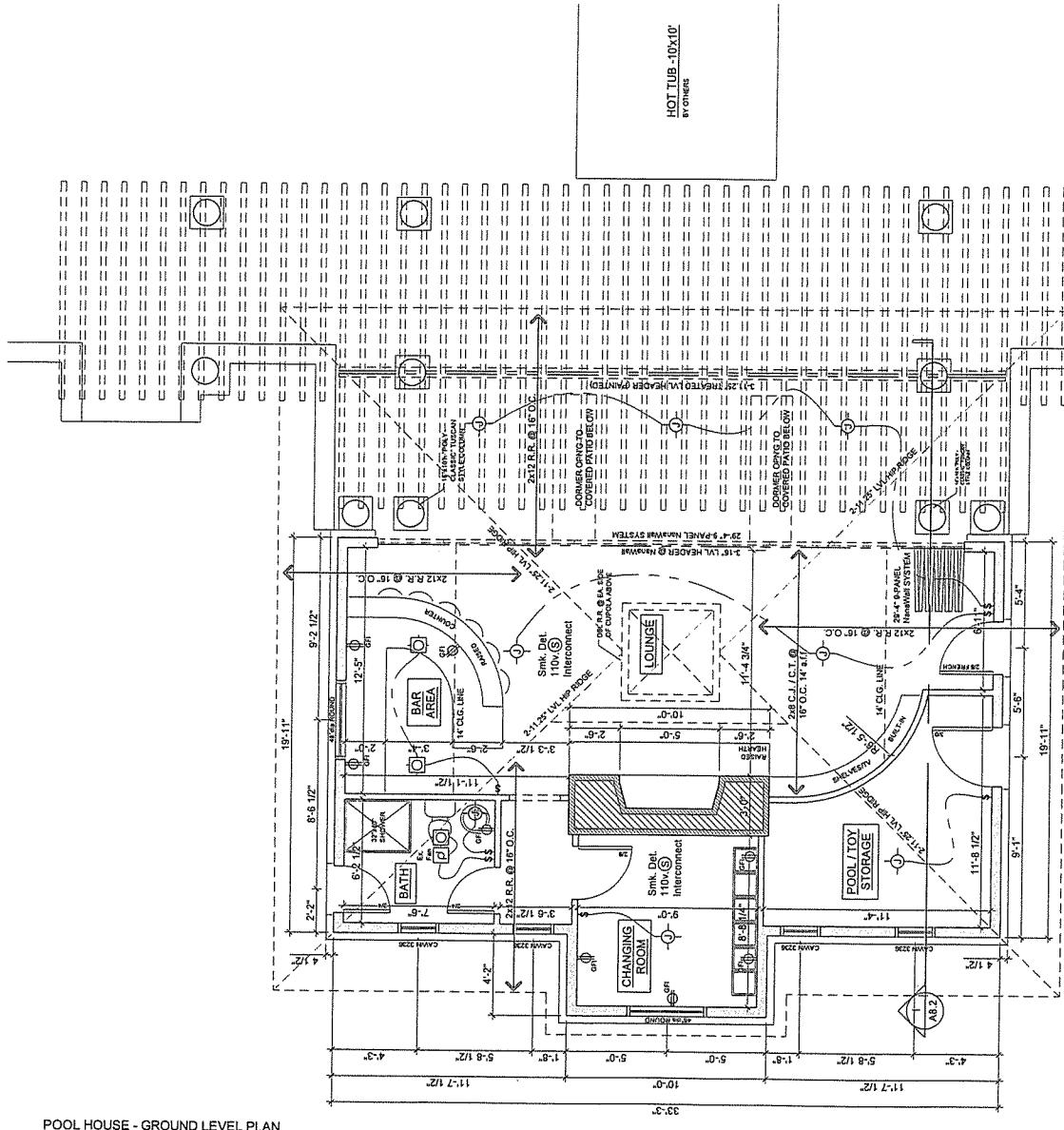
KEYS/SUBMITTALS	DATE
PROJECT MANAGER:	
TECHNICIAN:	

YOUNBERG RESIDENCE  
Alice and Jack Young  
1000 1/2 North 10th Street  
Phoenix, Arizona

JOB NO. 07-R112	
DATE 07/14/08	
FILE	
OWNER APPROVAL	
Signature	One
PHASE OF PROJECT C.D.	

A vertical rectangular block containing the text 'PERMIT SET - 07.14.08' on the left and 'SHEET TITLE' at the top, with 'General Site Plan' centered below it. At the bottom, it contains 'SHEET NUMBER SD1.1' and 'OF SHEETS'.



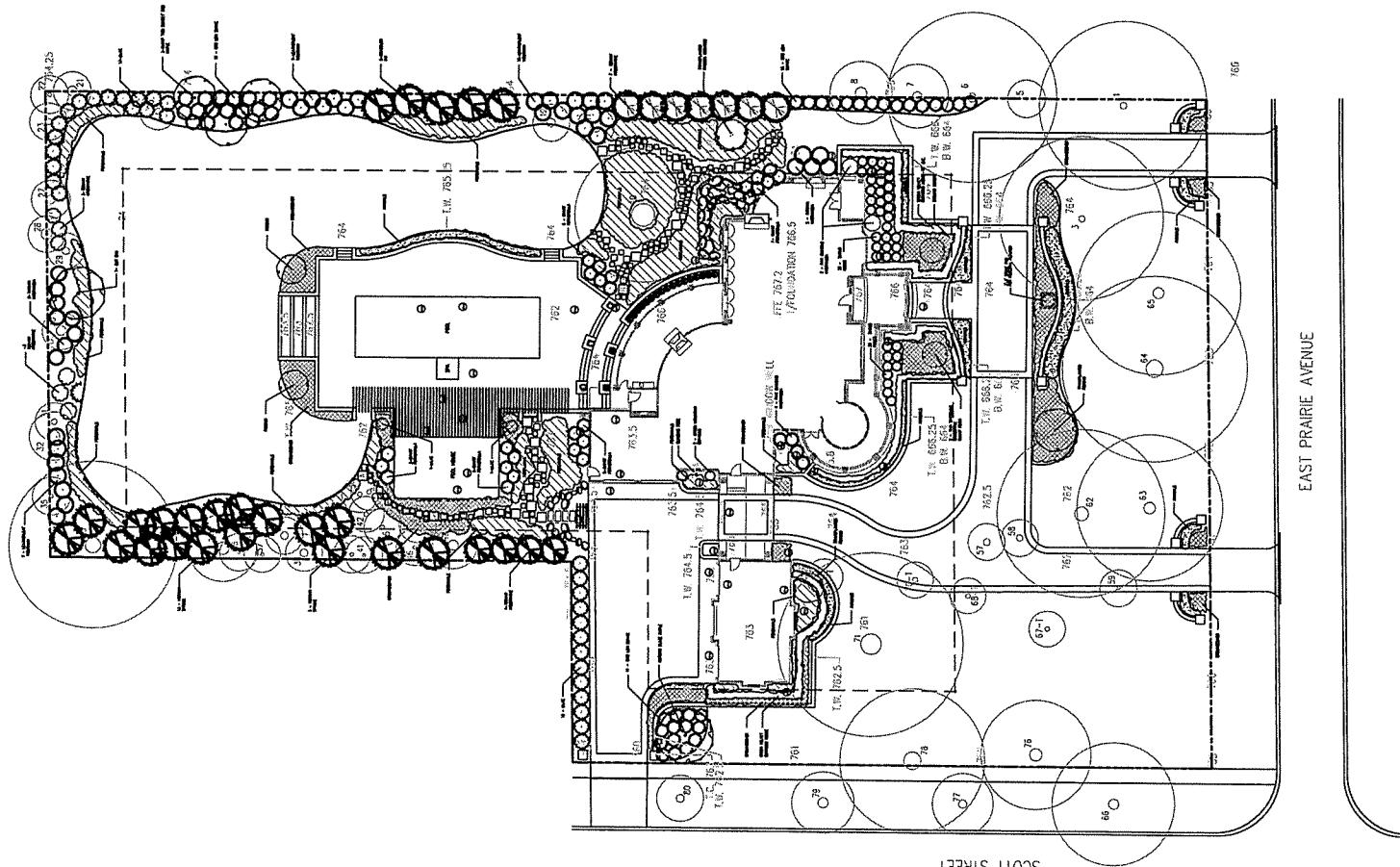


**POOL HOUSE - GROUND LEVEL PLAN**

SCALE 1:1000

Sept 18, 2008 - 8:17AM - JCL-Prayes Luf/01-Residence/HF-R112-Yangtze/Residence/01-Drawing/00-Power/00-Drawing SetA/L1-Pad Drawing





SCOTT STREET

EAST PRAIRIE AVENUE

LANDSCAPE PLAN  
SCALE: 1"=20'-0"

NOT FOR  
CONSTRUCTION

**PAMELA  
Self**

Landscape  
Architecture  
One Anne Court  
Hawthorn Woods  
Illinois • 60047  
ph: 847.438.4922  
fx: 847.438.5944

Project:  
• YOUNGBERG  
RESIDENCE

Title:  
PRELIMINARY  
GRADING  
PLAN

REVISIONS:  
no. date issue  
6 | REVISIONS  
5 | FOR CONSTRUCTION  
4 | VILLAGE REVISIONS  
3 | VILLAGE SUBMITTAL  
2 | BIDDING  
1 | PRELIM

Start Date: 1/1/2008

design drawn by:  
PKS JF

sheet L-1 of 3