

ORDINANCE NO. O-2022-36

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 1005 WARRENVILLE ROAD - TAYLOR**

WHEREAS, written application has been made requesting a variation to Article 8.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a raised patio/ stoop with a front yard setback of 66.4 feet in lieu of the required 77.6 feet, all on property commonly known as 1005 Warrenville Road, 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 9, 2022 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-2 Residential District zoning classification:

LOT 1 IN BLOCK 12 IN WHEATON'S THIRD RESUBDIVISION, BEING A SUBDIVISION OF BLOCKS 2, 8 AND 12, IN WASHINGTON WHEATON SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION OF PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WHEATON'S THIRD RESUBDIVISION RECORDED DECEMBER 14, 1951 AS DOCUMENT 641413, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-218-003

The subject property is commonly known as 1005 Warrenville Road, 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 66.4 feet in lieu of the required 77.6 feet is granted for a raised patio/ stoop, in full compliance with the following plans: "Proposed Site Plan - 1005 Warrenville Road", subject to the following conditions:

1. The raised patio/ stoop extension is allowed to match the elevation of the existing stoop, but the sidewalk and the area enclosed by the seat wall shall provide six inches of foundation exposure and slope away from the building.
2. A Type 1 Grading Plan shall be submitted meeting all City Code requirements as part of the building permit application.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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: Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None

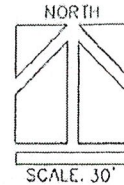
Absent: None

Motion Carried Unanimously

Passed: August 15, 2022
Published: August 16, 2022

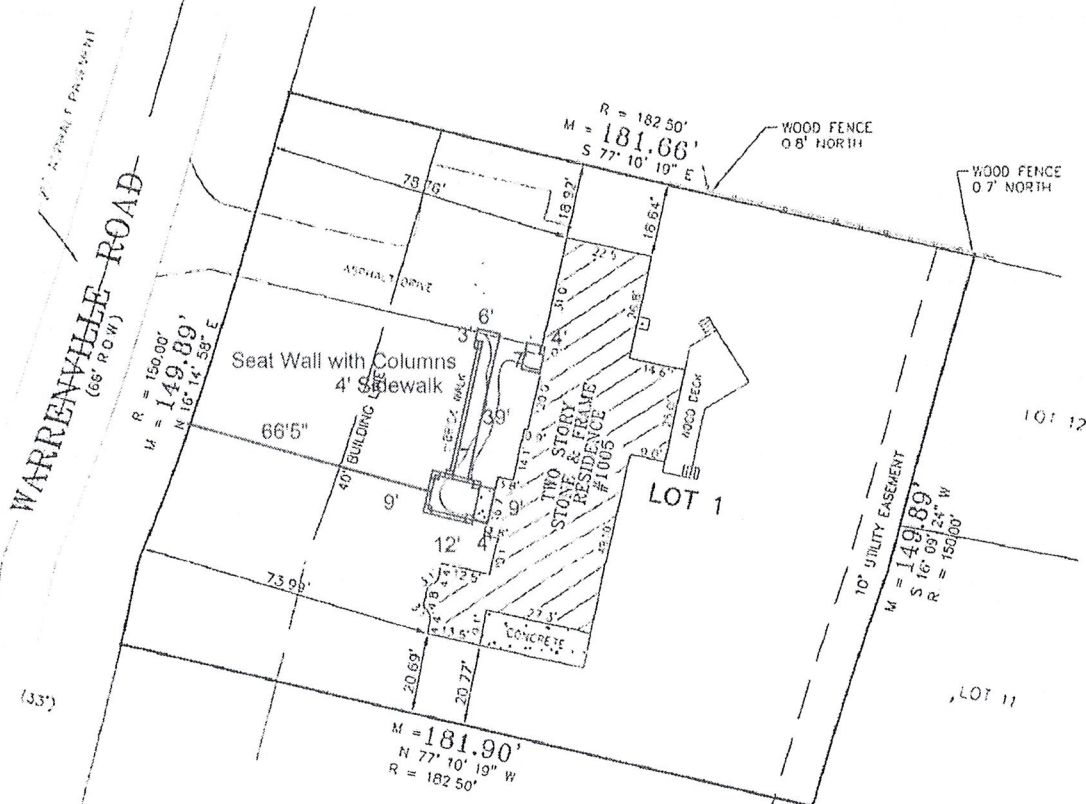
PLAT OF SURVEY

OF
LOT 1 IN BLOCK 12 IN WHEATON'S THIRD RESUBDIVISION, BEING A
SUBDIVISION OF BLOCKS 2, 8 AND 12, IN WASHINGTON WHEATON
SUBDIVISION UNIT NO. 4, BEING A SUBDIVISION OF PART OF
SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID
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DOCUMENT 641413, IN DUPAGE COUNTY, ILLINOIS



BEARING SYSTEM.
ASSUMED

Proposed Site Plan - 1005 Warrenville Rd.



Setback Required 77.6 (Existing Stoop front edge)
Neighboring properties- 66.63/88.5

Extending 11' into setback requirement BLOCK 12
extending beyond the front of the existing sidewalk
and not any wider than existing stoop dimensions

ALL P. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY
BEARINGS SHOWN HEREON ARE MEASURED
• DENOTES FOUND CON PIPE AT LOT CORNER

AREA SURVEYED = 27,200 SQ. FT.

CLIENT: JOHN LOB
JOB ADDRESS: 1005 WARRENVILLE ROAD, WHEATON, IL
JOB NO: 15-12-033

State of Illinois } SS
County of Cook }

I, Scott H. Campbell, an Illinois Professional Land Surveyor, do hereby certify that this professional service conforms to the current Illinois minimum standards for a boundary survey, and that the plat herein drawn is a correct representation of said survey.

S.H. CAMPBELL
LAND SURVEYING



Dated this 28TH day of DECEMBER 2015

432 SOUTH 84TH AVENUE TEL: (708) 594-5370
HICKORY HILLS, IL 60457 FAX: (708) 594-5369

Illinois Professional Land Surveyor No. 3132
License expires November 30, 2018

Date fieldwork performed 12-27-2016

ALL INFORMATION SHOULD BE MADE ON THE BASIS OF THIS PLAT AND FIELD SURVEY. NO WARRANTIES ARE MADE BY THE SURVEYOR AS TO THE ACCURACY OF ANY AND ALL RECORDS OR FIELD DATA. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICE PROVIDED AND DOES NOT EXTEND TO ANY AND ALL RECORDS OR FIELD DATA.

