

**ORDINANCE NO. F-1420**

**AN ORDINANCE GRANTING A FLOOR AREA RATIO (FAR) VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 213 EAST WAKEMAN AVENUE -  
SPERANSKE**

**WHEREAS**, written application has been made requesting a variation to Article 9.2.7 of the Wheaton Zoning Ordinance to allow a Floor Area Ratio (FAR) of 41.9% in lieu of the maximum 40.0% on certain property legally described herein and commonly known as 213 East Wakeman Avenue, 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 10, 2009 and March 24, 2009, 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 41.9% in lieu of the maximum 40.0% is granted to allow a second floor home office in full compliance with the building plans that are on file in the Department of Planning and Economic Development, to allow the construction of the home office on the following-described real estate:

LOT 25 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S BOULEVARD  
SUBDIVISION IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED NOVEMBER 20, 1923, AS DOCUMENT 171777, IN DUPAGE COUTY,  
ILLINOIS.

P.I.N.: 05-09-305-019

The subject property is commonly known as 213 East Wakeman Avenue, Wheaton, IL 60187.


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

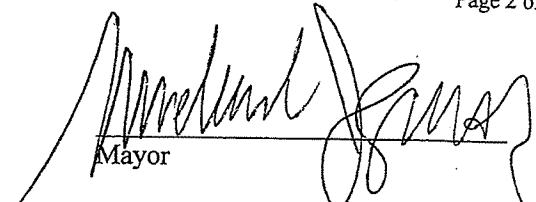
1. On the floor plans, the proposed "family room" shall be relabeled "home office".

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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

ATTEST:

  
City Clerk

  
Mayor

Roll Call Vote:

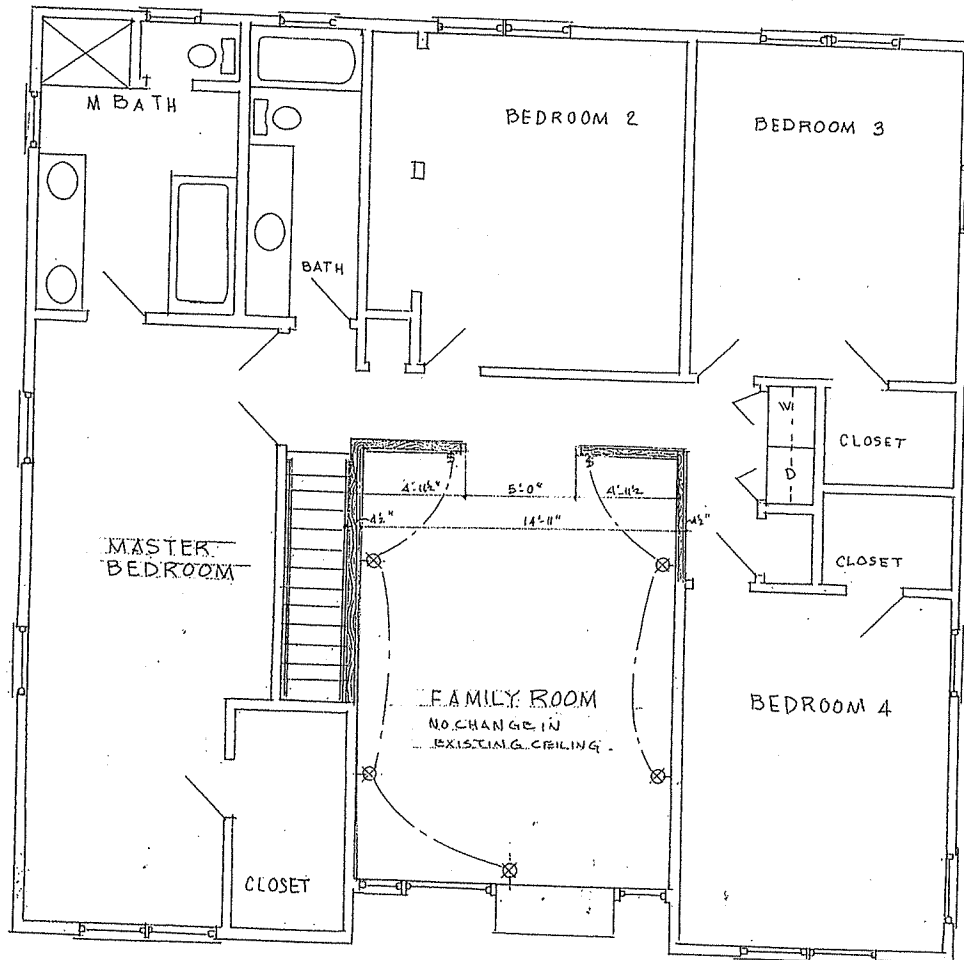
Ayes: Councilwoman Corry  
Councilman Levine  
Mayor Gresk  
Councilman Mouhelis  
Councilman Prendiville  
Councilman Sues


Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 6, 2009  
Published: April 7, 2009



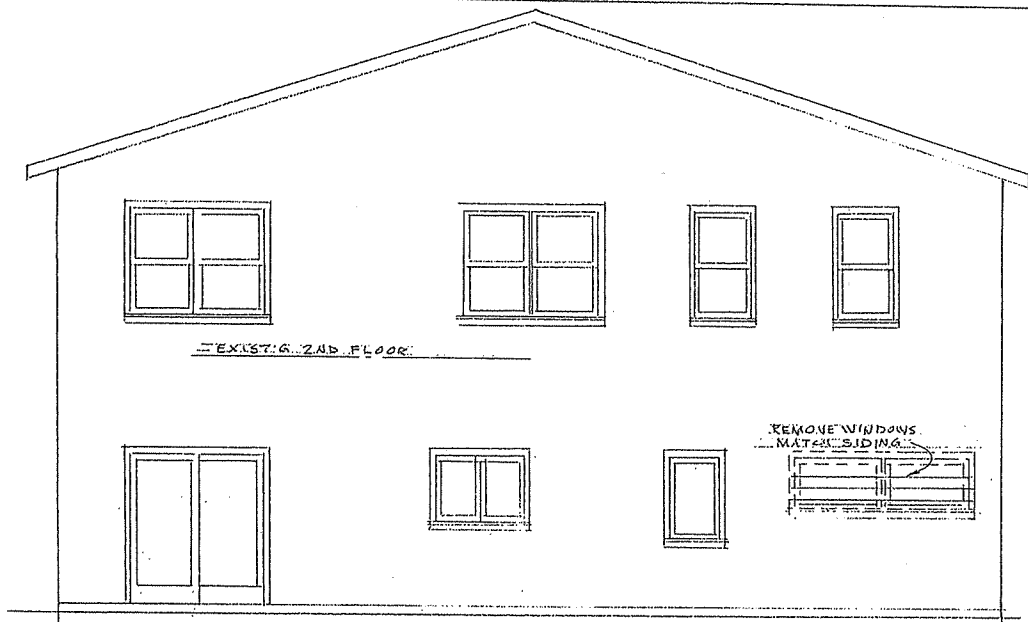

**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

INTERIOR ALTERATION OF  
 A RESIDENCE FOR  
 MR. LARRY SPERANSKI  
 213 E. WAKEMAN STREET  
 WHEATON, IL

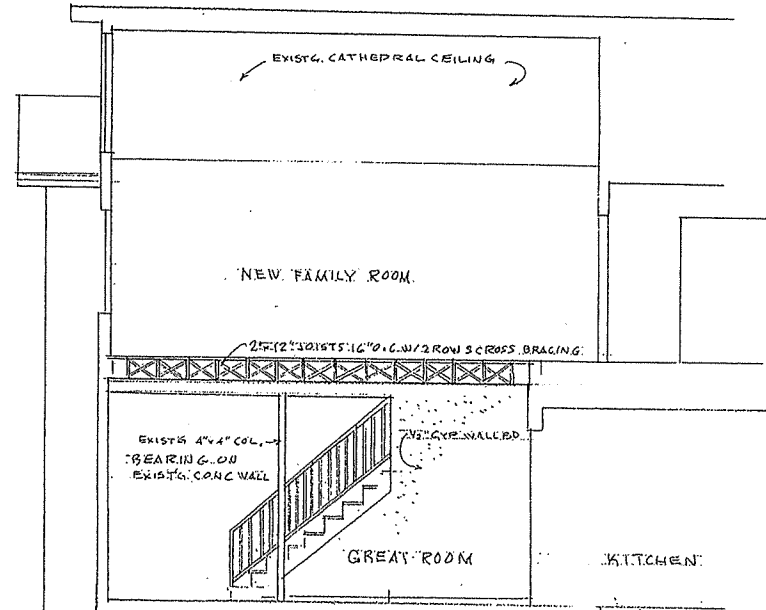
W. E. GREEN, ARCHITECT  
 213 W. Wesley Street # 105  
 Wheaton, IL 60187  
 Project Number 2810  
 Date:

Sheet Number

**A12**



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



SECTION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

INTERIOR ALTERATION OF  
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WHEATON, IL 60187

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EAST ELEVATION

SCALE 1/4" = 1'-0"

INTERIOR ALTERATION OF  
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WHEATON, IL 60187

W. E. GREEN, ARCHITECT  
213 W. Wesley Street#105  
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Date:

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A 4



N O R T H E L E V A T I O N

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

INTERIOR ALTERATION OF  
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W. E. GREEN, ARCHITECT  
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