

ORDINANCE NO. F-1340

AN ORDINANCE GRANTING A HEIGHT VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 820 WEST ELM STREET - GOSAIN

WHEREAS, written application has been made requesting a variation from the provisions of Article 8.2.1 of the Wheaton Zoning Ordinance to allow an addition to an existing residence with a proposed height of 37.52 feet in lieu of the maximum 35 feet, all on certain property legally described herein and commonly known as 820 West Elm Street, 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 March 25, 2008 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 from the requirements of Article 8.2.1 of the Wheaton Zoning Ordinance to allow an addition to an existing residence with a proposed height of 37.52 feet in lieu of the maximum 35 feet, on the following-described property:

LOT 9 IN H.H. LANE'S SUBDIVISION UNIT 2, OF PART OF LOT 18, OF THE PLAT OF COUNTY CLERK'S ASSESSMENT SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID H.H. LANE'S SUBDIVISION UNIT 2, RECORDED AUGUST 2, 1955 AS DOCUMENT 767470, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-20-211-004

This property is commonly known as 820 West Elm Street, Wheaton, IL 60187 ("subject property").

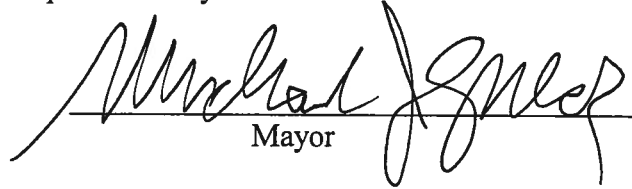
Section 2: The variation provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

- A. The addition design and location shall be as illustrated on the plans titled "Proposed Addition for 820 West Elm Street", prepared by Gordon Architecture, Wheaton, IL and dated February 8, 2008, which are on file in the office of the Planning and Economic Development Department.

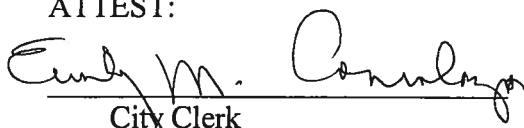
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

2008-0899-00

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

Roll Call Vote:

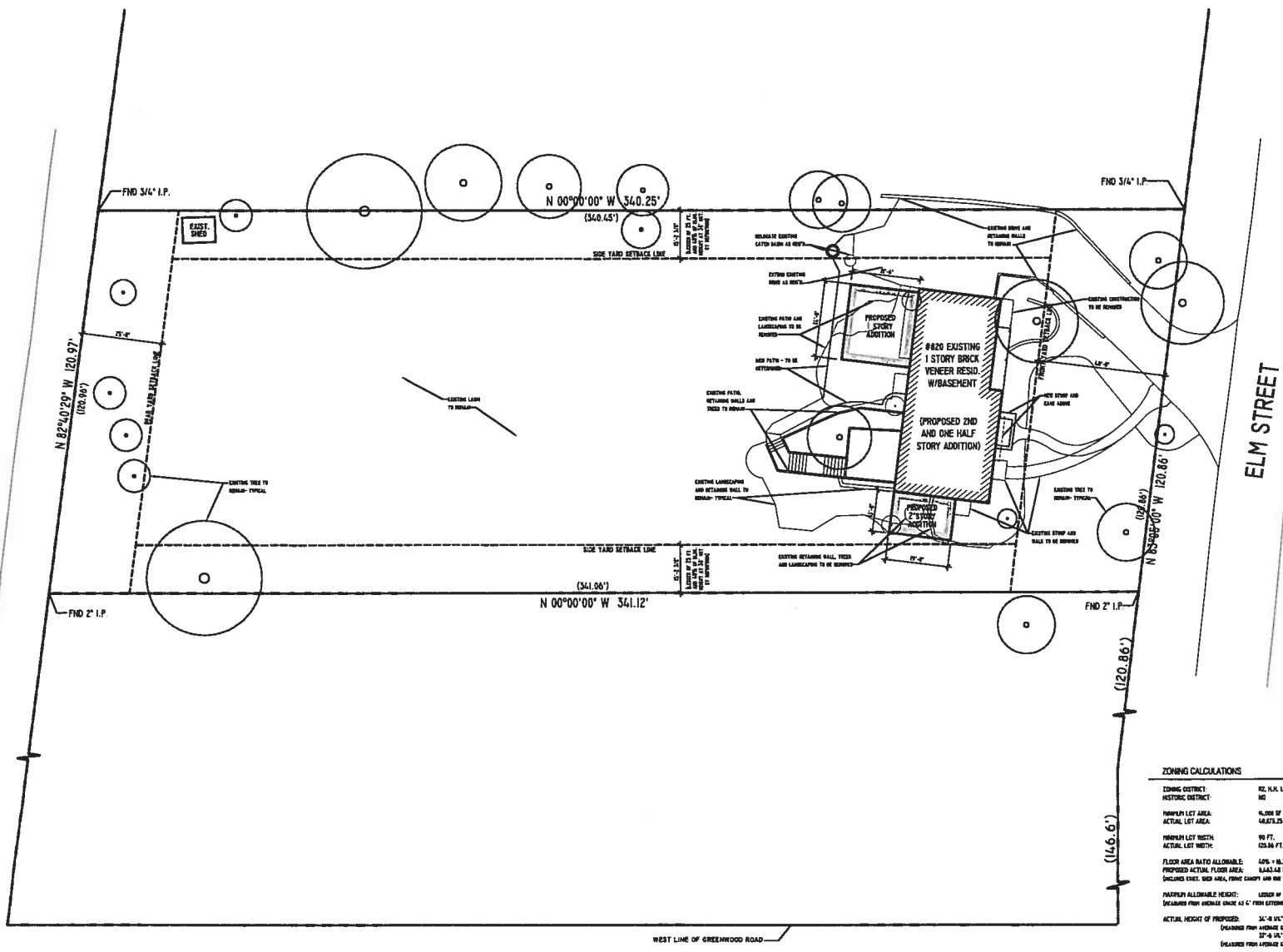
Ayes: Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis
Councilman Prendiville
Councilman Suess

Nays: None

Absent: None

Motion Carried Unanimously

Passed: April 7, 2008
Published: April 8, 2008



PROPOSED PRELIMINARY SITE PLAN
VP-1-P

(PLAT OF SURVEY INFORMATION PROVIDED BY BARNHART & ASSOCIATES, P.C.)

ZONING CALCULATIONS

ZONING DISTRICT:	02, N.H. LAMES SUBDIV., LOT 9
HISTORIC DISTRICT:	ND
PERMITTED LOT AREA:	46,000 SF
ACTUAL LOT AREA:	64,873.25 SF
PERMITTED LOT WIDTH:	90 FT.
ACTUAL LOT WIDTH:	120.86 FT.
FLOOR AREA RATIO ALLOWABLE:	0.45x = 29,700 SF
PROPOSED ACTUAL FLOOR AREA:	14,623.72 SF
(INCLUDES DRIVE, SIDE AREA, FRONT CANOPY AND ONE HALF OF THE LANDSCAPE AREA)	
PERMITTED ALLOWABLE HEIGHT:	LEIGH OF 35'-0" AND 2 1/2 STORES
(DETERMINED FROM HEIGHT GRADE AS 5' FROM EXTENSION WALLS TO HIGHEST PART OF ROOF)	
ACTUAL HEIGHT OF PROPOSED:	34'-6 1/4" AND 2 1/2 STORES
(DETERMINED FROM HEIGHT GRADE AT THE FRONT ONLY)	
(37'-6 1/4" AND 2 1/2 STORES)	
(DETERMINED FROM AVERAGE GRADE BY REFINISHING)	
ALLOWABLE LOT COVERAGE:	33.95% OF LOT AREA = 14,623.72 SF
PROPOSED ACTUAL LOT COVERAGE:	22.71% OF ENCLOSED AREA, 20.84%

GENERAL NOTES:
THE DRAWING, SPECIFICATIONS AND NOTES HEREBY PROVIDED BY THE ARCHITECT FOR THE PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S PROFESSIONAL SERVICE. THE ARCHITECT'S RESPONSIBILITY SHALL BE LIMITED TO THE PROJECT AND SHALL NOT BE EXTENDED TO THE CONTRACTOR OR OTHER PROFESSIONALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

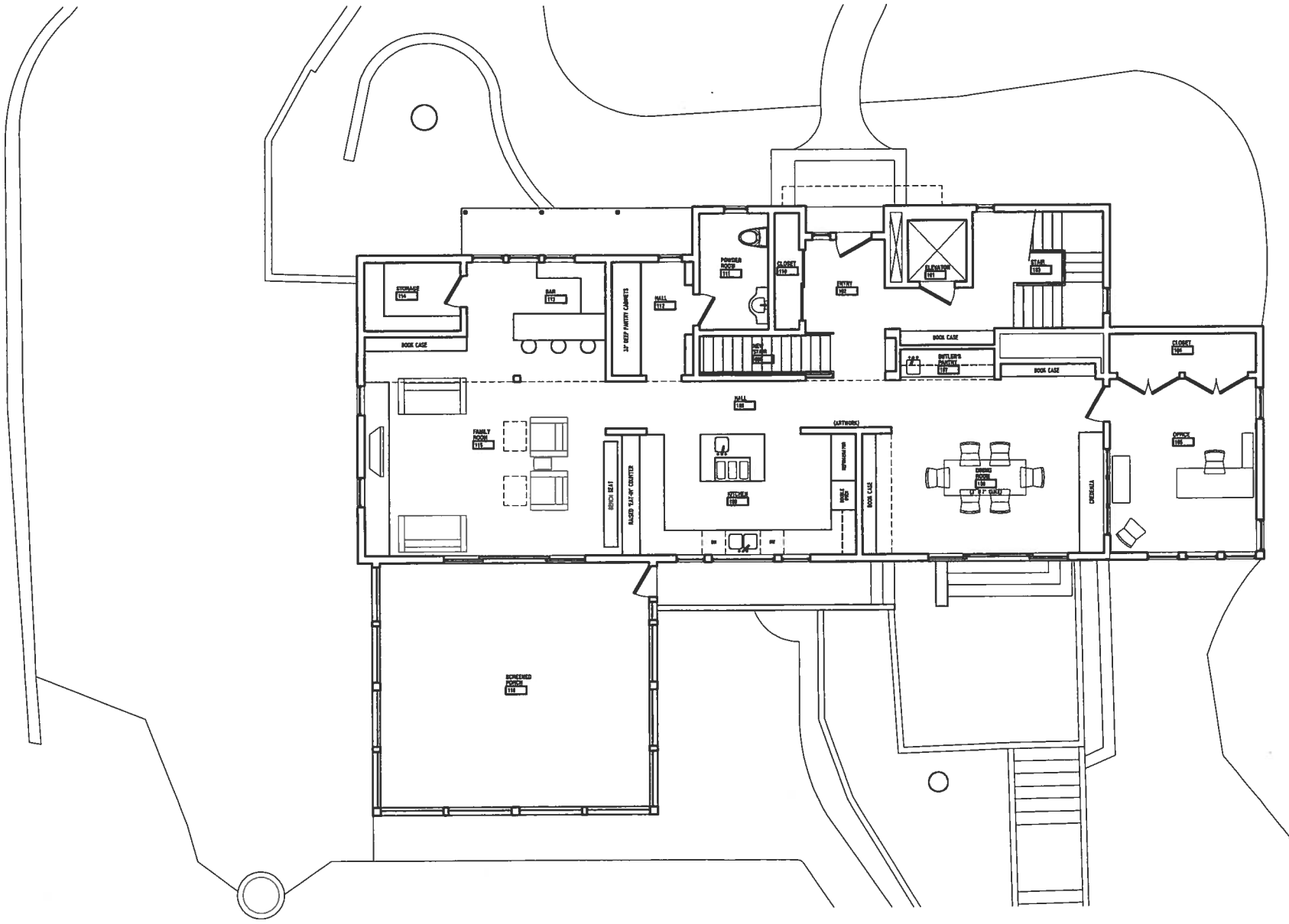
ZONING VARIATION APP. 02.08.08

PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

ARCHITECTURE
topiors

BY ARCHITECTURAL FIRM, WHEATON, ILL. 60187
T. DANIELSON, P.C. 11/14/2007

JOB NO. P-2007-002



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

PROPOSED FIRST FLOOR AREA = 3068.0 SF



GENERAL NOTES:
 THE DIMENSIONS, SPECIFICATIONS AND OTHER
 CONDITIONS SHOWN ON THIS DRAWING ARE THE PROPERTY OF THE ARCHITECT'S
 OFFICE AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE
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 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL
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ZONING VARIATION APP. 02.08.03

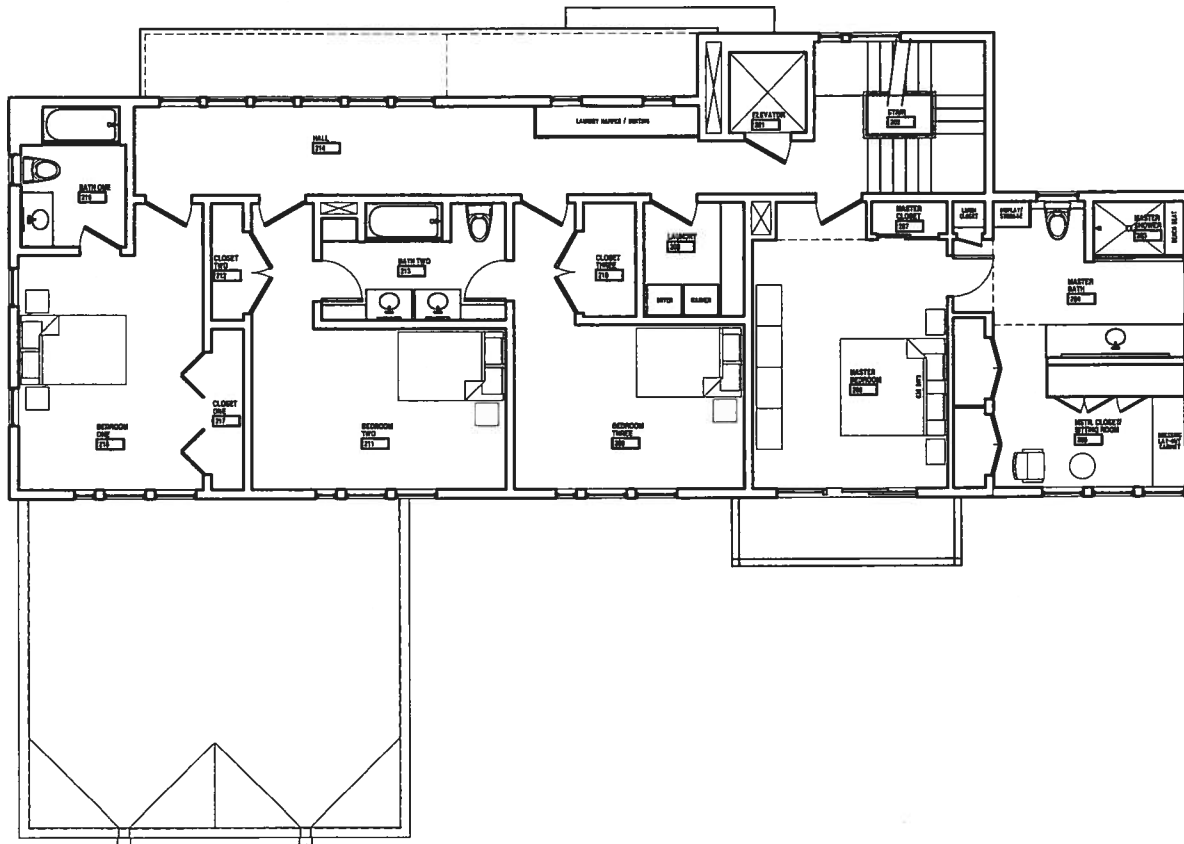
PROPOSED ADDITION FOR
820 WEST ELM STREET
 WHEATON, ILLINOIS

ARCHITECTURE
UOP/LOG
 INC.

807 WASHINGTON ROAD WHEATON, IL 60187
 T: 630-468-2327 F: 630-468-2322

JOB NO. P2003-002

A2



PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

PROPOSED SECOND FLOOR AREA = 2028.00 SF



GENERAL NOTES:
 THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THE PROJECT ARE HEREBY ACCEPTED BY THE CONTRACTOR AND SHALL BE CONSIDERED THE BASIS OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL OBTAIN ALL CONSENTS, LICENSES AND APPROVALS FROM ALL AGENCIES, AUTHORITIES AND OTHER AGENCIES BEFORE COMMENCING THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL OBTAIN ALL CONSENTS, LICENSES AND APPROVALS FROM ALL AGENCIES, AUTHORITIES AND OTHER AGENCIES BEFORE COMMENCING THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL OBTAIN ALL CONSENTS, LICENSES AND APPROVALS FROM ALL AGENCIES, AUTHORITIES AND OTHER AGENCIES BEFORE COMMENCING THE CONTRACT.

ZONING VARIATION APP. 02.04.06

PROPOSED ADDITION FOR
820 WEST ELM STREET
 WHEATON, ILLINOIS

ARCHITECTURE
gordon
 INC.

BY PROJECTOR MARK WHEATON, R. ARCH.
 T. 630.462.2527 F. 630.462.2527

JOB NO. P2007-002

A3

GENERAL NOTES:
 THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THE PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR THE PROJECT AND SHALL BE KEPT TO THE PROJECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
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ZONING VARIATION APP. 02.08.08

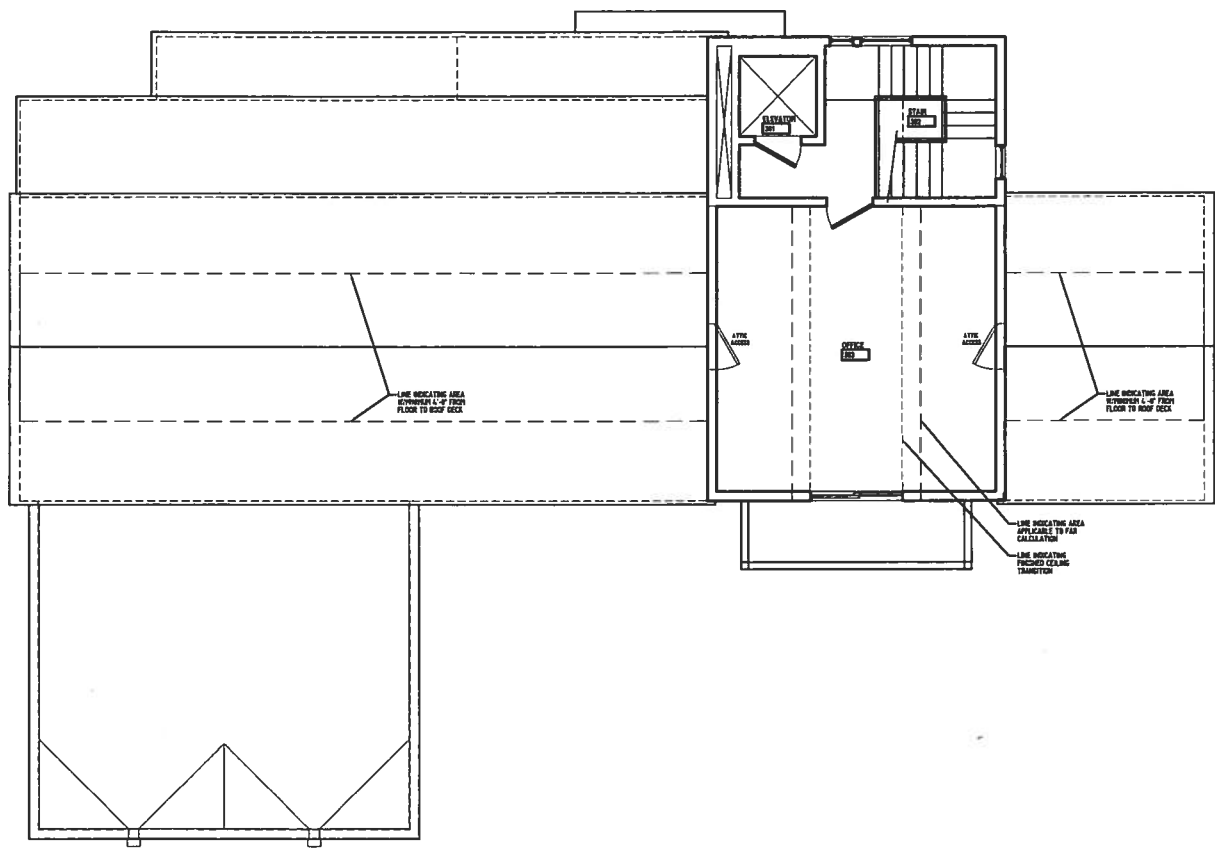
PROPOSED ADDITION FOR
820 WEST ELM STREET
 WHEATON, ILLINOIS

ARCHITECTURE
toppos
 INC.

BY PROJECTOR: [Signature] 02.08.14
 T. ANDREW [Signature] 02.08.14

JOB NO. P2007-0002

A4



PROPOSED SECOND HALF STORY FLOOR PLAN
 W-114

PROPOSED SECOND HALF STORY AREA APPLICABLE TO F&B	275.00 SF
PROPOSED SECOND HALF STORY FINISHED FLOOR AREA	307.00 SF
ONE SF OF PROPOSED SECOND FLOOR AREA	125.00 SF
PROPOSED SECOND HALF STORY FLOOR AREA	178.00 SF
AT AREA WITH THICKER FLOOR SLAB IN REAR PORCH	



GENERAL NOTES:
THE QUALITY OF THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT HAS NOT BEEN ADVISED BY THE CLIENT OF ANY UNLAWFUL OR ILLEGAL ACTS OR OMISSIONS. THE ARCHITECT SHALL BE HELD RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR THE PERMITS AND OTHER REGULATORY MATTERS, INCLUDING THE CITY OF WHEATON, ILLINOIS. COPYRIGHT 2018, TODD ARCHITECTURE, INC.

ZONING VARIATION APP. 02.08.00

PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

ARCHITECTURE
topdog
800 SANDWICH BLVD WHEATON, IL 60187
T: 630.696.2817 F: 630.696.2822

JOB NO. P2007-002

A6



PROPOSED NORTH ELEVATION
1/8" = 1'-0"

GENERAL NOTES:

THE DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AND THIS PROJECT ARE THE SOLE PROPERTY OF THE ARCHITECT'S FIRM AND SHALL REMAIN HIS PROPERTY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND SHALL OBTAIN ALL NECESSARY PERMITS AND OTHER REQUIRED DOCUMENTS, INCLUDING THE CONTRACT, SPECIFICATIONS & MATERIALS SCHEDULE FROM THE ARCHITECT, ARCHITECTURE & INTERIOR DESIGN, INC.

ZONING VARIATION APP. 02.08.08



PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED ADDITION FOR
820 WEST ELM STREET
WHEATON, ILLINOIS

ARCHITECTURE
goodjos

887 HANCOCK STREET, WHEATON, IL 60187
T: 630.998.7827 F: 630.998.2827

JOB NO. PZ007-002

A8







