

**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

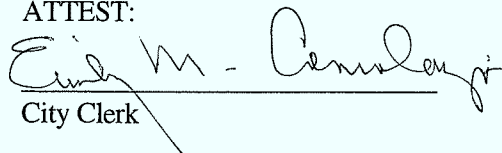
The subject property is commonly known as 218 East Madison Avenue, Wheaton, IL 60187.

**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.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Roll Call Vote:

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

Nays: None

Absent: None

Motion Carried Unanimously

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



Architectural floor plan of a two-story building. The plan shows the building footprint, setbacks, and lot lines. Key features include:

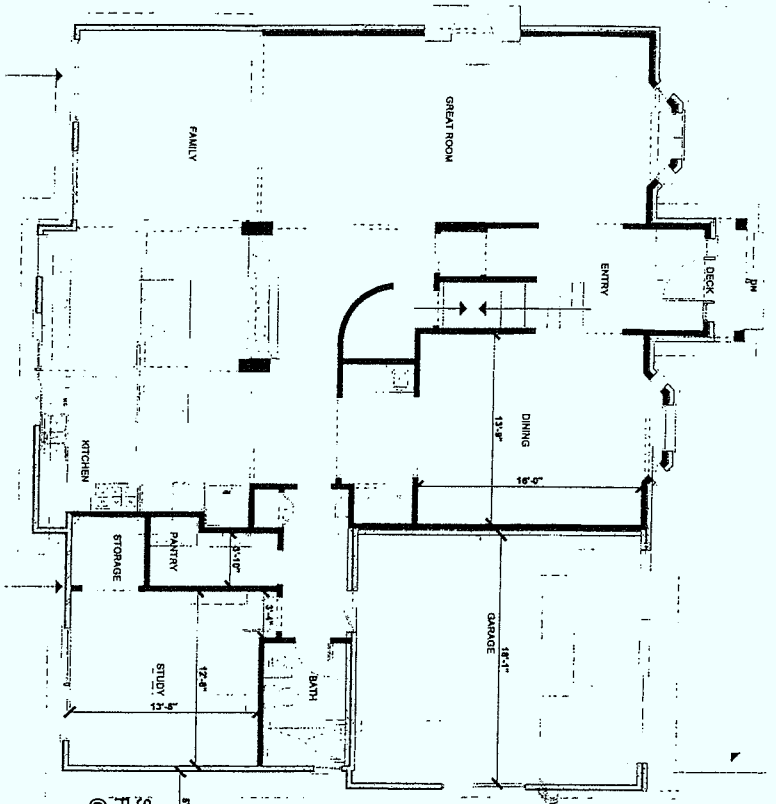
- LOT LINE:** Indicated at the top of the plan.
- SETBACK AT SECOND FLOOR @ 14%:** Indicated by a dashed line and an arrow pointing to the second-floor setback.
- SETBACK AT FIRST FLOOR @ 8% = 5'38":** Indicated by a dashed line and an arrow pointing to the first-floor setback.
- Proposed rear addition of 6'-8" does not require variation:** Indicated by a dashed line and an arrow pointing to the proposed rear addition.
- This section of the proposed garage would require a variation for 1'-4":** Indicated by a dashed line and an arrow pointing to a specific section of the proposed garage.

The plan includes various rooms, a staircase, and a garage area. Dimensions are provided for setbacks and lot lines.

2/5/10



SETBACK AT SECOND FLOOR @ 14% -

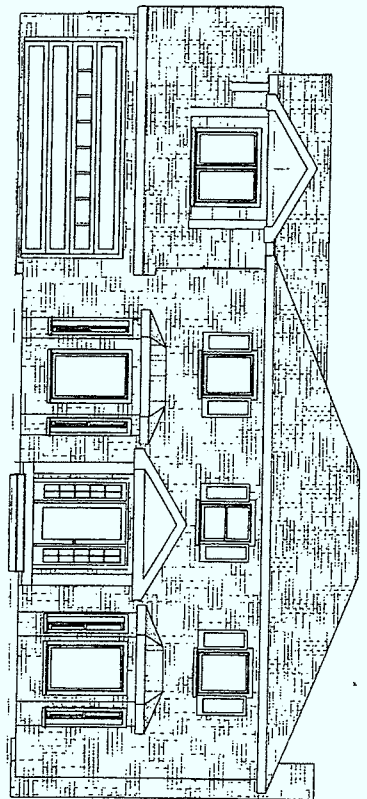


**First Floor Plan-Proposed/Revised**  
Scale 1/4" equals 1'-0"

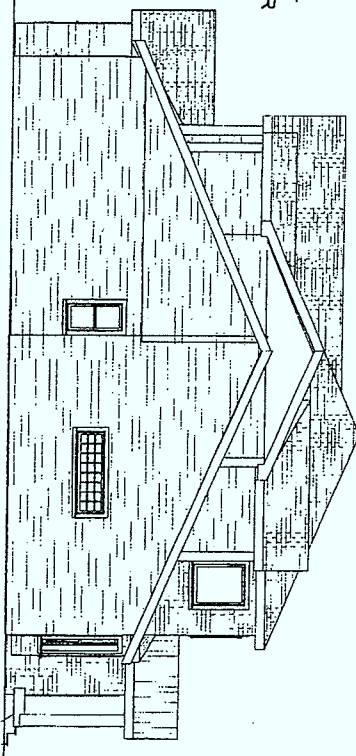
SETBACK AT  
FIRST FLOOR  
@ 8% = 5.38'

LOT LINE

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



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



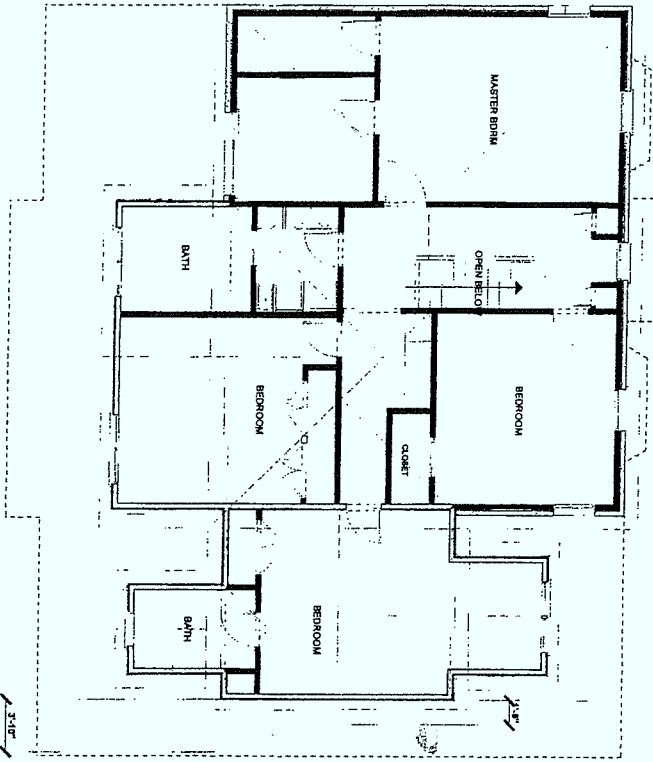
### Drake Design Company

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

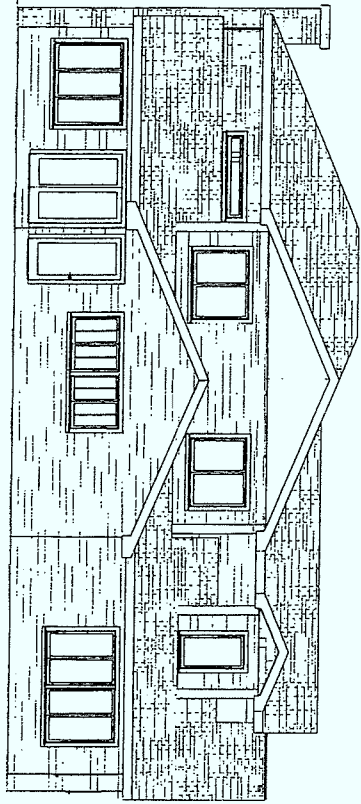
### RANJAN ADDITION

218 E. MADISON STREET.  
WHEATON, ILLINOIS

Engineer  
Jas F  
Date 3/17/10  
Sheet No.



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



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

No.	Date	Revised

**RANJAN ADDITION**  
 216 E. MADISON STREET.  
 WHEATON, ILLINOIS

**Drake Design Company**  
 422 Phillips Avenue, Glen Ellyn, Illinois, 60137  
 Phone (630) 790-2545 Fax (630) 790-2565  
 E-Mail DRAKEDESIGNCO@Yahoo.com

Designer  
 Job #  
 Date 1/1/10  
 Sheet No.

