

ORDINANCE NO. F-1959

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN  
PIECE OF PROPERTY COMMONLY KNOWN AS 1944 CHIPPEWA DRIVE - BIRKETT

**WHEREAS**, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a covered front porch with a front yard setback of 26.0 feet in lieu of the required 37.4 feet, on certain property legally described herein and commonly known as 1944 Chippewa Drive, Wheaton, Illinois 60189; 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 August 23, 2016 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:** The following described property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

LOT 72 IN JOE KEIM'S ARROWHEAD UNIT NO. 4, A SUBDIVISION IN SECTION 30, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1976 AS DOCUMENT R76-44351, IN DUPAGE COUNTY, ILLINOIS.

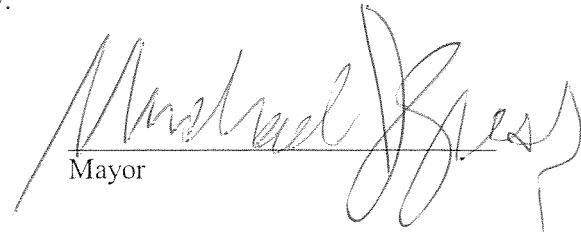
P.I.N.: 05-30-411-008

The subject property is commonly known as 1944 Chippewa Drive, Wheaton, IL 60189.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 26.0 feet in lieu of the required 37.4 feet is granted for a covered front porch in full compliance with the "Proposed New Covered Front Stoop Site Plan, Floor Plan and North Elevation", prepared by Marc Kollias, sheets 1-2, dated July 15, 2016.

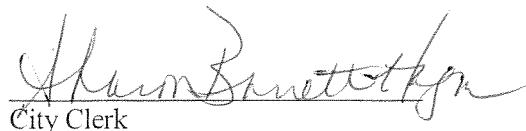
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**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 Birkett  
Mayor

ATTEST:



Alan Bannett Jr.  
City Clerk

Roll Call Vote

Ayes: Councilman Rutledge  
Mayor Pro Tem Scalzo  
Councilman Saline  
Councilwoman Fitch  
Councilman Prendiville

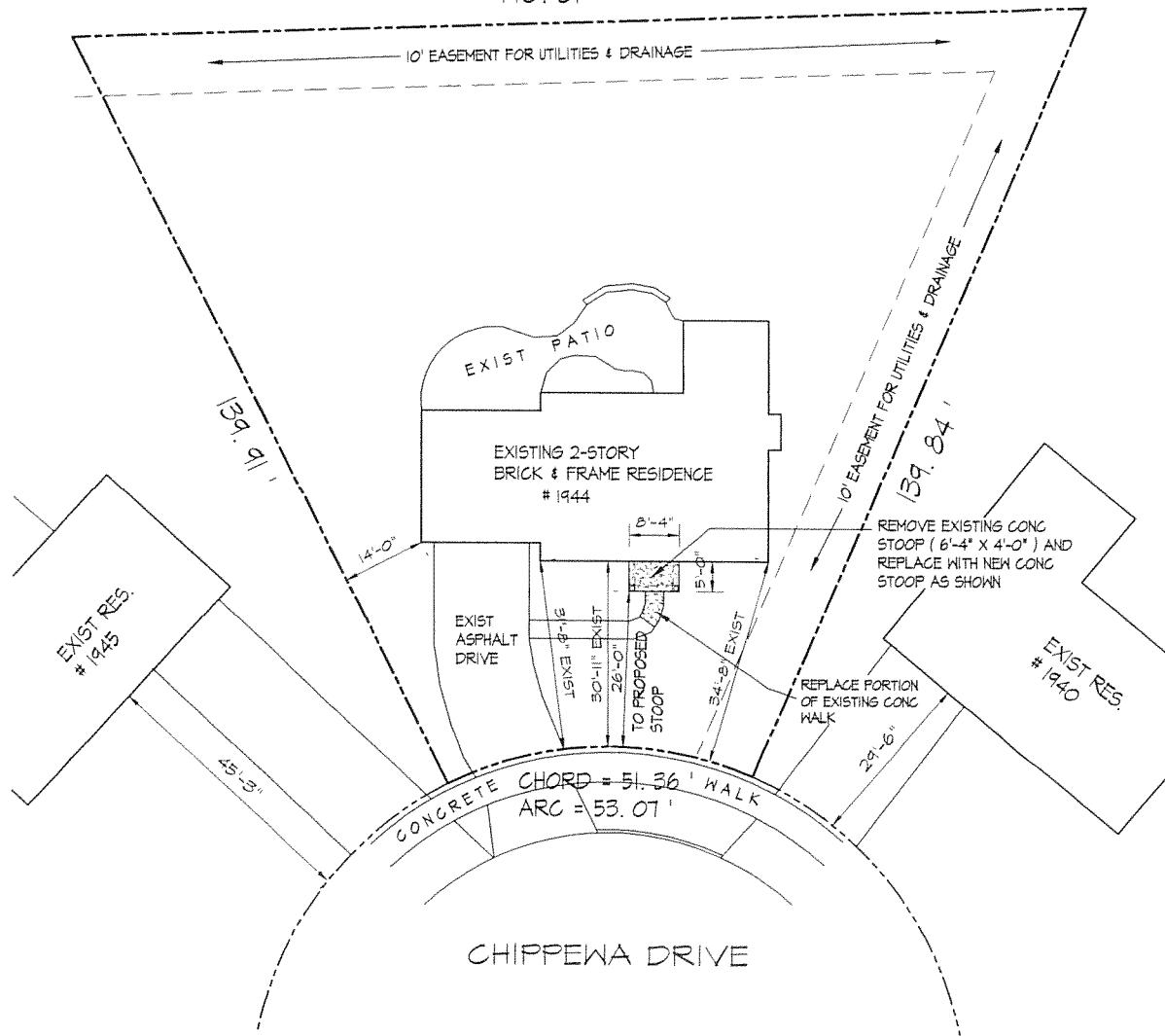
Nays: None

Absent: Mayor Gresk  
Councilman Suess

Motion Carried Unanimously

Passed: September 6, 2016  
Published: September 7, 2016

170.31'



ZONING INFORMATION: RS DISTRICT

REQUIRED SETBACKS

FRONT SETBACK = 30', BUT SHALL NOT EXCEED THE AVERAGE SETBACK OF THE ADJACENT TWO PROPERTIES

REQ'D FRONT SETBACK =  $(45.25' + 29.5') / 2 = 37.4' = 31-5"$  \*

REAR SETBACK = 25'

INTERIOR SIDE = 8% OF LOT WIDTH (FOR 1-STORY PORTIONS)

INTERIOR SIDE = 14% OF LOT WIDTH (FOR 2-STORY PORTIONS)

MAX. HEIGHT = 2 1/2 STORIES, 35'

MAX FLOOR AREA RATIO = .40

MAX LOT COVERAGE = 33.3%

LOT AREA = 13,804 SF

ALLOW COVERAGE = 13,804 X .333 = 4596 SF

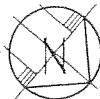
EXISTING RESIDENCE FOOTPRINT = 1704 SF

PROPOSED COVERED STOOP = 42 SF

PROPOSED TOTAL LOT COVERAGE = 1746 SF

SITE PLAN

1" = 20' - 0"



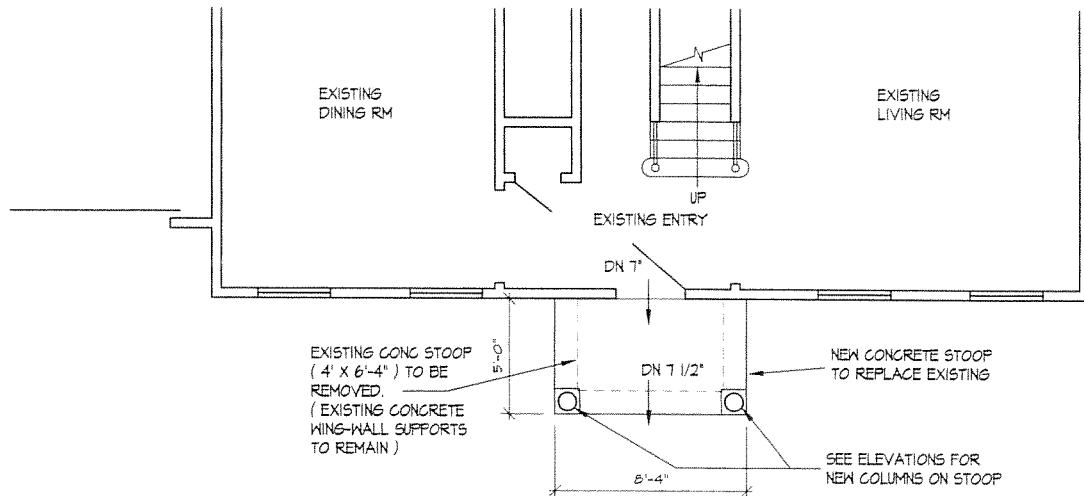
\* A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED FRONT SETBACK AS PROPOSED ON SITE PLAN.

FOR ZONING VARIANCE APPROVAL ONLY,  
NOT FOR CONSTRUCTION

PROPOSED  
NEW COVERED FRONT STOOP

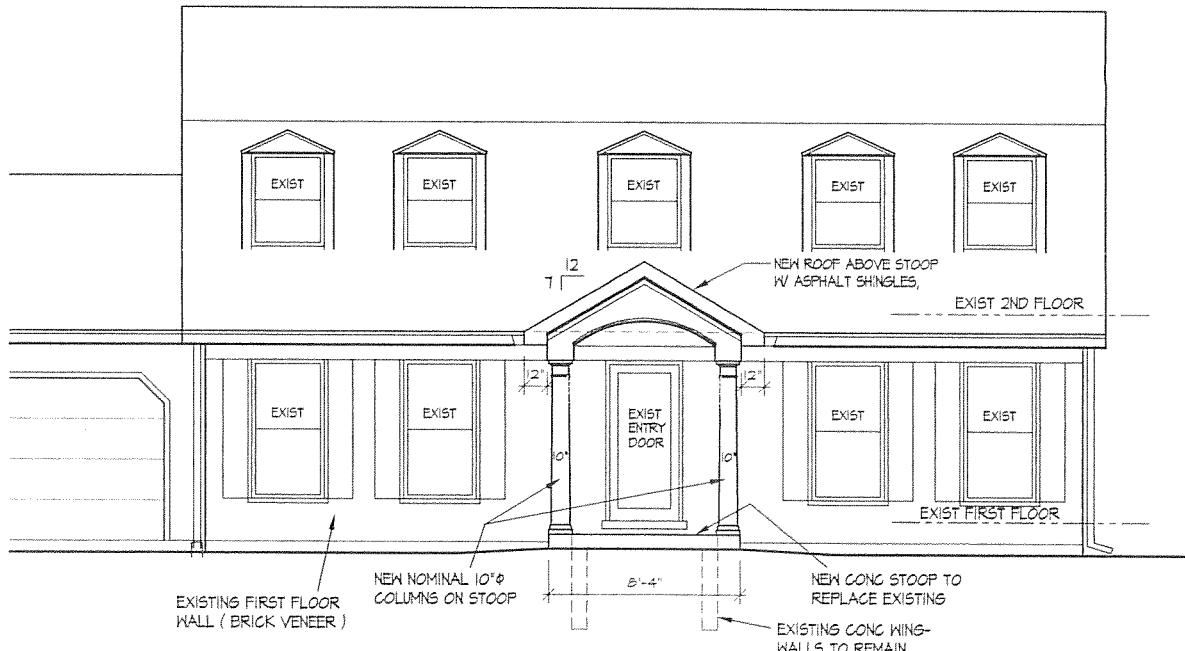
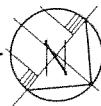
1704 CHIPPEWA DR WHEATON, IL

MARC KOLLIAS -ARCHITECT-	1
25 W 167 PURFEE RD. WHEATON, IL 60189 PH: (630) 690-8211	1 OF 2



PLAN OF NEW COVERED STOOP

$$3/16^k = 1 - 0$$



### EXISTING NORTH ELEVATION

WITH NEW COVERED STOOP \* 3 / 16" = 1" - 0"

A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED FRONT SETBACK AS PROPOSED ON SITE PLAN.

FOR ZONING VARIANCE APPROVAL ONLY,  
NOT FOR CONSTRUCTION

MARC KOLLIAS  
-ARCHITECT-

2

2 of 2

PROPOSED  
NEW COVERED FRONT STOOP

1944 CHIPPEWA DR WHEATON IL