

ORDINANCE NO. F-1793

**AN ORDINANCE GRANTING A FAR VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 1116 NORTH WEST STREET - KLOBUCHER**

WHEREAS, written application has been made requesting a variation to Article 9.2.7 of the Wheaton Zoning Ordinance to allow the construction of a sunroom addition that would increase the Floor Area Ratio (FAR) to 44.4% in lieu of the maximum 40.0%, on certain property legally described herein and commonly known as 1116 North West Street, Wheaton, Illinois 60187; 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 May 28, 2014 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

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, a Floor Area Ratio (FAR) of 44.4% in lieu of the maximum 40.0% is granted for a sunroom addition in full compliance with the site plan, elevations and floor plan that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

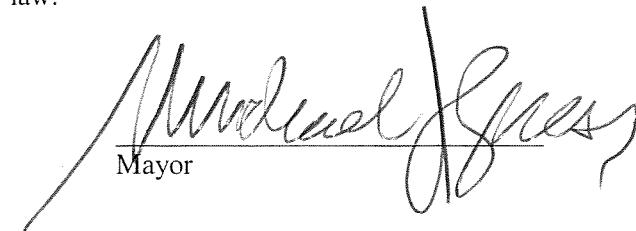
LOT 2 IN WEBER'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 8, 1927, AS DOCUMENT 242665, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-08-414-018

The subject property is commonly known as 1116 North West Street, 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Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.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. Giese
Mayor

ATTEST:



Alan Bennett, Jr.
City Clerk

Roll Call Vote

Ayes: Councilman Prendiville

Councilman Rutledge

Councilman Saline

Mayor Pro Tem Suess

Councilwoman Pacino Sanguinetti

Councilman Scalzo

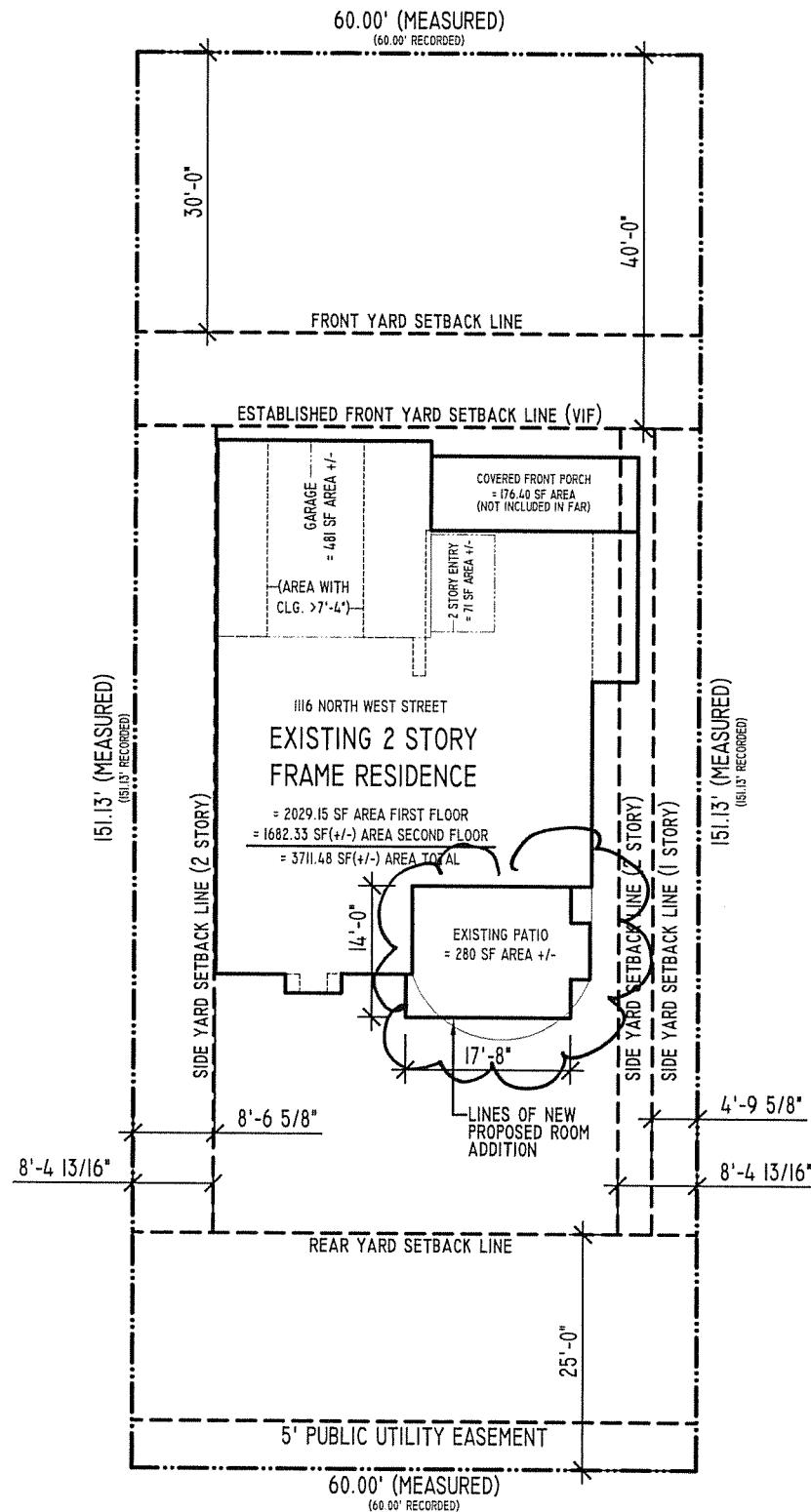
Nays: None

Absent: Mayor Gresk

Motion Carried Unanimously

Passed: June 16, 2014

Published: June 17, 2014



1 PRELIMINARY SITE PLAN

1" = 20'-0"

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(PLAT OF SURVEY INFORMATION PROVIDED BY ALLEN D. CARRADUS & ASSOC.)

GENERAL NOTES:

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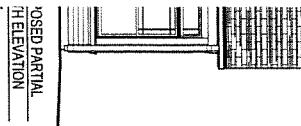
ZONING REVIEW FOR
1116 NORTH WEST ST.
WHEATON, ILLINOIS

2195 CHARLOTTE COURT, WHEATON, IL 60189
T: 630.690.2817 F: 630.690.2827

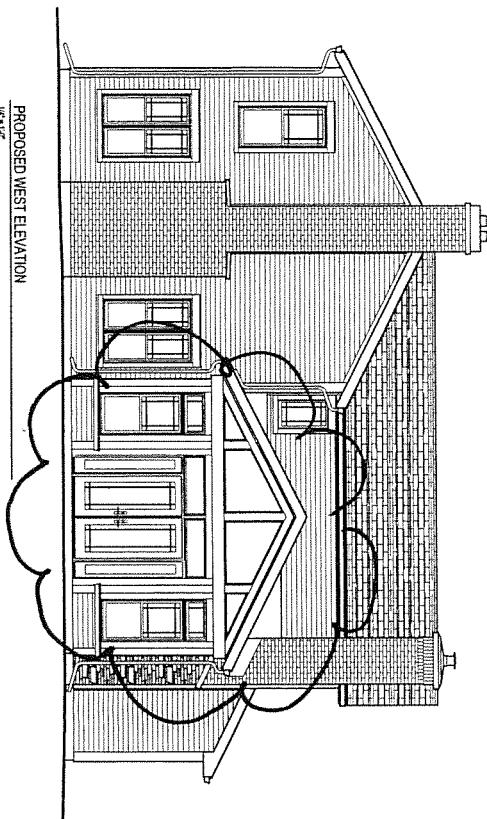
JOB NO. P2011-0016

Gordon
architecture inc

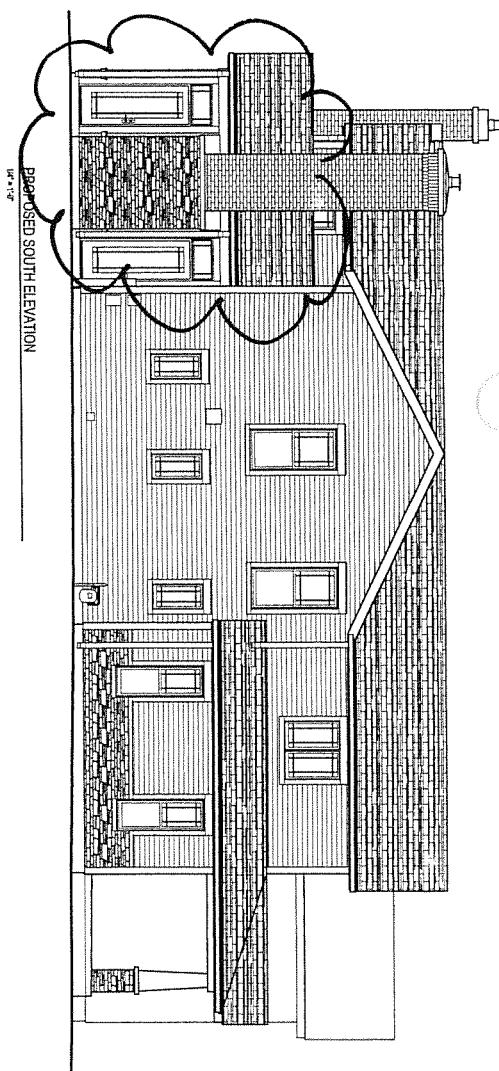
SHEET NUMBER:



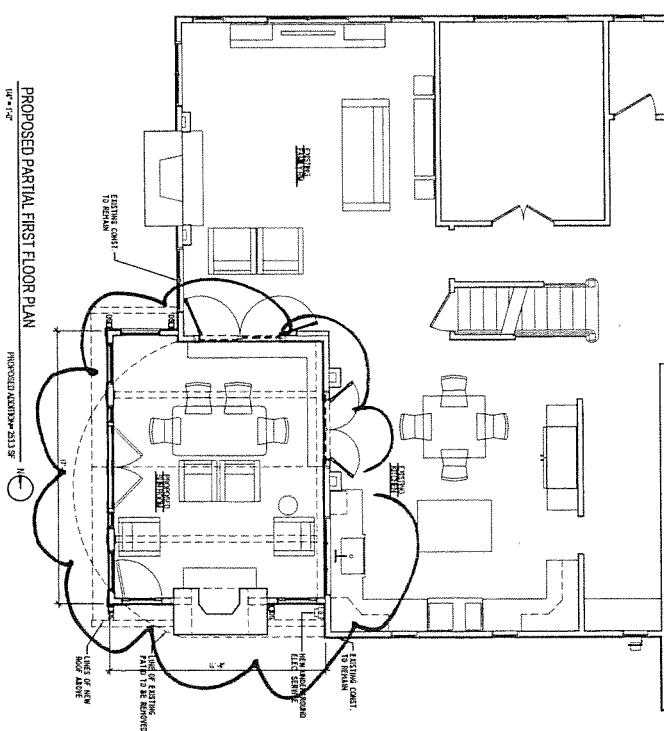
THE ELEVATION



PROPOSED WEST ELEVATION



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