

ORDINANCE NO. O-2021-41

**AN ORDINANCE GRANTING SIDE YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 121 W. FOREST AVENUE - SUESS**

WHEREAS, written application has been made requesting variations to Article 3.4A.5a and Article 24.5.4 of the Wheaton Zoning Ordinance to allow the re-construction and expansion of an existing patio with an existing side yard setback of approximately 3.0 feet in lieu of the required 6.4 feet and the construction of an outdoor fireplace with a side yard setback of 1.0 foot in lieu of the required 10.0 feet, on certain property legally described herein and commonly known as 121 W. Forest Avenue, Wheaton, Illinois 60187; 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 10, 2021 to consider the variation request; and the Planning and Zoning Board, with 4 members present, had a split vote of 3-ayes and 1-nay on the zoning variations.

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 5 IN THE RESUBDIVISION OF BLOCK 1 OF JESSE C. WHEATON, JR'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1924 AS DOCUMENT 176794, IN DUPAGE COUNTY, ILLINOIS.

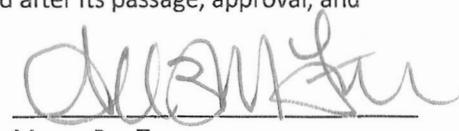
P.I.N.: 05-09-317-005

The subject property is commonly known as 121 W. Forest Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a side yard setback of 3.0 feet in lieu of the required 6.4 feet is granted for a patio and a side yard setback of 1.0 feet in lieu of the required 10.0 feet is granted for an outdoor fireplace, in full compliance with the following plans: "Site Plan - Suess Residence" and "Fireplace Elevation - Suess Residence" prepared by Grant and Power, West Chicago, IL, dated March 17, 2021 and revised June 17, 2021 with the condition that a spark arrestor be installed on the fireplace.

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 Pro Tem

ATTEST:



Deputy City Clerk

Roll Call Vote

Ayes: Councilman Brown
Mayor Pro Tem Fitch
Councilwoman Robbins
Councilman Weller
Councilwoman Bray-Parker

Nays: Councilman Barbier

Absent: Mayor Suess

Motion Carried

Passed: August 16, 2021
Published: August 17, 2021

SITE PLAN

STANDARD LED LIGHTING KEY	
■	200W UNGLE TRANSFORMER
■	STEP / RAL LIGHT - INTEGRAL
○	PATH LIGHT - UNIQUE CHANCELLOR
○	UP LIGHT - UNIQUE INTREP
△	TREE MOUNT UP LIGHT - UNIQUE GUASAR (MOUNT ON TRUNK)

FOREST AVE

WHEATON PL

EXPANDED
PATIO

PROPOSED
FIREPLACE

REMOVE EXISTING PAVERS AND REPLACE WITH
BLUE/BLUE/NATURAL CLEFT BLUESTONE 5 BLOCK PATTERN.
INSTALL NEW EDGE RESTRAINT.

REBUILD SMALL CUTWALL RETAINING WALL (12")

REMOVE EXISTING RAISED BED AND TREE. FILL SPACE WITH BLUE/BLUE NATURAL CLEFT BLUESTONE.

RUN F GAS LINE FROM METER TO FIREPLACE

REBUILD SMALL CUTWALL RETAINING WALL (8")
RUN GAS LINE FROM FIREPLACE TO NEAR GRILL.
INSTALL GLICK CONNECT FOR GRILL.

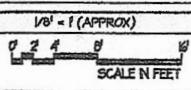
REBUILD SMALL CUTWALL RETAINING WALL (12")

EXISTING PATIO

THIS SECTION OF EXISTING BRICK PAVERS REMAINS AS IS
REMOVE EXISTING PAVERS AND REPLACE WITH BLUE/BLUE,
NATURAL CLEFT BLUESTONE 5 BLOCK PATTERN. INSTALL NEW EDGE RESTRAINT.

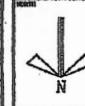
CUSTOM MORTARED GAS FIREPLACE W/ BRICK TO
MATCH HOUSE AND LIMESTONE ACCENTS. 3' WOOD
BOXES BUILT ON BOTH SIDES.
FLAT, LEVEL, AND LAT EXISTING BLUESTONE PATIO WITH
NEW EDGE RESTRAINT

THESE DRAWINGS ARE THE PROPERTY OF
GRANT & POWER LANDSCAPING.
THESE DRAWINGS ARE FOR THE USE OF THE
OWNER ONLY. THEY ARE NOT TO BE COPIED
WHETHER THE WORK FOR WHICH THEY WERE
MADE BE PREPAID OR NOT, AND ARE NOT
TO BE REPRODUCED OR USED IN WHOLE OR
PART, IN WHOLE OR PART, WITHOUT THE
WRITTEN AGREEMENT WITH
GRANT & POWER LANDSCAPING, INC.



GRANT & POWER
LANDSCAPING
The Art of Scenic Design
tel 630.231.0469 fax 630.231.0349
700 EAST ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS 60185
WWW.GRANTANDPOWER.COM
GRANTANDPOWER@GMAIL.COM

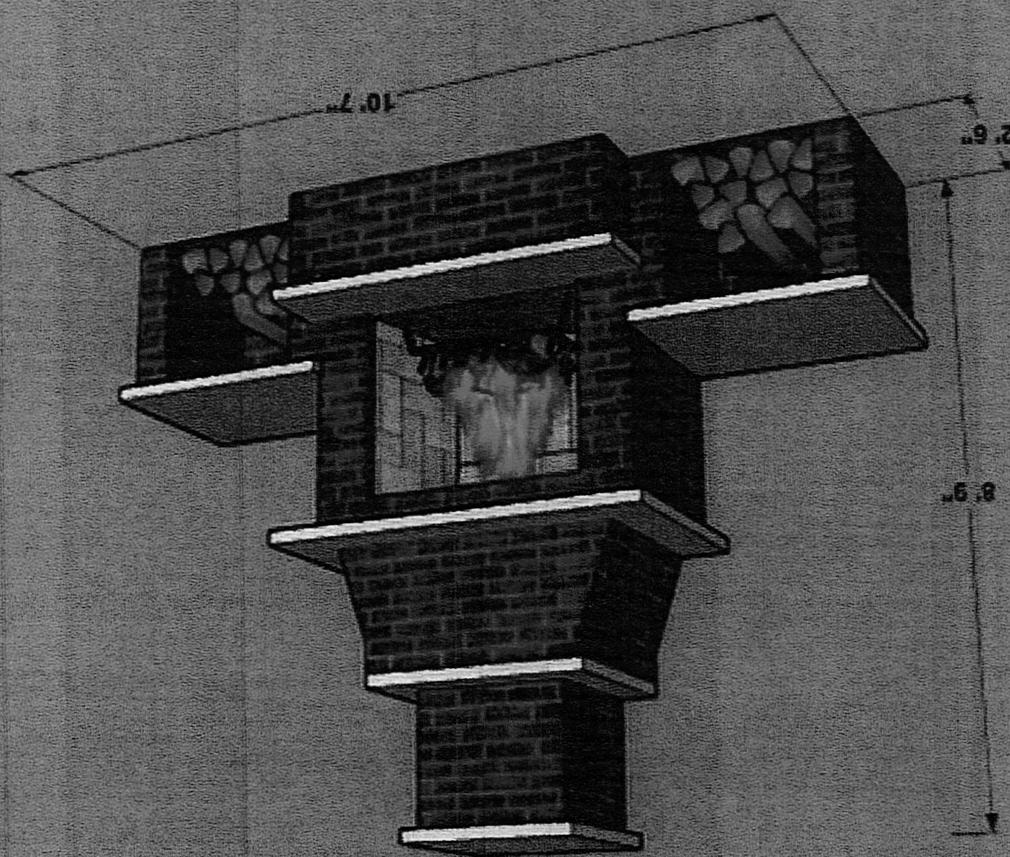
REMOVED BY	DATE	DESCRIPTION
BRIAN O'VALLEY, CLD		
SHAWN PANAK		
MARCH 17, 2021		
REMOVED		



PROPOSED	REMOVED	REPLACED
1 5-27-21		VARIOUS
2 6-17-21		MOVE FIREPLACE

SUÈSS RESIDENCE

121 WEST FOREST AVENUE
WHEATON, ILLINOIS



FIRE PLACE ELEVATION