

ORDINANCE NO. F-1411

**AN ORDINANCE GRANTING A FRONT AND SIDE YARD SETBACK VARIATION ON
A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 419 WEST PARK
AVENUE/ BOLIN-KAENEL**

WHEREAS, written application has been made requesting a variation from the provisions of Article 9.2.5 and Article 3.4A.5b of the Wheaton Zoning Ordinance to allow the construction of a residential addition with a front yard setback of 31.0 feet in lieu of the required 32.23 feet and a west side yard setback of 8.5 feet in lieu of the required 12.86 feet., all on certain property legally described herein and commonly known as 419 West Park Avenue, 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 December 9, 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 9.2.5 and Article 3.4A.5b of the Wheaton Zoning Ordinance to allow the construction of a residential addition with a front yard setback of 31.0 feet in lieu of the required 32.23 feet and a west side yard setback of 8.5 feet in lieu of the required 12.86 feet, on the following-described property:

PARCEL 1: LOT 13 IN SECKER'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1913 AS DOCUMENT NO. 113627, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 40 FEET OF LOT 5 IN COUNTY CLERK'S ASSESSMENT SUBDIVISION, IN THE EAST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF WARRENVILLE ROAD AND NORTH OF THE CENTER OF UNION DRAINAGE DITCH NO. 1, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-205-022

This property is commonly known as 419 West Park Avenue, Wheaton, IL 60189 ("subject property").

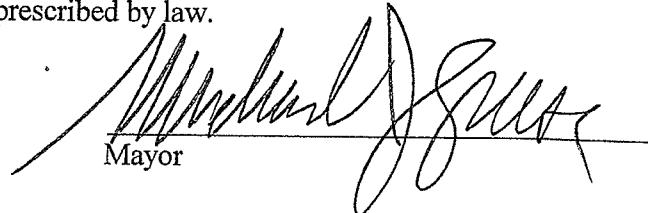
Section 2: The variation provided for in Section 1 of this ordinance shall be subject to the

following conditions, restrictions and requirements:

- A. The addition design and location shall be as illustrated on the plans titled "Bolin-Kaenel Residence, 419 West Park Avenue, Wheaton, IL", prepared by The Keating Group, P.C., Wheaton, IL, which are on file in the office of the Planning and Economic Development Department.

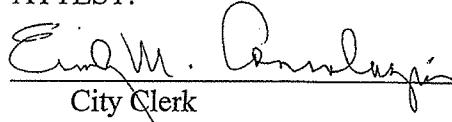
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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. Pennington
City Clerk

Roll Call Vote:

Ayes:	Councilwoman Corry Councilman Johnson Councilman Levine Mayor Gresk Councilman Prendiville Councilman Suess
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Nays:	None
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Absent:	Councilman Mouhelis
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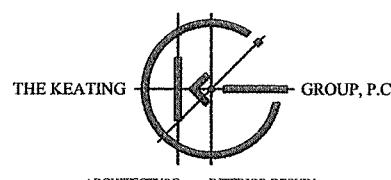
Motion Carried Unanimously

Passed: January 5, 2009
Published: January 6, 2009

419 W. Park Ave.

Proposed
Second Floor
and
Front Porch
Additions

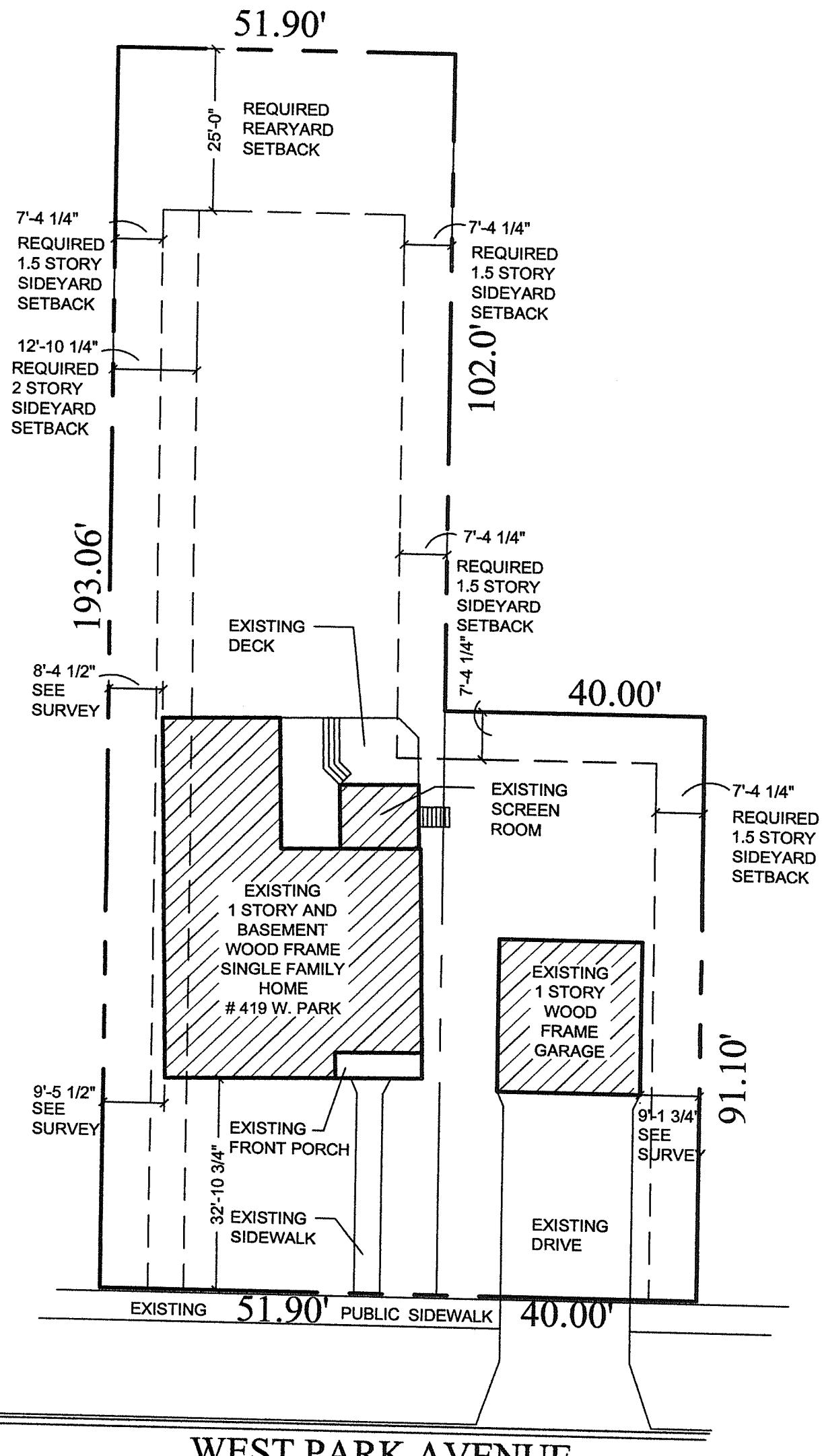
Variation Packet
Issued: 11.14.2008



Bolin-Kaenel Residence
419 W. Park Avenue
Wheaton, IL 60187

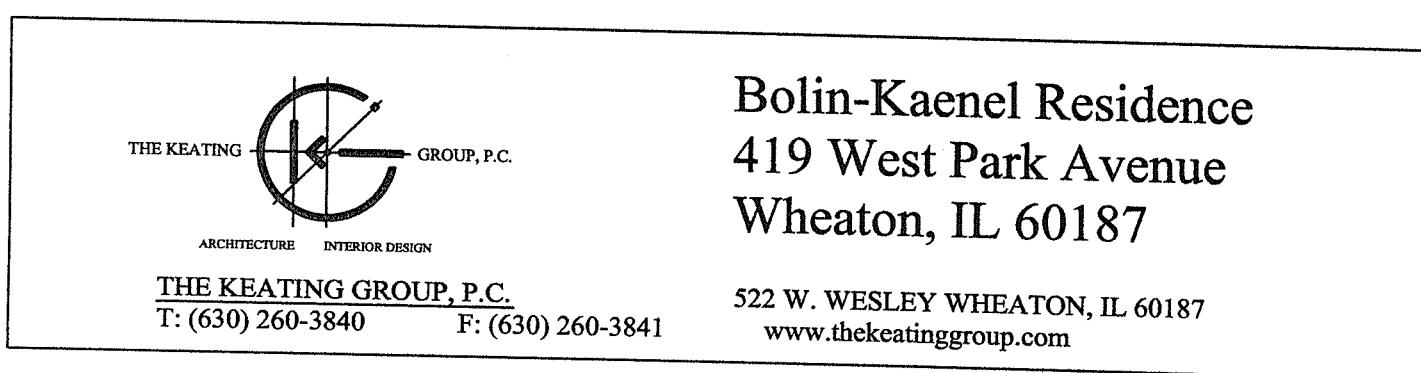
THE KEATING GROUP, P.C.
T: (630) 260-3840 F: (630) 260-3841

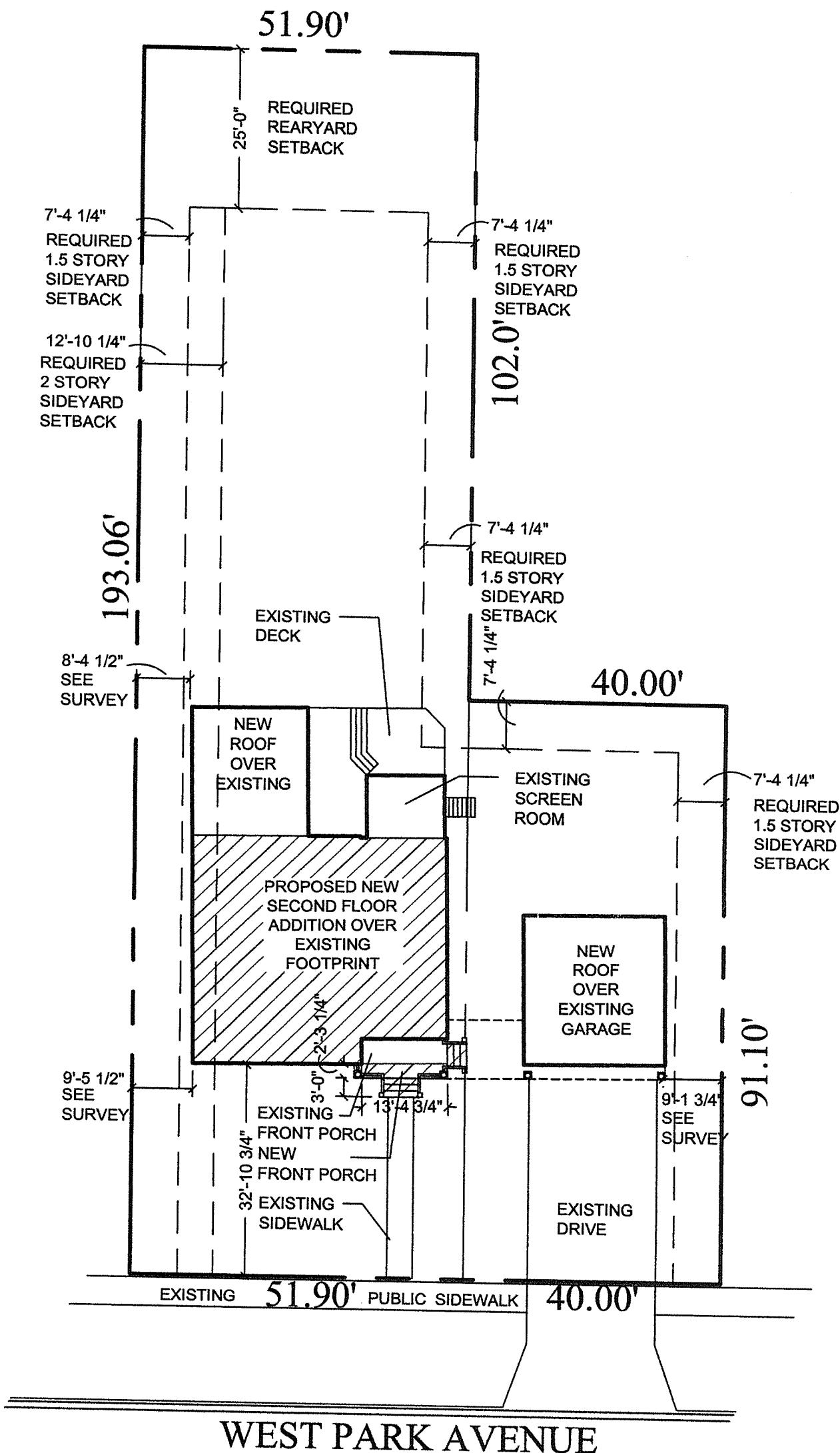
522 W. WESLEY WHEATON, IL 60187
www.thekeatinggroup.com



1 SITE PLAN: EXISTING
SCALE: 1" = 20'-0"

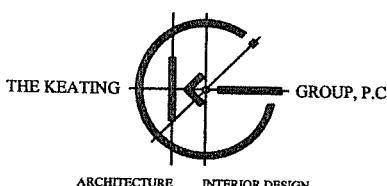
SEE SURVEY PREPARED BY DAVE JOHNSON AND ASSOCIATES: CIVIL ENGINEERS AND SURVEYORS FOR FURTHER INFORMATION





1 SITE PLAN: PROPOSED
SCALE: 1" = 20'-0"

SEE SURVEY PREPARED BY DAVE JOHNSON AND ASSOCIATES: CIVIL ENGINEERS AND SURVEYORS FOR FURTHER INFORMATION



THE KEATING GROUP P.C.

A schematic diagram of a piping system. It consists of a vertical pipe segment on the left and a horizontal pipe segment extending to the right from its top. A valve is positioned on the horizontal branch line. The entire assembly is shown in a light gray color.

INTERIOR DESIGN

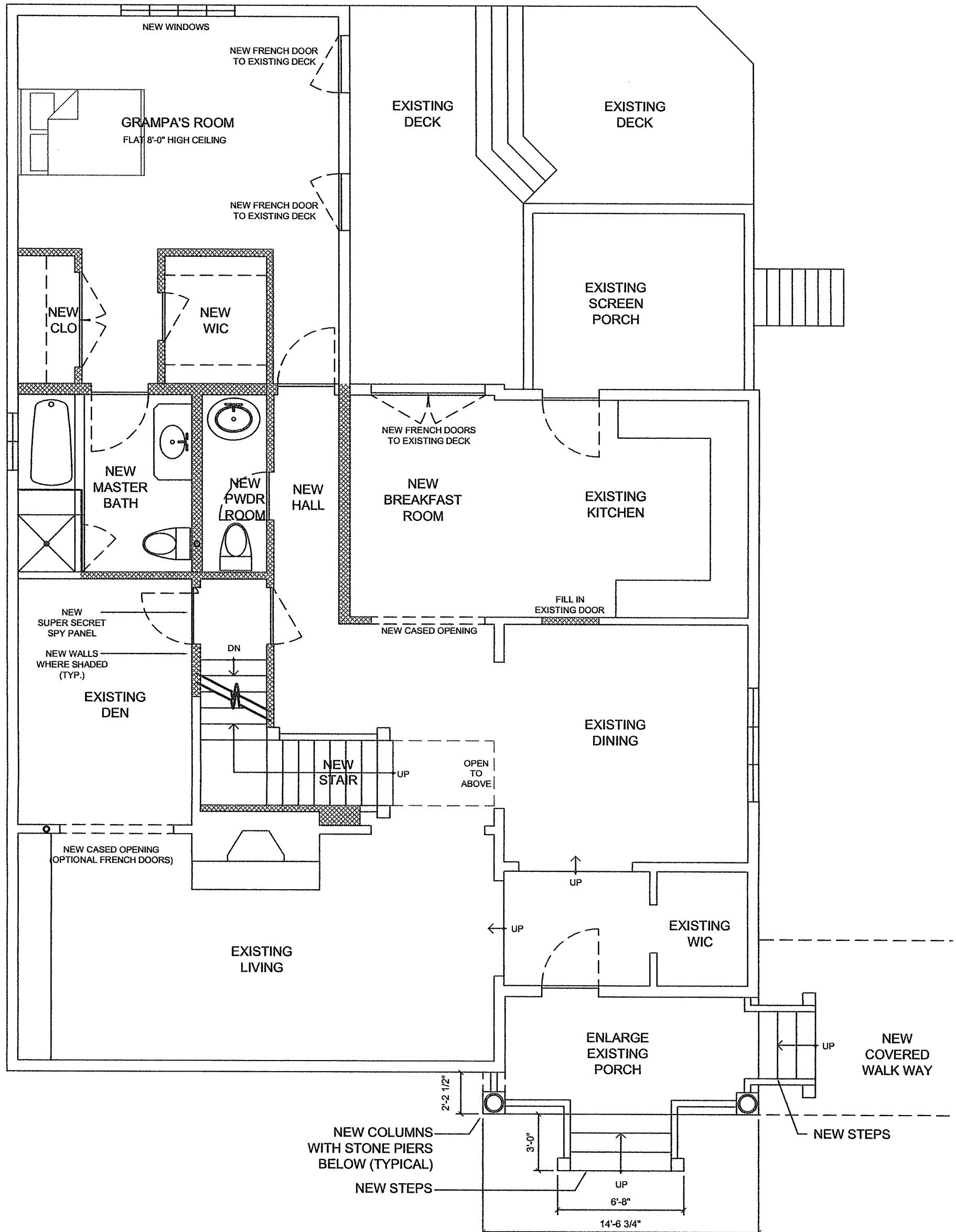
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11. *Leucosia* (Leucosia) *leucostoma* (Fabricius) (Fig. 11)

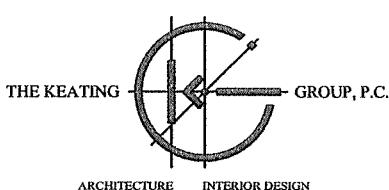
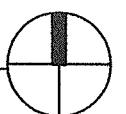
Bolin-Kaenel Residence
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1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

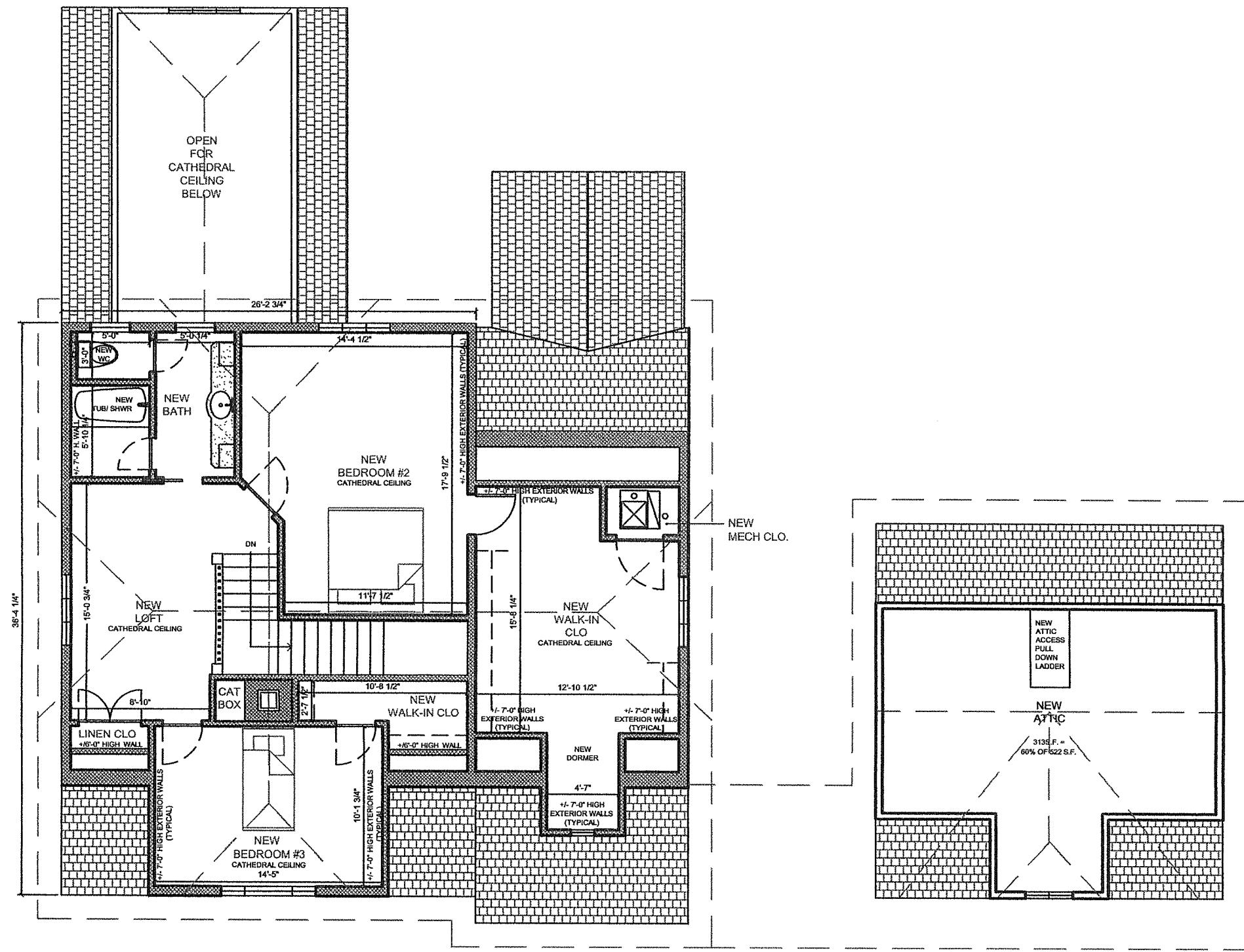
NORTH



Bolin-Kaenel Residence
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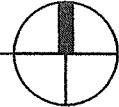
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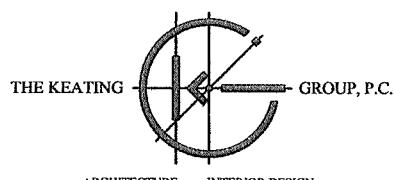


1 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

NORTH



Bolin-Kaenel Residence
419 W. Park Avenue
Wheaton, IL 60187

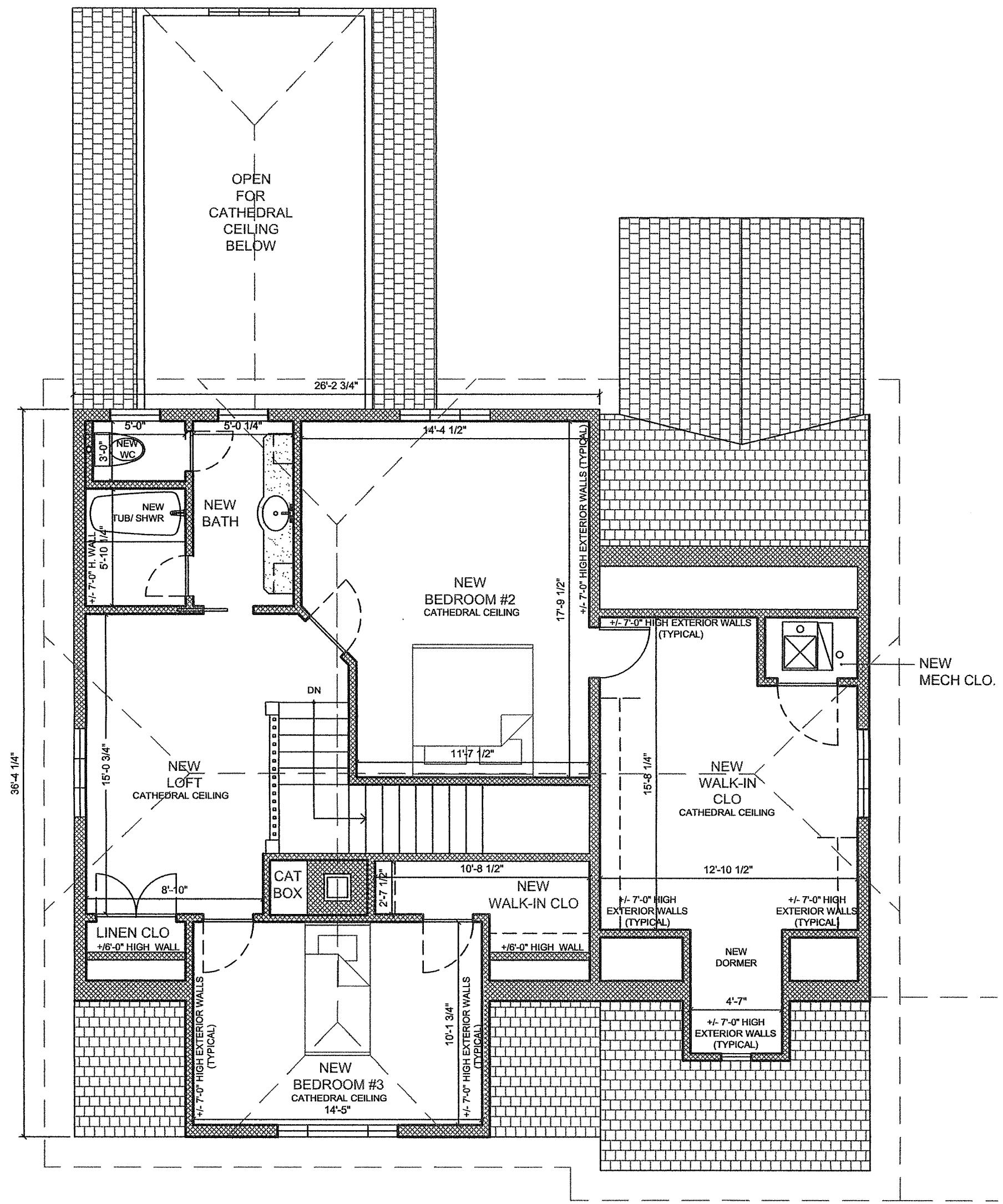


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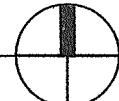
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1

SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

NORTH

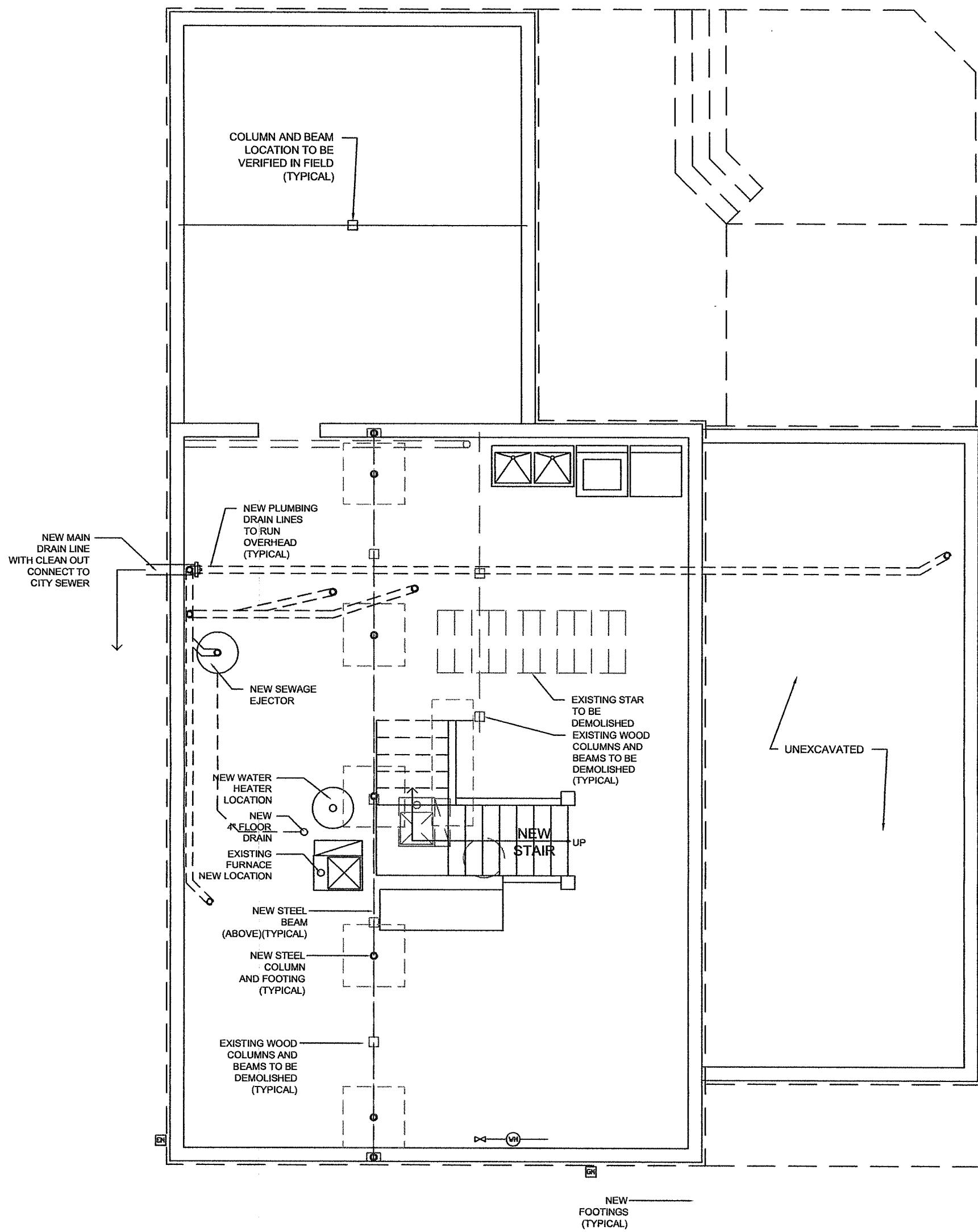


THE KEATING GROUP, P.C.
ARCHITECTURE INTERIOR DESIGN

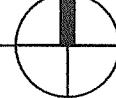
THE KEATING GROUP, P.C.
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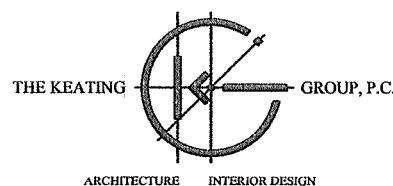
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① **BASEMENT PLAN**
SCALE: 3/16"=1'-0"

NORTH


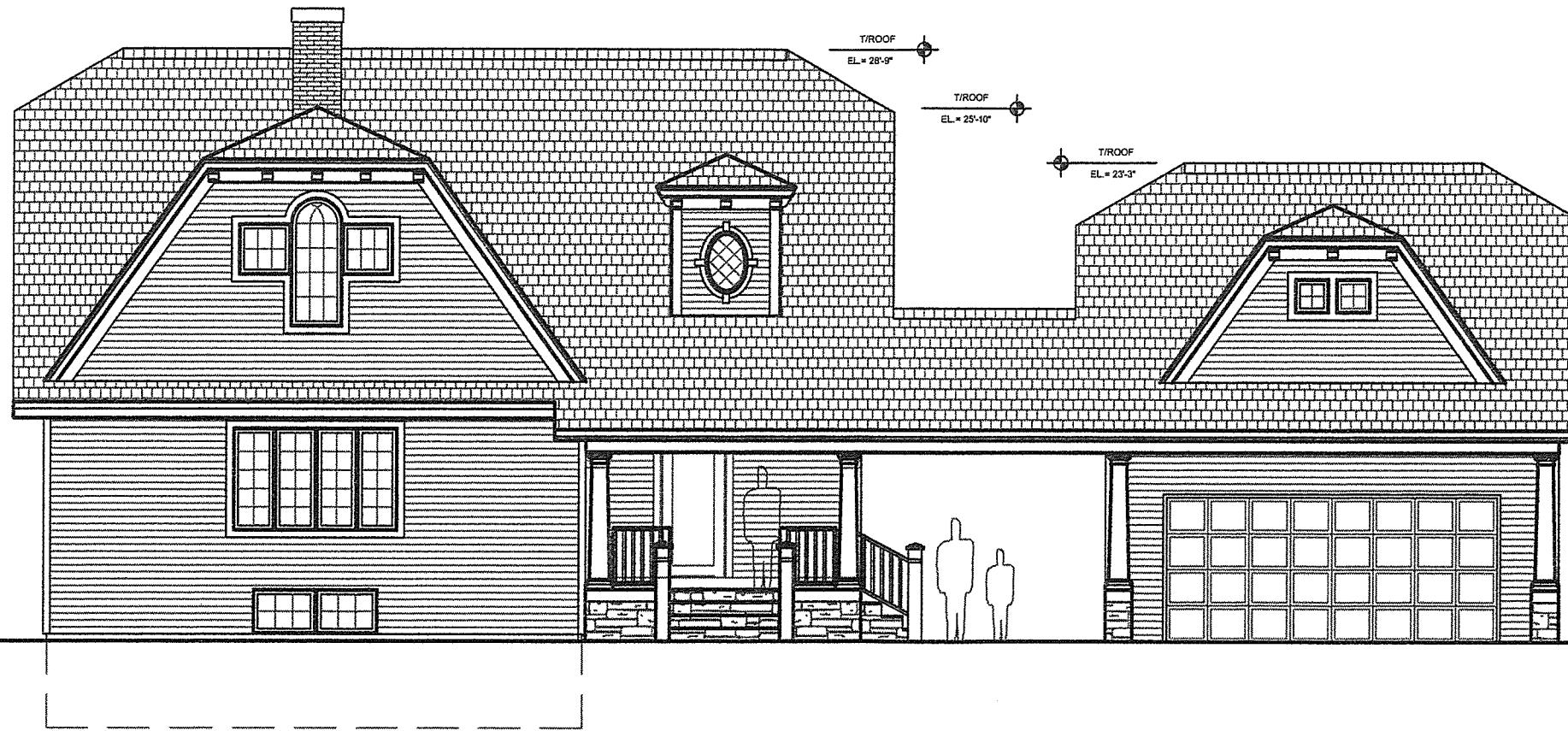


ARCHITECTURE INTERIOR DESIGN

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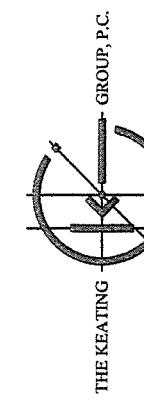


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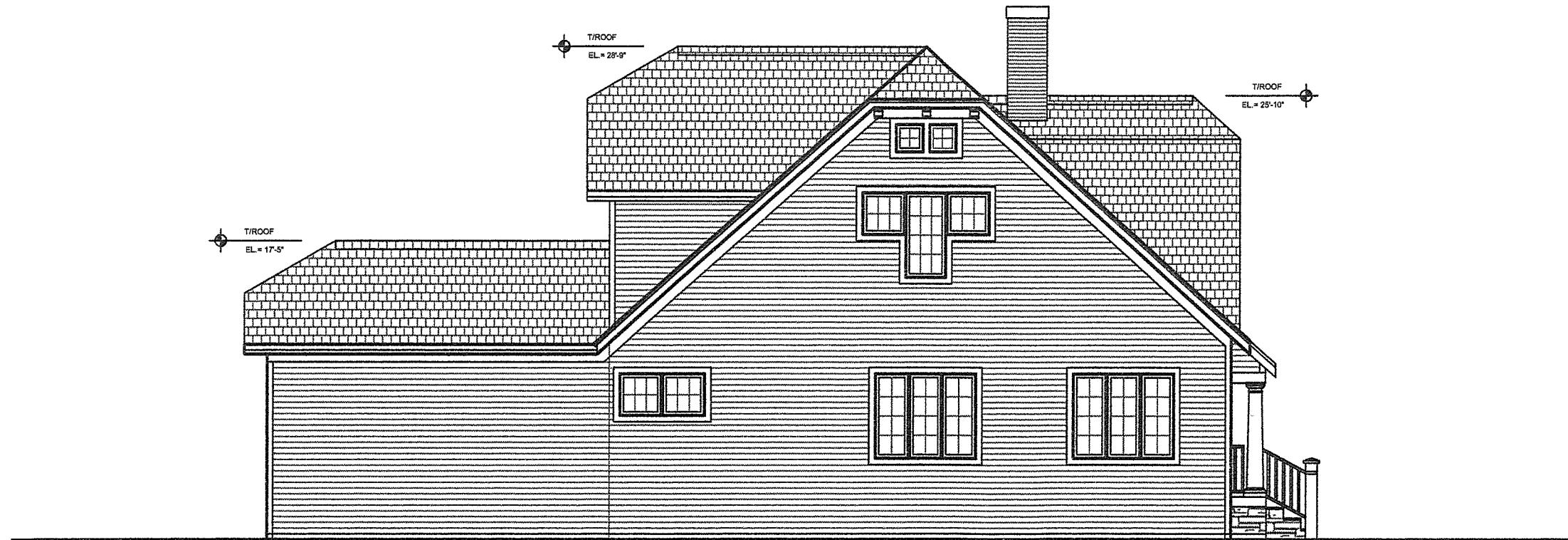
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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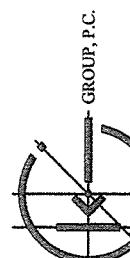


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WEST ELEVATION
SCALE: 1/8" = 1'-0"

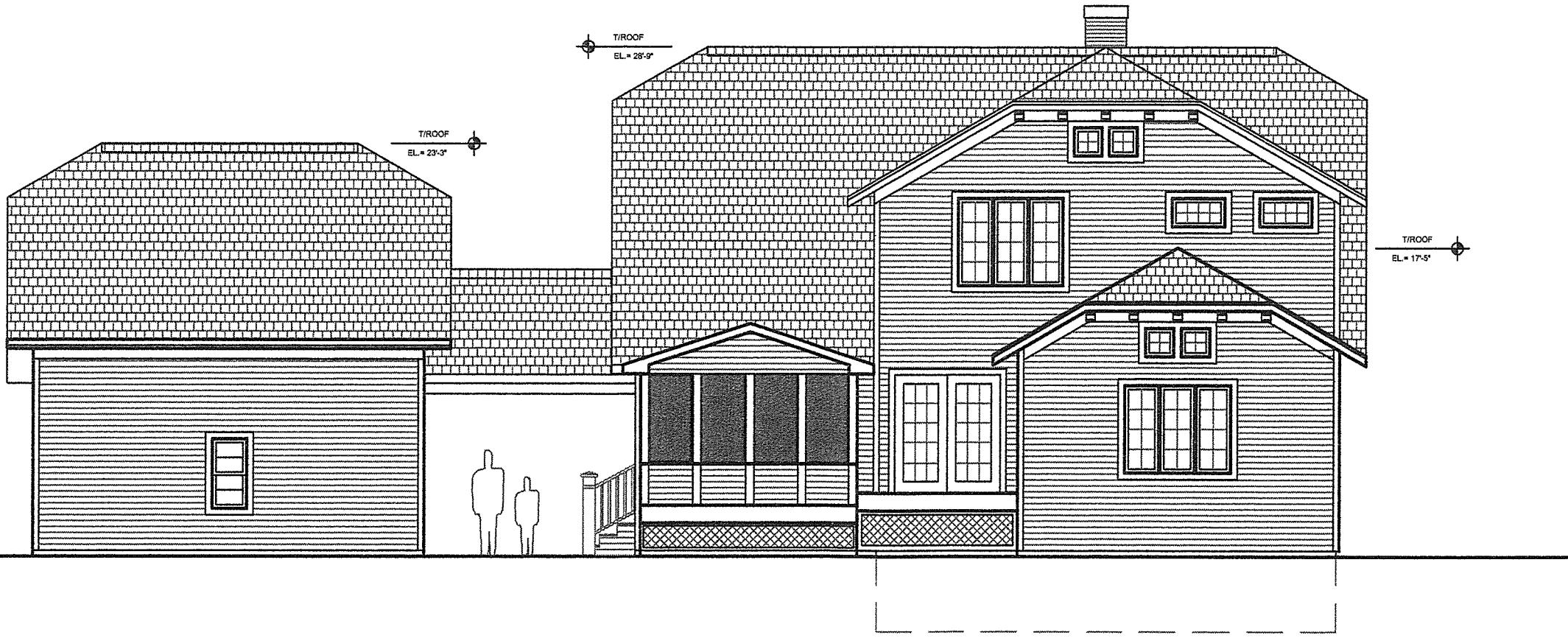
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ARCHITECTURE INTERIOR DESIGN

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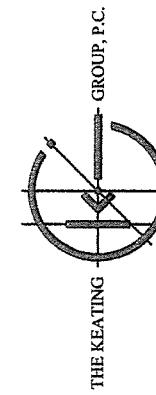


1

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

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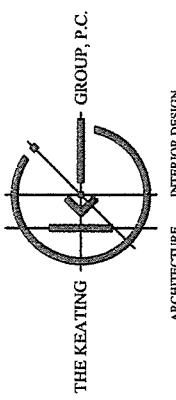


1

EAST ELEVATION
SCALE: $1/8'' = 1'-0''$

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1 EAST ELEVATION AT GARAGE
SCALE: 1/8" = 1'-0"

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INTERIOR DESIGN

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INTERIOR DESIGN