

**ORDINANCE NO. F- 1148**

**AN ORDINANCE GRANTING A FLOOR AREA RATIO VARIATION ON PROPERTY  
COMMONLY KNOWN AS 324 PRAIRIE AVENUE/BOHMER**

**WHEREAS**, written application has been made requesting a variation from the provisions of the Wheaton Zoning Ordinance to allow a floor area ratio of 42.2 % in lieu of 40% and the construction of front and rear dormers on the existing attached garage on the property commonly known as 324 West Prairie Avenue, Wheaton, IL ("subject property"); and

**WHEREAS**, the requested variation is necessary and required as a result of the 2005 amendment of the Wheaton Zoning Ordinance which created the Overlay Zoning District.

**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 March 14, 2006 to consider the variation request; and the Board recommended approval of the floor area ratio 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 variation of forty-two point two (42.2%) is granted in full compliance with the plans *entitled "Alterations and Additions to the Residence of Mr. and Mrs. John Bomher," prepared by Ronald R. Creswell Architecture, Wheaton, sheets 1-4, dated February 9, 2006* to allow the construction of two dormers on the existing attached garage and the finishing of the attic space to provide for living space on the following-described real estate:

LOT 3 AND THE WEST 10 FEET OF LOT 2 IN BLOCK 5 IN THE RESUBDIVISION OF BLOCKS 3, 4 AND 5 OF JESSE C. WHEATON JR.'S ADDITION TO WHEATON, A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 6, 1911, AS DOCUMENT 106046 IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-09-310-004


This property is commonly known as 324 West Prairie 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**Section 2:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

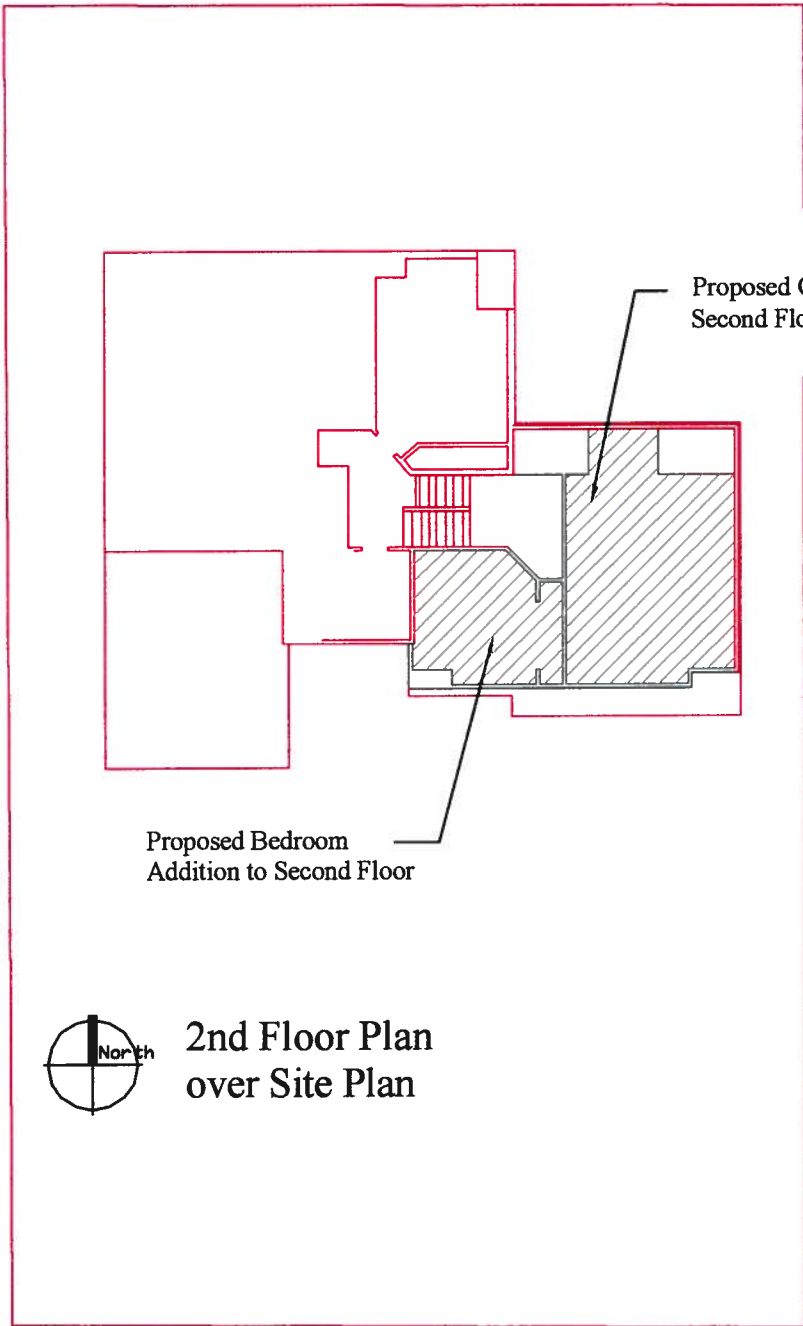
Ayes: Roll Call Vote  
Councilman Mouhelis  
Councilman Seuss  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilman Levine

Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 3, 2006  
Published: April 4, 2006



Proposed Bedroom  
Addition to Second Floor

Proposed Completion of  
Second Floor Garage Attic



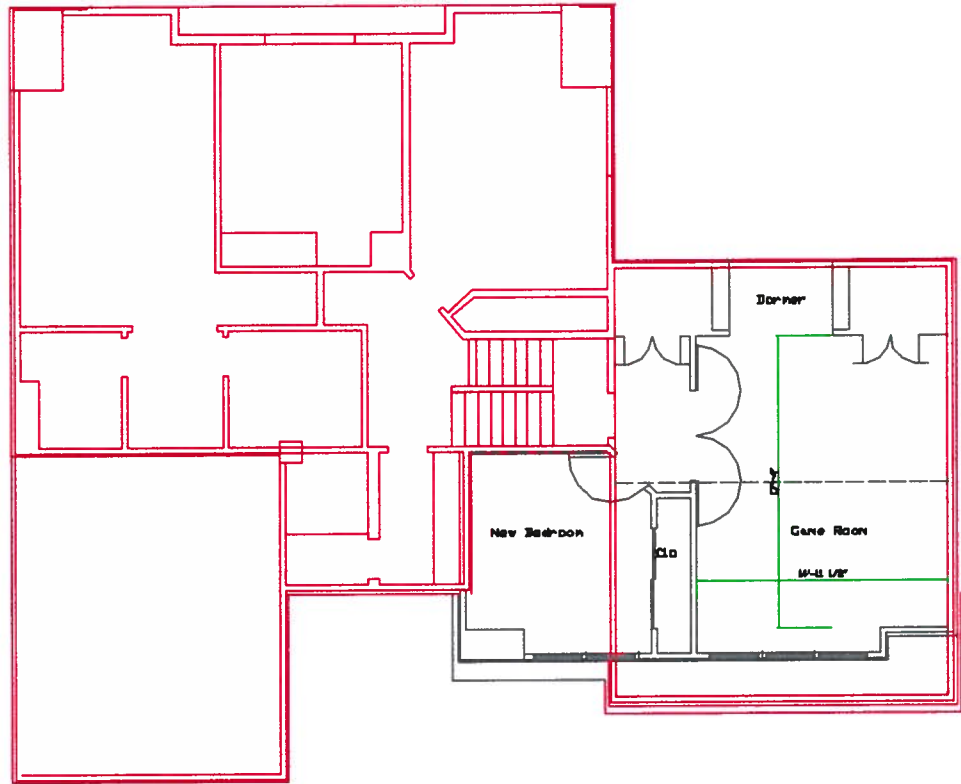
2nd Floor Plan  
over Site Plan

Alterations and Additions to the Residence of  
**Mr. and Mrs. John Bomher**  
324 West Prairie      Wheaton IL 60187

Prepared and drawn by  
**Ronald R. Creswell**  
ARCHITECTURE  
719 North Scott Street  
Wheaton IL 60187  
(630) 681-8449  
rcreswell@earthlink.net

Professional Seal  
State of Illinois  
#001-012286  
Expires 11/30/06

<small>DATE</small> 2-9-06	<small>SCALE</small> 1/4" = 1'-0"
<b>1</b>	



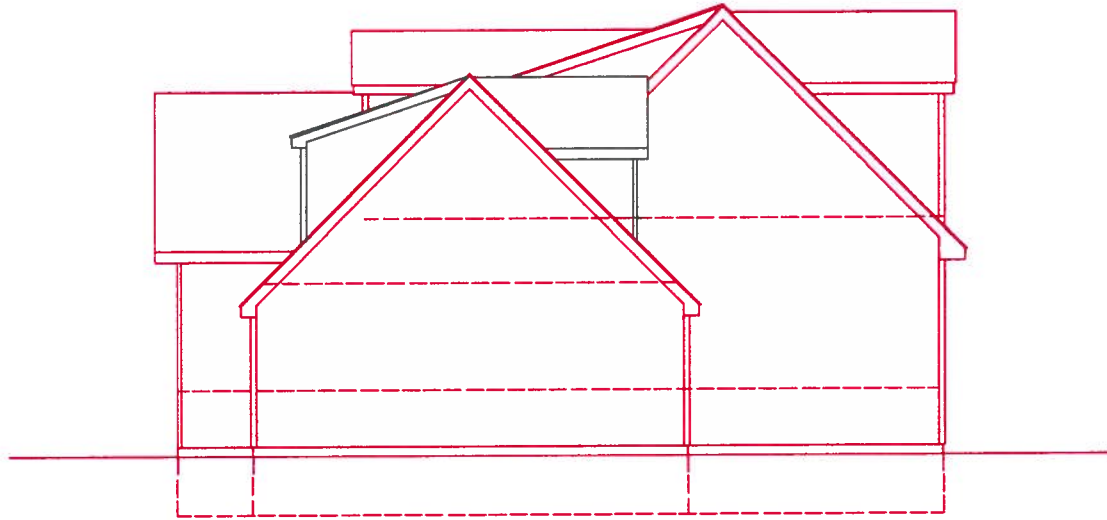
Second Floor Plan

Alterations and Additions to the Residence of  
**Mr. and Mrs. John Bomher**  
 324 West Prairie Wheaton IL 60187

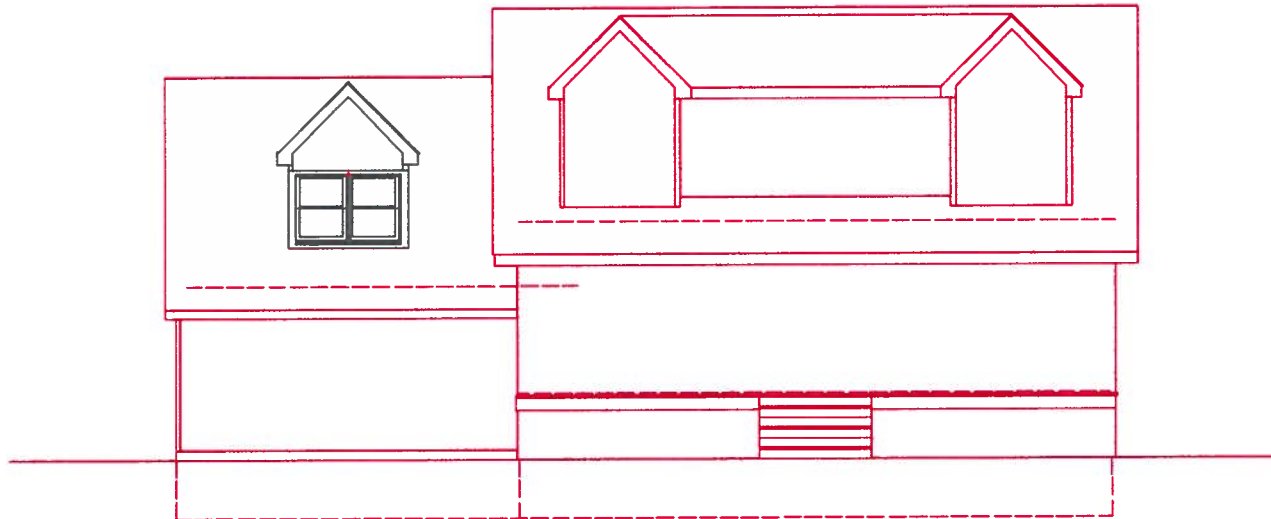
Prepared and Drawn by  
**Ronald R. Creswell**  
 ARCHITECTURE  
 719 North Scott Street  
 Wheaton IL 60187  
 (630) 681-9449  
 rrcresw@earthlink.net

Professional Seal Area  
 State of Illinois  
 #001-012286  
 Expires 11/30/06

<small>Scale</small>	<small>Sheet</small>
1" = 4'-0"	2
1" = 1'-0"	



East Elevation



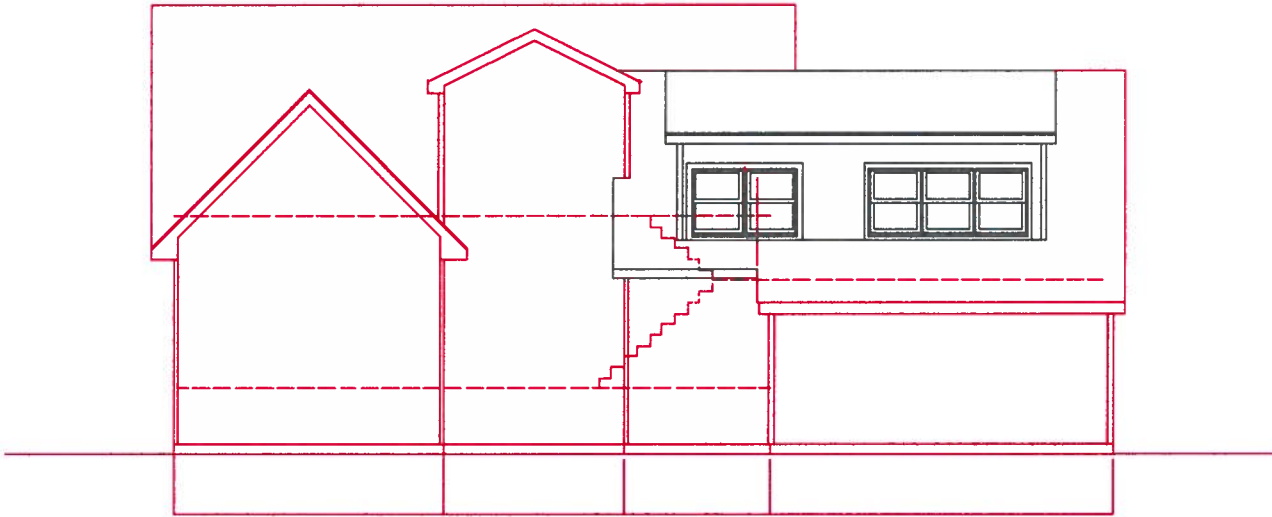
North Elevation

Alterations and Additions to the Residence of  
**Mr. and Mrs. John Bomher**  
 324 West Prairie Wheaton IL 60187

Prepared by  
**Ronald R. Creswell**  
 ARCHITECTURE  
 719 North Essex Street  
 Wheaton IL 60187  
 (630) 681-8449  
 rrcresw@earthlink.net

State of Illinois  
 #001-012286  
 Expires 11/30/06

DATE	NO.
2-9-06	3
SCALE	
1/2" = 1'-0"	



South Elevation

Alterations and Additions to the Residence of  
**Mr. and Mrs. John Bomher**  
324 West Prairie      Wheaton IL 60187

Prepared by  
**Ronald R. Creswell**  
ARCHITECTURE  
719 North Scott Street  
Wheaton IL 60187  
(630) 841-8449  
rreswell@earthlink.net

Recorded with the State  
State of Illinois  
#001-012286  
Expires 11/30/06

Scale  
1/8" = 1'-0"  
Date  
2-9-06

Sheet  
4

# Plat of Survey

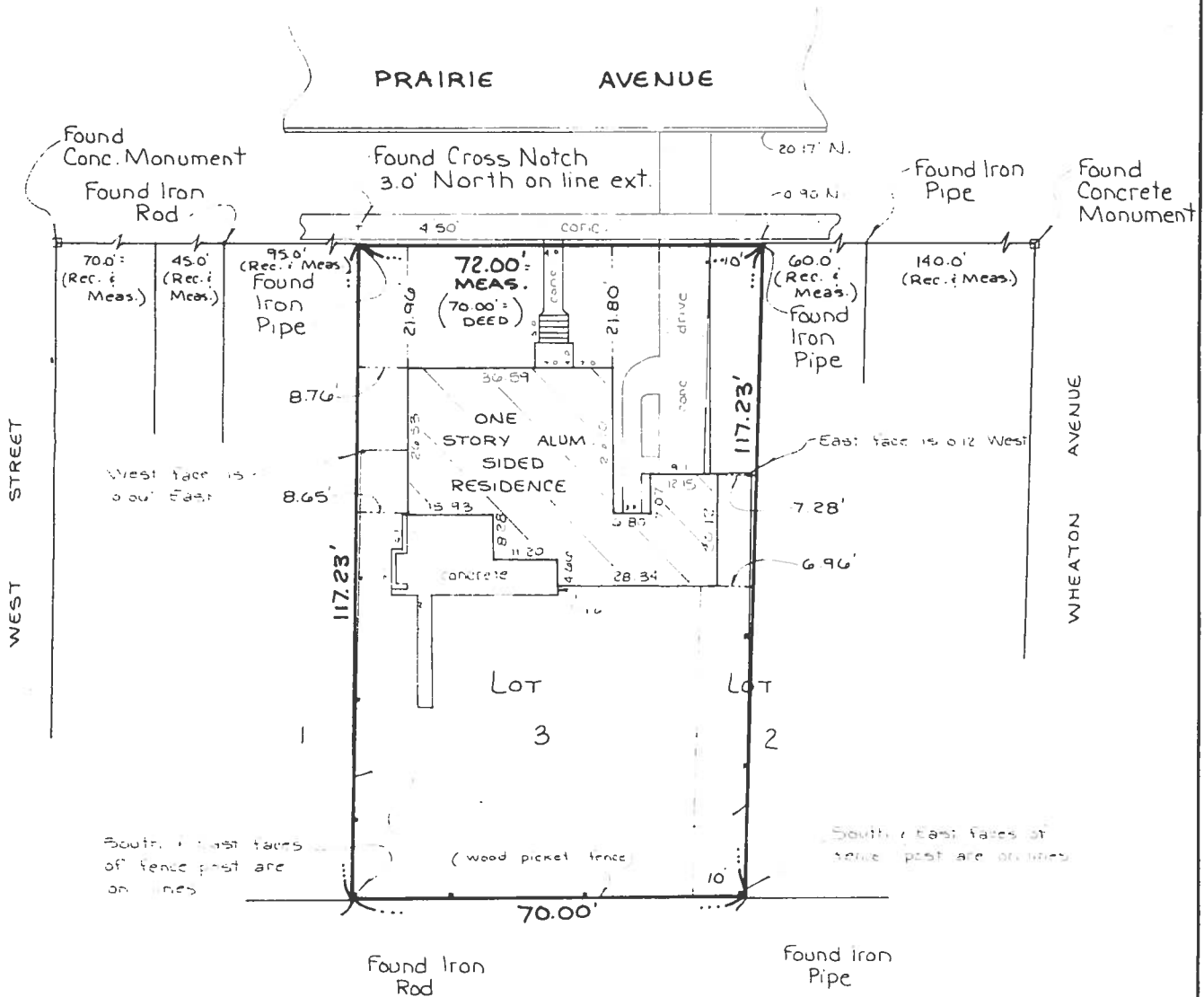
354 N ARDMORE AVE.  
VILLA PARK, ILLINOIS 60181  
PHONE (312) 530-0780

**GENTILE and ASSOCIATES, INC.**

registered land surveyors

LOT 3 AND THE WEST 10 FEET OF LOT 2 IN BLOCK 5 IN RESUBDIVISION OF BLOCKS 3, 4, AND 5 OF JESSE C. WHEATON JR'S ADDITION TO WHEATON, A SUBDIVISION IN SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 6, 1911, AS DOCUMENT 106046 IN DU PAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS 324 W PRAIRIE AVE  
WHEATON, IL



STATE OF ILLINOIS S.S.  
COUNTY OF DU PAGE

I, FRANK J. GENTILE HEREBY CERTIFY THAT AN INSPECTION SURVEY FOR MORTGAGE PURPOSES HAS BEEN MADE AT AND UNDER MY DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID INSPECTION SURVEY.

SEPTEMBER 21 A D 1988

*Frank J. Gentile*  
ILLINOIS REGISTERED LAND SURVEYOR NO. 2248

STATE OF ILLINOIS S.S.  
COUNTY OF DU PAGE

I, FRANK J. GENTILE HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE, AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

Base Scale: 1 inch = 20 feet

Distances are marked in feet and decimal parts thereof

Ordered by: EDWARD & KELLY ELLIS

Checked by: vaf

Surveyed by: fg-pf

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE