

ORDINANCE NO. O-2023-23

**AN ORDINANCE GRANTING FLOOR AREA RATIO (FAR) AND FRONT YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 603 N. WEST STREET - PEARSE**

**WHEREAS**, written application has been made requesting a variation to Article 5.7B(3).7 of the Wheaton Zoning Ordinance to increase the Floor Area Ratio to 44.6% in lieu of the 40% limit and a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 48.36 feet in lieu of the required 50.7 feet, all on property commonly known as 603 N. West Street, 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 June 13, 2023 to consider the two variation requests; and the Planning and Zoning Board has recommended approval of the two variations.

**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 8 (EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTH 72 FEET BEING A PIECE 7.5 FEET BY 60 FEET BORDERED ON THE EAST BY LOT 9 ON THE NORTH BY LOT 4 AND ON THE WEST BY LOT 7) IN ASSESSMENT PLAT OF BLOCK 13 OF MALLORY'S ADDITION TO WHEATON, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ASSESSMENT PLAT RECORDED OCTOBER 6, 1897 AS DOCUMENT 65160, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-110-004

The subject property is commonly known as 603 N. West Street, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board a variation to Article 5.7B(3).7 of the Wheaton Zoning Ordinance to increase the Floor Area Ratio to 44.6% in lieu of the 40% limit and a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow a front yard setback of 48.36 feet in lieu of the required 50.7 feet are granted for an expanded front porch, in full compliance with the following plans: "The Pearse Porch Renovation, 603 N. West Street, Wheaton, IL 60187" prepared by Derrick Architecture, sheets T101, A101, and A102, dated May 8, 2023, as presented.

**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.

  
Philip J. Sauer  
Mayor

ATTEST:

Andrea Rosedale  
City Clerk

Roll Call Vote

Ayes: Councilman Weller  
Councilman Barbier  
Councilman Brown  
Mayor Suess  
Councilman Clousing  
Councilwoman Robbins

Nays: None

Absent: Councilwoman Bray-Parker

Motion Carried Unanimously

Passed: June 19, 2023

Published: June 20, 2023

**DA**  
DERRICK  
ARCHITECTURE

386 SOUTH GABLES RD #200  
WHEATON, ILLINOIS 60147

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FAX: 847.695.6278  
E-MAIL: [info@derickarchitecture.com](mailto:info@derickarchitecture.com)  
WEBSITE: [www.derickarchitecture.com](http://www.derickarchitecture.com)

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NEW DESIGN 434267  
NEW DRAW 436209  
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**Zoning information for:**  
603 N. West Street  
PIN: 05-16-T10-004  
Northside Residential Overlay District

Zoning classification: R3

Height: Existing- No Change

Setbacks:

Front: 58'-7"- No Change

Side: 7'-3" - No Change

Corner Side: 20'-0"

(ACTUAL 31'-3")

Rear: 26'-3" - No Change

Lot Size: 12,420.0 sq. ft.

Allowable LCR: 4139.6 sq. ft. [33.33%]

Actual LCR: 2967 sq. ft. [23.8%]

Allowable FAR: 4968 s.f. [40.0 %]  
Actual FAR: 5560 s.f. [44.7%]

Existing 1st Flr: 2967 s.f.

1st Flr: 2628 s.f.

Front Porch: 252 s.f.

Deck: 87.0 s.f.

Existing 2nd Flr: 2598.3 s.f.

Existing Fin Attic: 395.5 s.f.

SUBTOTAL: 5960.8 s.f.

NROD porch bonus (-250 s.f.)  
NROD side garage bonus (-250 s.f.)  
**TOTAL: 5460.8 s.f. [43.9%]**

Requested FAR: 5560 s.f. [44.7%]  
Proposed FAR:

Existing 1st Flr: 3452 s.f.

1st Flr: 2628 s.f.

Front Porch: 737 s.f.

Deck: 87.0 s.f.

Existing 2nd Flr: 2598.3 s.f.

Existing Fin Attic: 0 s.f.

SUBTOTAL: 6050.3 s.f.

NROD porch bonus (-250 s.f.)  
NROD side garage bonus (-250 s.f.)  
**TOTAL: 5550.3 s.f. [44.6%]**

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND LOAD TYPE	SOIL TYPE CODE CLASS	STRUCTURAL DESIGN LOAD	WEATHER FROST LINE	DEPTIC DEPTH
20 SOIL G3	A	SEVEN	4"	10'8"

WATER DESIGN LOAD	ICE DAM PROTECTION SPECIFICATION	PLUG HAZARD	FLASH FLOOD HAZARD	HEAVY ANNUAL PRECIPITATION
-47	TCS	JAN 15, 1975	3000	5000

CURRENT ILLINOIS STATE PLUMBING CODE  
CURRENT ILLINOIS ENERGY CONSERVATION CODE

WHEATON ZONING ORDINANCE  
WHEATON CITY CODE, CH. 22

2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL PROPERTY MAINTENANCE CODE

2018 INTERNATIONAL RESIDENTIAL CODE

2018 INTERNATIONAL FUEL GAS CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL PLUMBING CODE

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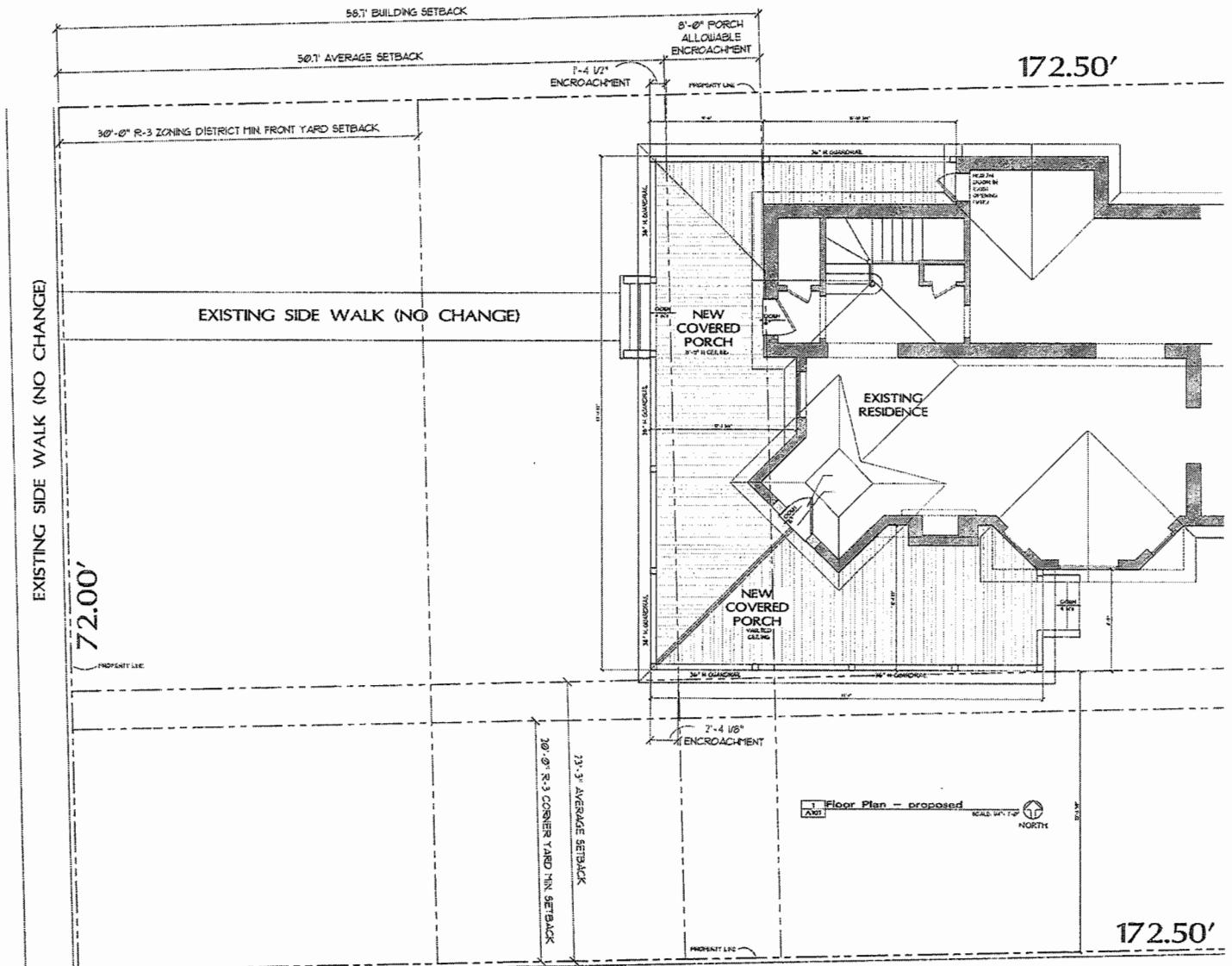
WHEATON ZONING ORDINANCE  
WHEATON CITY CODE, CH. 22

2018 INTERNATIONAL FIRE CODE



5.8.2023 Variance Submittal

The Pease Porch Renovation  
603 N West Street  
Wheaton IL 60187





The Pease Porch Renovation  
603 N West Street  
Wheaton IL 60187

5.8.2023 Variance Submittal

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