

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.



Mayor

ATTEST:


City Clerk

Roll Call Vote

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

Nays: None

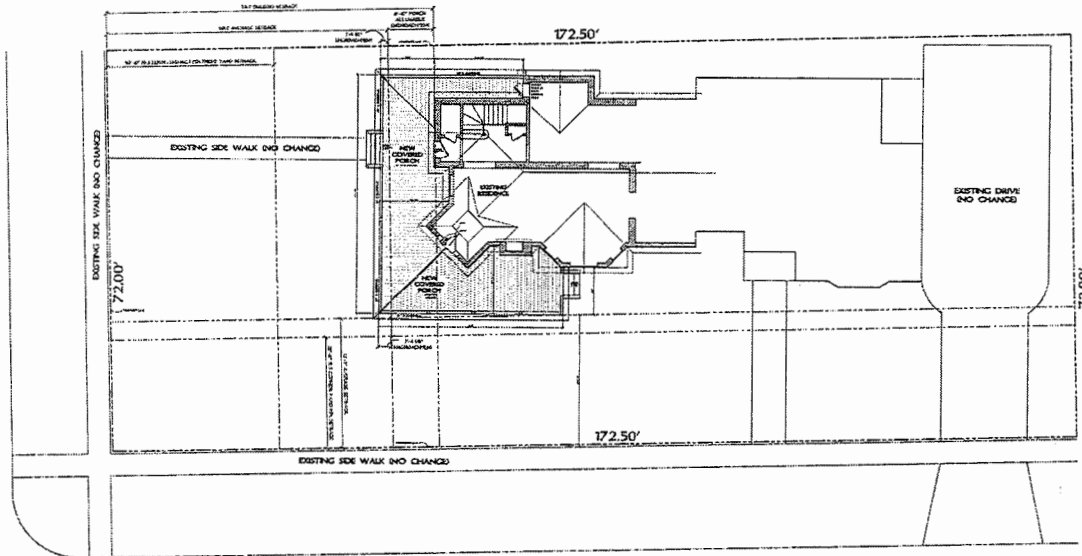
Absent: Councilwoman Bray-Parker

Motion Carried Unanimously

Passed: June 19, 2023
Published: June 20, 2023

Lot B Section 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 Malory's Addition to Wheaton, in the West half of the Northwest Quarter of Section 16, Township 20 North, Range 10 East of the Third Principal Meridian, according to the plat of said Assessment Plat recorded October 6, 1897 as Document 6560, in DuPage County, Illinois.
Commonly known as 603 North West Street, Wheaton, IL.

WEST STREET



LINCOLN AVENUE

Site Plan - proposed
T101
SCALE: 1/8" = 1'-0"
NORTH

Zoning information for:
603 N. West Street
PIN: 05-16-110-004
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: 25'-3" - No Change

Lot Size: 12,420.0 sq. ft.
Allowable LCR: 439.6 s.f. [33.33%]
Actual LCR: 2967 s.f. [23.8%]

Allowable FAR: 4968 s.f. [40.0 %]
Actual FAR:
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.
NR0D porch bonus (-250 s.f.)
NR0D 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.
NR0D porch bonus (-250 s.f.)
NR0D side garage bonus (-250 s.f.)
TOTAL: 5550.3 s.f. [44.6%]

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA					
GROUND WIND SPEED (MPH)	SEALED DESIGN WIND SPEED (MPH)	SEALED DESIGN WIND SPEED (MPH)	SEALED DESIGN WIND SPEED (MPH)	SEALED DESIGN WIND SPEED (MPH)	SEALED DESIGN WIND SPEED (MPH)
10	10	10	10	10	10
15	15	15	15	15	15
20	20	20	20	20	20
25	25	25	25	25	25
30	30	30	30	30	30
35	35	35	35	35	35
40	40	40	40	40	40
45	45	45	45	45	45
50	50	50	50	50	50
55	55	55	55	55	55
60	60	60	60	60	60
65	65	65	65	65	65
70	70	70	70	70	70
75	75	75	75	75	75
80	80	80	80	80	80
85	85	85	85	85	85
90	90	90	90	90	90
95	95	95	95	95	95
100	100	100	100	100	100

CODES REFERENCED	
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	
2017 NATIONAL ELECTRIC CODE	
2014 ILLINOIS STATE PLUMBING CODE	
CURRENT ILLINOIS ENERGY CONSERVATION CODE	

Drawing Index	
T101	Site Plan and Schedules
A101	Floor Plan
A102	Sections

I DO HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT THEY COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF WHEATON, ILLINOIS.
DATE: _____
DESIGNED BY: _____
ILLINOIS LICENSE NUMBER: _____
EXPIRES: 1-30-2024
I will not allow release for FOIA requests

DA DERRICK ARCHITECTURE
106 SOUTH GABLES BLVD
WHEATON, ILLINOIS 60187
P: 630.475.6096
F: 630.475.6097
WWW.DAARCHITECTURE.COM

REVISIONS	
NO.	DATE
1	11/15/23
2	11/15/23
3	11/15/23
4	11/15/23
5	11/15/23
6	11/15/23
7	11/15/23
8	11/15/23
9	11/15/23
10	11/15/23

The Peace Porch Renovation
603 N West Street
Wheaton IL 60187

DRAWN BY: CEG

DATE: 05/09/23
SCALE: AS NOTED
PROJECT NO: 2303
SHEET TITLE: Site Plan

SHEET NUMBER:
T101

5.8.2023 Variance Submittal

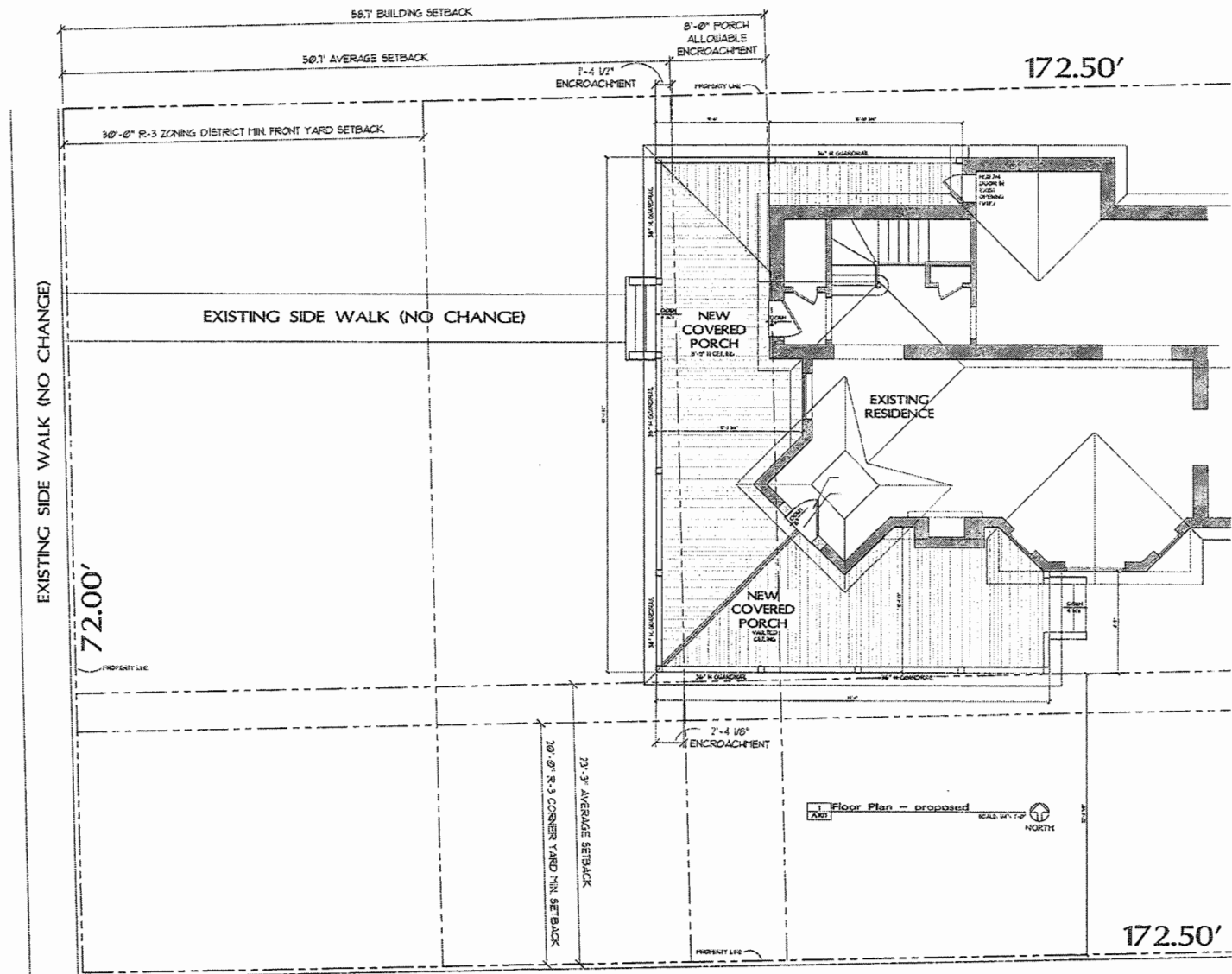
OWNER: DAU
RENDERING: DERRICK ARCHITECTURE
ALL RIGHTS RESERVED

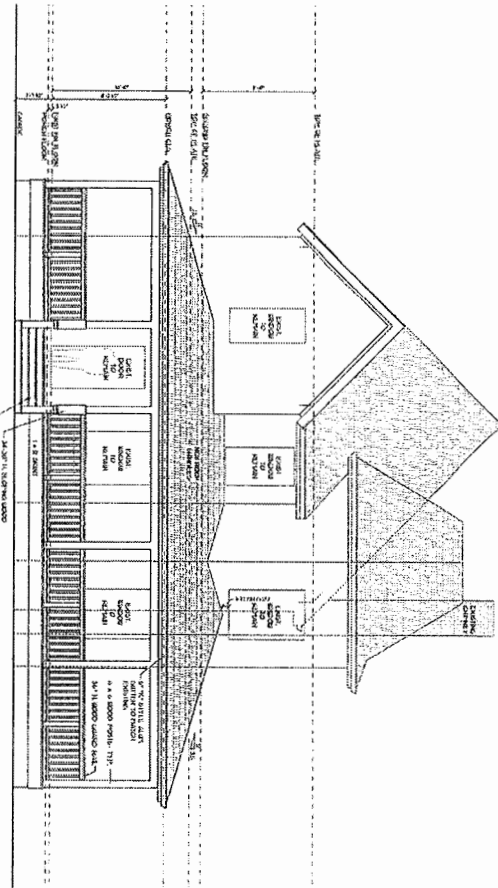
REVISIONS	DATE
1. PRELIM DESIGN	11/20/23
2. REVISION	
3. REVISION	
4. VARIANCE SUBMITTAL	

The Pease Porch Renovation
603 N West Street
Wheaton IL 60187

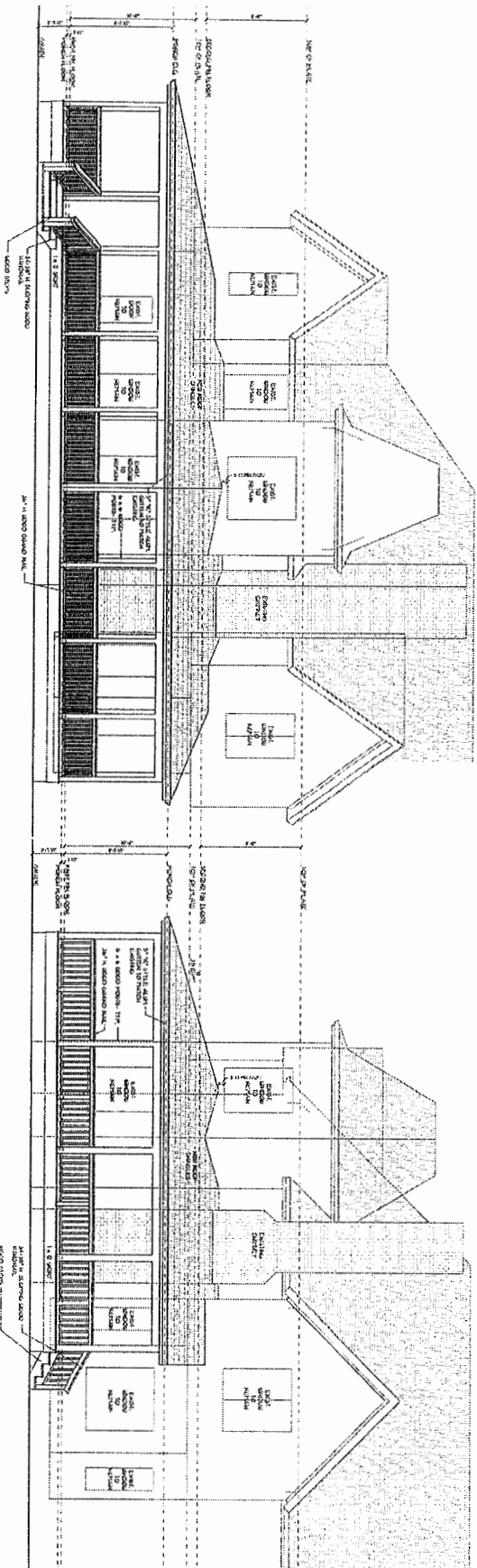
DRAWN BY: CLD
DATE: 05/06/23
SCALE: AS NOTED
PROJECT NO: 7203
SHEET TITLE
Floor Plan

SHEET NUMBER:
A101

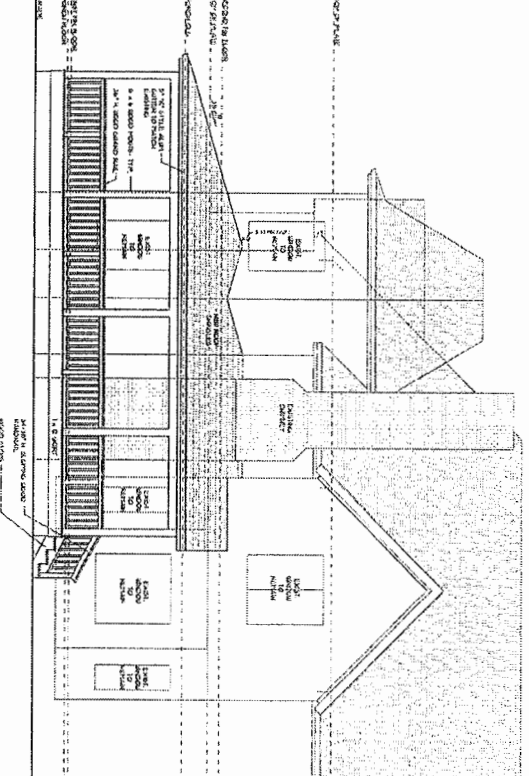




2 West Elevation SCALE: 1/8" = 1'-0"



3 South-West Elevation SCALE: 1/8" = 1'-0"



1 South Elevation SCALE: 1/8" = 1'-0"

DERICK ARCHITECTURE
440 SOUTH GENESEE STREET
WHEATON, ILLINOIS 60187
P: 630.249.6448
F: 630.249.6449
WWW.DERICKARCHITECTURE.COM

THE PEASE PORCH RENOVATION
603 N WEST STREET
WHEATON, ILLINOIS 60187

DATE: 05/09/22
SCALE: AS SHOWN
PROJECT NO.: 2000
CLIENT: TITEL
ELEVATIONS

REVISIONS:

NO.	DATE	DESCRIPTION
1	05/09/22	ISSUED FOR PERMIT

