

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

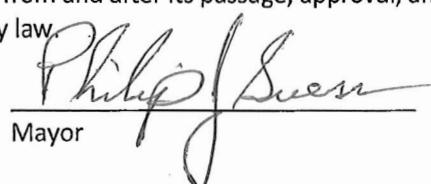
The subject property is commonly known as 1004 Wheaton Place, Wheaton, IL 60187.

**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.

  
Philip J. Suess  
Mayor

ATTEST:

  
Andrea Rosedale  
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

## Exhibit 1

## Proposed Site Plan

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

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.

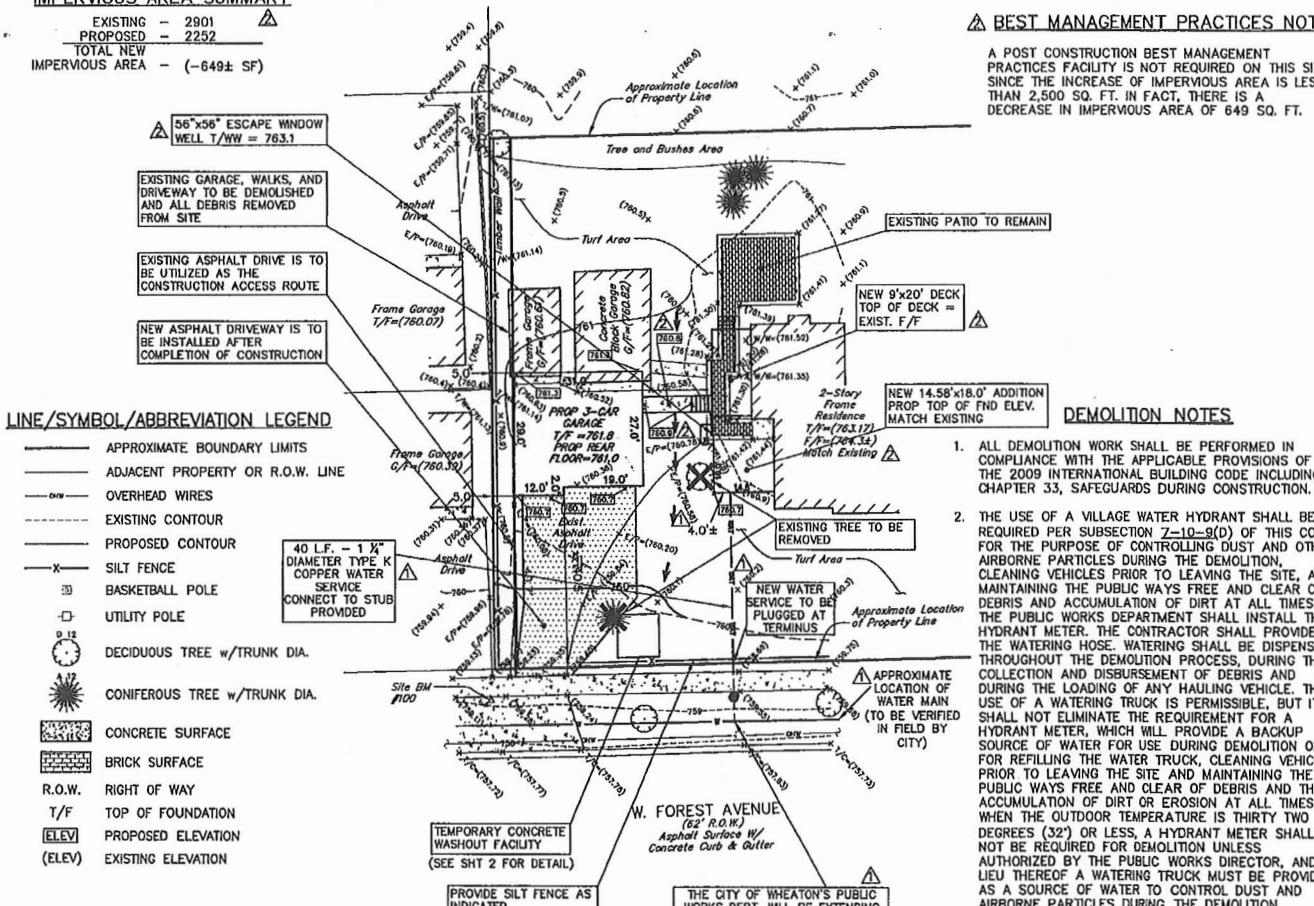
COMMONLY KNOWN AS 1004 WHEATON PLACE  
PIN 05-09-316-009



20 10 0 20  
SCALE: 1 INCH = 20 FEET

IMPERVIOUS AREA SUMMARY

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

△ 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

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE 2009 INTERNATIONAL BUILDING CODE INCLUDING CHAPTER 33, SAFEGUARDS DURING CONSTRUCTION.
2. 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, 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.
3. 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.
4. 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 DESIGNEE 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:

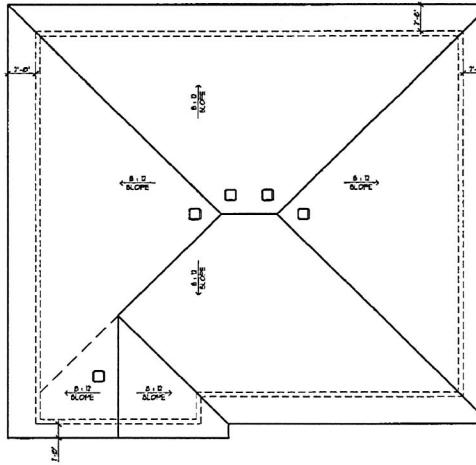
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 303.862.2100 FAX: 630.862.2199  
E-Mail: cdd@cemcon.com Website: www.cemcon.com

DISC. NO.: 7571.006 FILE NAME: TOPO LOT 6  
DRAWN BY: AJB P.D.K. / PG. NO.: D77-46  
COMPLETION DATE: 05-16-18 JOB NO.: 7571

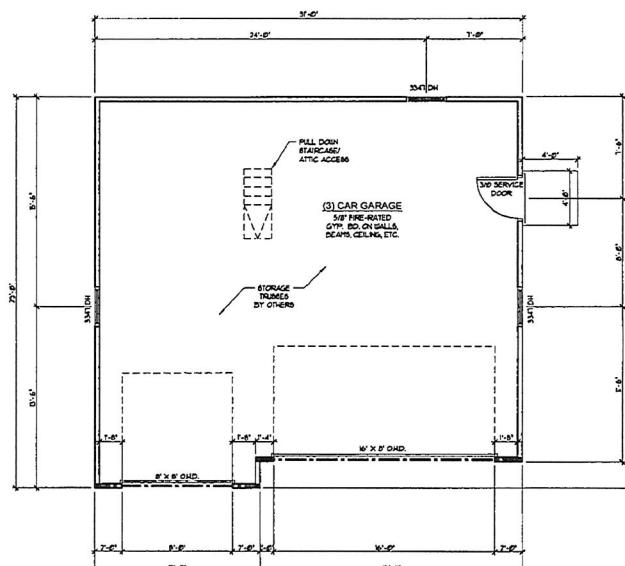
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Proposed Floor Plans



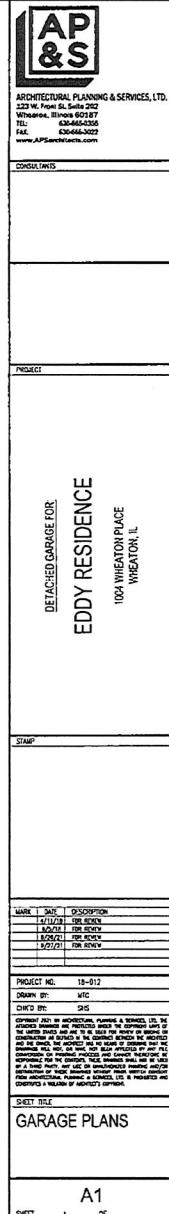
## 2 PROPOSED ROOF PLAN

A1 SCALE: 1/4" = 1"-0"

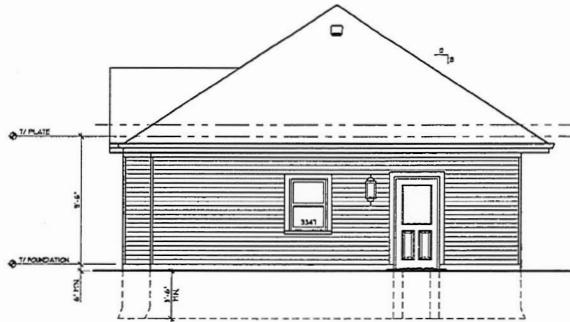


1 PROPOSED 1ST FLOOR PLAN

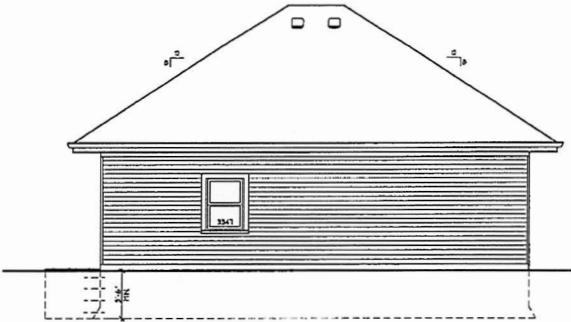
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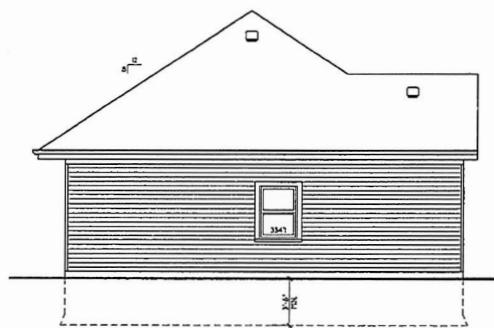
Proposed Building Elevations



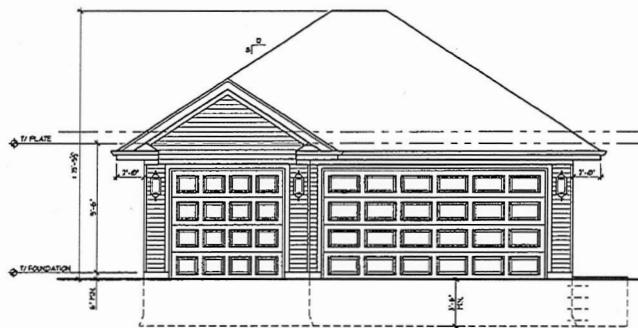
4 PROPOSED RIGHT SIDE ELEVATION  
A2 SCALE: 1/4" x 1'-0"



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



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



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

<b>AP &amp; S</b> ARCHITECTURAL PLANNING & SERVICES, LTD. 221 N. Foothill Rd., Ste. 100 Wheaton, IL 60187 TEL: 847-466-2365 FAX: 847-466-2362 <a href="http://www.aparchitects.com">www.aparchitects.com</a>	
CONTRACTS	
PROJECT	
DETACHED GARAGE FOR EDDY RESIDENCE 1084 WHEATON PLACE WHEATON, IL	
STAMP	
NAME: EDDY RESIDENCE ADDRESS: 1084 WHEATON PLACE CITY: WHEATON STATE: IL ZIP: 60187 DATE: 6/27/21 FOR REVIEW DATE: 6/27/21 FOR APPROVAL	
PROJECT NO.: 18-612 DRAWN BY: KFC CHECKED BY: GHS <small>THIS DRAWING IS THE PROPERTY OF ARCHITECTURAL PLANNING &amp; SERVICES, LTD. THE DRAWING IS TO BE RETURNED TO THE COMPANY UPON COMPLETION OF THE CONTRACT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE COPIED OR USED FOR ANOTHER PURPOSE. IT IS THE PROPERTY OF THE COMPANY AND IS TO BE RETURNED UPON COMPLETION OF THE CONTRACT FOR WHICH IT WAS PREPARED. IT IS THE PROPERTY OF THE COMPANY AND IS TO BE RETURNED UPON COMPLETION OF THE CONTRACT FOR WHICH IT WAS PREPARED. IT IS THE PROPERTY OF THE COMPANY AND IS TO BE RETURNED UPON COMPLETION OF THE CONTRACT FOR WHICH IT WAS PREPARED. IT IS THE PROPERTY OF THE COMPANY AND IS TO BE RETURNED UPON COMPLETION OF THE CONTRACT FOR WHICH IT WAS PREPARED.</small>	
SHEET TITLE: <b>GARAGE ELEVATIONS</b> A2 SHEET 2 OF 2	

