

ORDINANCE NO. F-1596

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION FOR A TWO-STORY 868 SQUARE FOOT DETACHED GARAGE ON PROPERTY COMMONLY KNOWN AS 310 WEST EVERGREEN STREET - LORENTSEN

WHEREAS, written application has been made requesting a special use permit and variation to allow the construction of a two-story 868 square foot detached garage at 310 West Evergreen Street, Wheaton, IL ("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 25, 2011 to consider the special use permit and variation request; and the Planning and Zoning Board has recommended that the request be granted and approved.

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 Planning and Zoning Board, a special use permit and variation is granted to Article 24.3.1 of the Wheaton Zoning Ordinance to allow the construction of a two-story 868 square foot detached garage all on the following-described property:

LOT 1 IN JESSE WHEATON HOMESTEAD 2ND RESUBDIVISION, OF PART OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2010, AS DOCUMENT NO. R2010-026624, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-335-022

The subject property is commonly known as 310 West Evergreen Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit and variation is granted in full compliance with the following plans: "Lorentsen Residence - Site Plan, Floor Plans and Elevations" prepared by Bryan Associates Architects, Burr Ridge, IL, dated June 29, 2011 and "Lorentsen Residence - Preliminary Engineering Plans" prepared by Engineering Resource Associates, Geneva, IL, dated June 30, 2011 and revised September 6, 2011.

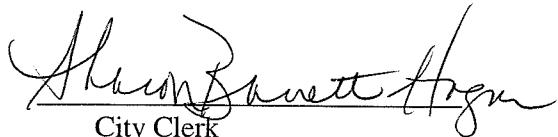
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



Michael J. Gruber
Mayor

ATTEST:



Alan Bennett Hogan
City Clerk

Roll Call Vote

Ayes: Councilman Suess

Councilwoman Ives

Councilman Mouhelis

Councilman Rutledge

Mayor Gresk

Councilwoman Pacino Sanguinetti

Councilman Scalzo

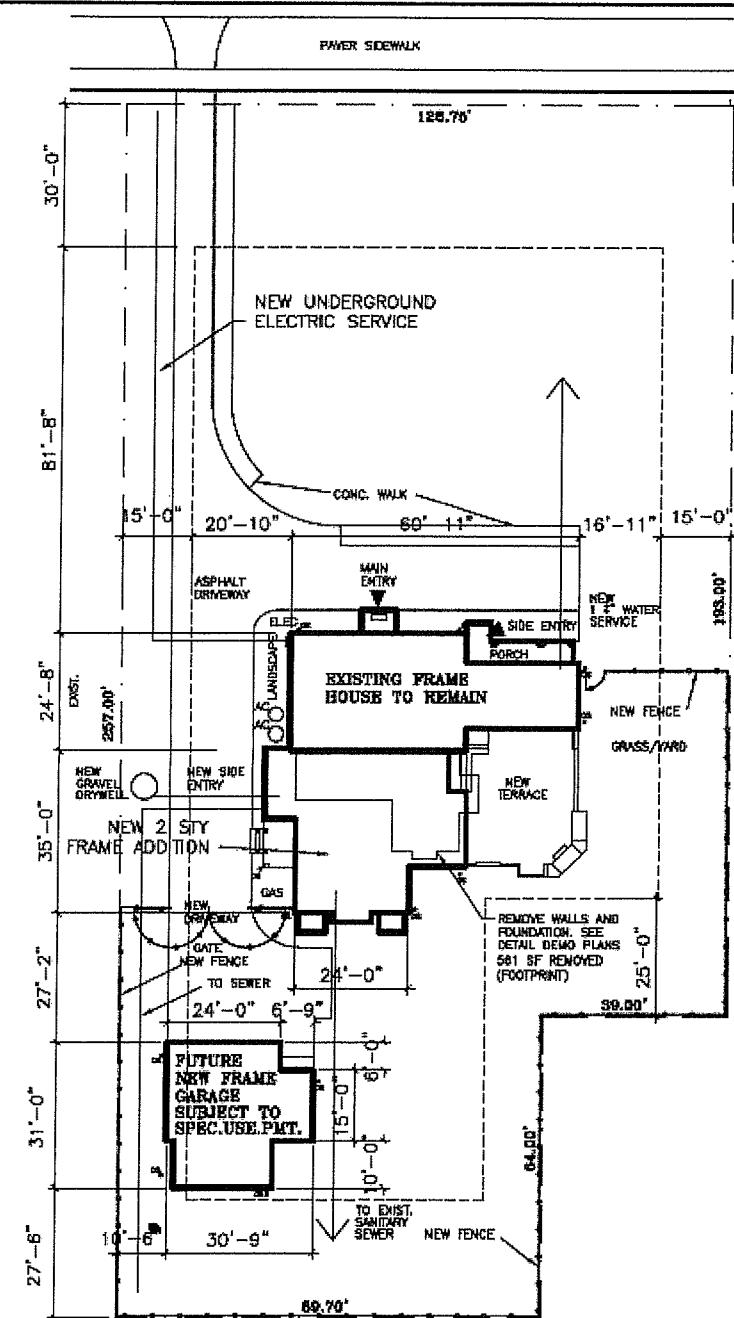
Nays: None

Absent: None

Motion Passed Unanimously

Passed: November 7, 2011

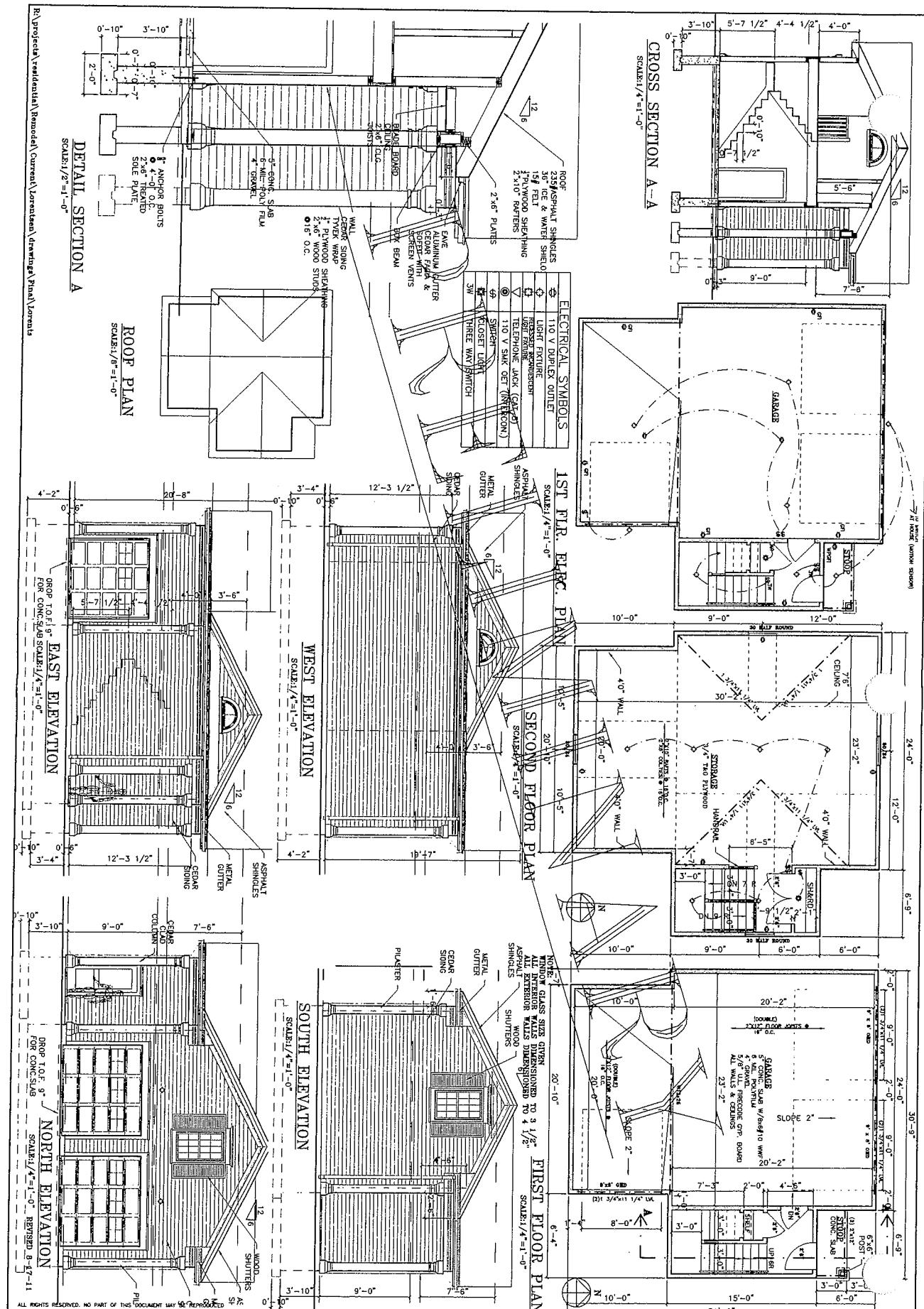
Published: November 8, 2011



Overall Site Plan for Special
Use Permit - GARAGE

OVERALL SITE PLAN

6/29/11



ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED
WITHOUT AUTHORIZATION OF BRYAN ASSOCIATES, INC. ARCHITECTS

PROJECT:\residential\Renovels\Current\lorentsen\drawings\final\lorentsen

R:\Projects\residential\Renovels\Current\lorentsen\drawings\final\lorentsen

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

DATE: 6-29-11

REVISION: 8-17-11

FOR CONCRETE SLAB SCALE: 1/4"=1'-0"

DROP TO F. 9'-0"

FOR CONCRETE SLAB SCALE: 1/4"=1'-0"

REvised: 8-17-11

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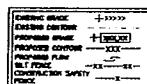
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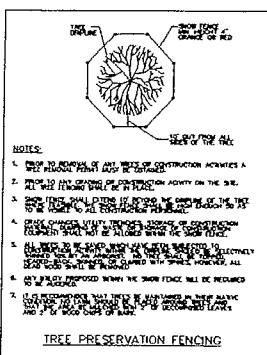
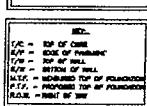
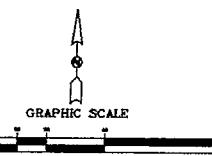
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TOPOGRAPHICAL SITE DEVELOPMENT AND TREE PRESERVATION PLAN



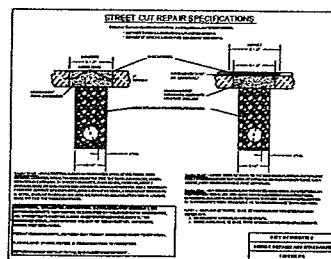
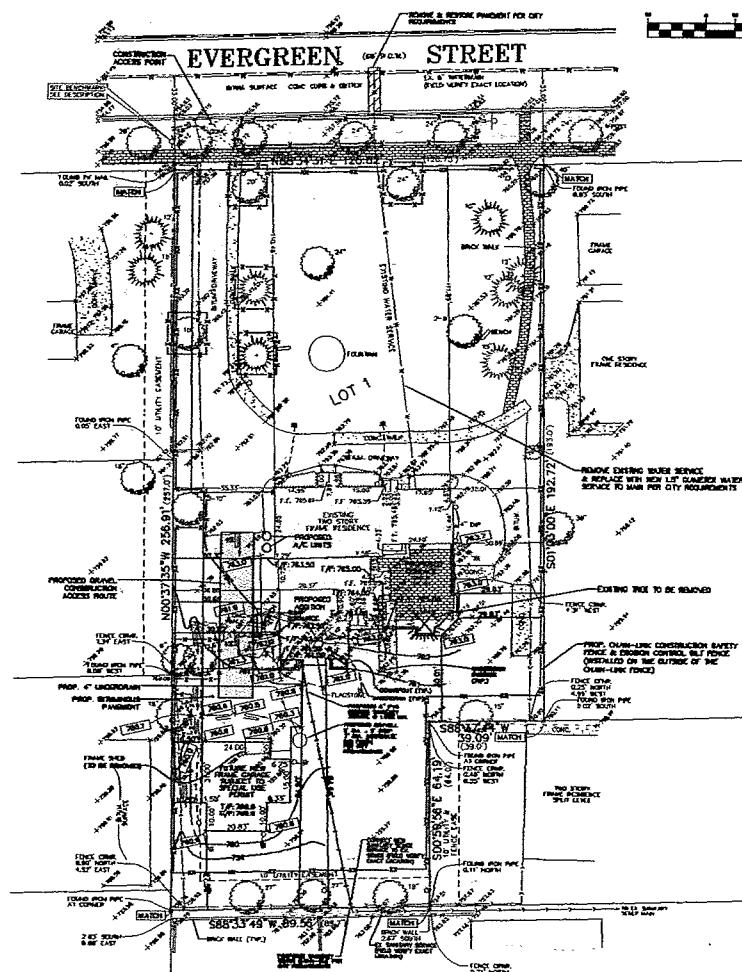
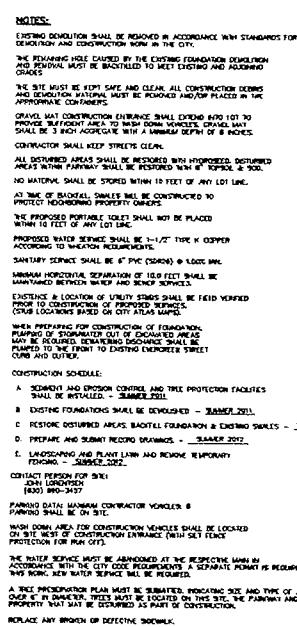
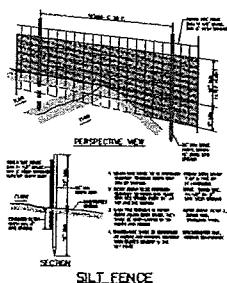
LOTS 1 IN JESSE WHEATON HOMESTEAD 2ND RESUBMISSION, OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2010, AS DOCUMENT NO. R2010-28624.

COMMONLY KNOWN AS: 310 W. EVERGREEN STREET, WHEATON, ILLINOIS
P.I.N. 05-16-335-022



NOTES:

1. PLACE TREE PRESERVATION FENCING AROUND
DRIPLINE OF TREES TO BE PRESERVED.
2. TREE PRESERVATION FENCING MUST BE INSTALLED PRIOR TO DEMOLITION
AND REMAIN IN PLACE UNTIL FINAL CONSTRUCTION IS COMPLETE.



NOTE: SEE ARCHITECTURAL PLAN FOR DETAILED FOUNDATION AND DIMINISH FLOOR ELEVATION INFORMATION.

Surveys Declinable
State of Illinois)
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I, Bradley A. Stroh, an Illinois Professional Land Surveyor, do hereby certify that I have prepared a Boundary Survey of the property described above and that the Survey shown herein is a correct representation of said Survey.

This professional service conforms to the current Illinois minimum standards for boundary and topographic surveys.

700454 7 1 17 4 1 200

Dated this 22nd day of September, 2011.

1. 37

Brook A. Sorenson
Illinois Professional Land Surveyor No. 35-3688
Engineering Resource Associates

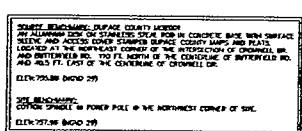


PREPARED FOR: JOHN LORENTSEN
ERA JOB #: 110607



ENGINEERING
RESOURCE
ASSOCIATES, INC.
CONSULTING ENGINEERS FOR INDUSTRY & SURVEYORS

SEARCHED BY: AJ
SEARCHED BY: BON
SEARCHED BY: JPC



SITE PLAN REVISED: SEPTEMBER 6, 2011
SITE PLAN DATED: JUNE 30, 2011
TOPOGRAPHY DATED: JUNE 11, 2011

THE ENGINEER HAS REVIEWED THE TOPOGRAPHY FOR ANY LOCAL
TOPOGRAPHIC DEPRESSIONS AND HERBY CERTIFIES THAT THE
PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED SO AS TO NOT
DISPLACE ANY PONDING OR STANDING WATER, OR NOT CHANGE THE
DRAINAGE OF SURFACE WATERS.

REGISTERED PROFESSIONAL ENGINEER NO. 082-032108

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