

ORDINANCE NO. F-1387

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A
POOL HOUSE IN THE R-3 RESIDENTIAL DISTRICT - 313 EAST PRAIRIE AVENUE/
YOUNGBERG**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit to allow the construction of a pool house in the R-3 Residential District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 313 East Prairie Avenue; ("Subject Property") 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 October 14, 2008 and October 28, 2008, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

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: The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

PARCEL 1: LOT 2 IN HARRIET FARRAR'S SUBDIVISION IN THE SOUTH ½ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1962 AS DOCUMENT NO. R62-33744, IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

PARCEL 2: FOR THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE CENTER OF MAIN STREET AND HARRISON AVENUE IN THE CITY OF WHEATON, (SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST PRAIRIE AVENUE, 939.9 FEET FOR A PLACE OF BEGINNING, THENCE NORTH PARALLEL WITH SAID MAIN STREET 378.0 FEET, THENCE EAST PARALLEL WITH SAID PRAIRIE AVENUE, THENCE WEST ALONG SAID NORTH LINE 152.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-09-309-004; -005

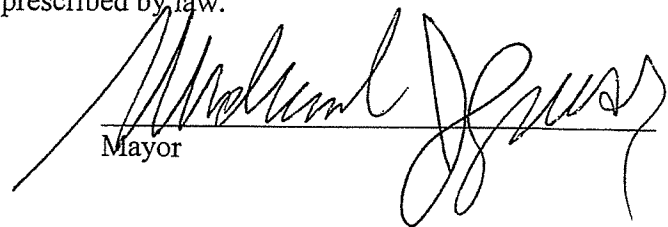
The subject property is commonly known as 313 East Prairie Avenue, Wheaton, Illinois 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow the

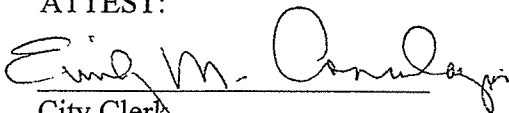
construction of a pool house in the R-3 Residential District, in full compliance with the site plan, elevations and floor plan entitled "Youngberg Residence, Mark and Janice Youngberg, 313 East Prairie Avenue, Wheaton, Illinois" prepared by RR Browne Architects, Elgin, Illinois, dated July 14, 2008 and the landscaping plan entitled "Youngberg Residence", prepared by Pamela Self, Hawthorne Woods, Illinois.

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

ROLL CALL VOTE:

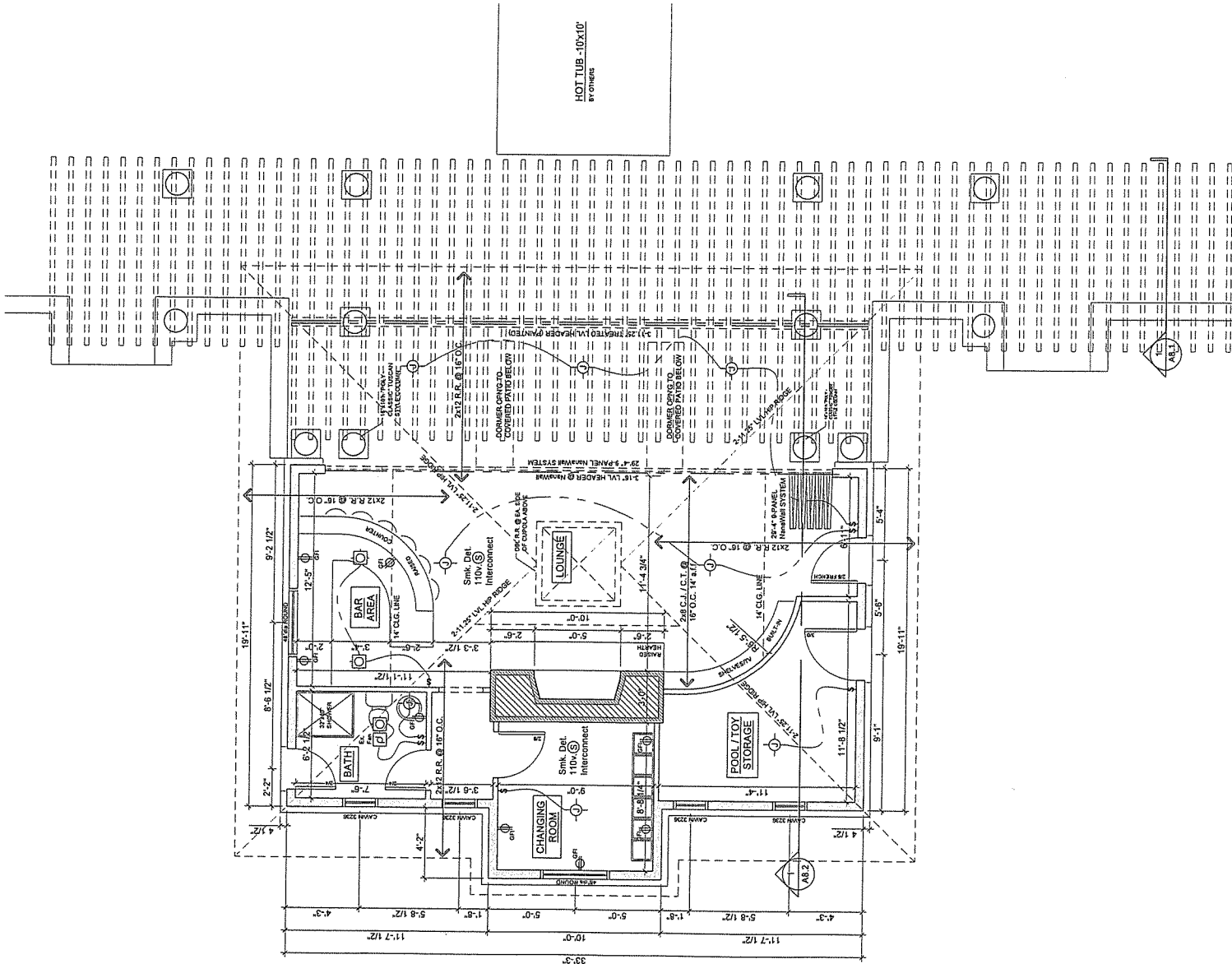
Ayes: Councilman Mouhelis
Councilman Prendiville
Councilman Sues
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 3, 2008
Published: November 4, 2008



POOL HOUSE - GROUND LEVEL PLAN

3/4 18, 2008 - 8/20/08 2:00 Project: Lvl 03: Resonance/MT A1121/Engineering/Resonance/03/Drawings/03/PoolHouse/03/PoolHouse.dwg

RR | BROWNE
 ARCHITECTS
 618 CONCORDIA AVE., ELEM., IL 60120
 T 815.461.1200 F 815.461.1232
 www.rrbrowne.com

REVISIONS/DETAILS	DATE

PROJECT MANAGER
 TEGROWAN

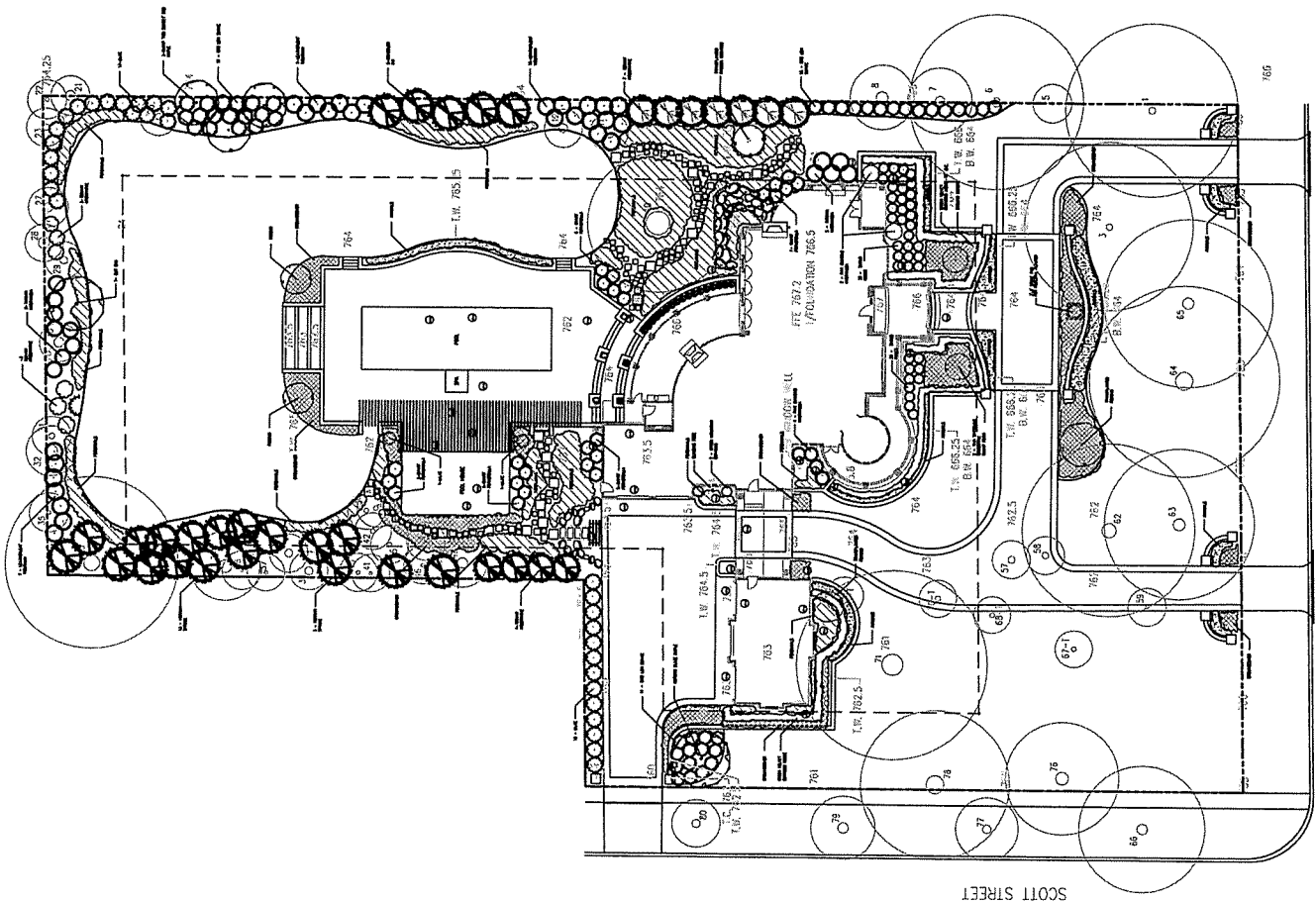
DESIGNED BY: JAMES M. BROWNE
 DRAWN BY: JAMES M. BROWNE
 CHECKED BY: JAMES M. BROWNE
 DATE: 08/20/08

OWNER APPROVAL	DATE
PHASE OF PROJECT	S.D.

PERMIT SET - 07.14.08

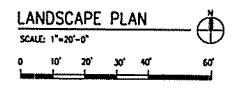
SHEET TITLE
 Pool House
 Foundation
 Ground Level

SHEET NUMBER
A8.1
 of 6-SETS



EAST PRAIRIE AVENUE

SCOTT STREET



**NOT FOR
CONSTRUCTION**

**PAMELA
Self**

Landscape
Architecture
One Aare Court
Howlorn Woods
Windsor • 60647
ph: 847.438.4922
fx: 847.438.5944

Project:
· YOUNGBERG
RESIDENCE

Title:
**PRELIMINARY
GRADING
PLAN**

REVISIONS no.	date	issue
6		REVISIONS
5		FOR CONSTRUCTION
4		VILLAGE REVISIONS
3		VILLAGE SUBMITTAL
2		BIDDING
1		PRELIM

Start Date: -/-/2008

design: PKS
drawn by: JRF

sheet
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