

ORDINANCE NO. O-2019-26

AN ORDINANCE GRANTING A FRONT AND SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 201 N. BLANCHARD STREET - ENGEL

WHEREAS, written application has been made requesting a variation to Article 10.2.5 and Article 3.4A.5a of the Wheaton Zoning Ordinance to allow the construction and use of a one-story addition with a front yard setback of 30.66 feet in lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet, on certain property legally described herein and commonly known as 201 N. Blanchard Street, 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 29, 2019 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:

THE SOUTH 60 FEET OF THE WEST HALF OF BLOCK 3 IN JOHNATHAN BLANCHARD SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738, IN DUPAGE COUNTY, ILLINOIS.

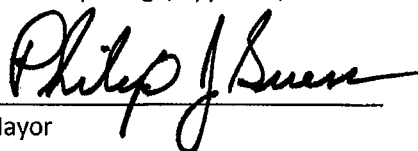
PIN: 05-15-125-010

The subject property is commonly known as 201 S. Blanchard Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 30.66 feet in lieu of the required 44.58 feet and an interior side yard setback of 3.66 feet in lieu of the required 4.8 feet is granted for a one-story addition, in full compliance with the following plans: "Proposed Addition and Remodeling for Kevin and Jan Engel" prepared by Marc Kollias, Wheaton, IL, dated May 1, 2019.


Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess

Nays: None

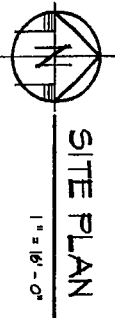
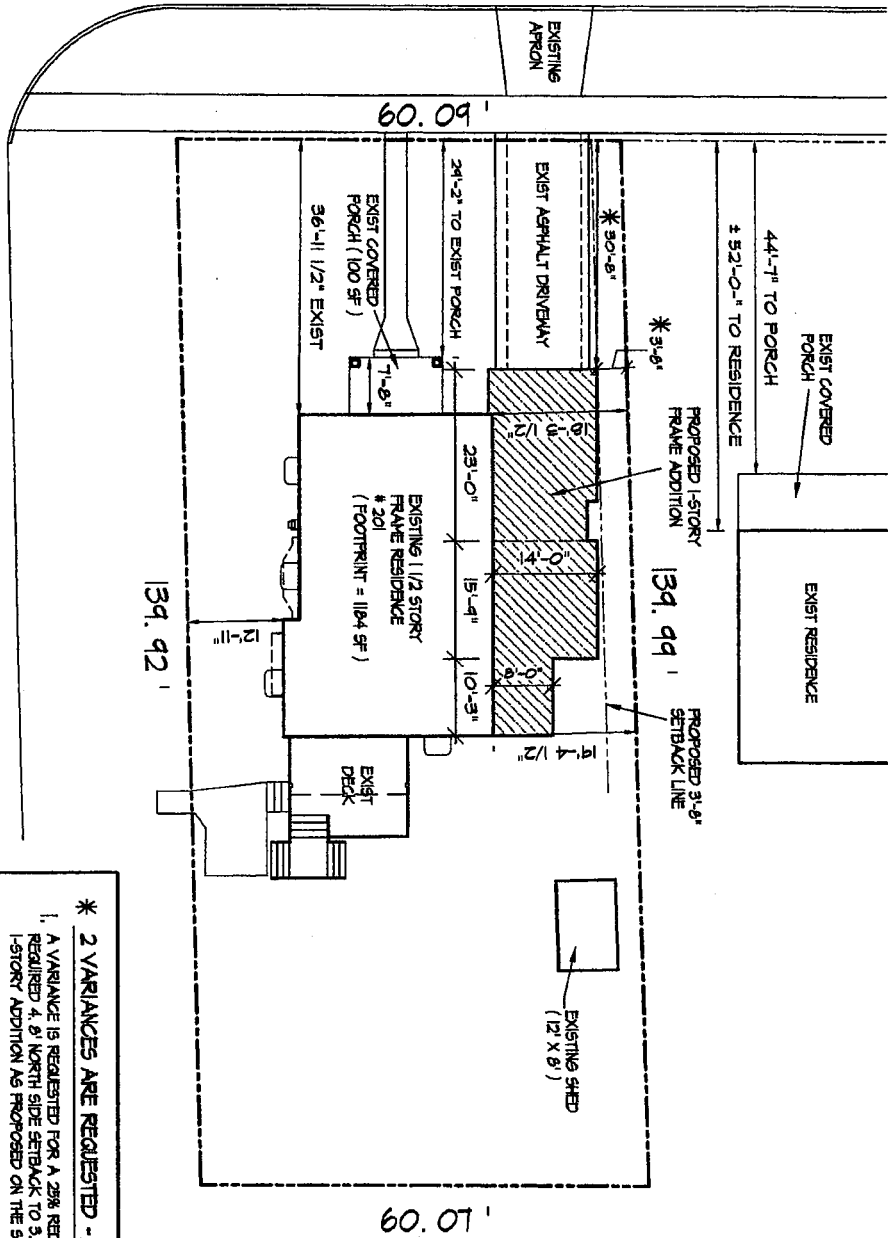
Absent: Councilman Scalzo

Motion Carried Unanimously

Passed: June 17, 2019
Published: June 18, 2019

BLANCHARD STREET

HARWARDEN STREET



PROPOSED ADDITION AND REMODELING FOR
KEVIN AND JAN ENGEL
 201 N BLANCHARD ST WHEATON, IL

- * 2 VARIANCES ARE REQUESTED -**
1. A VARIANCE IS REQUESTED FOR A 25% REDUCTION OF THE REQUIRED 4, 8 NORTH SIDE SETBACK TO 3, 6' FOR THE 1-STORY ADDITION AS PROPOSED ON THE SITE PLAN.
 2. A VARIANCE IS REQUESTED TO REDUCE THE REQUIRED FRONT SETBACK TO 30'-0" FOR THE ADDITION AS PROPOSED ON THE SITE PLAN.

R4 ZONING DISTRICT -

REQUIRED SETBACKS:
 FRONT = 30' MIN
 * (SETBACK WILL BE DETERMINED BY THE EXISTING SETBACK OF THE HOME TO THE NORTH)

REAR = 25' MIN
 * SIDE = 8% OF LOT WIDTH = 4, 8'
 FOR 1 1/2 STORY PORTIONS,
 SIDE = 14% OF LOT WIDTH = 8, 4'
 FOR 2 STORY PORTIONS

LOT AREA = 6405 SF
 MAX LOT COVERAGE = 33, 3%
 ALLOW COVERAGE = 2144 SF

EXIST RESIDENCE FOOTPRINT = 1184 SF
 EXIST SHED = 96 SF
 EXIST COVERED PORCH (FRONT) = 100 SF
 EXIST COVERED PORCH (REAR) = 120 SF
 PROPOSED ADDITION = 621 SF
 PROPOSED LOT COVERAGE = 2121 SF

MAXIMUM ALLOWABLE HEIGHT = 35'
 (OR 2 1/2 STORIES, WHICHEVER IS LESS)

MAXIMUM FAR = 40%
 ALLOW FLOOR AREA = 3362 SF

EXIST FIRST FLOOR = 1184 SF
 EXIST 2ND FLOOR = 775 SF
 NEW FIRST FLOOR AREA = 621 SF
 (UP TO 500 SF OF GARAGE EXCLUDED,
 PROPOSED GARAGE AREA = 318 SF)

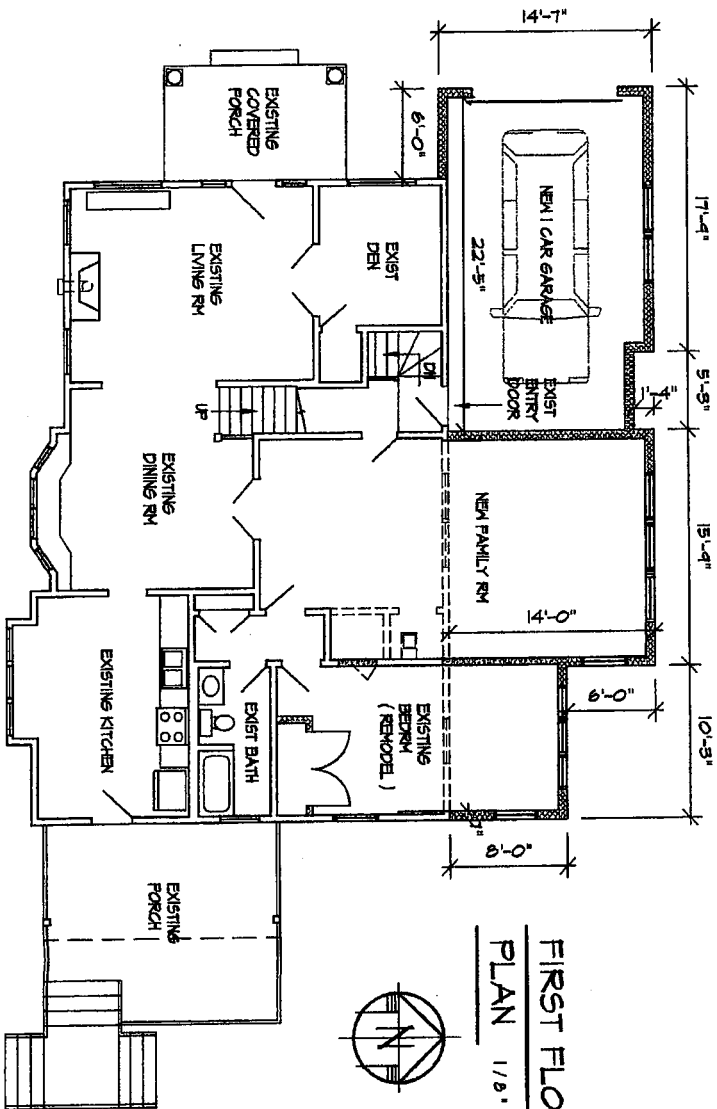
PROPOSED TOTAL = 2262 SF
 PROPOSED FAR = 2262 / 6405 = 0, 21 = 21, 08
 ALLOW FAR = 40%

FOR VARIANCE REVIEW ONLY
 NOT FOR CONSTRUCTION

MARC KOILLAS
 -ARCHITECT-
 254161 DANFEE RD.
 WHEATON, IL 60184
 PH: (630) 840-8211

1 OF 2

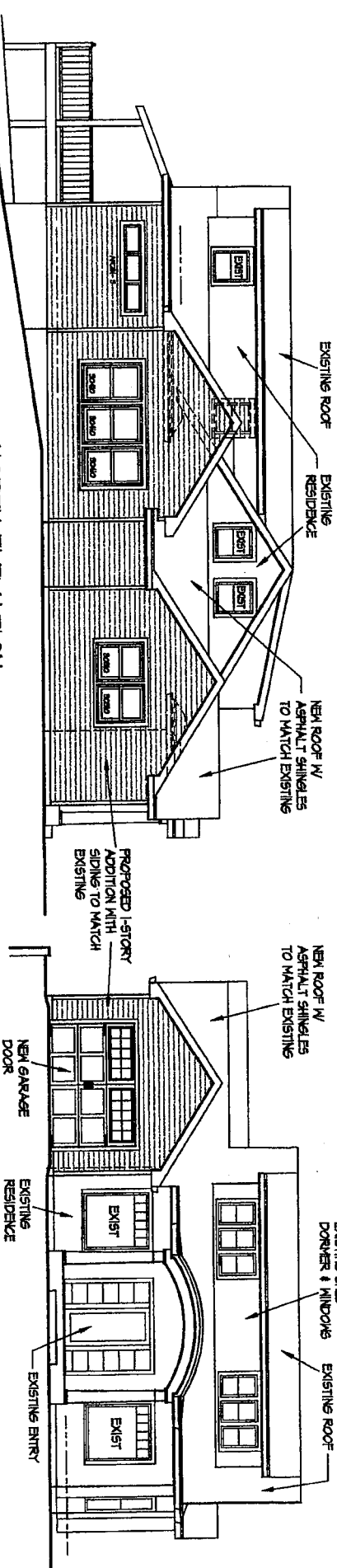
BY: MK 5-1-14



FIRST FLOOR
PLAN 1/8" = 1'-0"

NORTH ELEVATION 1/8" = 1'-0"

WEST ELEVATION 1/8" = 1'-0"



201 N BLANCHARD ST WHEATON, IL

PROPOSED ADDITION AND REMODELING FOR
KEVIN AND JAN ENGEL

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 -ARCHITECT-

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