

ORDINANCE NO. O-2021-50

**AN ORDINANCE AUTHORIZING AN EXTENSION OF TIME AND MINOR ARCHITECTURAL PLAN CHANGES TO
ORDINANCE NO. O-2018-29 - "AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A REAR YARD
SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1004 WHEATON PLACE -
EDDY"**

WHEREAS, on May 21, 2018 the Mayor and City Council approved Ordinance No. O-2018-29 (Original Ordinance), which granted a special use permit and a rear yard setback variation to allow the construction and use of a 1,085 square foot one and one-half story detached garage with a rear yard setback of 5.0 feet in lieu of the required 10.0 feet, all on certain property legally described herein and commonly known as 1004 Wheaton Place, Wheaton, Illinois 60187; and

WHEREAS, Article 4.4 of the City of Wheaton Zoning Ordinance provides that upon written application and for good cause shown, the corporate authorities may, in their sole discretion, authorize the extension of the validity of an Ordinance granting a special use or variation on a certain piece of property; and

WHEREAS, the property owner has requested an extension of time to the validity of the Original Ordinance to obtain building permit approval and complete construction; and

WHEREAS, the property owner has submitted updated architectural plans reducing the proposed ground floor square footage of the detached garage from 1,085 to 861 square feet, reducing the overall height from 21.3 to 19.8 feet, and eliminating the walk-up attic area on the second floor; and

WHEREAS, the proposed reduction in the size and height of the detached garage and the elimination of the walk-up attic area are all considered minor changes that may be approved administratively without a public hearing.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, that an extension and incorporation of the minor architectural plan changes, depicted on Exhibit 1 attached hereto and incorporated herein as if fully set forth, (hereinafter "Improvements") are hereby granted to the Original Ordinance as follows:

Section 1: The following property has been and continues to be zoned and classified in the R-3 Residential District zoning classification:

THE SOUTH 125 FEET OF LOT 6 IN THE RESUBDIVISION OF BLOCK 1, OF JESSE C. WHEATON, JR'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9 AND A PART OF THE SOUTHWEST $\frac{1}{4}$ 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. 05-09-316-009

The subject property is commonly known as 1004 Wheaton Place, Wheaton, IL 60187.

Section 2: An extension of the special use permit is granted so long as the Improvements allowed by the special use permit and variation are commenced and substantially completed by November 1, 2022.

Section 3: The special use permit and a rear yard setback variation to allow the construction and use of a detached garage with a rear yard setback of 5.0 feet in lieu of the required 10.0 feet is hereby approved for the Improvements, in full compliance with the following minor architectural plan changes: "Site Plan for Building Addition and Garage", prepared by CEMCON, Ltd., Aurora, IL, dated May 16, 2018, and revised October 19, 2021, and "Detached Garage for: Eddy Residence, 1004 Wheaton Place, Wheaton, IL", AP&S, Wheaton, IL, sheets A1 and A2, dated April 11, 2018, and revised September 27, 2021.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: 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 Brown
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Barbier
Councilwoman Bray-Parker

Nays: None

Absent: Councilman Weller

Motion Carried Unanimously

Passed: November 1, 2021
Published: November 2, 2021

**EXISTING IMPERVIOUS AREAS
BEING REMOVED**

WEST GARAGE	- 253
EAST GARAGE	- 973
DRIVEWAY	- 1860
WALKS	- 315
TOTAL	- 2901 SF

**NEW IMPERVIOUS AREAS
BEING INSTALLED**

3-CAR GARAGE	- 861
DRIVEWAY	- 1057
NEW ADDITION	- 272
WALKS	- 62
TOTAL	- 2252 SF

IMPERVIOUS AREA SUMMARY

EXISTING	- 2901
PROPOSED	- 2252
TOTAL NEW IMPERVIOUS AREA	- (-649± SF)

PART OF THE SOUTH 125 FEET OF LOT 6 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 OS SAID RESUBDIVISION RECORDED APRIL 24, 1924 AS DOCUMENT 176794, IN DUPAGE COUNTY, ILLINOIS.

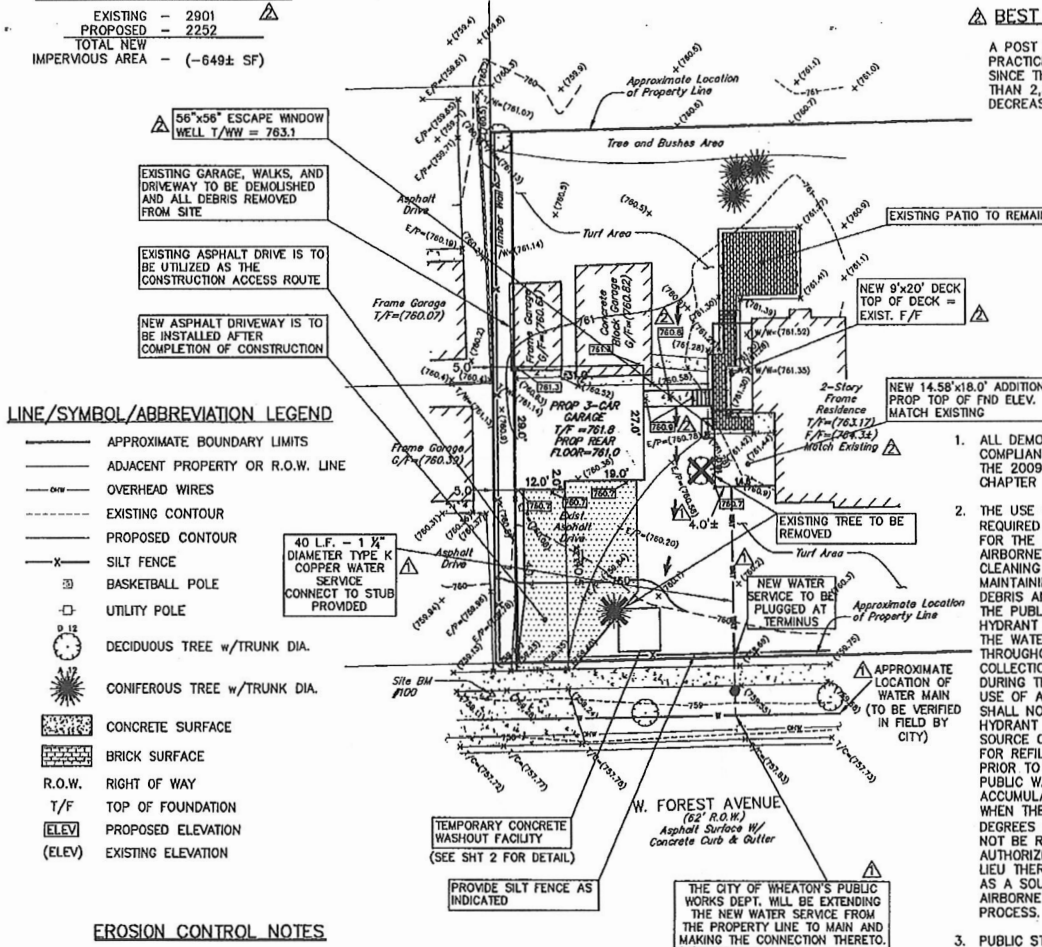
COMMONLY KNOWN AS 1004 WHEATON PLACE
PIN 05-09-316-009



20 10 0 20
SCALE: 1 INCH = 20 FEET

BEST MANAGEMENT PRACTICES NOTE

A POST CONSTRUCTION BEST MANAGEMENT PRACTICES FACILITY IS NOT REQUIRED ON THIS SITE SINCE THE INCREASE OF IMPERVIOUS AREA IS LESS THAN 2,500 SQ. FT. IN FACT, THERE IS A DECREASE IN IMPERVIOUS AREA OF 649 SQ. FT.

**DEMOLITION NOTES**

- ALL DEMOLITION WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE 2009 INTERNATIONAL BUILDING CODE INCLUDING CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION.
- THE USE OF A VILLAGE WATER HYDRANT SHALL BE REQUIRED PER SUBSECTION 7-10-9(D) OF THIS CODE FOR THE PURPOSE OF CONTROLLING DUST AND OTHER AIRBORNE PARTICLES DURING THE DEMOLITION, CLEANING VEHICLES PRIOR TO LEAVING THE SITE, AND MAINTAINING THE PUBLIC WAYS FREE AND CLEAR OF DEBRIS AND ACCUMULATION OF DIRT AT ALL TIMES. THE PUBLIC WORKS DEPARTMENT SHALL INSTALL THE HYDRANT METER. THE CONTRACTOR SHALL PROVIDE THE WATERING HOSE. WATERING SHALL BE DISPENSED THROUGHOUT THE DEMOLITION PROCESS, DURING THE COLLECTION AND DISBURSEMENT OF DEBRIS AND DURING THE LOADING OF ANY HAULING VEHICLE. THE USE OF A WATERING TRUCK IS PERMISSIBLE, BUT IT SHALL NOT ELIMINATE THE REQUIREMENT FOR A HYDRANT METER, WHICH WILL PROVIDE A BACKUP SOURCE OF WATER FOR USE DURING DEMOLITION OR FOR REFILLING THE WATER TRUCK, CLEANING VEHICLES PRIOR TO LEAVING THE SITE AND MAINTAINING THE PUBLIC WAYS FREE AND CLEAR OF DEBRIS AND THE ACCUMULATION OF DIRT OR EROSION AT ALL TIMES. WHEN THE OUTDOOR TEMPERATURE IS THIRTY TWO DEGREES (32°) OR LESS, A HYDRANT METER SHALL NOT BE REQUIRED FOR DEMOLITION UNLESS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR, AND IN LIEU THEREOF A WATERING TRUCK MUST BE PROVIDED AS A SOURCE OF WATER TO CONTROL DUST AND AIRBORNE PARTICLES DURING THE DEMOLITION PROCESS.
- PUBLIC STREETS AND SIDEWALKS SHALL BE MAINTAINED OPEN AND FREE AND CLEAR FOR PASSAGE OF VEHICLES AND PEDESTRIANS AT ALL TIMES UNLESS WRITTEN APPROVAL IS GRANTED BY THE PUBLIC WORKS DIRECTOR A MINIMUM OF FORTY EIGHT (48) HOURS IN ADVANCE OF ANY ANTICIPATED CLOSING.
- THE CONTRACTOR SHALL PERFORM THE DEMOLITION WORK AS INDICATED ON THE APPROVED SITE MANAGEMENT PLAN OR THE SITE RESTORATION PLAN IN ACCORDANCE WITH ALL DIRECTIONS FROM THE PUBLIC WORKS DIRECTOR OR DESIGNER AND IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THIS CODE. THE BUILDING OFFICIAL, OR HIS DULY AUTHORIZED REPRESENTATIVE, SHALL MAKE PERIODIC INSPECTIONS OF THE DEMOLITION WORK AND IN THE EVENT THE CONTRACTOR FAILS TO COMPLY WITH THE REQUIREMENTS IN THIS CODE, A STOP WORK ORDER MAY BE ISSUED. A CITATION MAY BE SERVED TO THE DEVELOPER, CONTRACTOR OR PROPERTY OWNER, OR THE BUILDING PERMIT MAY BE SUSPENDED OR REVOKED. (Ord. 5996, 1-30-2012, eff. 3-1-2012)

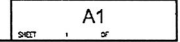
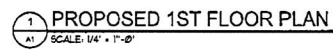
PREPARED BY:

CEMCON, Ltd.

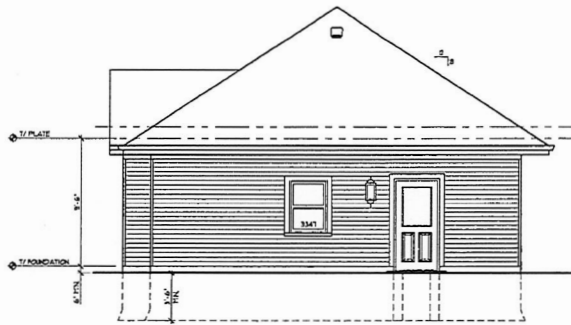
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60502-9675 PH: 630.862.2100 FAX: 630.862.2189
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC. NO.: 7571.005 FILE NAME: LOT0 LOT 6
DRAWN BY: AJB PLOSK / PG. NO.: D77/46
COMPLETION DATE: 05-16-18 JOB NO.: 7571

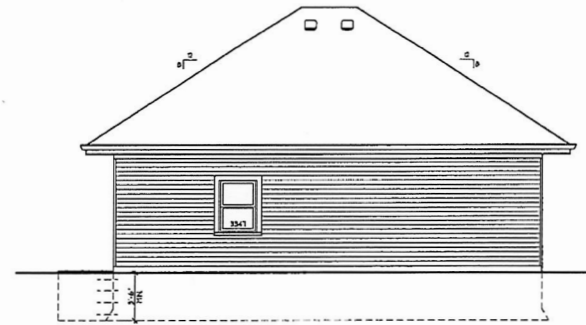
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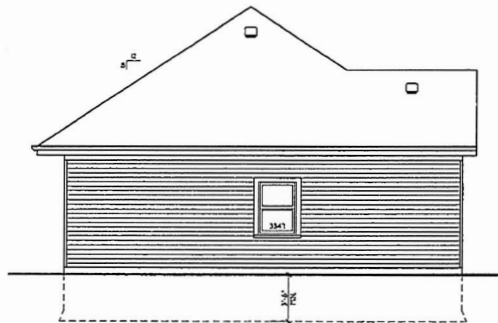
Proposed Building Elevations



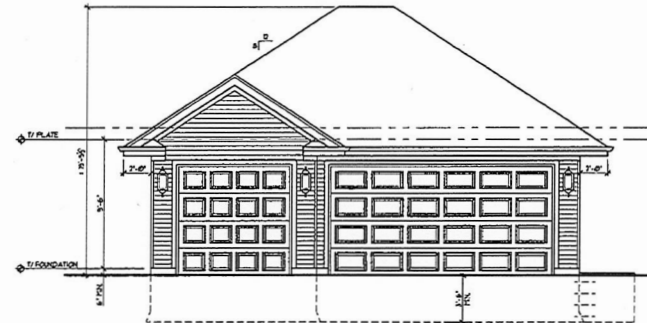
4 PROPOSED RIGHT SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 PROPOSED LEFT SIDE ELEVATION
A2 SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



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FAX: 630-855-0362
www.APSarchitects.com

CONSULTANTS

PROJECT

DETACHED GARAGE FOR
EDDY RESIDENCE
1004 WHEATON PLACE
WHEATON, IL

STAMP

NO.	DATE	DESCRIPTION
1	12/1/12	PRELIMINARY
2	12/1/12	FOR REVIEW
3	12/1/12	FOR REVIEW
4	12/1/12	FOR REVIEW

PROJECT NO. 18-413

DRAWN BY: MEC

CHECKED BY: SWS

Consent does not constitute, however a limited, 15% fee for the architect to prepare and provide the drawings and to be used for the project and not for any other purpose. The drawings are prepared by the architect and are not to be used for any other purpose. The drawings are prepared by the architect and are not to be used for any other purpose. The drawings are prepared by the architect and are not to be used for any other purpose.

SHEET TITLE
GARAGE
ELEVATIONS

A2

SHEET 2 OF 2

