

## ORDINANCE NO. F-1472

### AN ORDINANCE GRANTING MULTIPLE VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 218 EAST MADISON AVENUE - RANJAN

**WHEREAS**, written application has been made requesting multiple variations to the Wheaton Zoning Ordinance for a proposed addition on certain property legally described herein and commonly known as 218 East Madison 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 January 12, 2010 to consider the variation request; and the Planning and Zoning Board has recommended approval of the variations; and

**WHEREAS**, the Mayor and City Council have determined that the applicant shall not be required to install a six foot fence along the east property line or amend their building plans to eliminate the window on the east side of the second floor addition as recommended by the Planning and Zoning Board.

**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, the following variations are hereby granted:

1. A variation to Article 28.2B.2 of the Wheaton Zoning Ordinance to allow an expansion of the existing front loading garage that is located at the front face of the principal building;
2. A variation to Article 5.7.B(3).9 of the Wheaton Zoning Ordinance to allow an expansion of the existing front loading garage where construction of a detached garage is not physically possible and to allow the exclusion of the garage square footage from the Floor Area Ratio (FAR) calculation;
3. A variation to Article 5.7.B(3).7 of the Wheaton Zoning Ordinance to allow a Floor Area Ratio (FAR) of 44.4% instead of the maximum allowed 40%; and
4. A variation to Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction of a first floor addition with a side yard setback of 4.0 feet in lieu of the required 5.28 feet.

The approved variations shall be in full compliance with the site plan and elevations entitled "Ranjan Addition", dated February 5, 2010, prepared by the Drake Design Company, Glen Ellyn, Illinois on the following-described real estate:

THE EAST HALF OF BLOCK 6 (EXCEPT THE SOUTH 198 FEET AND EXCEPT THE EAST 132 FEET THEREOF) OF LYMAN E. DEWOLF AND GUY TRACY'S ADDITION TO WHEATON IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-108-004

The subject property is commonly known as 218 East Madison Avenue, Wheaton, IL 60187.

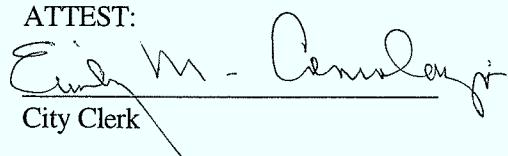
**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



Michael J. Gresk  
Mayor

ATTEST:



Cindy M. Cenkelman  
City Clerk

Roll Call Vote:

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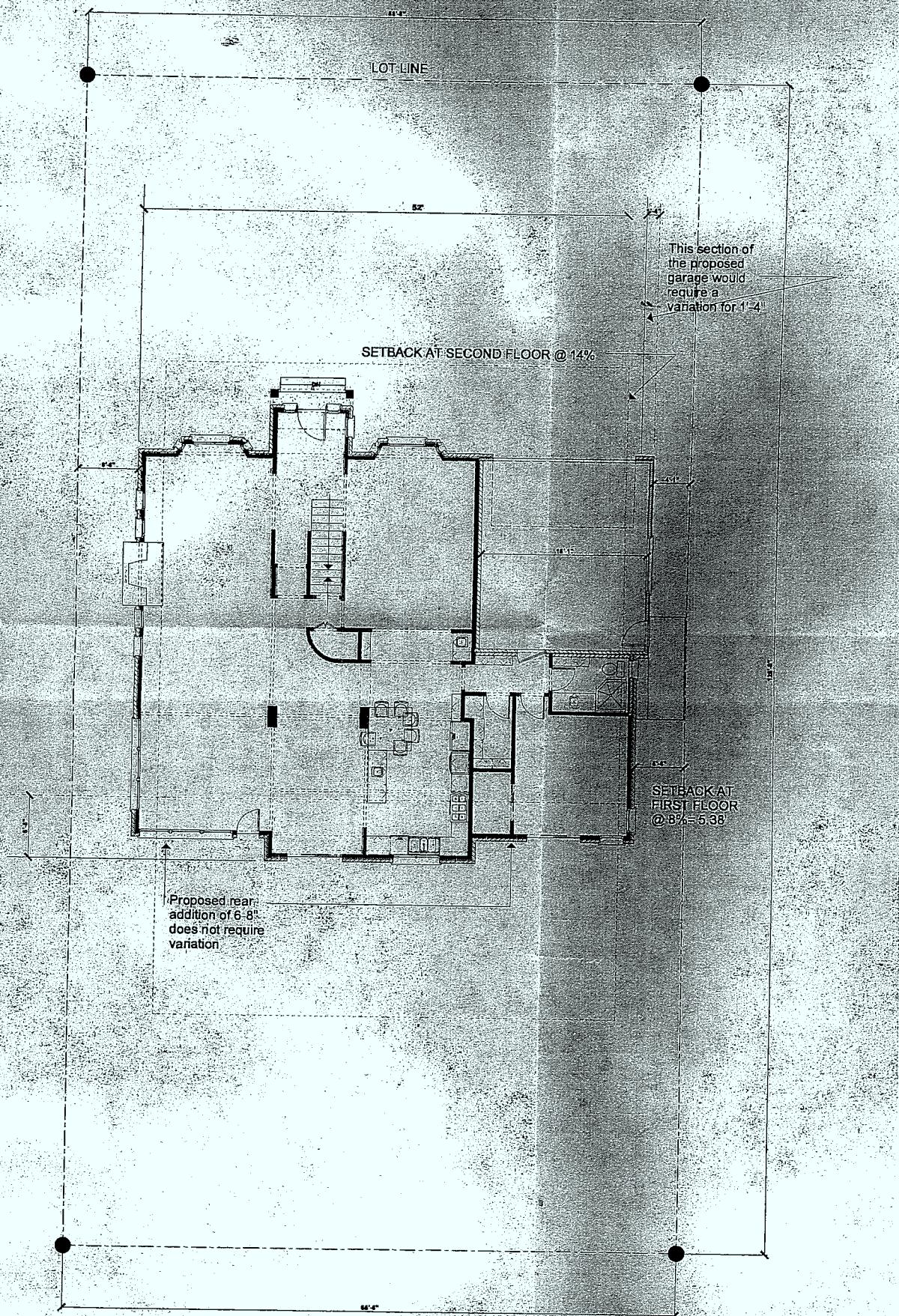
Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: February 16, 2010  
Published: February 17, 2010

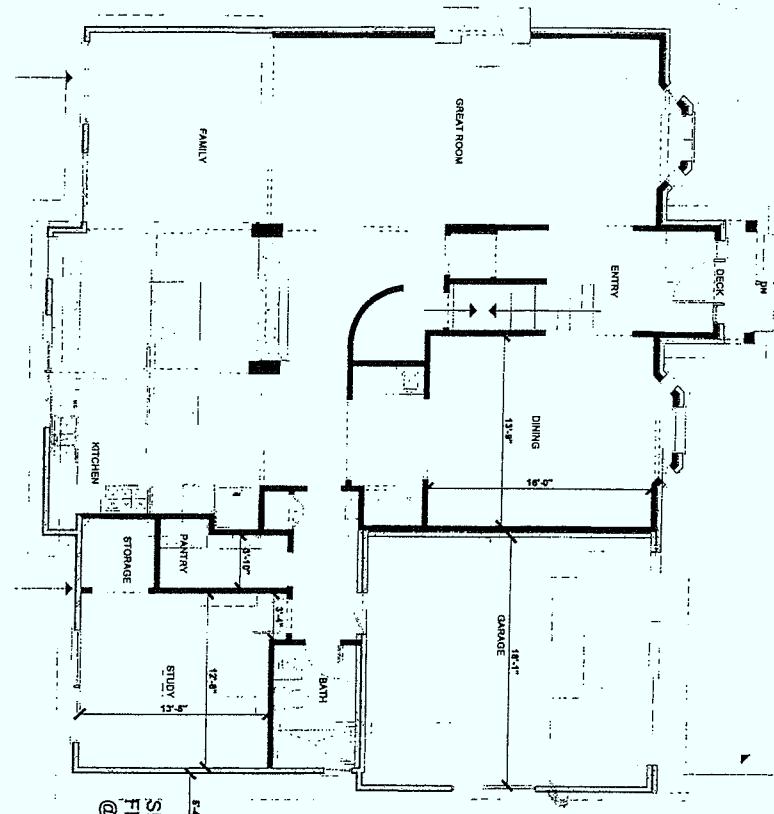
MADISON AVENUE



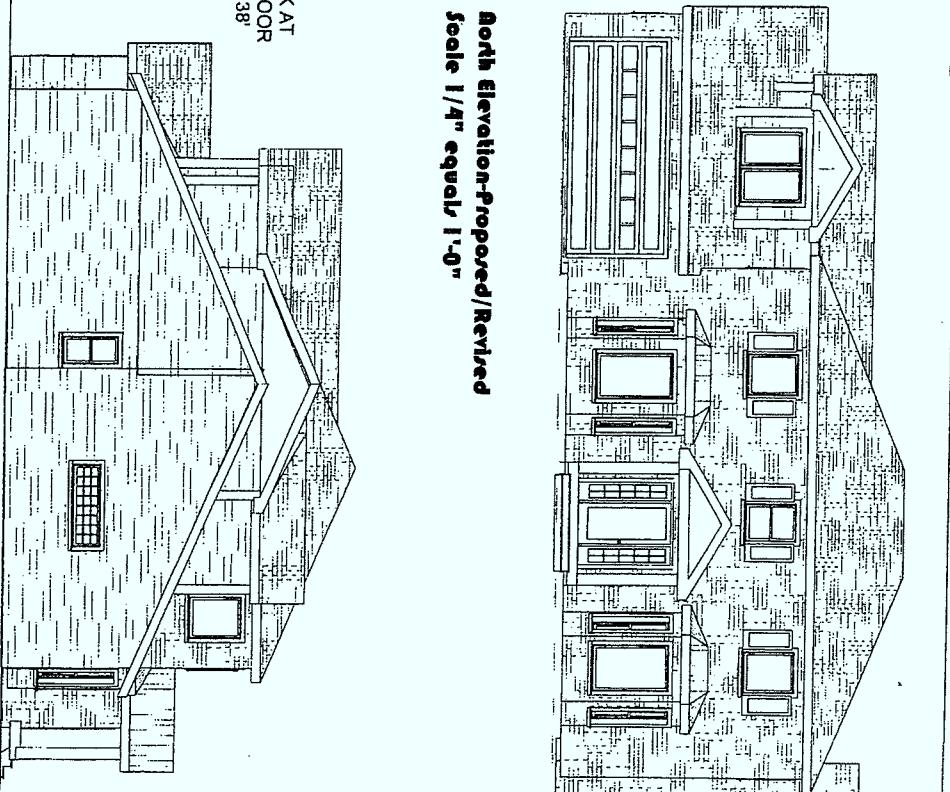
**Site Plan**  
**Scale 1" equals 10'**

2/5/10

SETBACK AT SECOND FLOOR @ 14%



LOT LINE  
**North Elevation-Proposed/Revised  
scale 1/4" equals 1'-0"**



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**Drake Design Company**

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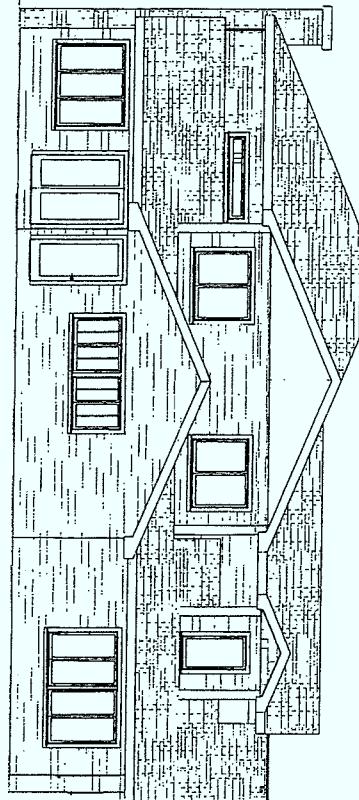
422 Phillips Avenue, Glen Ellyn, Illinois, 60137  
Phone (630) 790-2545 Fax (630) 790-2585  
E-Mail DRAKEDESIGNCO@Yahoo.com

## **RANJAN ADDITION**

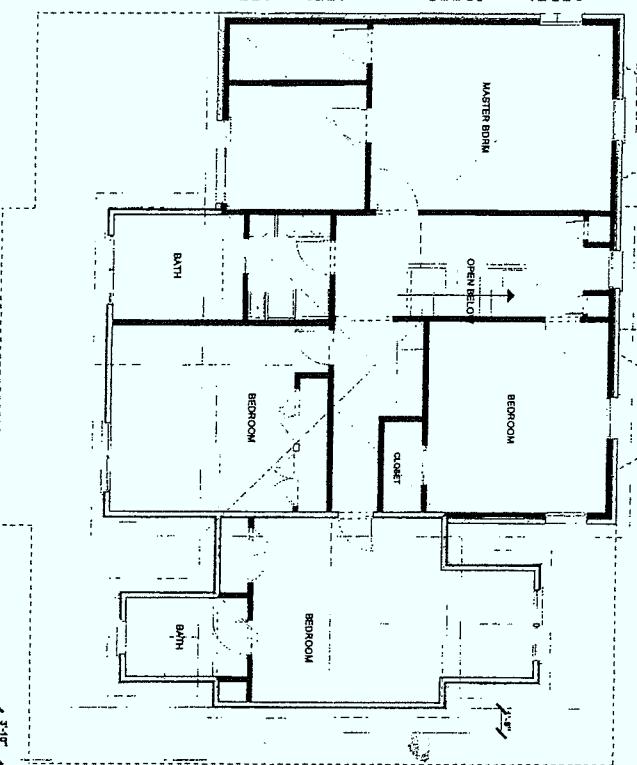
216 E. MADISON STREET.  
CHICAGO, ILLINOIS

Mr.	Date	Received

**South Elevation-Proposed/Revised**  
Scale 1/4" equals 1'-0"



**Second Floor Plan-Proposed/Revised**  
Scale 1/4" equals 1'-0"



Sheet No.	Job #	Design
100-1000	100-1000	100-1000
Date	Date	Date

**Drake Design Company**

422 Phillips Avenue, Glen Ellyn, Illinois, 60137  
Phone (630) 790-2545 Fax (630) 790-2565  
E-Mail DRAKEDESIGNCO@yahoo.com

**RANJAN ADDITION**

216 E. MADISON STREET.  
WHEATON, ILLINOIS

No.	Date	Revised

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