

**ORDINANCE NO. O-2018-29**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A REAR YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1004 WHEATON PLACE - EDDY**

**WHEREAS**, written application has been made requesting a special use permit to Article 24.3.1 and a rear yard setback to Article 3.4A.8b of the Wheaton Zoning Ordinance to allow the construction of a 1,085-square foot one and one-half story detached garage with a rear yard setback of 5.0 feet in lieu of the required 10.0 feet, on certain property legally described herein and commonly known as 1004 Wheaton Place, 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 8, 2018 to consider the special use permit and rear yard setback variation request; and the Planning and Zoning Board has recommended approval of both the special use permit and rear yard setback 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:

THE SOUTH 125 FEET OF LOT 6 IN THE RESUBDIVISION OF BLOCK 1, OF JESSE C. WHEATON, JR'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 9 AND A PART OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1924 AS DOCUMENT 176794, IN DUPAGE COUNTY, ILLINOIS.

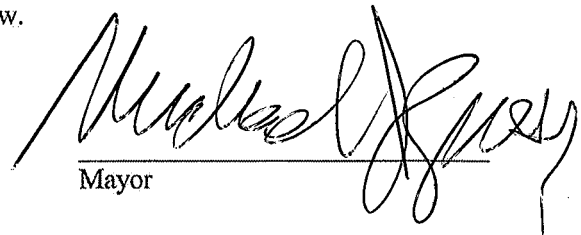
The subject property is commonly known as 1004 Wheaton Place, Wheaton, IL 60187.

P.I.N. 05-09-316-009


**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit to Article 24.3.1 and a rear yard setback to Article 3.4A.8b of the Wheaton Zoning Ordinance is granted to allow the construction of a 1,085-square foot one and one-half story detached garage with a rear yard setback of 5.0 feet in lieu of the required 10.0 feet in full compliance with the plans entitled "Detached Garage for: Eddy Residence, 1004 Wheaton Place", prepared by Architectural Planning & Services, Wheaton, IL, sheets 1-3, dated April 11, 2018.

**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 Sues  
Councilman Barbier  
Councilwoman Fitch  
Councilman Prendiville  
Mayor Gresk  
Councilman Rutledge  
Councilman Scalzo

Nays: None

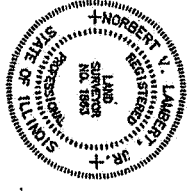
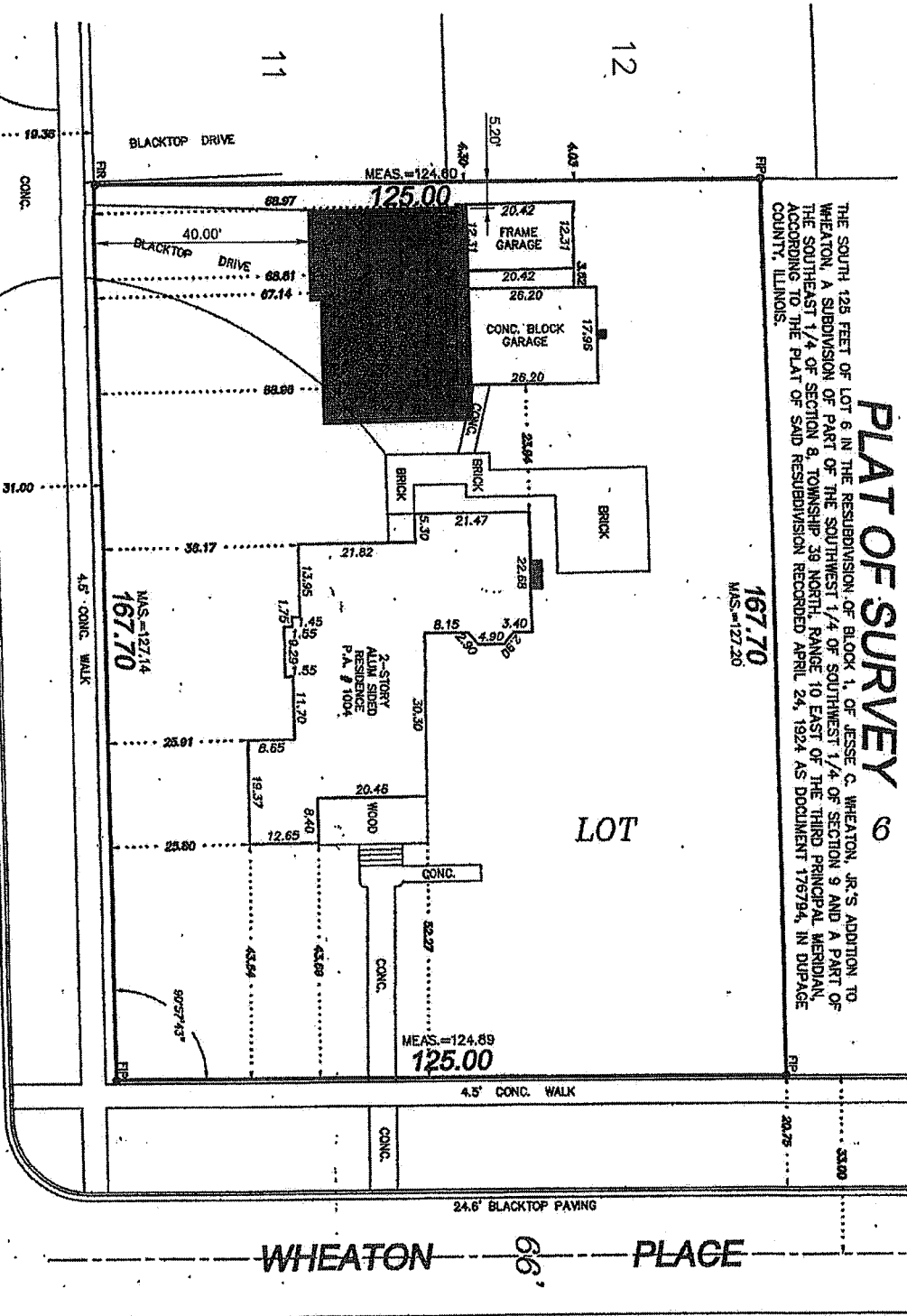
Absent: None

Motion Carried Unanimously

Passed: May 21, 2018  
Published: May 22, 2018

# PLAT OF SURVEY 6

THE SOUTH 125 FEET OF LOT 6 IN THE RESUBDIVISION OF BLOCK 1, OF ESSE C. WHEATON, JR.'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9 AND A PART OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1924 AS DOCUMENT 178794, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS }  
 COUNTY OF DU PAGE } S.S.  
 THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE FOREGOING DESCRIBED ABOVE AND THAT THE FOREGOING PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE FOREGOING ILLINOIS STATUTES AND REGULATIONS FOR A SURVEYOR, GIVEN UNDER MY HAND AND SEAL AS WHEATON, ILLINOIS, THIS 7TH DAY OF JAN., A.D. 2016.

ILLINOIS LAND SURVEYOR NO. 1985, LICENSE EXPIRES 11/30/16  
 ILLINOIS DESIGN FIRM NO. 194-065311

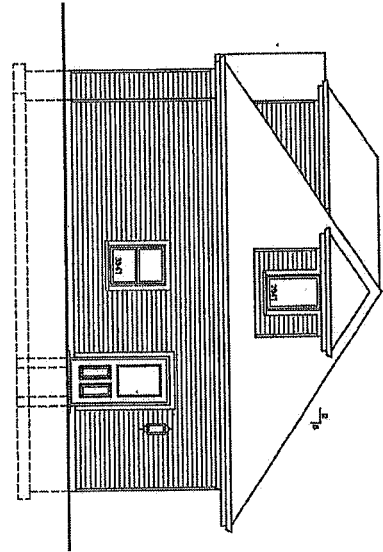
PLEASE TO OBEY OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON THIS SURVEY.  
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.  
 COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

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

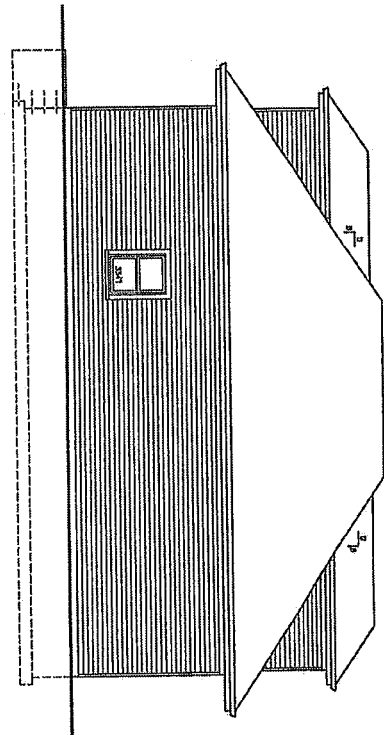
ORDERED BY: SECK, ROBERT

ORDER NO. 15.2.027 FILE NO. 1

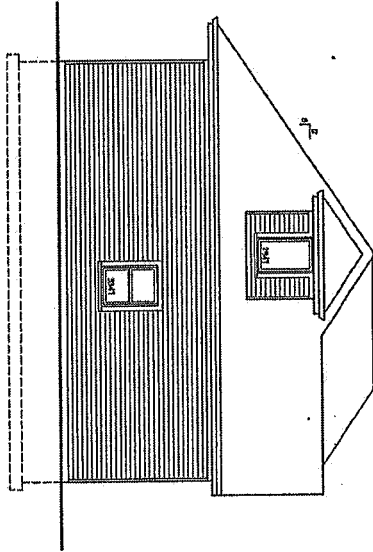




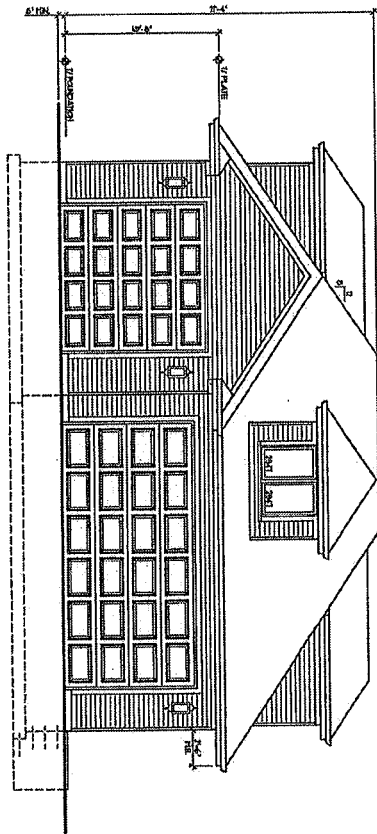
4 PROPOSED RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



3 PROPOSED LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

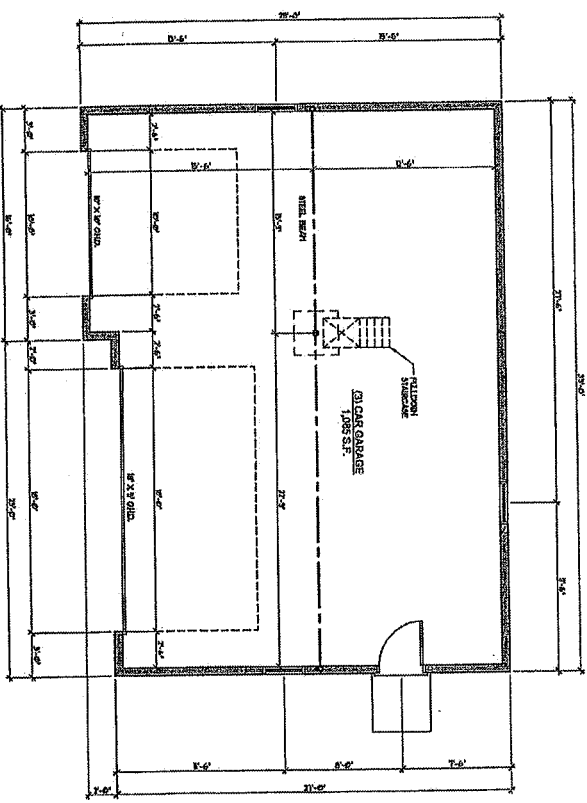


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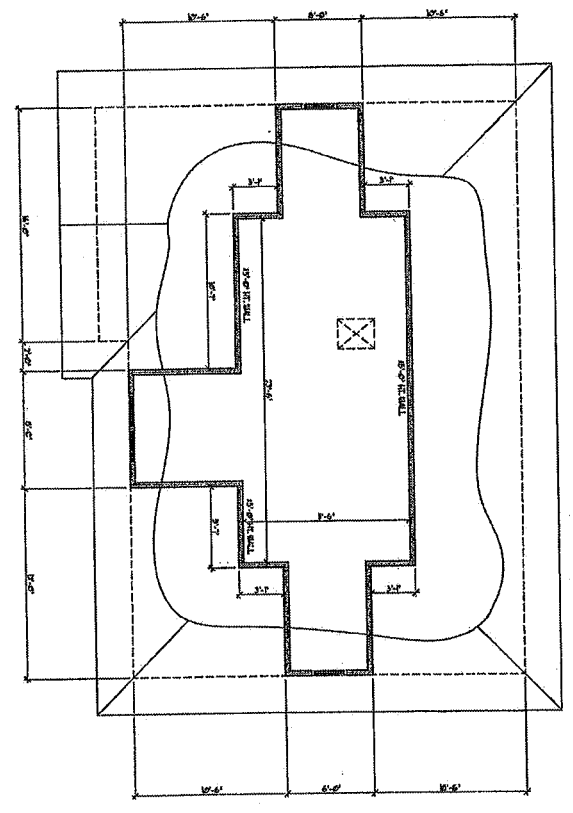
DETACHED GARAGE FOR:  
EDDY RESIDENCE

GARAGE  
ELEVATION

1 PROPOSED 1ST FLOOR PLAN  
SCALE 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN  
SCALE 1/4" = 1'-0"



3

PROJECT NO.	188
DATE	07/11/18
DESIGNED BY	1
CHECKED BY	1
SCALE	1/4" = 1'-0"
TITLE	GARAGE

DETACHED GARAGE FOR:  
EDDY RESIDENCE

**AT&S**  
ARCHITECTURAL DESIGN  
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Tulsa, Oklahoma 74103  
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www.atands.com

