

ORDINANCE NO. O-2024-27

AN ORDINANCE GRANTING A LOT WIDTH VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 911 N. WHEATON AVENUE - BREDEHOEFT BUILDERS, INC.

WHEREAS, written application has been made requesting a variation to Article 3.4B.3a of the Wheaton Zoning Ordinance to allow the construction and use of a two-story addition on to an existing single-family residence with an existing lot width of 44.6 feet in lieu of the required 50.0 feet, all on property commonly known as 911 N. Wheaton 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 September 24, 2024, 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:

THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT AN IRON STAKE AT THE INTERSECTION OF THE NORTH LINE OF HARRISON AVENUE AND THE EAST LINE OF WHEATON AVENUE AND RUNNING NORTH ON THE LAST LINE OF WHEATON AVENUE, 145 FEET FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL TO HARRISON AVENUE 165 FEET; THENCE NORTH PARALLEL TO WHEATON AVENUE, 44.6 FEET; THENCE WEST 165 FEET TO THE EAST LINE OF WHEATON AVENUE; THENCE SOUTH ON SAID EAST LINE 44.6 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-322-004

The subject property is commonly known as 911 N. Wheaton Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a lot width variation is granted to allow the construction and use of a two-story addition to the existing single-family residence with an existing lot width of 44.6 feet in lieu of the required 50.0 feet, in full compliance with the following plans: "Engineering Plans - 911 N. Wheaton Avenue", prepared by ERA, Warrenville, IL, dated July 24, 2024, sheets 1-3, and "Building Plans - 911 N. Wheaton Avenue", prepared by Ronald T. Haas and Associates, Wheaton, IL, dated December 26, 2023, sheets 1-2, and subject to the following conditions:

1. Per City Code, the foundation for the addition is required to meet the flood protection elevation requirement and shall be constructed two feet higher than the known high-water level (T/F at least 757.20).
2. Should the development displace any of the current flood storage volume, then compensatory storage shall be required at a 1:1 ratio and a stormwater easement shall be granted over the compensatory storage area.

3. The plans show a sump pump in the addition and per City Code a storm sewer service shall be required to be installed from the City main to the sump pump discharge.
4. 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

Ayes:

Roll Call Vote:
Councilman Brown
Mayor Suess
Councilman Clousing
Councilwoman Robbins
Councilman Weller
Councilman Barbier

Nays: None

Absent: Councilwoman Bray-Parker

Motion Carried Unanimously

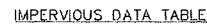
Passed: October 7, 2024
Published: October 8, 2024

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT AN IRON STAKE AT THE INTERSECTION OF THE NORTH LINE OF HARRISON AVENUE AND THE EAST LINE OF RIVER ROAD; RUN NORTH 89 DEGREES 45 MINUTES 15 SECONDS TO THE PLACE OF BEGINNING, 145 FEET FROM THE PLACE OF BEGINNING; THENCE EAST PARALLEL TO HARRISON AVENUE 165 FEET; THENCE NORTH PARALLEL TO WHEATON AVENUE, 44.6 FEET; THENCE WEST 165 FEET TO THE EAST LINE OF WHEATON AVENUE; THENCE SOUTH ON SAID EAST LINE 44.6 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 911 N. WHEATON AVENUE, WHEATON, ILLINOIS

ACU	AIR CONDITIONER UNIT
BA	BACK OF CURB
BM	BENCHMARK
B	BOTTOM OF
S/O	DOWNPOUT
E	EAST
DM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
OF	GARAGE FLOOR
Q	GAS METER
N	NORTH
S	SOUTH
TH	TOP OF FOUNDATION
TH	TOP OF WALL
W	WEST
W	WOODEN WALL
XXX,XX	MEASURED DIMENSION
(XXX,XX)	RECORD DIMENSION

-  EX. SANITARY LINE
-  EX. STORM LINE
-  EX. WATER LINE
-  EX. FENCE
-  EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
-  EX. CONCRETE CURB & GUTTER
-  EX. DEPRESSION CURB
-  EX. CONTOURS
-  EX. SPOT ELEVATION
-  EX. CONSPICUOUS TREE
W/ TRUNK SIZE IN INCHES
-  EX. DECIDUOUS TREE
W/ TRUNK SIZE IN INCHES



<u>EXISTING IMPERVIOUS</u>		<u>PROPOSED IMPERVIOUS</u>	
HOUSE:	699 S.F.		
HOUSE TO BE REMOVED:	75 S.F.		
NEAR PORCH:	*236 S.F.	ADDITION:	443 S.F.
CONCRETE PAD:	13 S.F.	LANDING & STEPS:	14 S.F.
FRONT PORCH:	273 S.F.	TOTAL:	477 S.F.
FRONT WALK & STEPS:	156 S.F.		
CONCRETE DRIVE:	1,748 S.F.		
GARAGE:	593 S.F.		
TOTAL:	3,793 S.F.		

*CONTRACTOR SHALL FIELD VERIFY EXISTING AND PROPOSED FINISHED FLOOR AND TOP OF FOUNDATION ELEVATIONS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL MAINTAIN MINIMUM 6"
EXPOSED CONCRETE FOUNDATION ADJACENT TO
EXISTING DRIVEWAY FINISHED GRADE.

NET NEW IMPERVIOUS

*311 S.F. TO BE REMOVED
477 S.F. - 311 S.F. = 166 S.F.
SINCE 166 S.F. < 2,500 S.F. NO BMP IS REQUIRED FOR THIS SITE

SIDE BENCHMARK:
SET OUT CROSS ON SIDEWALK SOUTH OF DRIVE AT
RESIDENCE #207 WEAVER AVENUE
ELEV 750.47 (HAYD BN)

It's smart It's free It's the law

**Call before
you dig**
800.892.0123

PREPARED FOR: BREDEHOEFT BUILDERS INC.

DRAWN BY:	KK
CHECKED BY:	JPD


**ENGINEERING
RESOURCE ASSOCIATES**

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 383-3060
FAX (630) 383-2162

10 S. RIVERSIDE PLAZA, SUITE 675
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7861
FAX (312) 474 6099

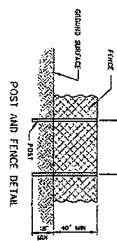
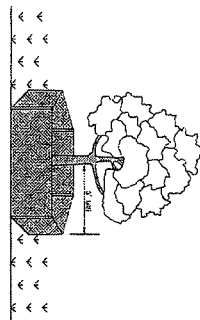
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 360-1902

SITE PLAN DATED: JULY 24, 2024

SHEET 2 OF 3

PROFESSIONAL DESIGN FIRM NUMBER: 104.001186

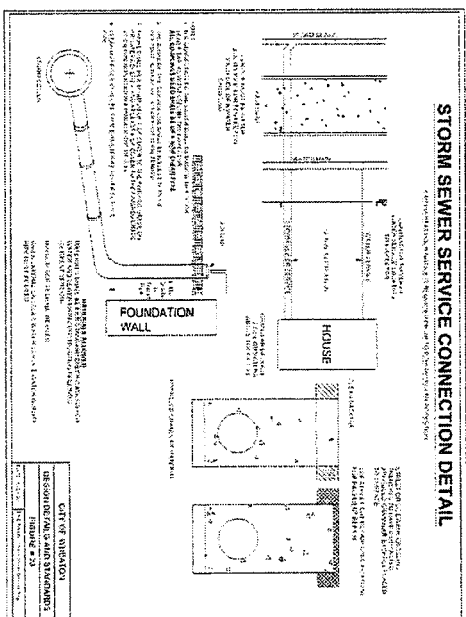
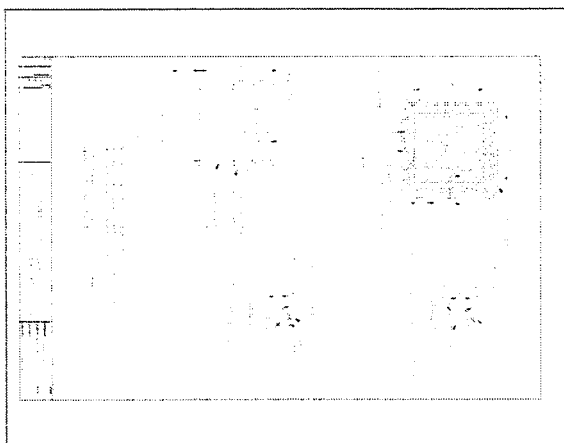
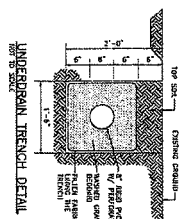
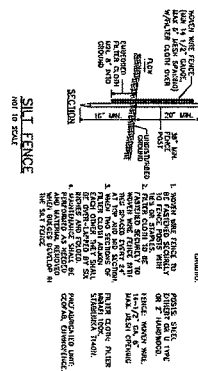
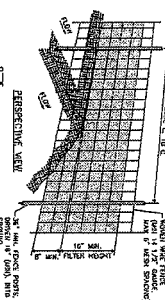
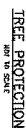
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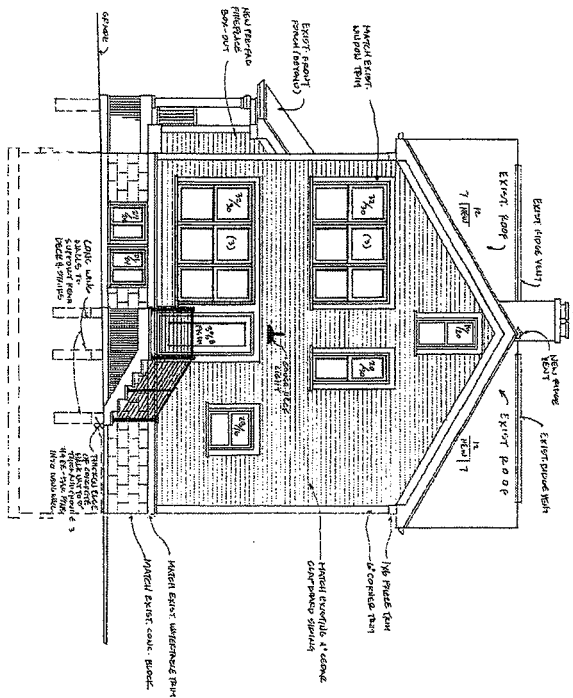
1. THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE CORNER OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 3 FEET TO THE TRUNK OF ANY TREE.
2. EXISTING DIGITS SHALL BE PROTECTED THROUGHOUT THE PROJECT WITH A MINIMUM CROSS SECTION AREA OF 3.0 SQ. IN.
3. THE FENCE MAY BE CONSTRUCTED USING SHOWN FENCE, 4" PLASTIC WITH JOINTS BY ANY OTHER MATERIAL AS APPROVED BY THE PROJECT MANAGER.

TREE PROTECTION

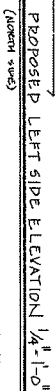
NOT TO SCALE



1. OVERVIEW OF THE COURSE
The course is designed to provide a comprehensive overview of the field of Computer Science. It covers the fundamental concepts and principles that underpin the design and development of computer systems.
2. THE HISTORY OF COMPUTING
This section explores the evolution of computing technology, from the early mechanical calculators to the modern digital computers. It discusses the impact of key figures and events on the development of the field.
3. THE FOUNDATIONS OF COMPUTING
This section covers the mathematical and logical foundations of computing. It includes topics such as Boolean algebra, set theory, and combinatorics.
4. THE DESIGN OF DIGITAL SYSTEMS
This section focuses on the design and implementation of digital systems. It covers topics such as logic design, digital logic, and digital signal processing.
5. THE THEORY OF COMPUTATION
This section explores the theoretical aspects of computation. It includes topics such as computational complexity, algorithmic information theory, and the limits of computation.
6. THE APPLICATIONS OF COMPUTING
This section discusses the various applications of computing technology. It covers topics such as artificial intelligence, robotics, computer graphics, and data science.
7. THE FUTURE OF COMPUTING
This section looks at the future of computing technology. It discusses emerging trends and challenges, such as quantum computing, edge computing, and cybersecurity.
8. CONCLUSION
The course concludes with a summary of the key concepts and principles covered. It also provides an overview of the resources available for further study and research.



PROPOSED REAR ELEVATION $\frac{1}{4} = 1 - 0$
(EAST SIDE)



PROPOSED LEFT SIDE ELEVATION 1'-1'-0" (NOTED 2-10-02)

SHEET INDEX

1. PROPOSED ELEVATIONS
2. PROPOSED PLANTING PL. PLANT/SCHEMATIC
3. PROPOSED "AND" PL. PLANT/SCHEMATIC
4. PROPOSED "AND" PL. PLANT/SCHEMATIC
5. PROPOSED "AND" PL. PLANT/SCHEMATIC
6. PROPOSED WALL SECTIONS C, P, L
7. SECTIONS, NORTH, DETAILS
8. EXISTING ELEVATION
9. EXISTING 1ST AND 2ND FLOOR PLANS
10. EXISTING PLANTING, EXIST. ROOF PL. AN



Ronald T. Haas & Associates, Inc.
 Architects
 Western, IL 60131 (630) 211-0200

PERIODS LISTED FOR:

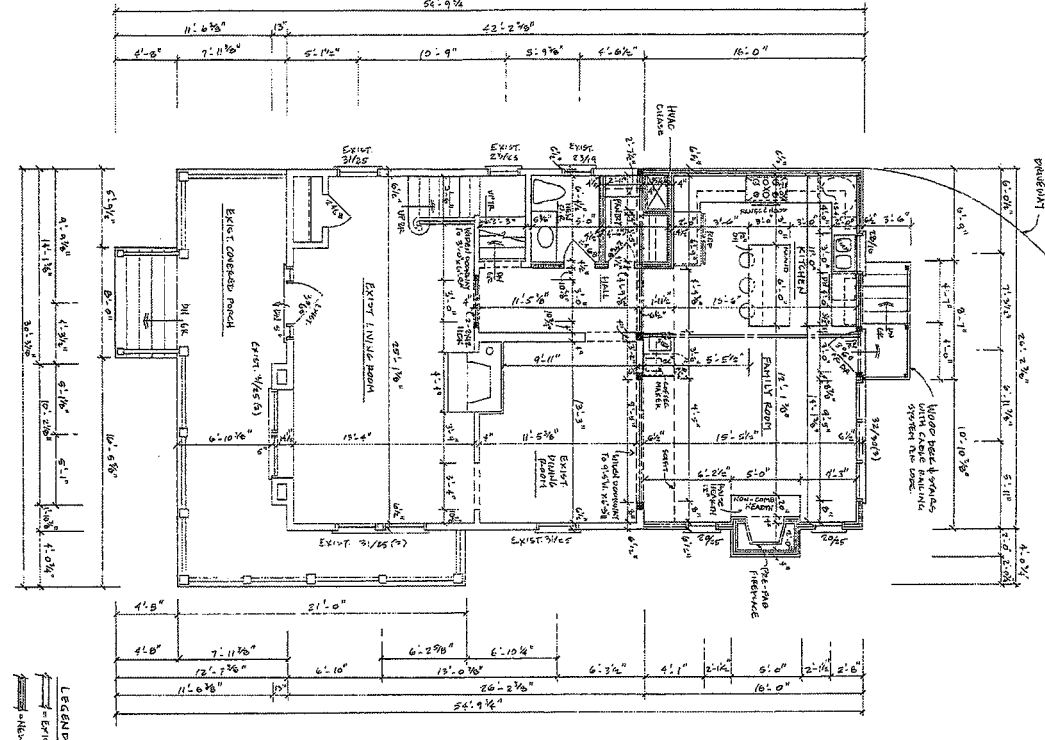
LEIGH ANN & MICHAEL RECAN
 911 N. WILKINSON AVE., WILKINSON, IL

Project number: 2700Y
Project name:
Proposed FTE:
Start date: 12-00-21
Project location:

• Proposed elevations

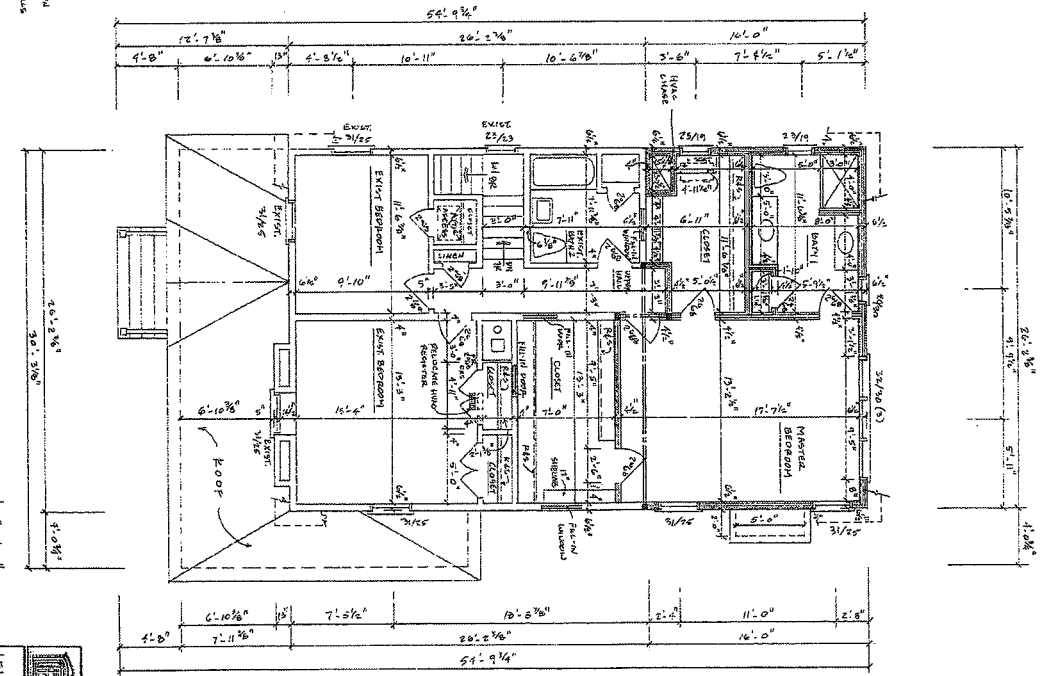
PROPOSED FIRST FLOOR PLAN 1/4"=1'-0"

(ARCHITECTURAL) SEE SHEET 3 FOR STRUCTURAL NOTES.



PROPOSED SECOND FLOOR PLAN 1/4"=1'-0"

(ARCHITECTURAL) SEE SHEET 3 FOR STRUCTURAL NOTES.



Ronald T. Haas & Associates, Inc. ARCHITECTS 1000 N. 10th St., Suite 100 Phoenix, AZ 85003	
PREPARED FOR: LEIGH ANN & MICHAEL BELGAN 911 N. UNIVERSITY AVENUE, SUITE 110 PHOENIX, AZ 85003	
PROJECT NO.: 2304 DATE: 12-15-13	
PREPARED BY: RTH (ARCHITECTURAL)	
SHEET NO.: 2	

