

ORDINANCE NO. O-2018-50

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A HEIGHT VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 816 PERSHING AVENUE - HATZOLD

WHEREAS, written application has been made requesting a special use permit and height variation to Article 24.3.1 of the Wheaton Zoning Ordinance to allow the construction of a 1,400-square foot detached garage greater in height than one and one-half stories, on certain property legally described herein and commonly known as 816 Pershing Avenue, Wheaton, Illinois 60189; 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 August 14, 2018 to consider the special use permit and height variation request; and the Planning and Zoning Board has recommended approval of both the special use permit and the height 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 WEST HALF OF THE NORTH 322 FEET OF LOT 48 IN ROOSEVELT HEIGHTS, A SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT NO. 138250, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-21-204-006

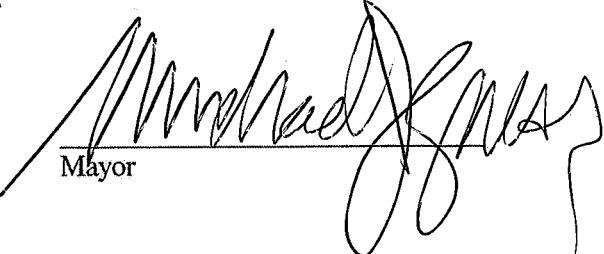
The subject property is commonly known as 816 Pershing Avenue, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit and height variation to Article 24.3.1 of the Wheaton Zoning Ordinance is granted to allow the construction of a 1,400-square foot detached garage greater in height than one and one-half stories in full compliance with the plans entitled "Residence of Drew and Jen Hatzold, 816 Pershing Avenue, Wheaton", prepared by Thomas S. Hatzold, Wheaton, IL, dated May 29, 2018, subject to the following conditions:

1. The proposed garage shall be used for personal storage only and no business use shall be operated out of the detached garage;
2. The proposed garage shall not be any taller than the existing house and the proposed garage shall match the exterior of the house in terms of design, color and material;
3. The site plan shall be revised to omit the west side yard setback variation from the request and the applicant shall comply with the general two-story setback requirement of 13.86 feet;
4. As the garage is proposed to have a basement, the top of foundation for the structure and all low openings shall be set two feet above the HWL as per City Code;
5. Any fill in the Flood Prone Area shall require compensatory storage at a ratio of 1:1; and
6. Storm sewer service shall be required for the new sump pump proposed in the garage basement.

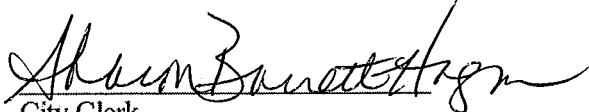
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

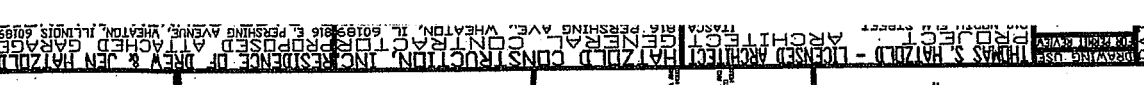
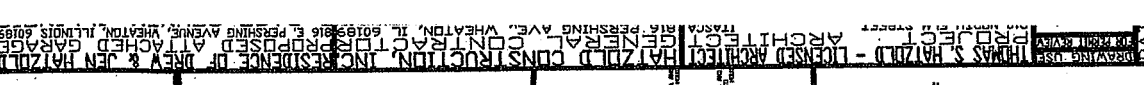
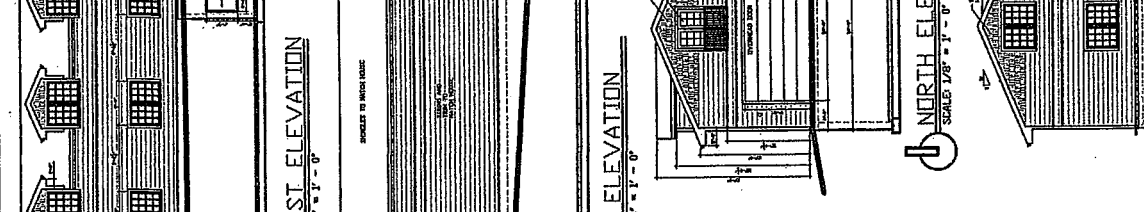
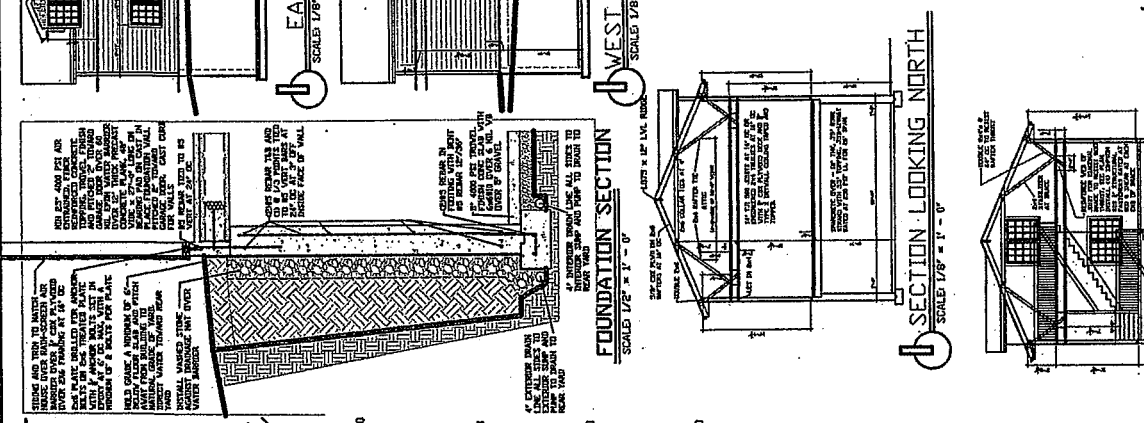
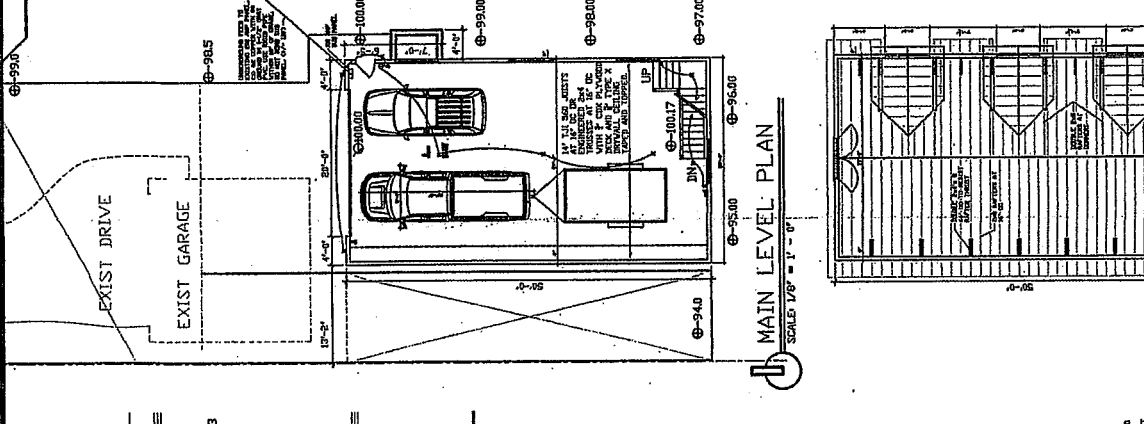
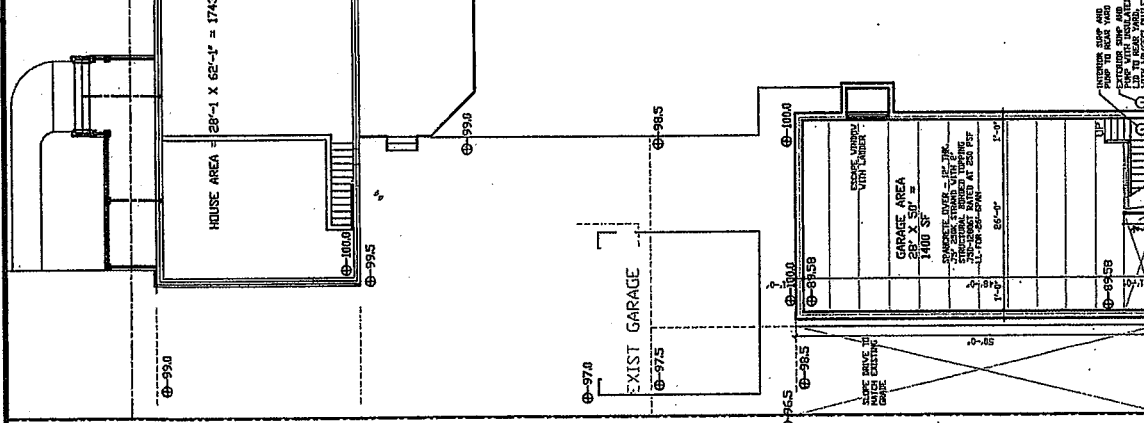
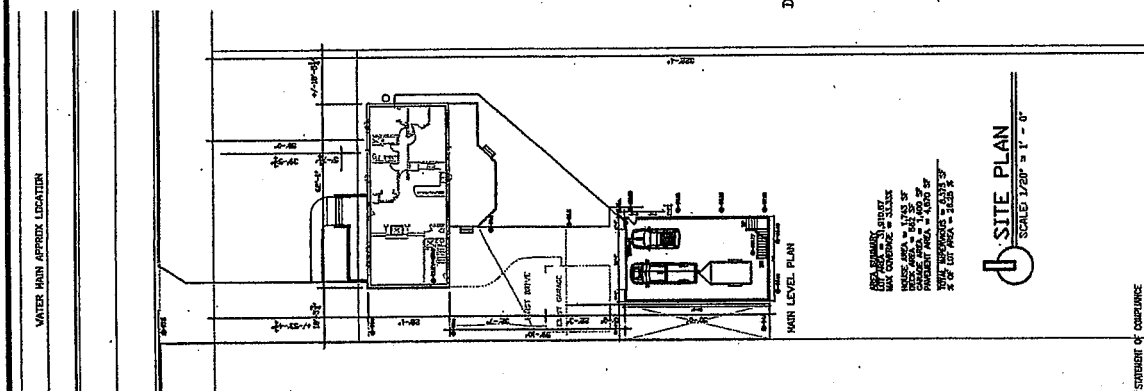
Ayes: Councilman Rutledge
Councilman Scalzo
Councilman Sues
Councilman Barbier
Councilman Prendiville
Mayor Gresk

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: August 20, 2018
Published: August 21, 2018



STATE OF ILLINOIS DEPARTMENT OF CONSTRUCTION AND OCCUPATIONAL REGULATION
 REGISTERED PROFESSIONAL ARCHITECT
 JOHN S. HENNING, ARCHITECT
 100 WEST WASHINGTON AVENUE, SUITE 200, CHICAGO, ILLINOIS 60601

STATEMENT OF CONCURRENCE
 I, DO HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF ILLINOIS.
 SIGNATURE: *John S. Henning*
 DATE: 05-22-2018
 LICENSE NUMBER: 001-00852, DP-11-30-18

HOUSE AREA = 28'-1" X 62'-1" = 1743
 GARAGE AREA = 1400 SF
 TOTAL AREA = 3143 SF
 LOT AREA = 3,200 SF
 COVERAGE = 98.2%

EXIST DRIVE
 EXIST GARAGE
 MAIN LEVEL PLAN
 SCALE 1/8" = 1' - 0"

SECTION LOOKING NORTH
 SECTION LOOKING SOUTH
 SCALE 1/8" = 1' - 0"

EAST ELEVATION
 WEST ELEVATION
 NORTH ELEVATION
 SOUTH ELEVATION
 SCALE 1/8" = 1' - 0"

FOUNDATION SECTION
 SCALE 1/2" = 1' - 0"

