

ORDINANCE NO. F-2010

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON A CERTAIN PIECE OF
PROPERTY COMMONLY KNOWN AS 811 N. WHEATON AVENUE -
RENCH**

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 of a 912-square foot one and one-half story detached garage, on certain property legally described herein and commonly known as 811 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 May 9, 2017 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-3 Residential District zoning classification:

PART OF BLOCK 6 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, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF MADISON AVENUE, WITH THE EAST LINE OF WHEATON AVENUE; THENCE NORTH ALONG THE EAST LINE OF WHEATON AVENUE, 100 FEET FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF MADISON AVENUE, 156 FEET, THENCE NORTH 110 FEET; THENCE WEST 156 FEET TO THE EAST LINE OF WHEATON AVENUE, THENCE SOUTH 110 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as 811 N. Wheaton Avenue, Wheaton, IL 60187.

P.I.N. 05-16-101-003

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 of a 912-square foot one and one-half story detached garage in full compliance with the plans entitled "Topography and Site Plan for Proposed Garage, 811 N. Wheaton Avenue", prepared by Lambert and Associates, Wheaton, IL, dated March 9, 2017 and revised April 12, 2017 and "New Garage for the Rench Residence, 811 N. Wheaton Avenue", prepared by Ronald Creswell Architecture, Wheaton, IL, sheets 1-4, dated April 10, 2017.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Suess
Councilman Barbier
Councilman Prendiville
Mayor Gresk
Councilman Rutledge
Councilman Scalzo

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: May 15, 2017
Published: May 16, 2017

PLAT OF SURVEY

811 N. WHEATON AVENUE:

P.I.N. # 05-16-101-003

PART OF BLOCK 6 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, COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF MADISON AVENUE, WITH THE EAST LINE OF WHEATON AVENUE, THENCE NORTH ALONG THE EAST LINE OF WHEATON AVENUE, 100 FEET FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF MADISON AVENUE, 156 FEET, THENCE NORTH 110 FEET; THENCE WEST 156 FEET TO THE EAST LINE OF WHEATON AVENUE, THENCE SOUTH 110 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

TOPOGRAPHY & SITE PLAN FOR PROPOSED GARAGE:

IMPERVIOUS AREA:

EXISTING=5,581.0-SQ.FT.
POST CONST.=6,295.0-SQ.FT.
NEW NET IMPERVIOUS=714.0-SQ.FT.

NOTE: REMOVE PROTECTIVE FENCING AROUND ALL EXISTING IMPERVIOUS FENCING SHALL BE SHOWN INSTALLED UNDER THE DRAINAGE OF EACH AREA INSTALLED UNDER THE NEW IMPERVIOUS FENCING. FENCING SHALL BE POSITIONED WITHIN THE LIMITS OF THE FENCING. THE PROTECTIVE FENCING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.



NOTE: INSTALL PROTECTIVE FENCING TO A MINIMUM HEIGHT OF 4'. FENCING SHALL BE POSITIONED SUCH THAT DRIP LINE OF TREE IS PROTECTED.

LEGEND

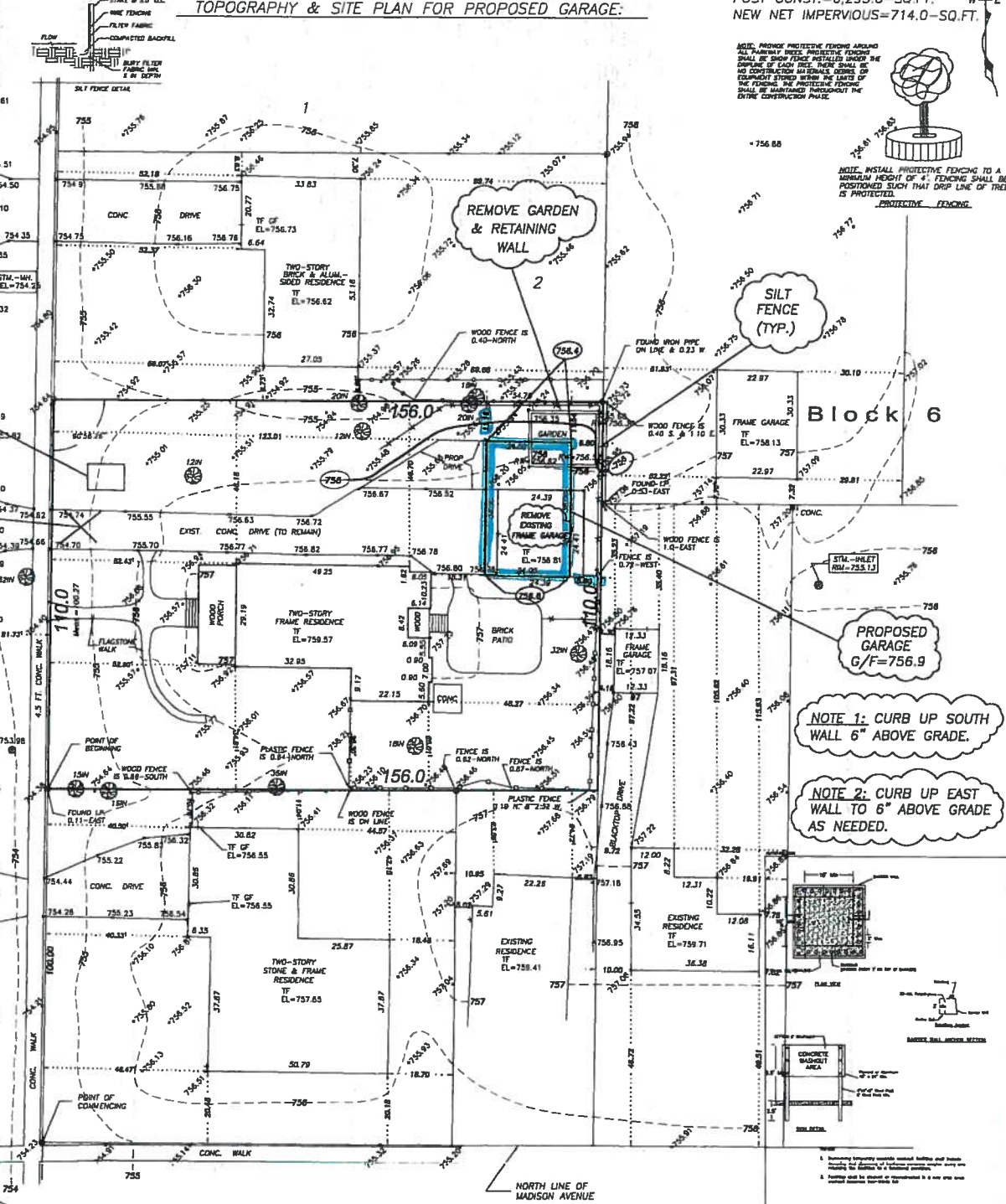
- PROP. GRADE (XXXL)
- PROP. CONTOUR (XXX)
- EXIST. GRADE (XOX)
- EXIST. CONTOUR (XOX)
- IN. GRADE (XXXL)
- CON. DRAINAGE (XXXL)
- OVERFLOW ROUTE (XXXL)
- PROP. FNDN. STEP (XXXL)
- SILT FENCE (XXXL)
- TRENCH BACK FILL LOCATION (XXXL)

Q/S = DOWNSPOUTS
S/D = SUMP DISCHARGE

SITE BENCHMARK: RM OF STDM W/1 ELEVATION=754.25

NOTE: CONCRETE WASHOFF AREA SEE DETAIL

CONSTRUCTION ACCESS



NOTE 1: CURB UP SOUTH WALL 6" ABOVE GRADE.

NOTE 2: CURB UP EAST WALL TO 6" ABOVE GRADE AS NEEDED.

THIS IS TO CERTIFY THAT THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED SO AS TO NOT DISPLACE ANY PONDING OR STANDING WATER, OR NOT CHANGE THE DRAINAGE OF SURFACE WATER OR THAT ADEQUATE PROVISIONS HAVE BEEN INCORPORATED INTO THE SITE GRADING PLAN SO AS TO NOT ADVERSELY AFFECT THE DRAINAGE OF STORMWATER TO OR FROM THE SITE AND ADJACENT PROPERTIES.

STATE OF ILLINOIS
COUNTY OF DU PAGE

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEDED PLAT IS A CORRECT REPRESENTATION OF SAID PROPERTY.

PROFESSIONAL SERVICE CONTINUES TO THE CURRENT 200 AMERICAN STANDARDS FOR A BOUNDARY SURVEY (I UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, 8TH DAY OF MARCH, A.D. 2012.

ILLINOIS LAND SURVEYOR NO. 1243 (EXPIRES DATE 11/30/18)
ILLINOIS DESIGN FIRM, NO. 184-006311

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. CONTINUE ALL POINTS BEFORE BUILDING AND REPORT ANY APPOINT DISCREPANCIES TO THE SURVEYOR.



Scale 1" = 20'

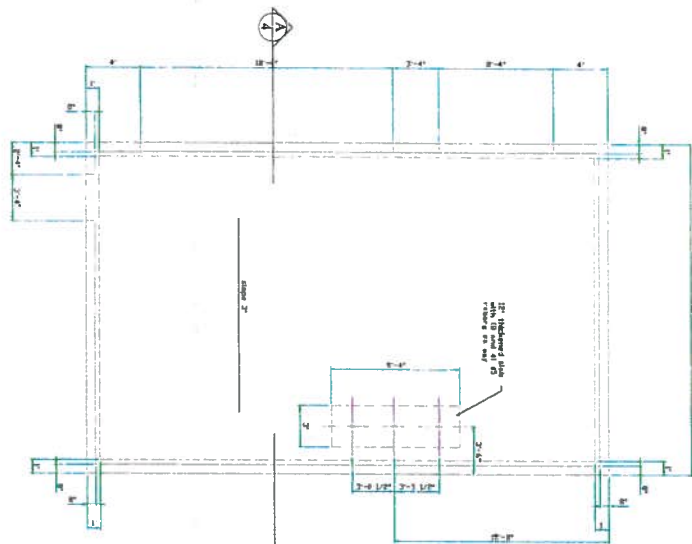
SOURCE BENCHMARK: "DPC 3101601"
ALUMINUM TABLET IN ENTRANCE TO OLD DUPAGE COUNTY COURTHOUSE WEST SIDE, STAMPED "1905 735"
USGS DUPAGE BENCHMARK ELEVATION = 733.39

ORDERED BY: WETMORE, TOM
ORDER NO. 05-16-101-003-17
FILE NO. 05-16-101-003-17

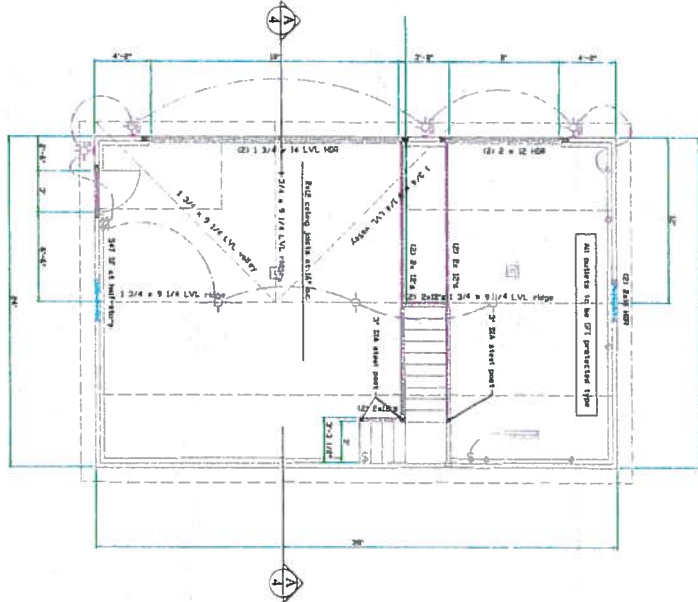
LAMBERT & ASSOCIATES
LAND SURVEYORS
955 W. LIBERTY DR. WHEATON, ILL. 60187
PHONE: (630) 653-6331 FAX: (630) 653-6396

LEGEND

- CATCH BASIN/INLET
- FIRE HYDRANT
- GAS VALVE
- LIGHT
- MAN. BOX
- FLARED END SECTION
- SANITARY MANHOLE
- STORM MANHOLE
- deciduous tree
- coniferous tree
- electric transformer
- telephone vault
- utility pole
- water box (8"b-box)
- water vault
- SQUARE INLET
- CONC. = CONCRETE
- FIR = FOUND IRON ROD
- FIP = FOUND IRON PIPE
- INV. = INVERT
- (M) = MEASURED
- F.E.S. = FLARED END SECTION
- M.U. = MANHOLE
- PVC = POLYVINYL CHLORIDE PIPE
- G-GUTTER EL.
- BC = BACK OF CURB
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- ORW = OVERHANG WIRE
- SAN = SANITARY
- D/S = DOWN SPOUTS
- ED = EDGE OF CONCRETE
- EP = EDGE OF PAVEMENT
- WV = WATER VALVE
- Hyd = FIRE HYDRANT ASSEMBLY



North
Foundation Plan



North
Floor Plan

1. Add a note to the north and south end of the garage first floor
 2. Add a note to the north and south end of the garage first floor
 3. Add a note to the north and south end of the garage first floor

New Garage for the
Rench Residence
 811 Wheaton Ave. Wheaton, Illinois 60187

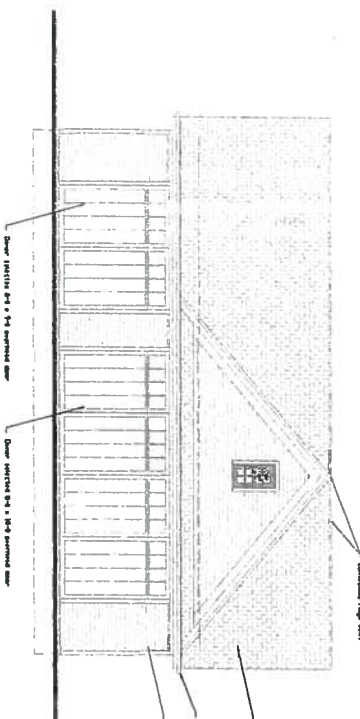
No.	Notes	4/18/17
1	Revision/Issue	Date

Ronald R. Creswell
 ARCHITECTURE
 121 North Chase St. #154
 Wheaton, IL 60187
 (708) 261-1111
 ron@creswellrarch.com

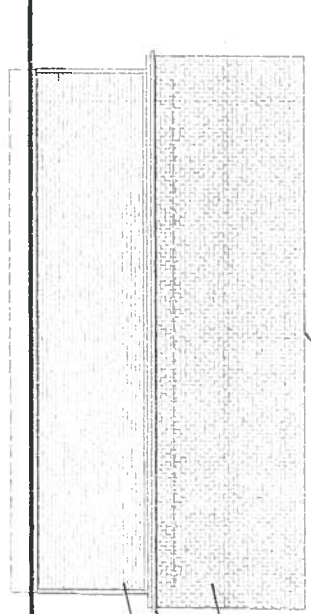
State of Illinois
 #001-012286
 Expires 11/30/18



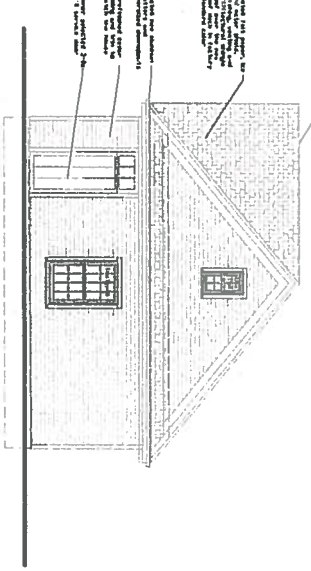
Notes and Site Plan Schedule
 1. All work shall be in accordance with the City of Wheaton, Illinois Building Code, 2015 Edition.
 2. All work shall be in accordance with the City of Wheaton, Illinois Zoning Ordinance, 2015 Edition.
 3. All work shall be in accordance with the City of Wheaton, Illinois Subdivision Ordinance, 2015 Edition.
 4. All work shall be in accordance with the City of Wheaton, Illinois Fire Code, 2015 Edition.
 5. All work shall be in accordance with the City of Wheaton, Illinois Health Code, 2015 Edition.
 6. All work shall be in accordance with the City of Wheaton, Illinois Environmental Code, 2015 Edition.
 7. All work shall be in accordance with the City of Wheaton, Illinois Public Works Code, 2015 Edition.
 8. All work shall be in accordance with the City of Wheaton, Illinois Public Safety Code, 2015 Edition.
 9. All work shall be in accordance with the City of Wheaton, Illinois Public Utilities Code, 2015 Edition.
 10. All work shall be in accordance with the City of Wheaton, Illinois Public Works Code, 2015 Edition.



West Elevation



East Elevation



North/South Elevation

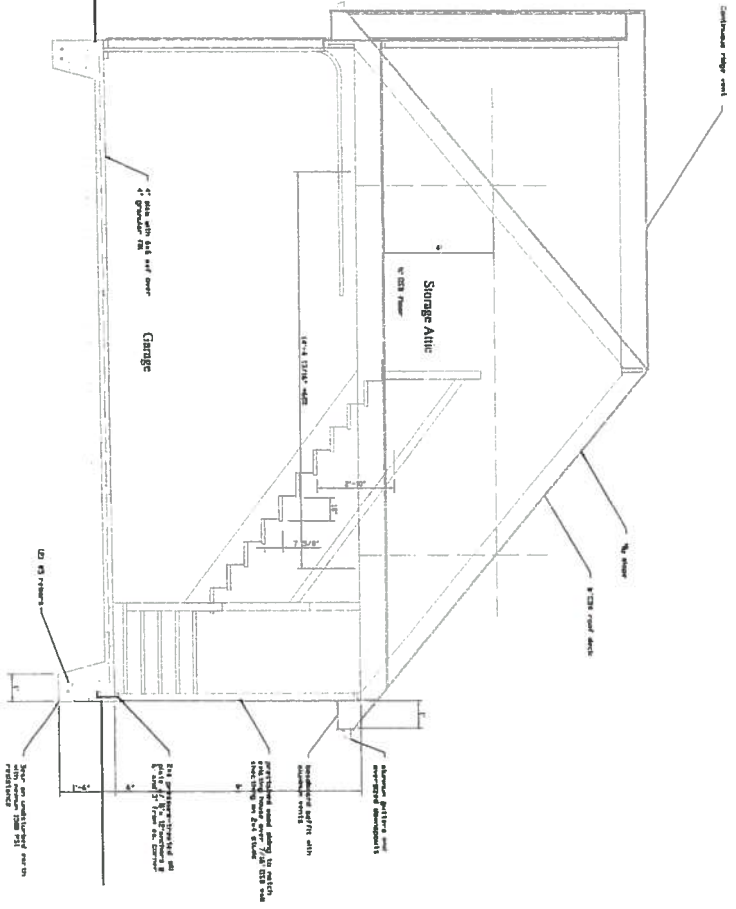
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New Garage for the
Rench Residence
 811 Wheaton Ave. Wheaton, Illinois 60187

No.	Revised	Revision/Issued	Date
1	Revised		4/4/17

Ronald R. Creswell
 ARCHITECTURE
 121 North Chestnut, #124
 Wheaton, IL 60187
 (630) 544-9147
 ron@rreswell.com

State of Illinois
 #001-012236
 Expires 1/20/18



Section A

New Garage for the
Rench Residence
 811 Wheaton Ave. Wheaton, Illinois 60187

NO.	1	Project	32017
DATE		Revision/Description	2/2017

Ronald R. Caswell
ARCHITECTURE
 123 North Lincoln St., #114
 Wheaton, IL 60187
 (630) 344-9147
 ron@roncaswell.com

State of Illinois
 #001-012286
 Expires 11/30/18

Project: _____
 Date: _____
 Scale: _____
 4

