

ORDINANCE NO. O-2018-12

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 718 E. FOREST AVENUE -
GODOY**

WHEREAS, written application has been made requesting a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance to allow the construction and use of a patio with a rear yard setback of 7.0 feet in lieu of the required 25.0 feet, on certain property legally described herein and commonly known as 718 E. Forest 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 February 27, 2018 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-4 Residential District zoning classification:

LOT 30, IN RE-SUBDIVISION OF THE WHEATON MANOR ADDITION TO THE CITY OF WHEATON, BEING A RE-SUBDIVISION OF ALL OF WHEATON MANOR ADDITION TO THE CITY OF WHEATON (EXCEPT LOT 4 BLOCK 2), BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT OF SAID RE-SUBDIVISION RECORDED MAY 7, 1924 AS DOCUMENT NO. 177301, IN DUPAGE COUNTY, ILLINOIS.

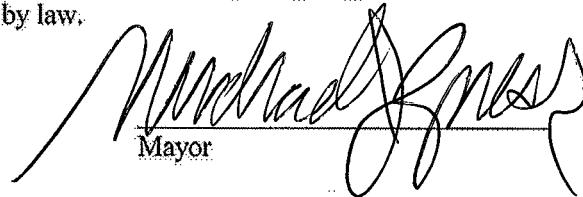
P.I.N.: 05-09-422-011

The subject property is commonly known as 718 E. Forest Avenue, Wheaton, IL 60187.

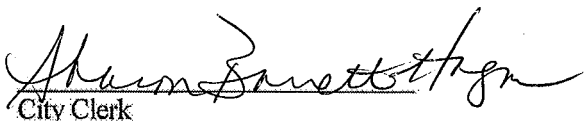
Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a rear yard setback of 7.0 feet in lieu of the required 25.0 feet is granted for a patio in full compliance with the site plan on file in the Department of Planning and Economic Development subject to permitting approval by the Director of Engineering.

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: Mayor Gresk
Councilman Ruffedge
Councilman Scalzo
Councilman Sues

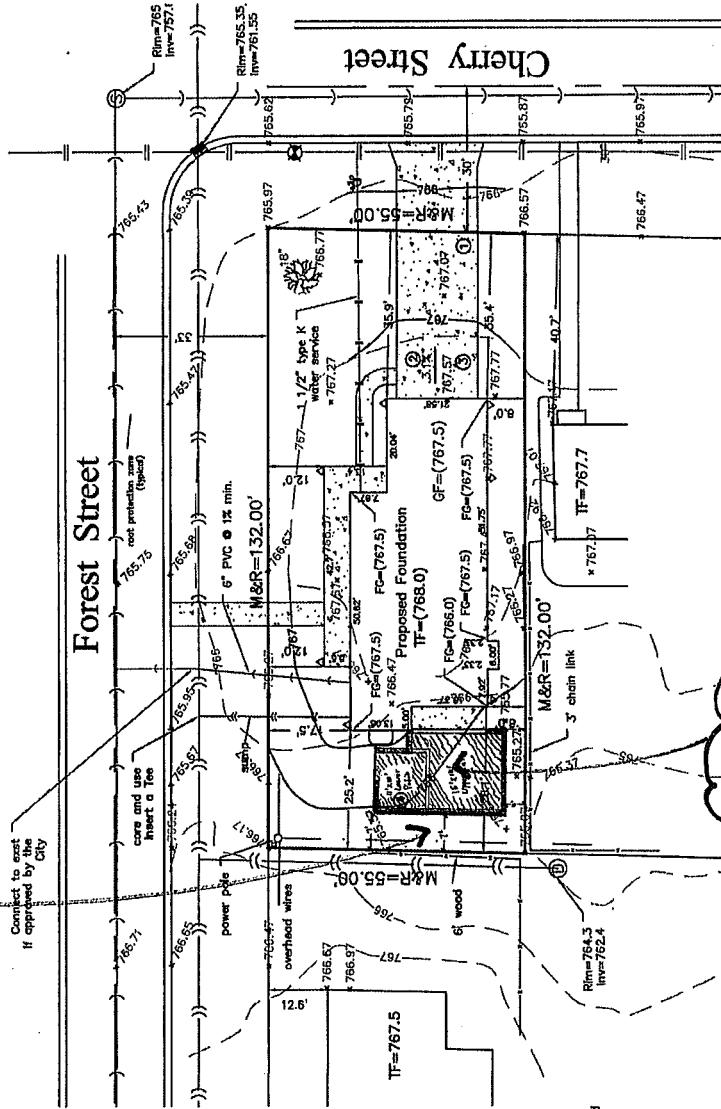
Nays: Councilman Barbier
Councilman Prendiville

Absent: Councilwoman Fitch

Motion Carried

Passed: March 5, 2018
Published: March 6, 2018

Proposed Conditions



7
Rear
 setback

Patio

- Legend**
- T/F = Top of Foundation
 - GF = Garage Floor
 - B/W = Back of Walk
 - FC = Finished Grade
 - T/C = Top of Curb
 - P.U.E = Public Utility Easement
 - D.E. = Drainage Easement
 - x (100.00) = Proposed Elevation
 - x.100.00 = As-built Elevation
 - - - = Existing Contour
 - - - = Proposed Contour
 - - - = B-box
 - - - = Storm Manhole
 - - - = Drainage Flow
 - - - = down spout

Foundation Note
The foundation shall be stopped or the brick ledge lowered if the proposed finished grade is more than 6" of foundation exposure. (See architectural plans).

- ① = Portable Toilet
- ② = Refuse Dumpster
- ③ = Construction Material Storage
- ④ = Tenset Stock Pile

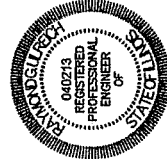
Taurus Engineering, L.L.C.

3N655 E. Laura Ingalls Wilder Road
St. Charles, IL 60175
630-377-5997
Fax(630) 444-1808
tauruseng@bcgglobal.net

Prepared For:
Daniel Gaby
718 E Forest
Whitman, IL 60185

Property Address:
718 E Forest
Whitman, IL

Scale	Date
1"=10'	



CERTIFICATION:
I hereby certify that this plan was prepared under my direct supervision, and meets the minimum criteria for stormwater management in accordance with the DuPage County Stormwater Ordinance.

Dated at St. Charles, Illinois,
This 14th day of January, 2014

Raymond G. Ulrich
Raymond G. Ulrich, P.E.
Professional Engineer No. 040213, Expires 11/30/2015

TREE PROTECTION NOTES

1. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.
2. Fence the public portion (parkways) of the entire Tree Protection Zone(s) with a 6' high fence. The fence shall be constructed of 2" x 4" posts and 1/2" x 4" rails. The fence shall be painted white with a sign stating "Tree Protection Zones-Keep Out".
3. No trenching should be done within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry Staff.
4. No grade changes should be done within the Tree Protection Zones of parkway trees for any construction activity.
5. Should it be necessary to trench within the TPZ for utilities, including disconnection or copying of existing utilities, all trenches shall be hand dug. No roots larger than two (2") shall be cut unless no other alternative is feasible. All smaller roots that require cutting shall be cut with pruning saws. Cuts shall be made flush with the side of the trench. If at any time twenty-five (25%) of the area within the TPZ is being separated from the tree by a trench, then the line shall be either relocated or installed using trench-less methods.
6. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water utilities using trench-less methods. Auger through the entire Tree Protection Zone, locate pipe outside of the Tree Protection Zone.
7. At no time shall any equipment, materials, supplies or fill soil be allowed in the Tree Protection Zone(s). Do not store excavated soil or the dumpsters within the drip-line (TFZ) of the parkway tree(s).

Proposed Site Runoff
Site Area: 7,260 sf
Impervious Area: CN=98
House & Porch: 2,140 sf
Drive: 620 sf
Walks & Patio: 290 sf
Total Impervious: 3,050 sf
Pervious Area: Soil Group C
Laws: CN=74
Composite CN = $\frac{3050 \times 98 + 4210 \times 74}{7260} = 84$

Runoff for 7.5" (100 yr storm) = 5.70" = 0.079 Ac. Ft.
Runoff Increase (100 yr storm) = 0.18" = 108 cf

Runoff for 2" (2 yr storm) = 0.75" = 0.010 Ac. Ft.
Runoff Increase (2 yr storm) = 0.07" = 45 cf

Change in Impervious Area
Existing Impervious = 2,582 sf
New Impervious = 3,050 sf
Increased Impervious = 468 sf

