

**ORDINANCE NO. O-2021-52**

**AN ORDINANCE GRANTING A LOT WIDTH VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 911 N. WHEATON AVENUE - L. MARTINEZ CONSTRUCTION INC.**

**WHEREAS**, written application has been made requesting a variation to Article 3.4B.3a of the Wheaton Zoning Ordinance to allow the construction and use of a two-story addition on to an existing single-family residence with an existing lot width of 44.6 feet in lieu of the required 50.0 feet, all on property commonly known as 911 N. Wheaton 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 November 9, 2021 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:

THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT AN IRON STAKE AT THE INTERSECTION OF THE NORTH LINE OF HARRISON AVENUE AND THE EAST LINE OF WHEATON AVENUE AND RUNNING NORTH ON THE LAST LINE OF WHEATON AVENUE, 145 FEET FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL TO HARRISON AVENUE 165 FEET; THENCE NORTH PARALLEL TO WHEATON AVENUE, 44.6 FEET; THENCE WEST 165 FEET TO THE EAST LINE OF WHEATON AVENUE; THENCE SOUTH ON SAID EAST LINE 44.6 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-322-004

The subject property is commonly known as 911 N. Wheaton Avenue, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a lot width variation is granted to allow the construction and use of a two-story addition to the existing single-family residence with an existing lot width of 44.6 feet in lieu of the required 50.0 feet, in full compliance with the following plans: "Preliminary Topographical Site Development Plan - 911 N. Wheaton Avenue", prepared by ERA, Warrenville, IL, dated October 8, 2021, and "Site Plan, Building Elevation, and Floor Plans - 911 N. Wheaton Avenue", prepared by JAKL Brandeis Architects LTD, West Chicago, IL, dated October 8, 2021, sheets 1-3, subject to the following conditions:

1. The currently proposed foundation elevation, rear exit door, and rear window shall be revised to meet the City of Wheaton flood protection elevation requirement, which states that new construction shall be constructed two feet higher than the known high-water level.
2. Should the development displace any of the current flood storage volume, then compensatory storage shall be required at a 1:1 ratio and a stormwater easement shall be granted over the compensatory storage area.
3. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

**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

ATTEST:

  
City Clerk

Roll Call Vote

Ayes: Councilman Brown  
Mayor Suess  
Councilwoman Fitch  
Councilwoman Robbins  
Councilman Weller  
Councilman Barbier  
Councilwoman Bray-Parker

Nays: None

Absent: None

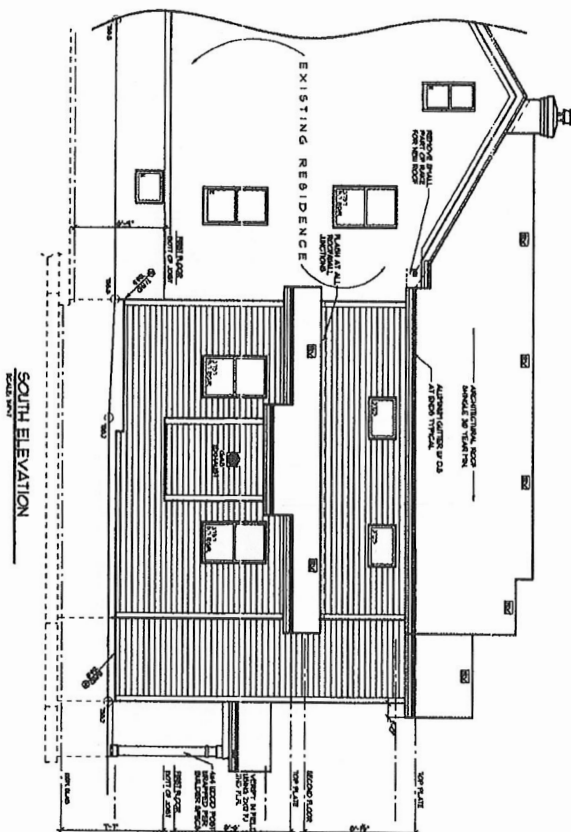
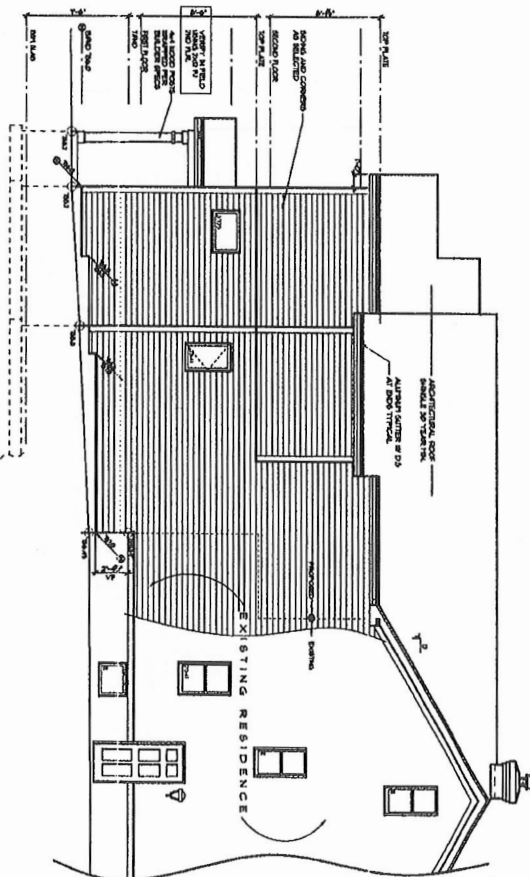
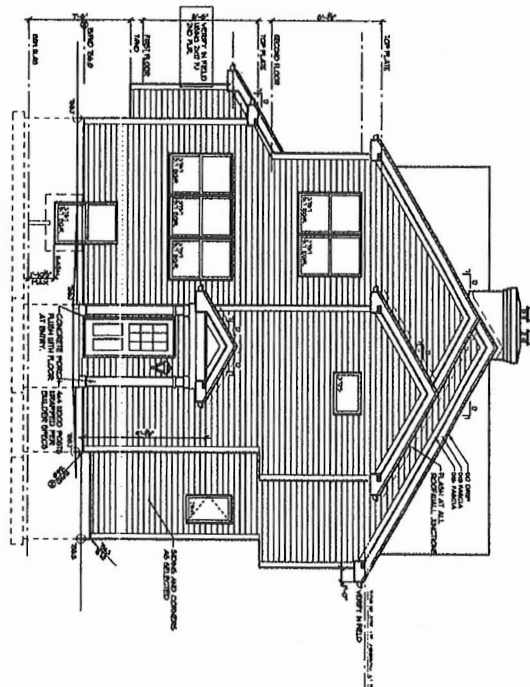
Motion Carried Unanimously

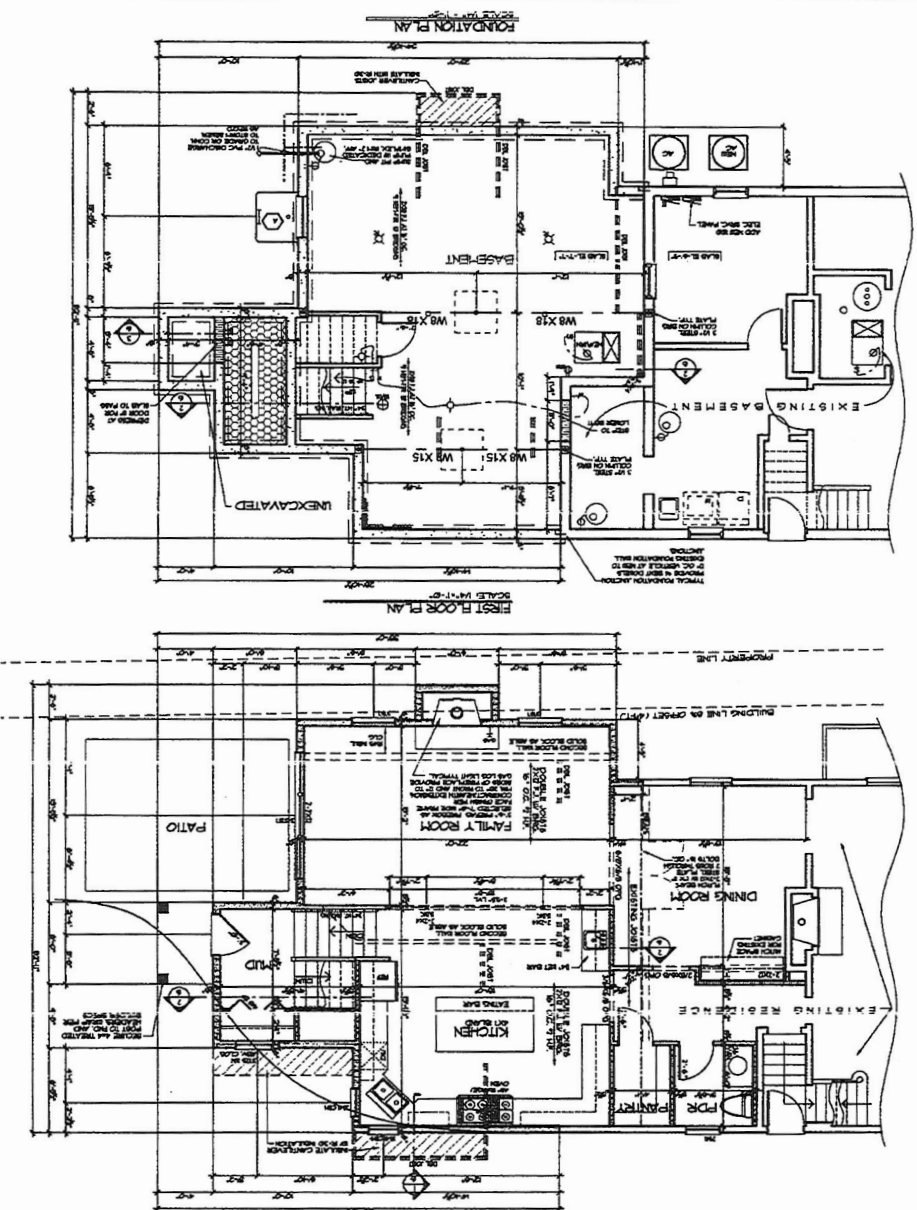
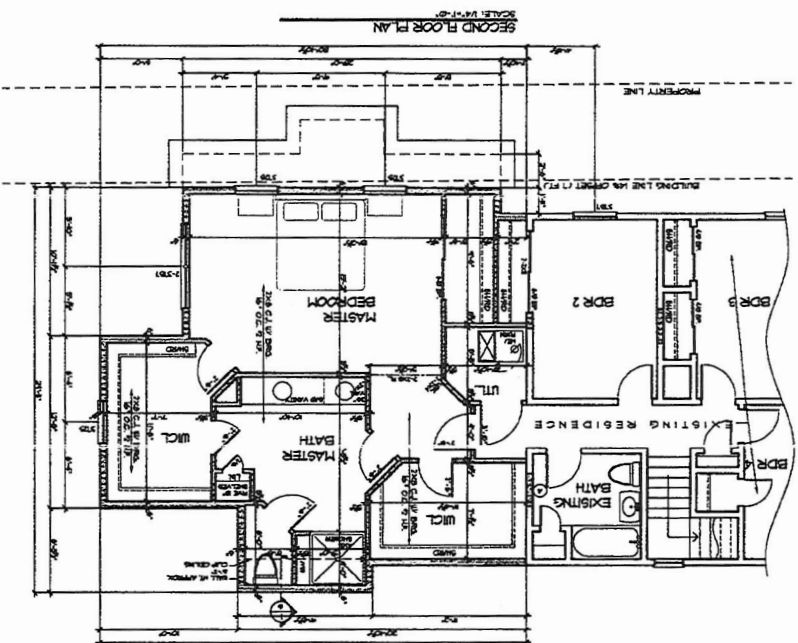
Passed: November 15, 2021  
Published: November 16, 2021



10/8/21



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**L. MARTINEZ CONSTRUCTION**  
CUSTOM ADDITIONS AND REMODELING  
911 N. WHEATON AVE.  
WHEATON, IL.

ISSUE FOR JOINING HEARING

DATE  
10.8.21

**JACK BRANDEIS ARCHITECTS LTD.**  
1800 N. HAWTHORNE LANE  
WEST CHICAGO, ILLINOIS 60615  
PH. (630) 562-3400

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