

ORDINANCE NO. O-2023-11

AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1877 S. WIESBROOK ROAD - SCHULTZ

WHEREAS, written application has been made requesting a special use permit to Article 24.3.1 of the Wheaton Zoning Ordinance to allow the construction and use of a 1,612 square foot detached garage, on certain property legally described herein and commonly known 1877 S. Wiesbrook 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 January 24, 2023 and February 14, 2023 to consider the special use permit request; and the Planning and Zoning Board has recommended approval of the special use permit.

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-1 Residential District zoning classification:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTH DIVISION CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 30 AND RUNNING THENCE SOUTH 85 DEGREES 55 MINUTES WEST ALONG THE QUARTER SECTION LINE, 2661.0 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS WIESBROOK ROAD; THENCE SOUTH 35 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE, 196.28 FEET TO THE WESTERLY LINE OF THE KAMMES (FORMERLY CASSEL) PROPERTY; THENCE SOUTH 3 DEGREES 49 MINUTES WEST ALONG SAID WEST LINE 131.24 FEET; THENCE SOUTH 85 DEGREES 55 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 715.67 FEET TO THE CENTERLINE OF SAID WIESBROOK ROAD; THENCE NORTH 35 DEGREES 22 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE; 168.37 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

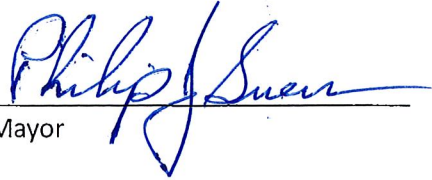
P.I.N. 05-30-301-019

The subject property is commonly known as 1877 S. Wiesbrook Road, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit is granted to allow the construction and use of a 1,612 square foot detached garage in full compliance with the plans entitled "Existing Conditions & Demolition Plan - Sheet 1 of 2", prepared by Engineering Resource Associates, dated December 28, 2022 and revised February 7, 2023, "Topographical Site Development Plan – Sheet 2 of 2" prepared by Engineering Resource Associates, dated December 29, 2022 and revised February 7, 2023 and "The Schultz Residence", prepared by Meyer Design, Garage – Front Elevation, Right Elevation, Rear Elevation, Left Elevation, Roof Plan, Detached Garage Floor Plan, Front Elevation with Existing North Garage, Perspective Front Elevation – East, Perspective Elevation – Southeast, Perspective Elevation – Northwest, Landscape Plan Schultz Residence, dated February 14, 2023, subject to the condition that 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:

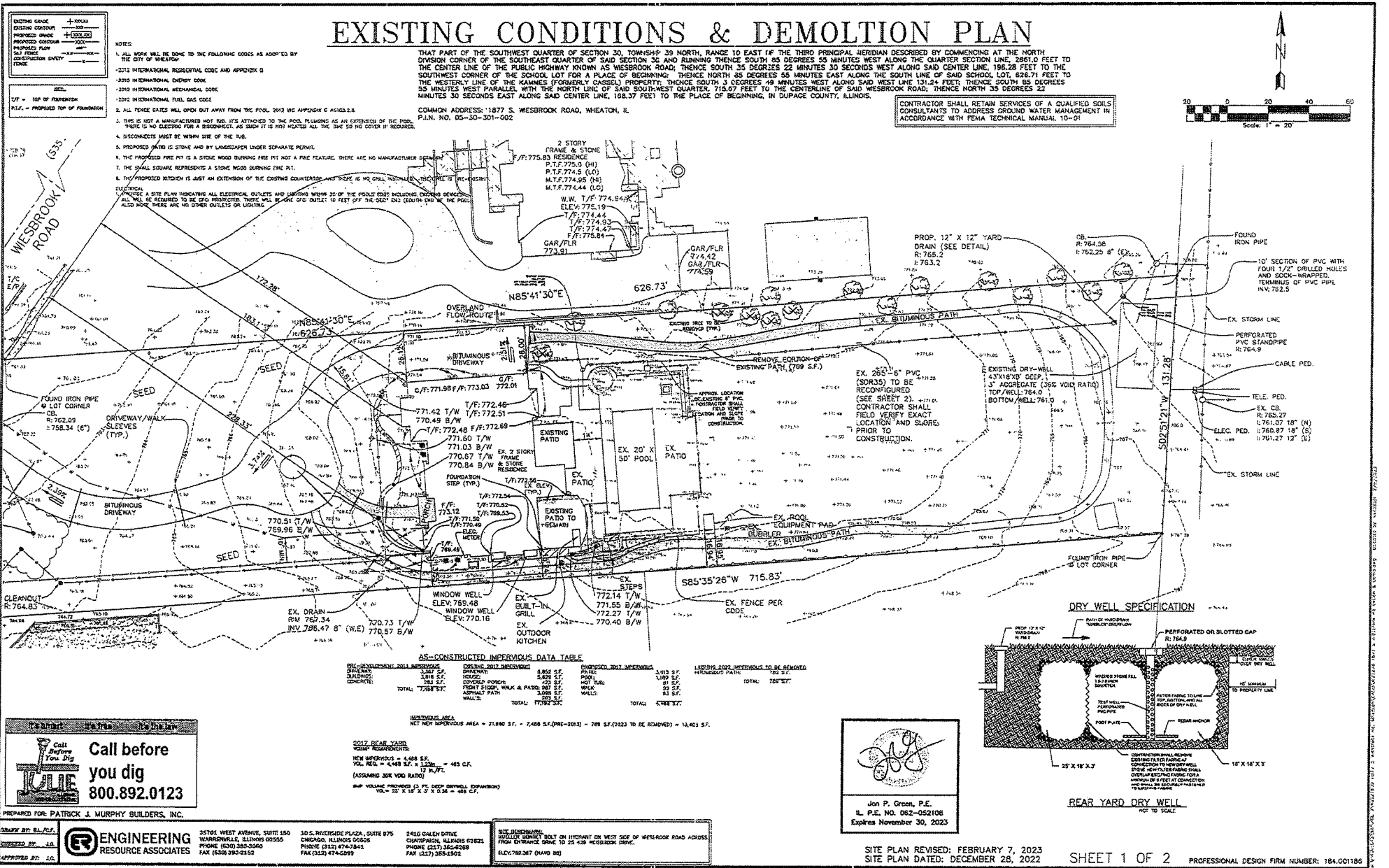
Ayes: Councilman Brown
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller
Councilman Barbier
Councilwoman Bray-Parker

Nays: None

Absent: None

Motion Carried Unanimously

Passed: March 6, 2023
Published: March 7, 2023

[illegible][illegible][illegible][illegible][illegible]

EXISTING CONDITIONS & DEMOLITION PLAN

CONTRACTOR SHALL RETAIN SERVICES OF A QUALIFIED SOILS CONSULTANT TO ADDRESS GROUND WATER MANAGEMENT IN ACCORDANCE WITH FEMA TECHNICAL MANUAL 10-01

Scale: 1" = 20'

NET NEW IMPROVED AREA = 21,860 S.F. - 7,468 S.F. (PRE-2013) = 769 S.F. (2022 TO BE REMOVED) = 14,402 S.F.

2017 REAR YARD GRAD REQUIREMENTS
NEW IMPROVED = 4,688 S.F.
VOL. RED = 4,488 S.F. X 1.23% = 483 CF.
(MAINTAIN 30% VOLUME RATIO)
SWP VOLUME PRESENT (2 FT. DEEP DRAINAGE EXPANSION)
VOL. = 22' X 18' X 2' X 0.38 = 488 CF.

Call before you dig
800.892.0123

ENGINEERING RESOURCE ASSOCIATES
35704 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 385-0360
FAX (630) 385-0152

30 S. WINDSIDE PLAZA, SUITE B75
CHICAGO, ILLINOIS 60655
PHONE (312) 474-7841
FAX (312) 474-0291

2415 CALLEN DRIVE
CHAPEL HILL, ILLINOIS 61221
PHONE (217) 365-4288
FAX (217) 365-4592

SITE DEMONSTRATION:
SHALLER CORNER ONLY ON HYDRAULIC WEST SIDE OF WEISSBROOK ROAD ACROSS HIGH ENTRANCE DRONE TO 25' X 30' WEISSBROOK DRIVE.
ELEV. 762.367 (HARD ROCK)

Jon P. Green, P.E.
I.L.P.E. NO. 062-052108
Expires November 30, 2023

SITE PLAN REVISED: FEBRUARY 7, 2023
SITE PLAN DATE: DECEMBER 28, 2022

SHEET 1 OF 2
PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

EXISTING CONDITIONS & DEMOLITION PLAN

NOTES:

- ALL WORK WILL BE DONE TO THE FOLLOWING CODES AS ADOPTED BY THE CITY OF WHEATON:
 - 2012 INTERNATIONAL RESIDENTIAL CODE AND APPENDIX G
 - 2012 INTERNATIONAL CHERRY CODE
 - 2012 INTERNATIONAL MECHANICAL CODE
 - 2012 INTERNATIONAL FUEL GAS CODE
- ALL THREE DATES WILL OPEN OUT AWAY FROM THE POOL, 2012 WILL BE APPENDIX G, 2012 WILL BE APPENDIX G, 2012 WILL BE APPENDIX G.
- THIS IS NOT A MANUFACTURED HOT TUB. IT IS ATTACHED TO THE POOL PLUMBING AS AN EXTENSION OF THE POOL. THERE IS NO ELECTRIC FOR A HEATER, AS SUCH IT IS HEAT EXCHANGER ALL THE WAY SO NO COVER IF REQUIRED.
- DISCONNECTS MUST BE WITHIN SIDE OF THE TUB.
- PROPOSED WOOD IS STONE AND BY LANDSCAPER UNDER SEPARATE PERMIT.
- THE PROPOSED FIRE PIT IS A STONE WOOD BURNING FIRE PIT NOT A FIRE FEATURE. THERE ARE NO MANUFACTURER DETAILS.
- THE SMALL SQUARE REPRESENTS A STONE WOOD BURNING FIRE PIT.
- THE PROPOSED KITCHEN IS JUST AN EXTENSION OF THE EXISTING COUNTERTOP AND ISLAND. IT IS ONLY A WALL AND COUNTER TOP. IT IS NOT A KITCHEN. IT IS NOT A KITCHEN. IT IS NOT A KITCHEN.

CONTRACTOR SHALL RETAIN SERVICES OF A QUALIFIED SOILS CONSULTANT TO ADDRESS GROUND WATER MANAGEMENT IN ACCORDANCE WITH FEMA TECHNICAL MANUAL 10-01

AS-CONSTRUCTED IMPERVIOUS DATA TABLE

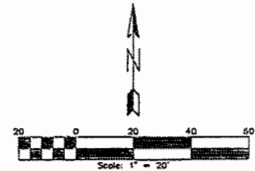
ITEM	DESCRIPTION	AREA (SQ. FT.)
1	EXISTING DRIVEWAY	1,200.00
2	EXISTING PATIO	1,200.00
3	EXISTING POOL	1,200.00
4	EXISTING KITCHEN	1,200.00
5	EXISTING BATH	1,200.00
6	EXISTING BEDROOM	1,200.00
7	EXISTING LIVING ROOM	1,200.00
8	EXISTING HALL	1,200.00
9	EXISTING CLOSET	1,200.00
10	EXISTING PORCH	1,200.00
11	EXISTING DECK	1,200.00
12	EXISTING FENCE	1,200.00
13	EXISTING DRIVEWAY	1,200.00
14	EXISTING PATIO	1,200.00
15	EXISTING POOL	1,200.00
16	EXISTING KITCHEN	1,200.00
17	EXISTING BATH	1,200.00
18	EXISTING BEDROOM	1,200.00
19	EXISTING LIVING ROOM	1,200.00
20	EXISTING HALL	1,200.00
21	EXISTING CLOSET	1,200.00
22	EXISTING PORCH	1,200.00
23	EXISTING DECK	1,200.00
24	EXISTING FENCE	1,200.00
25	EXISTING DRIVEWAY	1,200.00
26	EXISTING PATIO	1,200.00
27	EXISTING POOL	1,200.00
28	EXISTING KITCHEN	1,200.00
29	EXISTING BATH	1,200.00
30	EXISTING BEDROOM	1,200.00
31	EXISTING LIVING ROOM	1,200.00
32	EXISTING HALL	1,200.00
33	EXISTING CLOSET	1,200.00
34	EXISTING PORCH	1,200.00
35	EXISTING DECK	1,200.00
36	EXISTING FENCE	1,200.00
37	EXISTING DRIVEWAY	1,200.00
38	EXISTING PATIO	1,200.00
39	EXISTING POOL	1,200.00
40	EXISTING KITCHEN	1,200.00
41	EXISTING BATH	1,200.00
42	EXISTING BEDROOM	1,200.00
43	EXISTING LIVING ROOM	1,200.00
44	EXISTING HALL	1,200.00
45	EXISTING CLOSET	1,200.00
46	EXISTING PORCH	1,200.00
47	EXISTING DECK	1,200.00
48	EXISTING FENCE	1,200.00
49	EXISTING DRIVEWAY	1,200.00
50	EXISTING PATIO	1,200.00
51	EXISTING POOL	1,200.00
52	EXISTING KITCHEN	1,200.00
53	EXISTING BATH	1,200.00
54	EXISTING BEDROOM	1,200.00
55	EXISTING LIVING ROOM	1,200.00
56	EXISTING HALL	1,200.00
57	EXISTING CLOSET	1,200.00
58	EXISTING PORCH	1,200.00
59	EXISTING DECK	1,200.00
60	EXISTING FENCE	1,200.00
61	EXISTING DRIVEWAY	1,200.00
62	EXISTING PATIO	1,200.00
63	EXISTING POOL	1,200.00
64	EXISTING KITCHEN	1,200.00
65	EXISTING BATH	1,200.00
66	EXISTING BEDROOM	1,200.00
67	EXISTING LIVING ROOM	1,200.00
68	EXISTING HALL	1,200.00
69	EXISTING CLOSET	1,200.00
70	EXISTING PORCH	1,200.00
71	EXISTING DECK	1,200.00
72	EXISTING FENCE	1,200.00
73	EXISTING DRIVEWAY	1,200.00
74	EXISTING PATIO	1,200.00
75	EXISTING POOL	1,200.00
76	EXISTING KITCHEN	1,200.00
77	EXISTING BATH	1,200.00
78	EXISTING BEDROOM	1,200.00
79	EXISTING LIVING ROOM	1,200.00
80	EXISTING HALL	1,200.00
81	EXISTING CLOSET	1,200.00
82	EXISTING PORCH	1,200.00
83	EXISTING DECK	1,200.00
84	EXISTING FENCE	1,200.00
85	EXISTING DRIVEWAY	1,200.00
86	EXISTING PATIO	1,200.00
87	EXISTING POOL	1,200.00
88	EXISTING KITCHEN	1,2

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

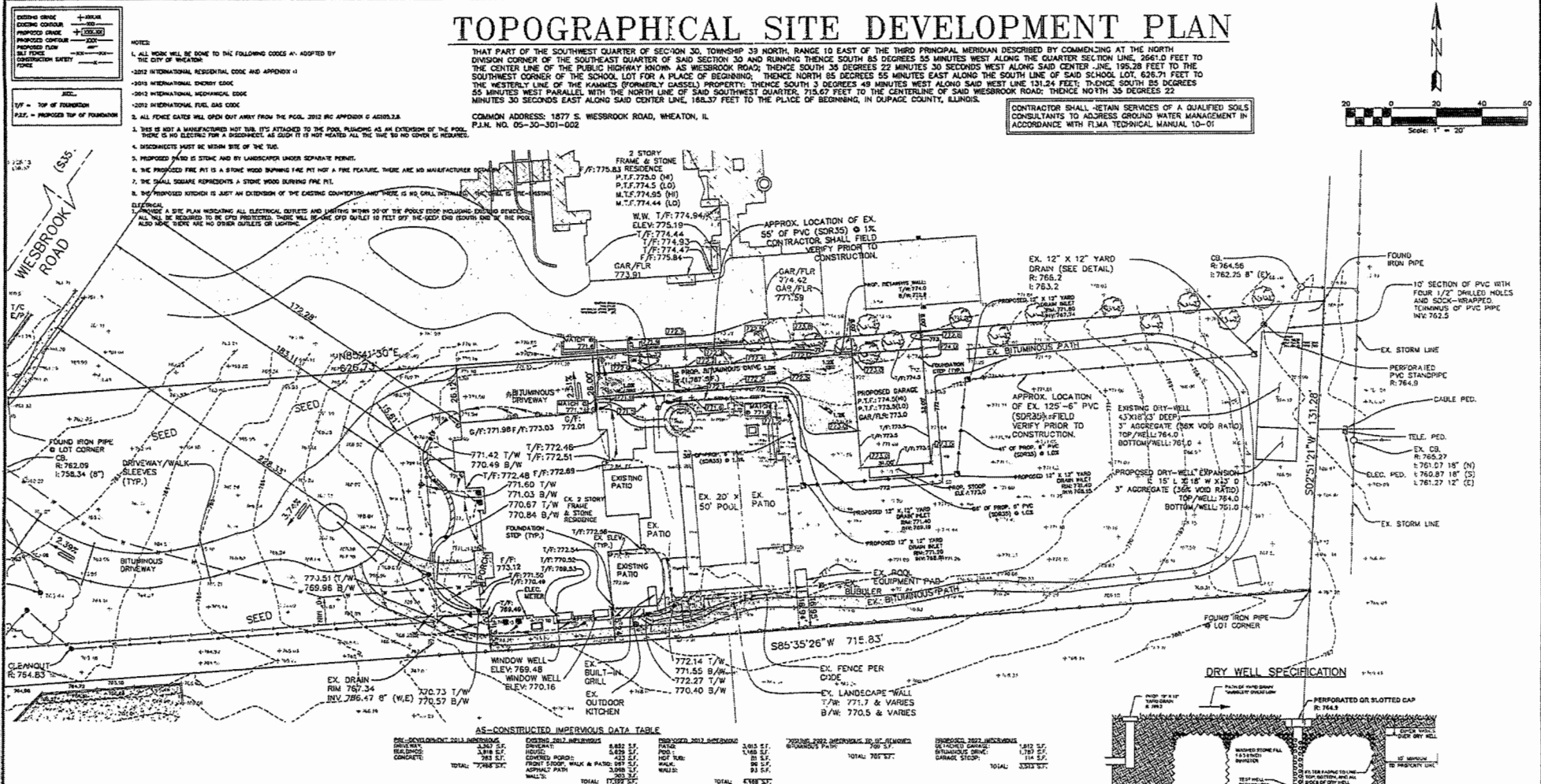
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTH DIVISION CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND RUNNING THENCE SOUTH 85 DEGREES 55 MINUTES WEST ALONG THE QUARTER SECTION LINE, 2661.0 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS WIESSBROOK ROAD; THENCE SOUTH 35 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTER LINE, 195.28 FEET TO THE SOUTHWEST CORNER OF THE SCHOOL LOT FOR A PLACE OF BEGINNING; THENCE NORTH 85 DEGREES 55 MINUTES EAST ALONG THE SOUTH LINE OF SAID SCHOOL LOT, 626.71 FEET TO THE WESTERLY LINE OF THE HARMES (FORMERLY CASSELL) PROPERTY; THENCE SOUTH 3 DEGREES 49 MINUTES WEST ALONG SAID WEST LINE 131.24 FEET; THENCE SOUTH 85 DEGREES 55 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 715.67 FEET TO THE CENTERLINE OF SAID WIESSBROOK ROAD; THENCE NORTH 35 DEGREES 22 MINUTES 30 SECONDS EAST ALONG SAID CENTER LINE, 185.37 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 1877 S. WIESSBROOK ROAD, WHEATON, IL
P.L.N. NO. 05-301-002

CONTRACTOR SHALL RETAIN SERVICES OF A QUALIFIED SOILS CONSULTANTS TO ADDRESS GROUND WATER MANAGEMENT IN ACCORDANCE WITH FLMA TECHNICAL MANUAL 10-01



- NOTES:
1. ALL WORK WILL BE DONE TO THE FOLLOWING CODES AS ADOPTED BY THE CITY OF WHEATON:
 - 2012 INTERNATIONAL RESIDENTIAL CODE AND APPENDIX G
 - 2010 INTERNATIONAL ENERGY CODE
 - 2012 INTERNATIONAL MECHANICAL CODE
 - 2012 INTERNATIONAL FUEL GAS CODE
 2. ALL FENCE GATES WILL OPEN OUT AWAY FROM THE POOL. 2012 IRC APPENDIX G AC208.2.8
 3. THIS IS NOT A MANUFACTURED HOT TUB. IT'S ATTACHED TO THE POOL PLUMBING AS AN EXTENSION OF THE POOL. THERE IS NO ELECTRIC FOR A DISCONNECT. AS SUCH IT IS NOT HEATED ALL THE TIME SO NO COVER IS REQUIRED.
 4. DISCONNECTS MUST BE WITHIN SITE OF THE TUB.
 5. PROPOSED PATIO IS STONE AND BY LANDSCAPER UNDER SEPARATE PERMIT.
 6. THE PROPOSED FIRE PIT IS A STONE WOOD BURNING FIRE PIT NOT A FIRE FEATURE. THERE ARE NO MANUFACTURER SPECIFICATIONS.
 7. THE SMALL SQUARE REPRESENTS A STONE WOOD BURNING FIRE PIT.
 8. THE PROPOSED KITCHEN IS JUST AN EXTENSION OF THE EXISTING COUNTERTOPS AND THERE IS NO SMALL DETAIL. THE ISLAND IS THE EXISTING ISLAND.
- ELECTRICAL:
1. PROVIDE A SITE PLAN INDICATING ALL ELECTRICAL OUTLETS AND LIGHTING WITHIN 30' OF THE POOL'S EDGE INCLUDING GROUND BREAKERS. ALL WILL BE REQUIRED TO BE GFCI PROTECTED. THERE WILL BE ONE GFCI OUTLET 10 FEET OFF THE POOL'S EDGE (SOUTH) END OF THE POOL. ALSO NOTE THERE ARE NO OTHER OUTLETS OR LIGHTING.

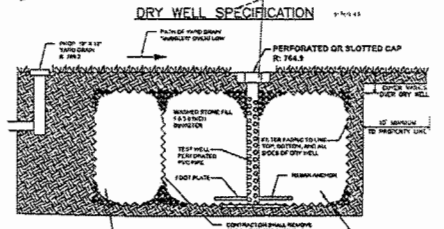


AS-CONSTRUCTED IMPERVIOUS DATA TABLE

EXISTING 2012 IMPERVIOUS	PROPOSED 2012 IMPERVIOUS	TOTAL 2012 IMPERVIOUS
DRIVEWAY: 3,343 S.F.	DRIVEWAY: 6,882 S.F.	10,225 S.F.
PAVEMENT: 783 S.F.	PAVEMENT: 6,828 S.F.	7,611 S.F.
CONCRETE: 783 S.F.	CONCRETE: 6,828 S.F.	7,611 S.F.
TOTAL: 7,909 S.F.	TOTAL: 13,738 S.F.	21,647 S.F.

WIESSBROOK AREA
TOTAL IMPERVIOUS AREA = 11,910 S.F. (2017) + 4,456 S.F. (PROP. 2022) = 16,366 S.F. (2022)
IMPERVIOUS AREA TO BE REMOVED = 2,485 S.F. (2022) + 844 S.F. (2022 TO BE REMOVED) = 3,329 S.F.
TOTAL NET NEW IMPERVIOUS AREA = 16,366 S.F. - 3,329 S.F. = 13,037 S.F.

2022 IMP. CALCULATIONS
2022 REQUIRED IMPERVIOUS AREA = 2,815 S.F.
EXISTING IMPERVIOUS TO BE REMOVED = 2,485 S.F.
2022 NET NEW IMPERVIOUS AREA = 2,815 S.F. - 2,485 S.F. = 320 S.F.
VOL. REQ. = 2,794 S.F. X 12" = 335.28 CU. YD. OF REQUIRED
(ASSUMING 30% VOD RATIO)
IMP. VOLUME PROVIDED (12" DEEP DRYWELL EXPANSION)
VOL. = 25' X 15' X 12" X 0.30 = 135 CU. YD.



REAR YARD DRY WELL

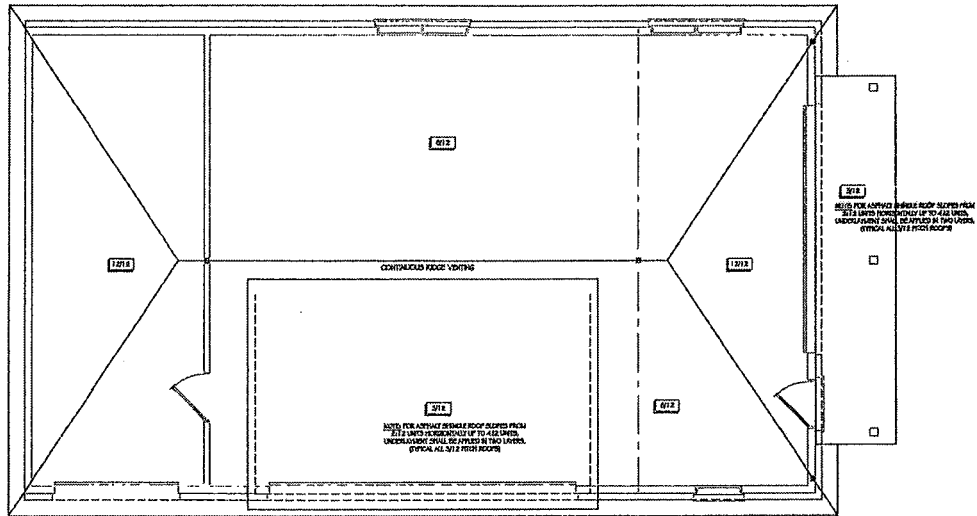
Call before you dig
800.892.0123

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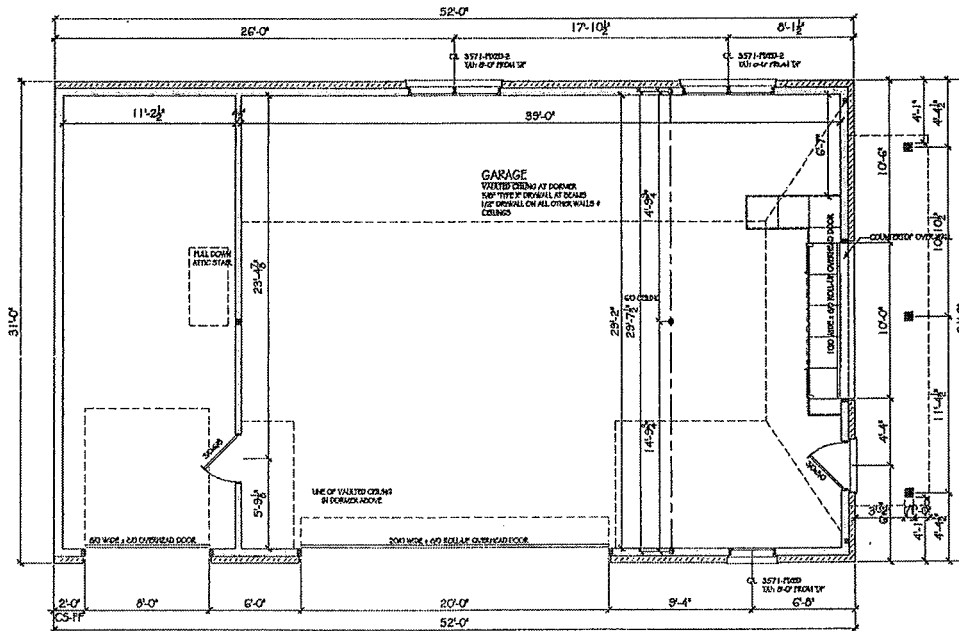
SCALE: $\frac{1}{8}'' = 1'-0''$

2 | 14 | 23

DESIGN DEVELOPMENT I
THE SCHULTZ RESIDENCE

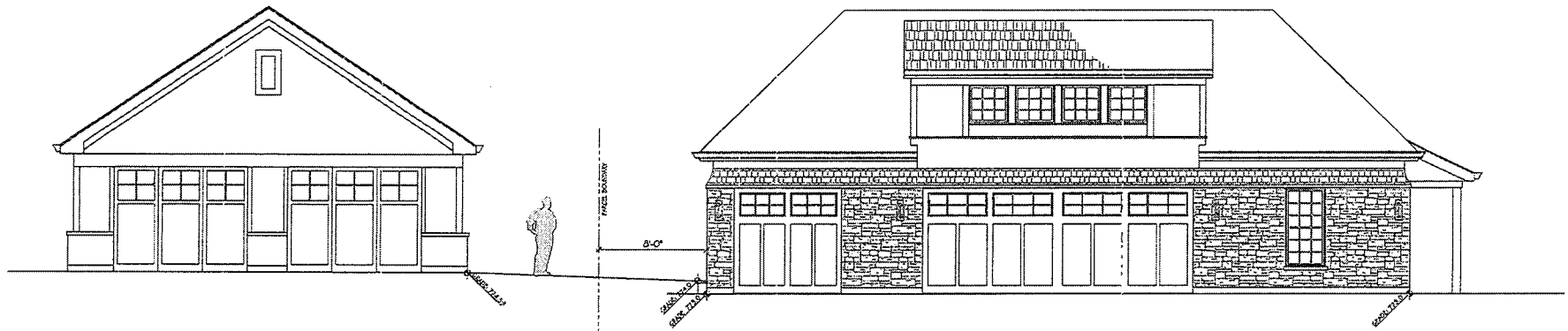


ROOF PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



DETACHED GARAGE FLOOR PLAN
SCALE: $\frac{1}{8}" = 1'-0"$

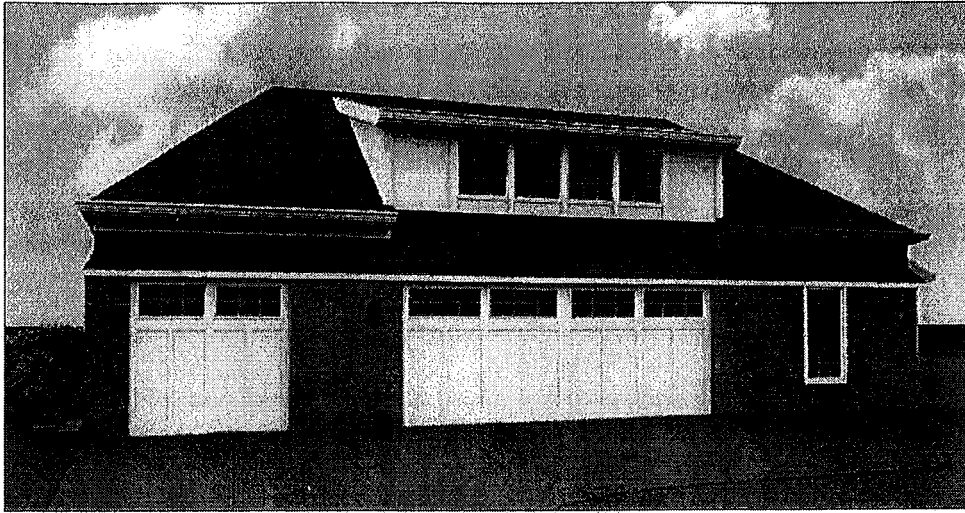
0 1 2 3 4 5 6 7 8
SCALE: $\frac{1}{8}" = 1'-0"$



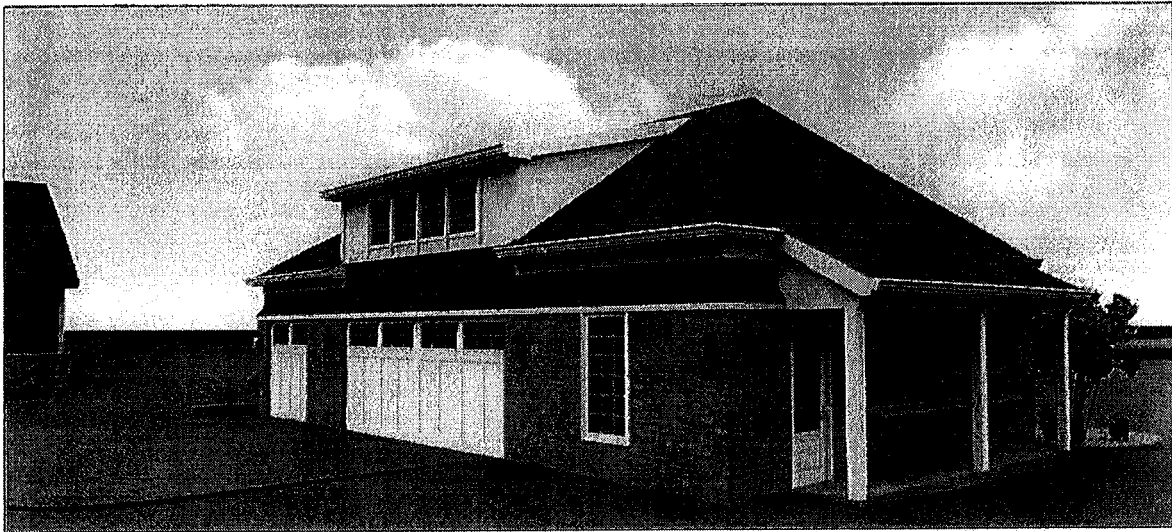
FRONT ELEVATION WITH EXISTING NORTH GARAGE
 SCALE 1/8" = 1'-0"

0 1 2 3 4 5 6 7 8
 SCALE 1/8" = 1'-0"

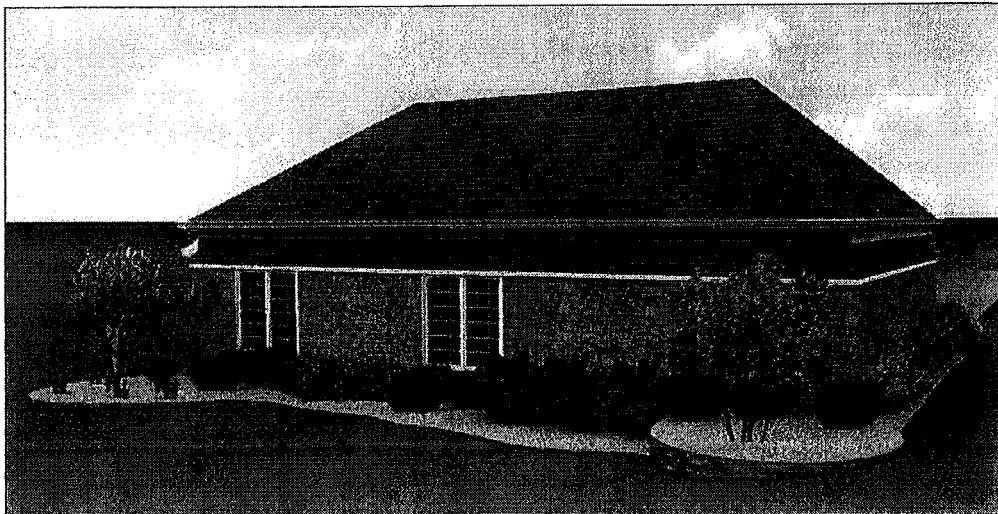
THE SCHULTZ RESIDENCE



PERSPECTIVE FRONT ELEVATION - EAST
SCALE: NONE



PERSPECTIVE ELEVATION - SOUTHEAST
SCALE: NONE

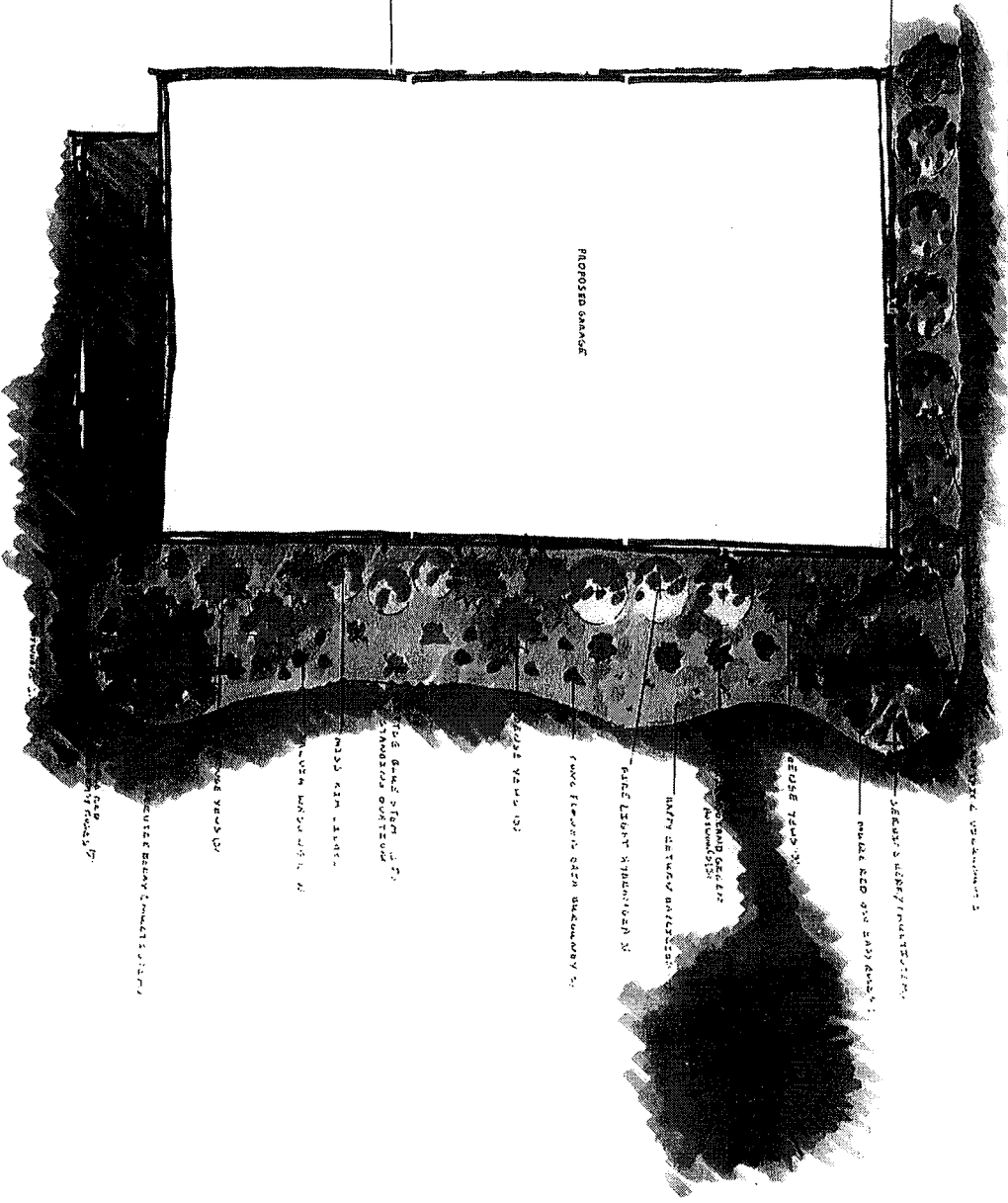


PERSPECTIVE ELEVATION - NORTHWEST
SCALE: NONE

PROPERTY LINE

PROPOSED DRIVEWAY

PROPOSED GARAGE



SCALE 1" = 4'

