

ORDINANCE NO. F-1154

**AN ORDINANCE GRANTING A SIDE YARD VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
338 S. COUNTY FARM ROAD-BOWN**

WHEREAS, written application has been made requesting a variation to Article 15.2.3F of the City of Wheaton Zoning Ordinance to allow the construction of second-story addition onto an existing one-story office building with a side yard setback of 9 feet in lieu of the required 10 feet on certain property legally described herein and commonly known as 338 S. County Farm Road, 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 & Zoning Board on March 28, 2006 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 is hereby granted to Article 15.2.3F of the City of Wheaton Zoning Ordinance to allow the construction of second-story addition onto an existing one-story office building in full compliance with the plans *entitled "New Addition & Remodeling: Dr. Gregory L. Bown – Chiropractor," prepared by LaPage and Associates Ltd., dated February 14, 2006* with a side yard setback of 9 feet in lieu of the required 10 feet granted on the following-described property:

LOT 9 IN BLOCK 22 IN WHEATON PARK MANOR, BEING A SUBDIVISION IN SECTION 18,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT NUMBER 179446, IN
DUPAGE COUNTY, ILLINOIS. P.I.N. 05-18-303-020

This property is commonly known as 338 S. County Farm Road, Wheaton, IL 60187 ("subject property").

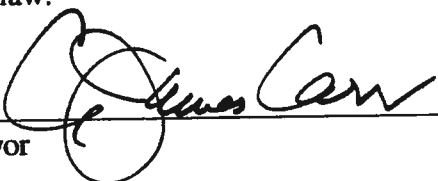
Section 2: It shall be a condition precedent to the effectiveness of the variation granted pursuant to Section 1 of this ordinance that the owner of the subject property comply with the following conditions and requirements:

- A. The side and rear building elevations shall be revised to provide for only two, second floor awning windows on each elevation; and
- B. The proposed second floor shall only be used for storage and shall not be used for office space

C. By accepting the benefits of this Ordinance and building the improvements recited in this Ordinance the Owner of the subject property for himself and his successors, assigns and grantees imposes the provisions of this Ordinance as a covenant running with and binding the subject property, until removed or modified by City Ordinance in the future.

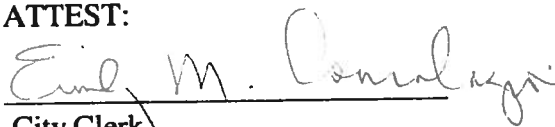
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Ayes:

Roll Call Vote:

Councilman Mouhelis
Councilman Seuss
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays:

None

Absent:

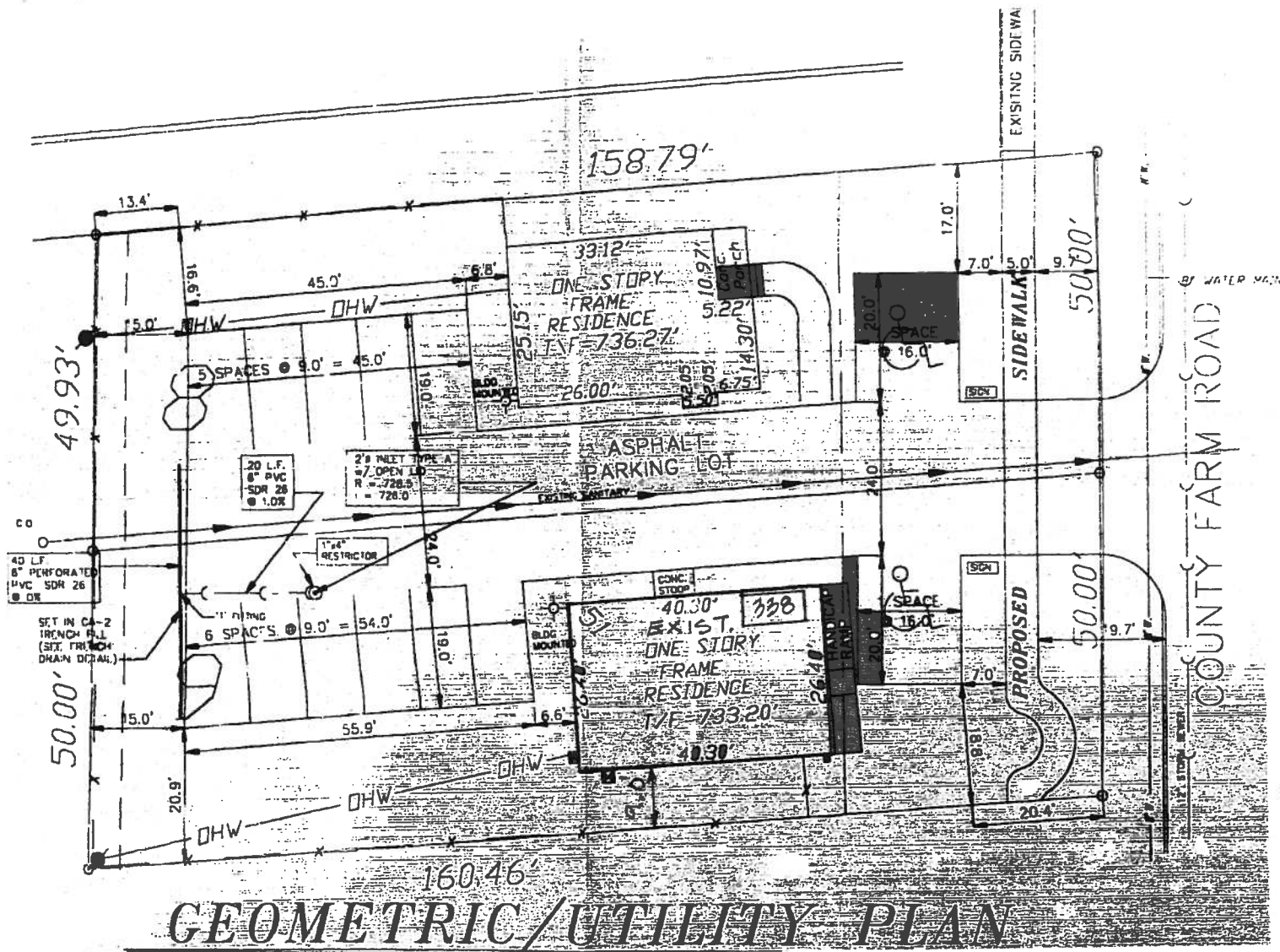
None

Motion Carried Unanimously

Passed: April 17, 2006
Published: April 18, 2006

Dr. GREGORY L. BOWN
CHIROPRACTOR

COUNTY FARM HEALTH
 338 S. COUNTY FARM RD.
 WHEATON, ILLINOIS



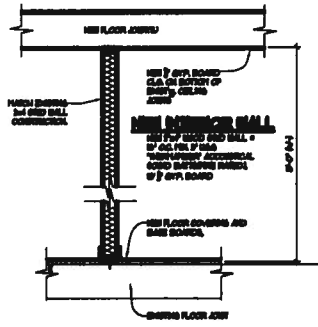
GEOMETRIC/UTILITY PLAN

NO SCALE

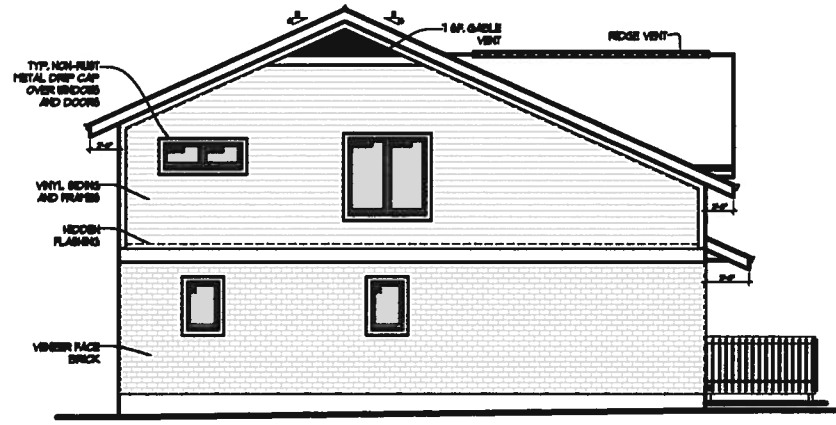


LaPage and Associates Ltd.
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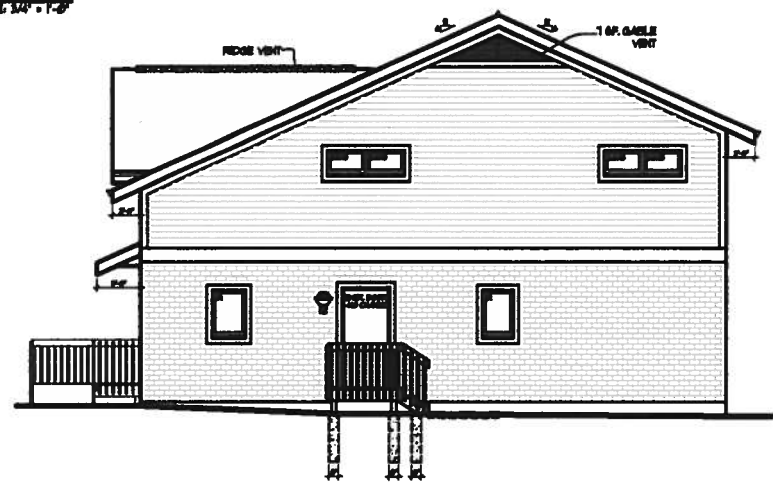
NEW INTERIOR WALL SECTION
SCALE: 1/4" = 1'-0"



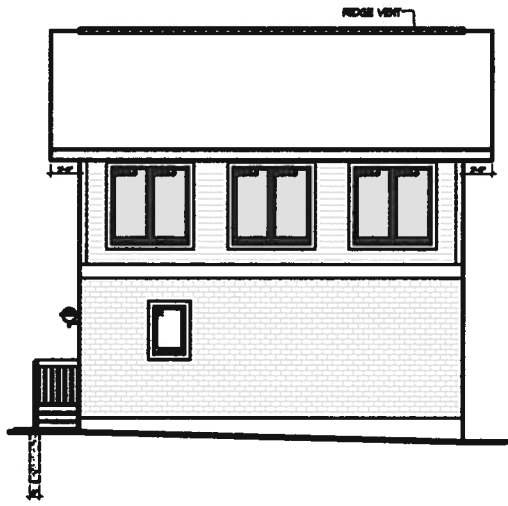
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

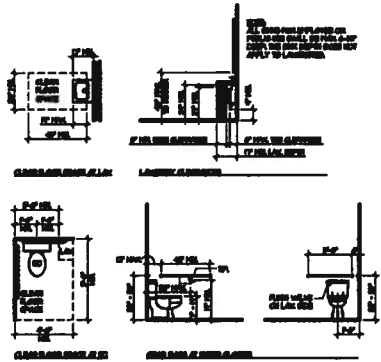


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

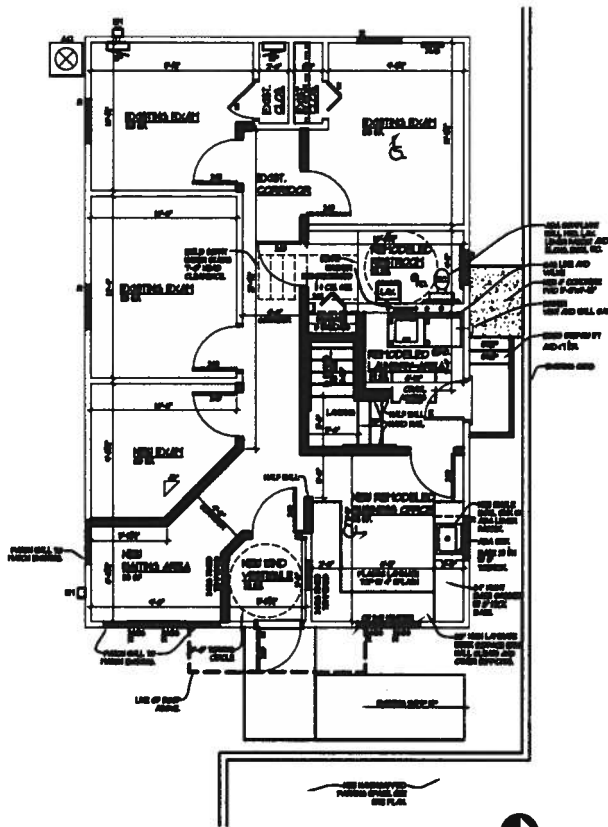
NEW ADDITION & REMODELING
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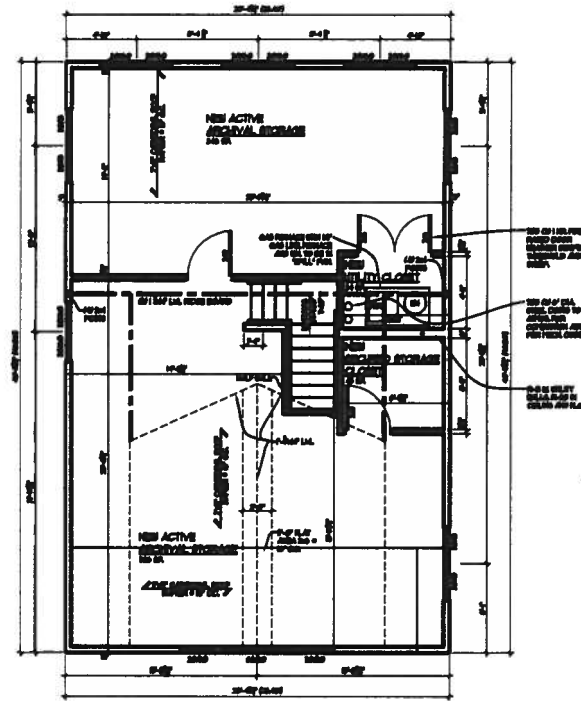


SCALE: 1/4" = 1'-0"



1-BARRIERS
R-REPLACED

SCALE: 1/4" = 1'-0"



NET FLOOR AREA: 1848 SQ. FEET
GROSS FLOOR AREA: 1944 SQ. FEET

SCALE: 1/4" = 1'-0"

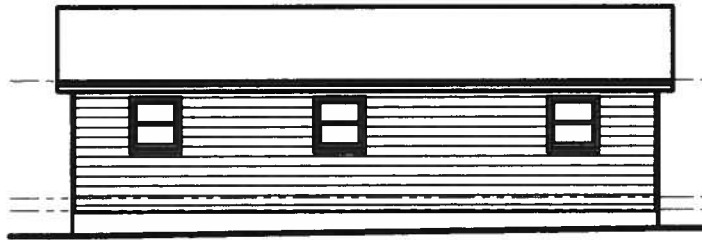
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3	12/15/03	ISSUED FOR PERMITS
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5	02/15/04	ISSUED FOR PERMITS
6	03/15/04	ISSUED FOR PERMITS
7	04/15/04	ISSUED FOR PERMITS
8	05/15/04	ISSUED FOR PERMITS
9	06/15/04	ISSUED FOR PERMITS
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99	12/15/11	ISSUED FOR PERMITS
100	01/15/12	ISSUED FOR PERMITS

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NEW ADDITION & REMODELING
Dr. Gregory L. Bown - CHIROPRACTOR
 338 S. COUNTY FARM RD.
 WHEATON, ILLINOIS

PROPOSED FIRST AND SECOND FLOOR PLANS

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① EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



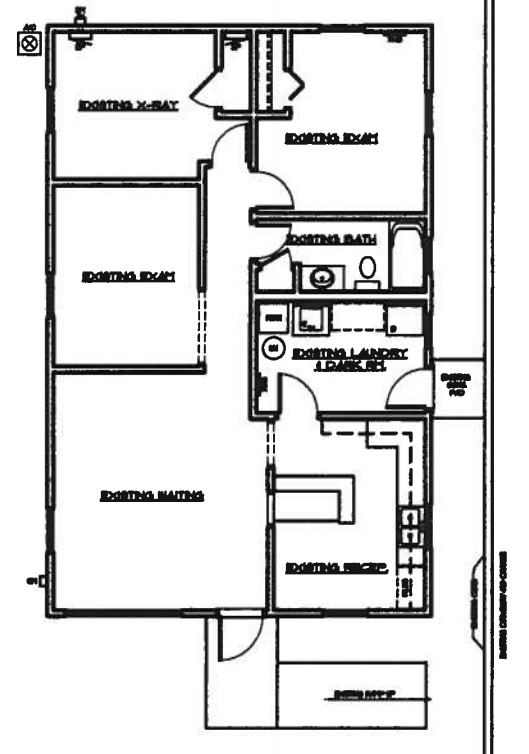
② EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



③ EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



④ EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



⑤ EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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<p>NEW ADDITION & REMODELING Dr. GREGORY L. BOWN - CHIROPRACTOR 330 S. COUNTY FAIRB RD. WHEATON, ILLINOIS</p>	
<p>EXISTING FLOOR PLAN AND ELEVATIONS</p>	
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