

ORDINANCE NO. O-2023-20

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 114 W. PRAIRIE AVENUE - VIVODA**

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a new residence with a front yard setback of 35.0 feet in lieu of the required 60.96 feet, all on property commonly known as 114 W. Prairie 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 May 9, 2023 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:

LOT 2 IN EVANS-MATTHEWS ASSESSMENT PLAT OF LOT 1 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 8 OF JESSE C. WHEATON, JR'S ADDITION TO WHEATON, IN SECTIONS 8 AND 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID EVANS-MATTHEWS ASSESSMENT PLAT RECORDED DECEMBER 17, 1956 AS DOCUMENT 827072, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-311-011

The subject property is commonly known as 114 W. Prairie Avenue, Road, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board a front yard setback of 35.0 feet in lieu of the required 60.96 feet is granted for a new residence, in full compliance with the following plans: "The Vivoda Residence, 114 W. Prairie Avenue, Wheaton, IL 60187" prepared by Derrick Architecture, sheets T101, A101, A102, A201, and A202, dated October 13, 2022, and subject to the following conditions:

1. A new parkway tree shall be installed in front of 114 W. Prairie Avenue.
2. 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Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Nays: None

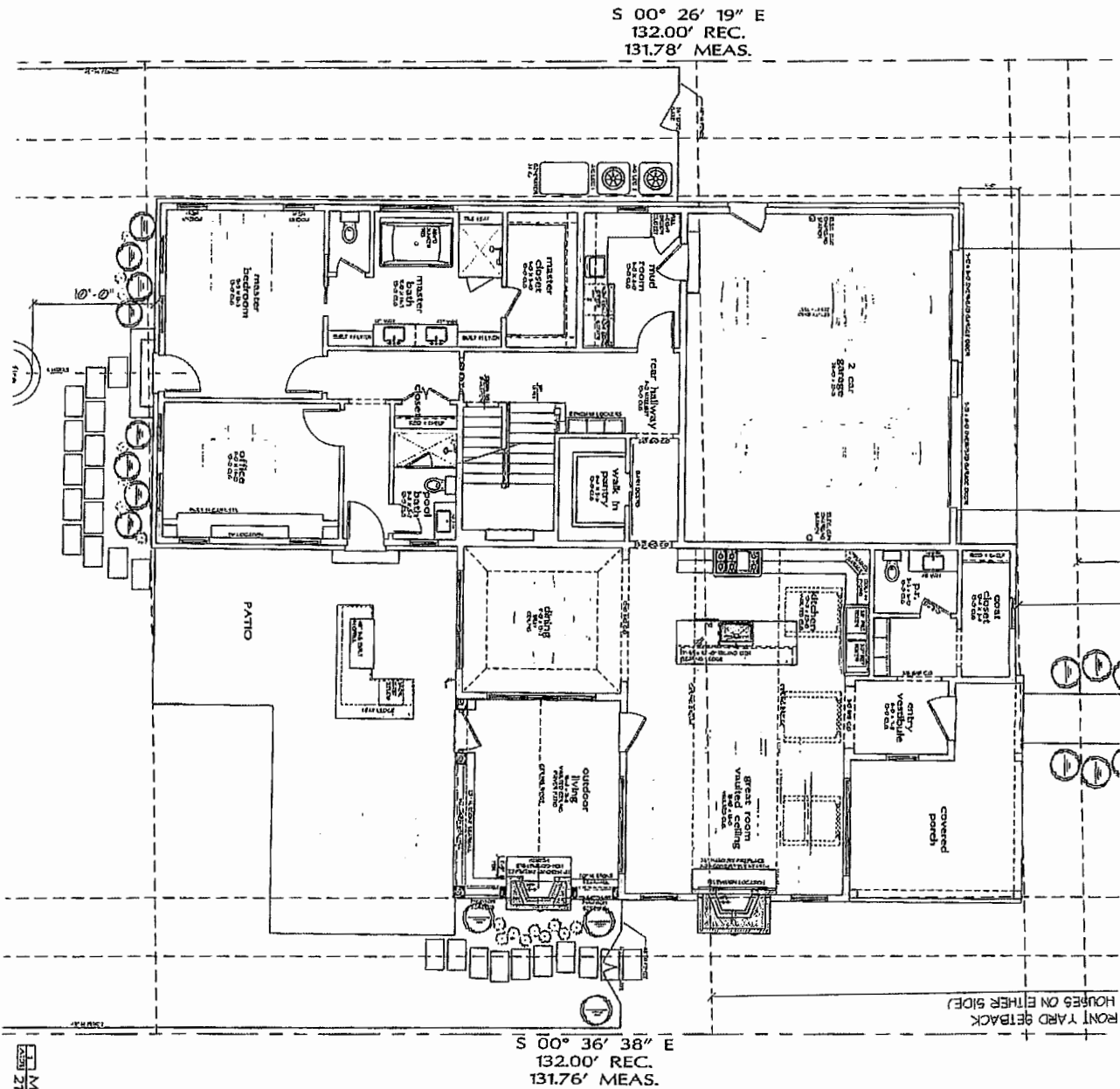
Absent: None

Motion Carried Unanimously

Passed: June 5, 2023

Published: June 6, 2023

Design Update 11/29/2022



1 Main Floor Plan
2161 S.F.
SCALE: 1/8" = 1'-0"



NORTH

A101

DATE: 11/14/21
SCALE: 1/8" = 1'-0"
PROJECT NO: 217
SHEET TITLE: Main Floor Plan
2161 S.F.

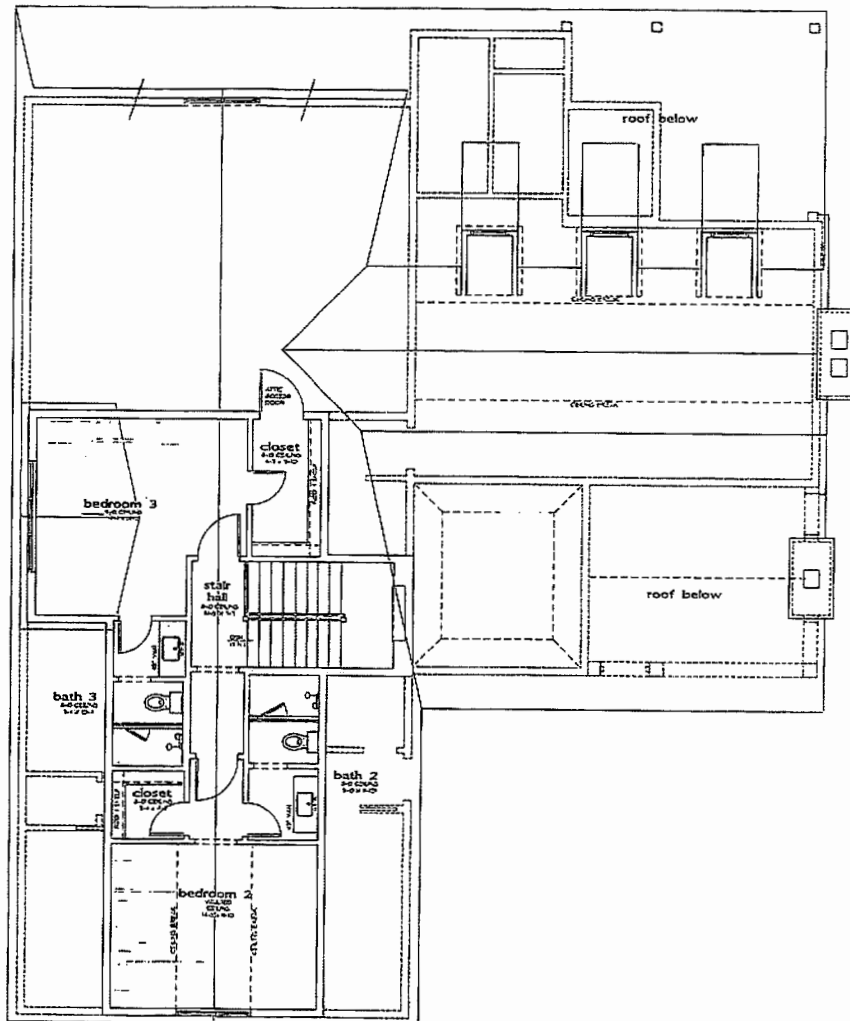
The VIVODA Residence
114 W Prairie Ave
Wheaton IL 60187

DERICK ARCHITECTURE
161 SOUTH GAULT BLVD
WHEATON, ILLINOIS 60187
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DESIGNER: DERICK ARCHITECTURE
DATE: 11/29/2022
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NO. 1: 1/8" = 1'-0"
NO. 2: 1/8" = 1'-0"
NO. 3: 1/8" = 1'-0"
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NO. 8: 1/8" = 1'-0"
NO. 9: 1/8" = 1'-0"
NO. 10: 1/8" = 1'-0"

Design Update 11.29.2022



104 SOUTH CARLES BLVD
WHEATON, ILLINOIS 60157
P: 630/566-6666
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DESIGNER: IDA
ARCHITECT: IDA
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REVISED	8/15
PRELIMINARY DESIGN	10/27/12
PRELIMINARY DESIGN	8/27/13
DESIGN UPDATE	10/20/13
FINAL DESIGN SET	10/22/13
FINAL DESIGN SET	10/22/13
DESIGN UPDATE	10/22/13
DESIGN UPDATE	10/22/13
DESIGN UPDATE	10/22/13

The VIVODA Residence
114 W Prairie Ave
Wheaton IL 60187

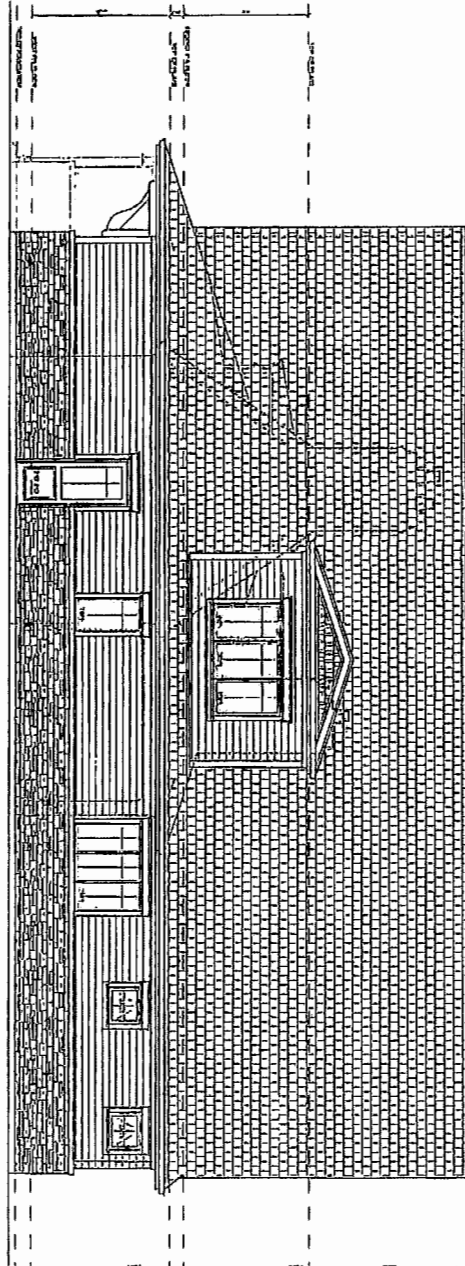
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DATE: 10/15/13
SCALE: AS NOTED
PROJECT NO: 2710

SHEET TITLE:
Second Floor Plan
731 S.F.

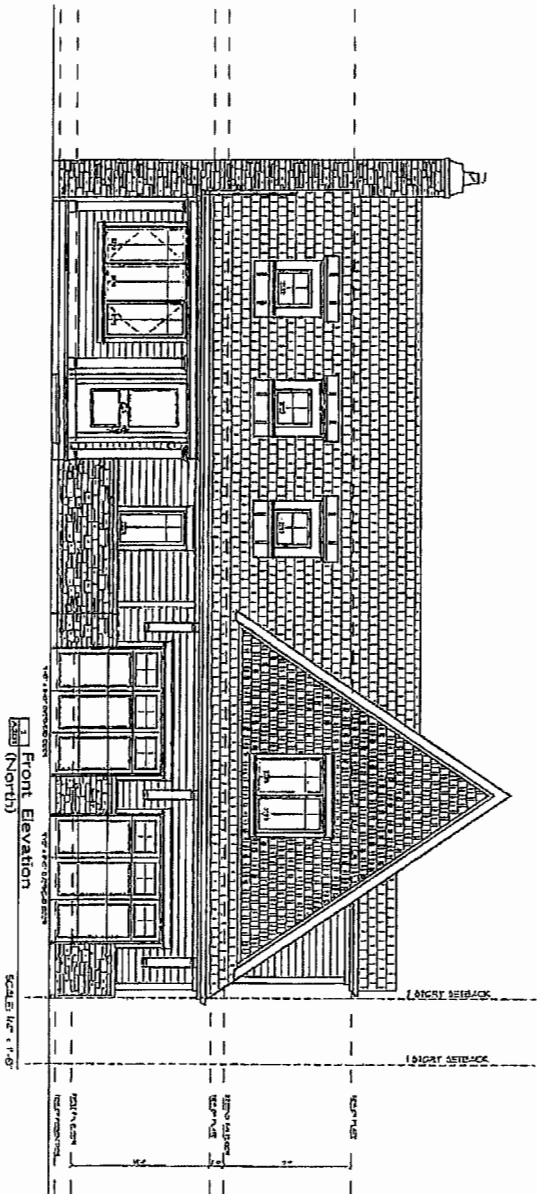
SHEET NUMBER:
A102

Second Floor Plan
731 S.F.
SCALE: 1/4" = 1'-0"
NORTH

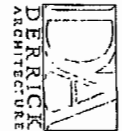
Design Update 11.29.2022



Side Elevation (West) SCALE: 1/4" = 1'-0"



Front Elevation (North) SCALE: 1/4" = 1'-0"



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PROJECT:	THE VIVODA RESIDENCE
ARCHITECT:	DERICK ARCHITECTURE
DESIGNER:	DERICK ARCHITECTURE
DATE:	11/29/22
PROJECT NO.:	2022-001
PROJECT NAME:	THE VIVODA RESIDENCE
PROJECT ADDRESS:	114 W PRAIRIE AVE, WHEATON, IL 60187
PROJECT TYPE:	RESIDENTIAL
PROJECT STATUS:	IN PROGRESS

The VIVODA Residence
114 W Prairie Ave
Wheaton IL 60187

PROJECT INFORMATION
DATE: 11/29/22
SCALE: AS NOTED
PROJECT NO.: 2022-001
PROJECT NAME: THE VIVODA RESIDENCE
PROJECT ADDRESS: 114 W PRAIRIE AVE, WHEATON, IL 60187
PROJECT TYPE: RESIDENTIAL
PROJECT STATUS: IN PROGRESS

SHEET INFORMATION
SHEET TITLE: North and West Elevations
SHEET NUMBER: A201



326 SOUTH GADSDEN BLVD
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DRAWN BY: DERRICK ARCHITECTURE
ALL RIGHTS RESERVED

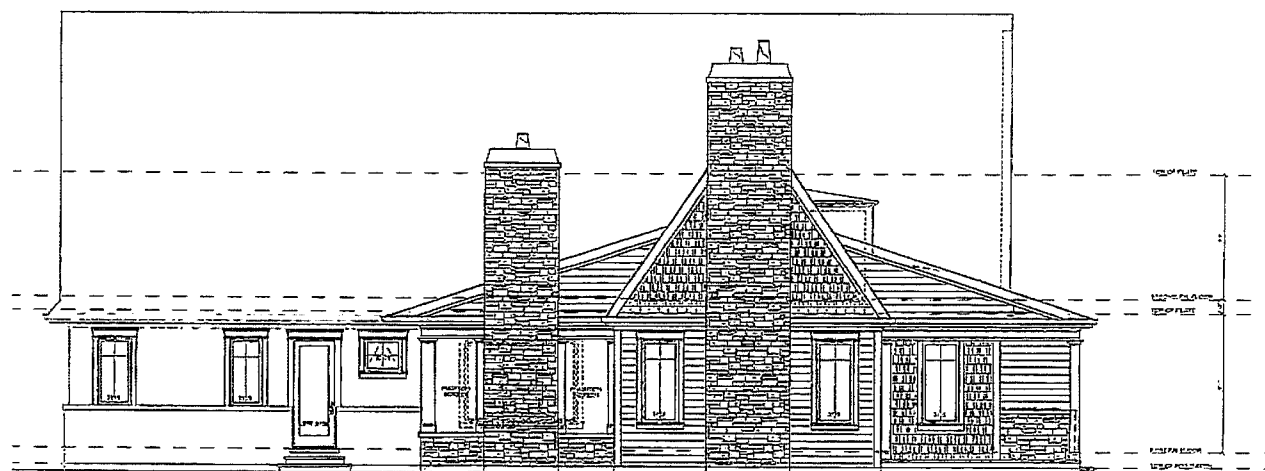
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NO. 100	2

The VIVODA Residence
114 W Prairie Ave
Wheaton IL 60187



Rear Elevation
(South) SCALE: 1/4" = 1'-0"



Side Elevation
(East) SCALE: 1/4" = 1'-0"

DRAWN BY: DERRICK ARCHITECTURE

DATE: 10/13/21
SCALE: AS NOTED
PROJECT NO: 2251

SHEET TITLE:
South and East
Elevations

SHEET NUMBER

A202

Design Update 11.29.2022

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