

ORDINANCE NO. F-1205

**AN ORDINANCE GRANTING A FLOOR AREA RATIO VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
612 N. CROSS STREET**

WHEREAS, written application has been made requesting a variation from the provisions of Article 10.2.7 of the City of Wheaton Zoning Ordinance to allow the construction of a sunroom resulting in a floor area ratio of 45 percent in lieu of the required 40 percent on certain property legally described herein and commonly known as 612 N. Cross Street, Wheaton, Illinois; 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 22, 2006, 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: Pursuant to the Findings of Fact determined by the Wheaton Planning and Zoning Board, a variation from the provisions of Article 10.2.7 of the City of Wheaton Zoning Ordinance to allow the construction of a sunroom resulting in a floor area ratio of 45 percent in lieu of the required 40 percent is hereby granted in full compliance with the plans entitled "*Mr. & Mrs. Jerry & Lisa Keup, 612 N. Cross, Wheaton, IL 60187 prepared by Waterman Bros Construction, Inc., sheets 1, 2 and 3 dated August 22, 2006*", on the following-described property:


LOT 2 IN CLASSIC HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1999 AS DOCUMENT R99-180509, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-16-112-010

This property is commonly known as 612 N. Cross Street, Wheaton, IL 60187("subject property").

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

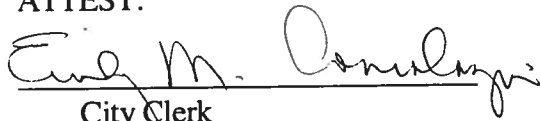
Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

R 2006-186769



Mayor

ATTEST:



City Clerk

Ayes:

Roll Call Vote:

Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine
Councilman Mouhelis
Councilman Sues
Councilman Bolds

Nays:

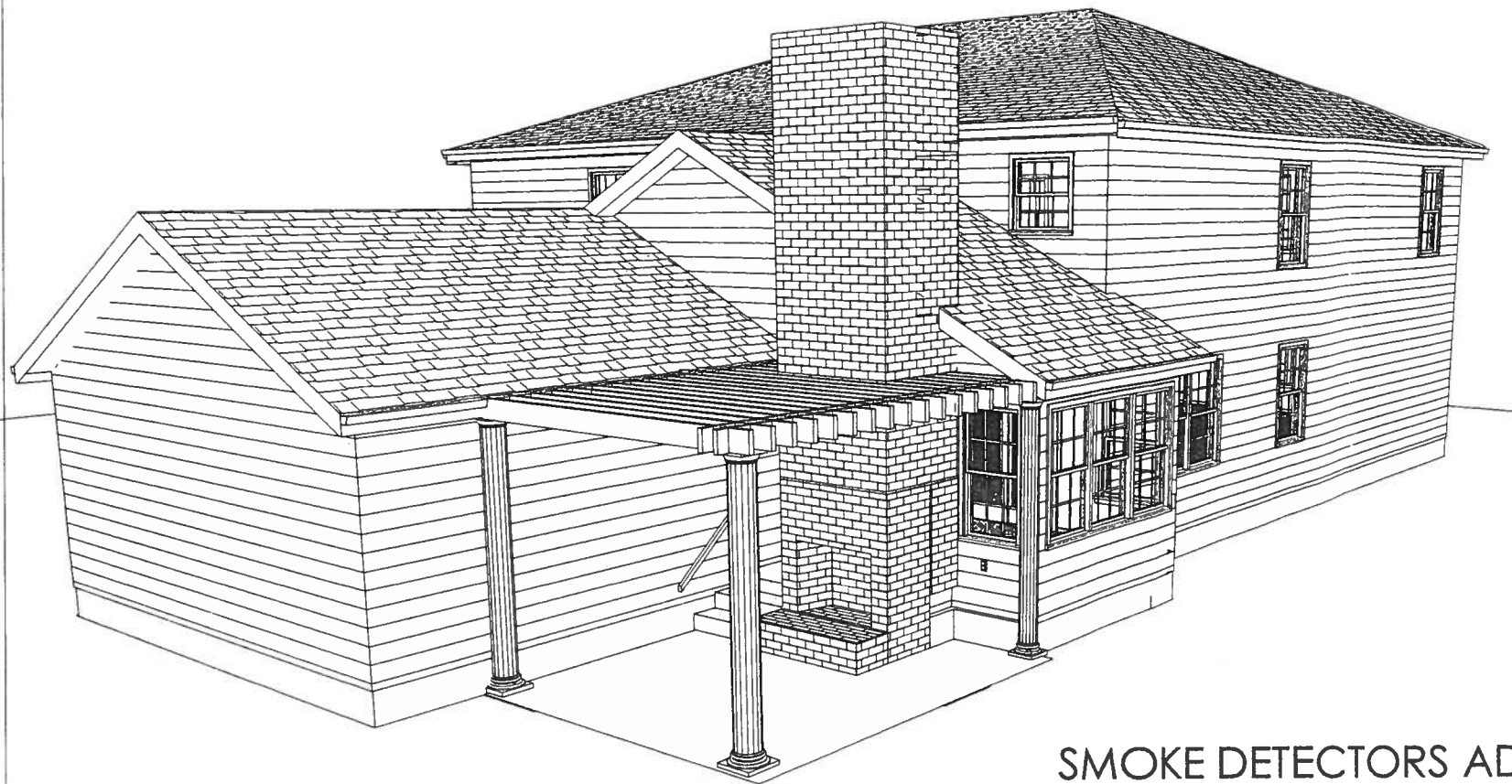
None

Absent:

None

Motion Carried Unanimously

Passed: September 18, 2006
Published: September 19, 2006



SMOKE DETECTORS ADDED TO EXISTING AS PER IRC 2003

SUNROOM / PERGOLA ADDITION

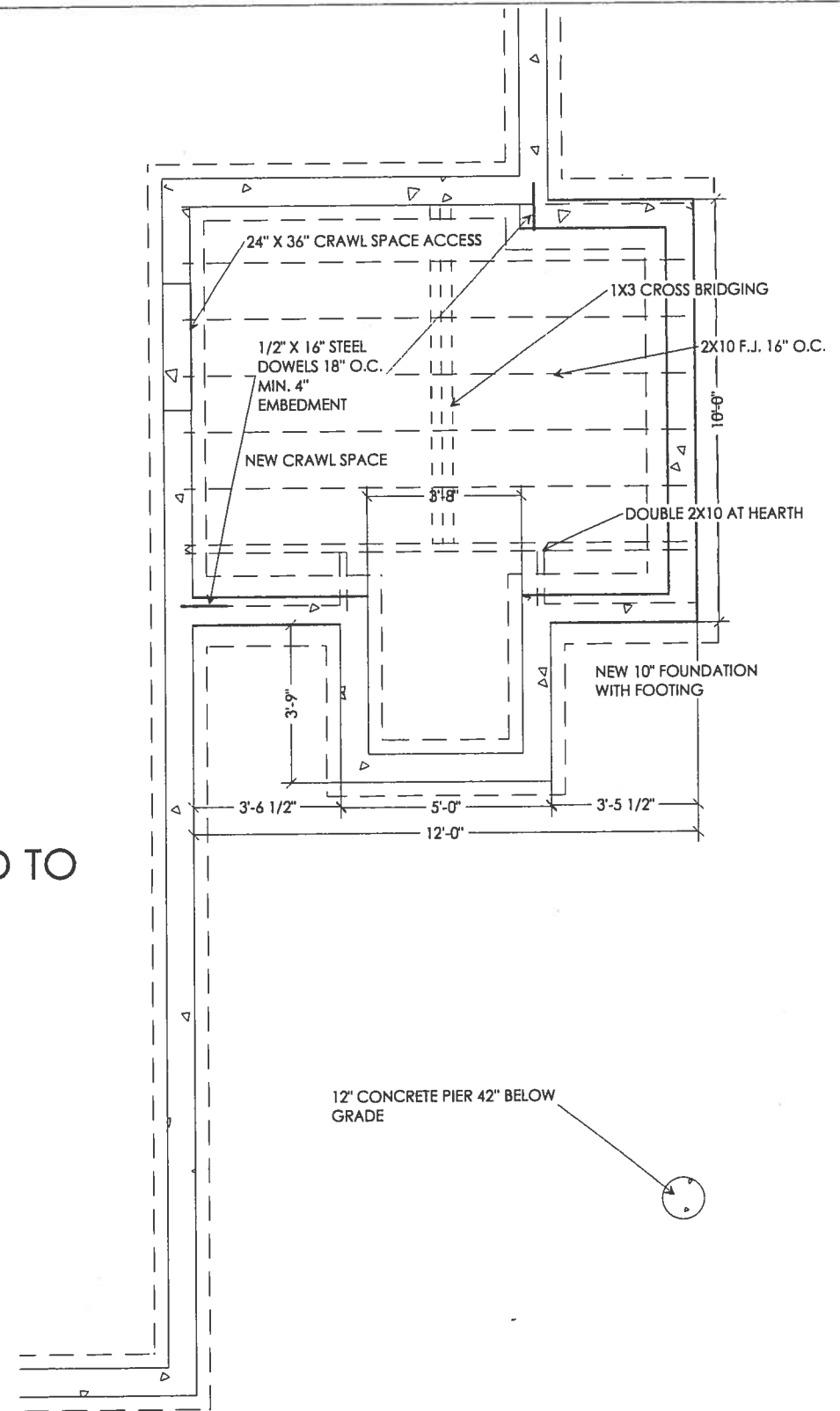
N.T.S.

STAIRS:

- Stairs not exceeding 36-inches in width with 3 or more risers shall have guardrails and handrails one side:
 - ~Rise shall not exceed 8 1/4-inches
 - ~Run shall not be less than 9-inches
 - ~Riser height shall be equal throughout the run of the stairs
- Winding stairs:
 - ~Minimum tread width shall be 6-inches (narrow end)
 - ~Maximum tread depth shall 12-inches (wide end)
 - ~Average tread width shall be 9-inches
- Stairs exceeding 36-inches shall have guardrails and handrails on both sides, as well as additional stringers
- Guardrail height shall be no less than 36-inches A.F.F.
- Guardrail spindle spacing shall not exceed 4-inches O.C.
- Maximum spacing between guardrail spindles shall not permit the passage of an object 4-inches in diameter
- Handrails shall be installed between 30 and 34-inches above the nosing of the tread
- The handrail width shall not exceed 2-5/8"

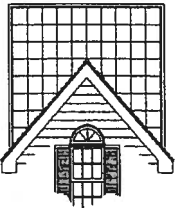
FIRECODE:

- Firestopping shall be installed at all plate penetrations, soffits, furred spaces, concealed spaces, etc. Firestopping shall be installed between the top plate and the concrete wall. Foam shall not be used as a firestop, unless it is labeled as a firestop
- Garages shall be separated from the residence by a layer of 5/8" firecode gypsum drywall
- Doors leading from a garage to the residence shall be a minimum 20-minute fire rated door
- New interconnected smoke detectors shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the house, including the basement
- Smoke detectors shall not be installed within garages or in other spaces where the temperature can fall below 32 degrees F or exceed 100 degrees F.
- Smoke detectors shall not be located within 3-feet of a door to a kitchen or bathroom containing a tub, shower, or supply registers for forced air heating and air conditioning.



FOUNDATION PLAN

1/4" = 1 FOOT



WATERMAN
BROS
CONSTRUCTION
INC
630.462.1260

PROJECT NAME Mr. & Mrs. Jerry & Lisa Keup
STREET ADDRESS 612 N Cross
CITY, STATE, ZIP Wheaton IL 60187
PHONE NUMBER 588-0891

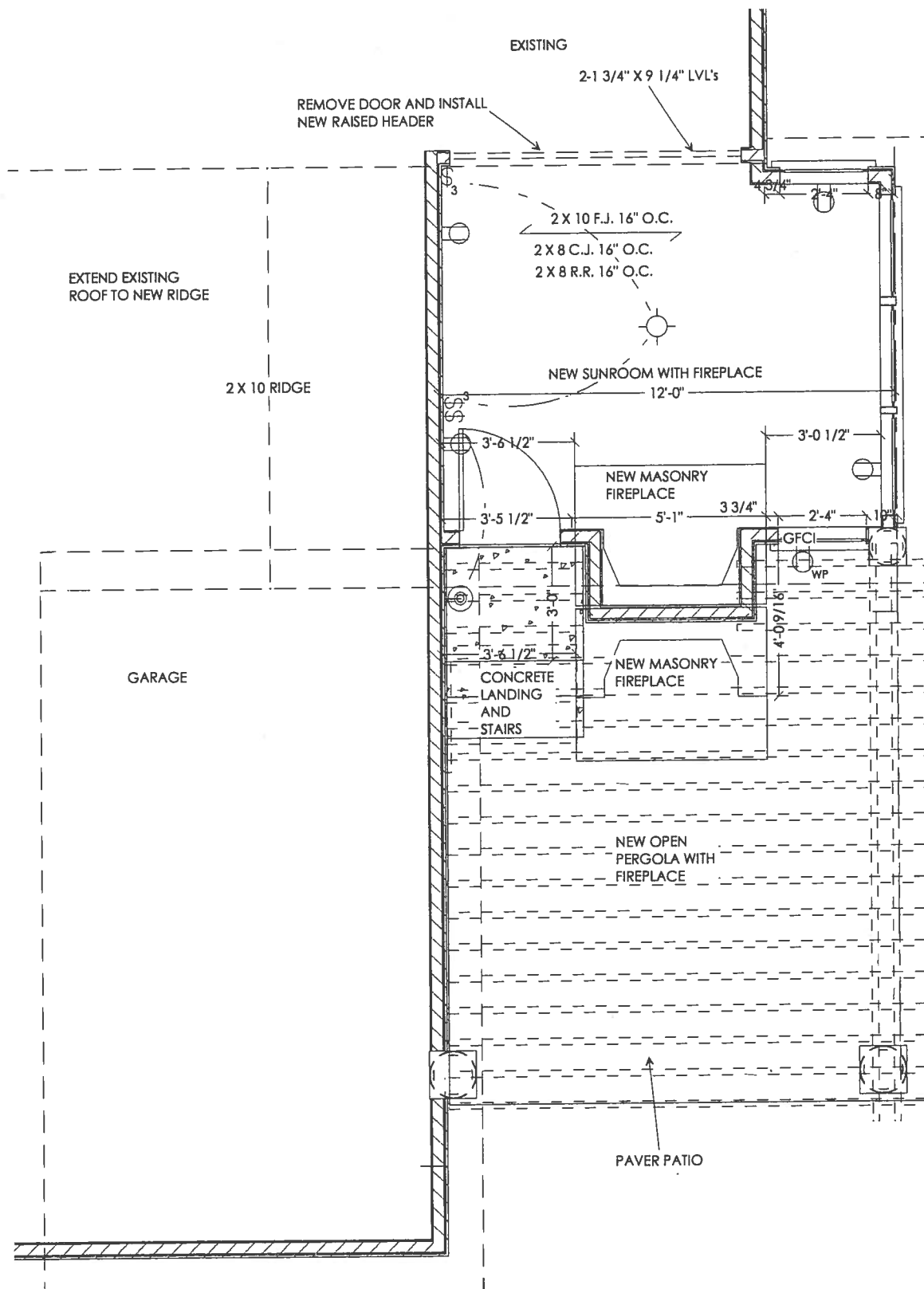
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Title:

Revisions:
x/xx

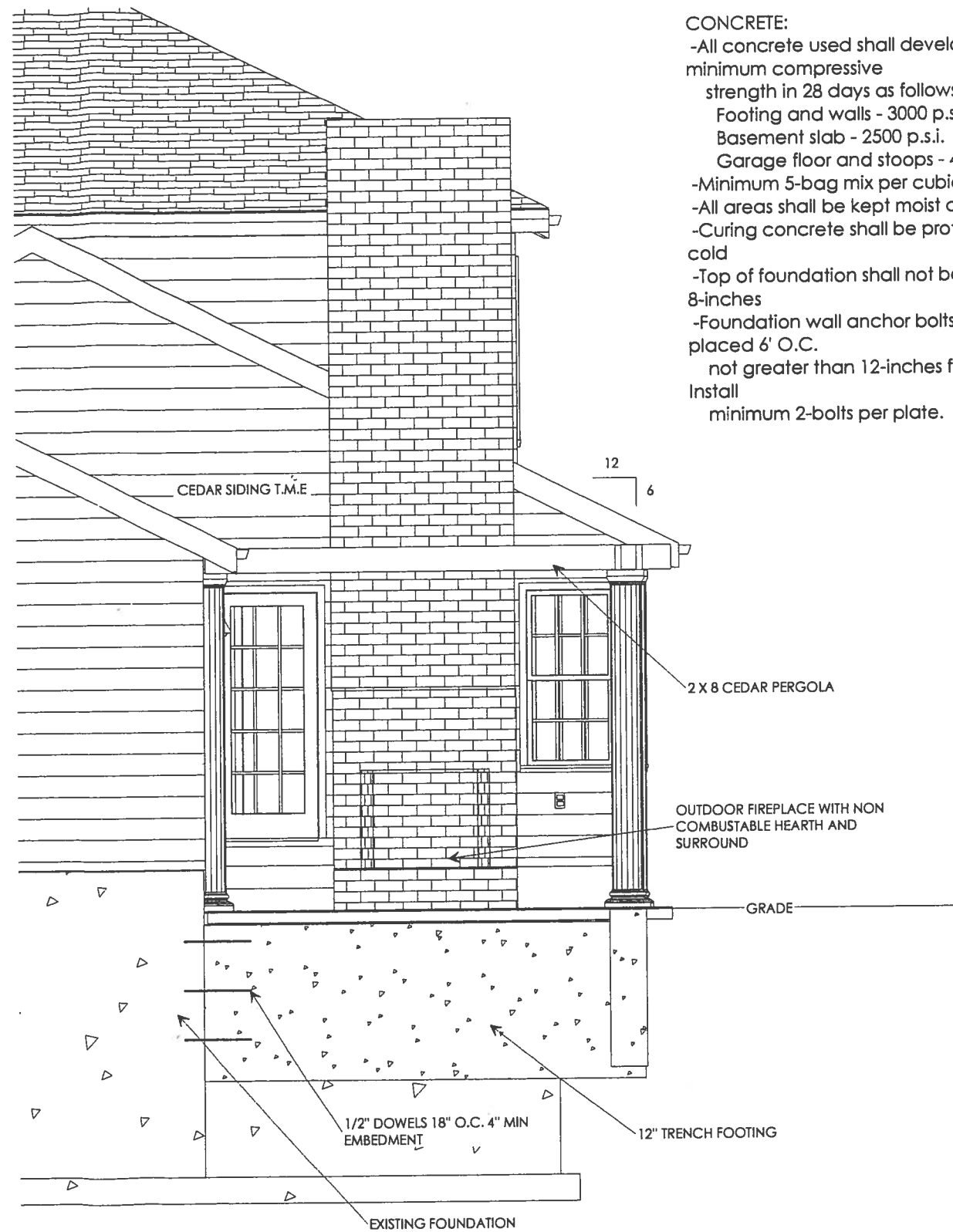
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1ST FLOOR PLAN

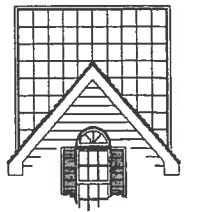
1/4" = 1 FOOT



WEST ELEVATION

1/4" = 1 FOOT

CONCRETE:
 -All concrete used shall develop a minimum compressive strength in 28 days as follows:
 Footing and walls - 3000 p.s.i.
 Basement slab - 2500 p.s.i.
 Garage floor and stoops - 4000 p.s.i.
 -Minimum 5-bag mix per cubic yard
 -All areas shall be kept moist during curing
 -Curing concrete shall be protected from cold
 -Top of foundation shall not be less than 8-inches
 -Foundation wall anchor bolts shall be placed 6' O.C. not greater than 12-inches from corners. Install minimum 2-bolts per plate.



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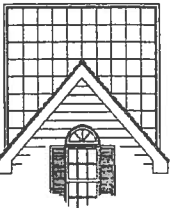
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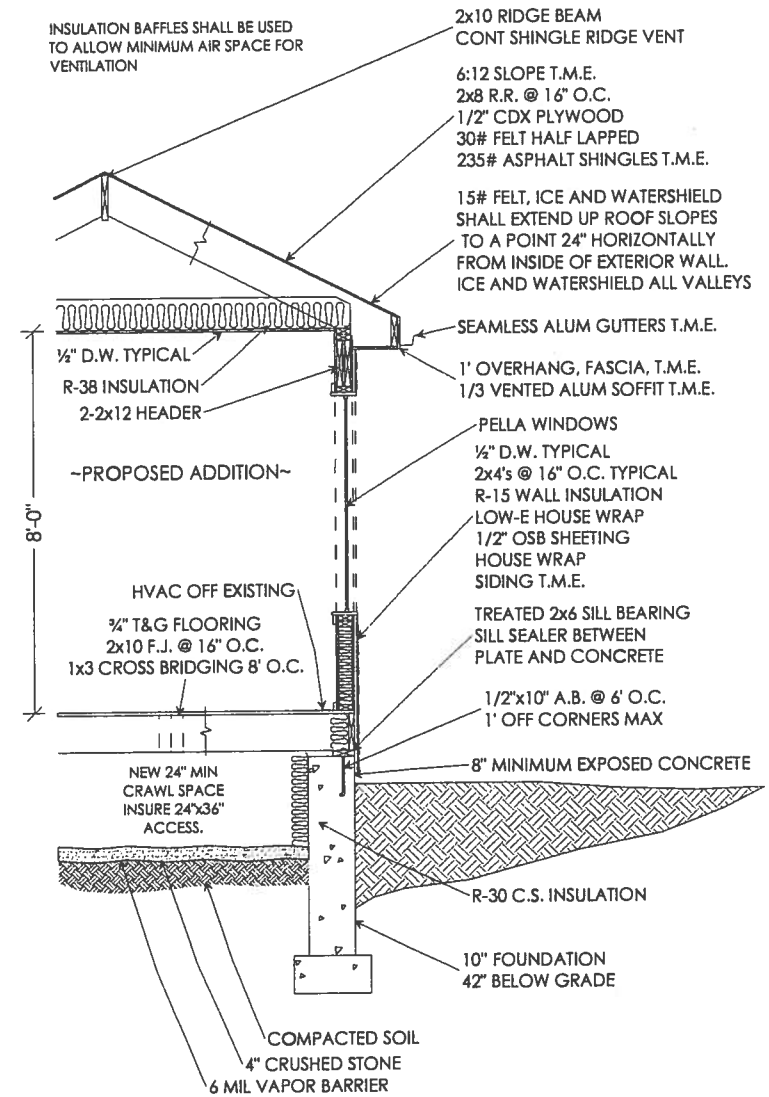
SOUTH ELEVATION

1/4" = 1 FOOT

FIRESTOPPING SHALL BE INSTALLED AT ALL PLATE PENETRATIONS, SOFFITS, FURRED SPACES, CONCEALED SPACES, BETWEEN TOP PLATES AND CONCRETE WALLS

HORIZONTAL BLOCKING SHALL BE INSTALLED IN ALL WALLS MORE THAN 8'

INSULATION BAFFLES SHALL BE USED TO ALLOW MINIMUM AIR SPACE FOR VENTILATION



2x10 RIDGE BEAM
CONT SHINGLE RIDGE VENT

6:12 SLOPE T.M.E.
2x8 R.R. @ 16" O.C.
1/2" CDX PLYWOOD
30# FELT HALF LAPPED
235# ASPHALT SHINGLES T.M.E.

15# FELT, ICE AND WATERSHIELD SHALL EXTEND UP ROOF SLOPES TO A POINT 24" HORIZONTALLY FROM INSIDE OF EXTERIOR WALL. ICE AND WATERSHIELD ALL VALLEYS

SEAMLESS ALUM GUTTERS T.M.E.

1' OVERHANG, FASCIA, T.M.E.
1/3 VENTED ALUM SOFFIT T.M.E.

PELLA WINDOWS

1/2" D.W. TYPICAL
2x4's @ 16" O.C. TYPICAL
R-15 WALL INSULATION
LOW-E HOUSE WRAP
1/2" OSB SHEETING
HOUSE WRAP
SIDING T.M.E.

TREATED 2x6 SILL BEARING
SILL SEALER BETWEEN
PLATE AND CONCRETE

1/2"x10" A.B. @ 6" O.C.
1' OFF CORNERS MAX

8" MINIMUM EXPOSED CONCRETE

R-30 C.S. INSULATION

10" FOUNDATION
42" BELOW GRADE

COMPACTED SOIL
4" CRUSHED STONE
6 MIL VAPOR BARRIER

NEW 24" MIN CRAWL SPACE INSURE 24"x36" ACCESS.

HVAC OFF EXISTING
3/4" T&G FLOORING
2x10 F.J. @ 16" O.C.
1x3 CROSS BRIDGING 8' O.C.

-PROPOSED ADDITION-

1/2" D.W. TYPICAL
R-38 INSULATION
2-2x12 HEADER

ALUM FLASHING

NEW MASONRY CHIMNEY 2 FEET HIGHER THAN ANY POINT WITHIN 10 FEET

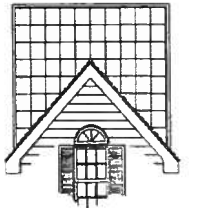
HANDRAIL
34"-36" ABOVE
STAIR NOSING

CEDAR SIDING T.M.E.

PELLA 3357 DH PELLA 3357 DH PELLA 3357 DH

12" TRENCH FOUNDATION
42" BELOW GRADE

12" CONCRETE PIER



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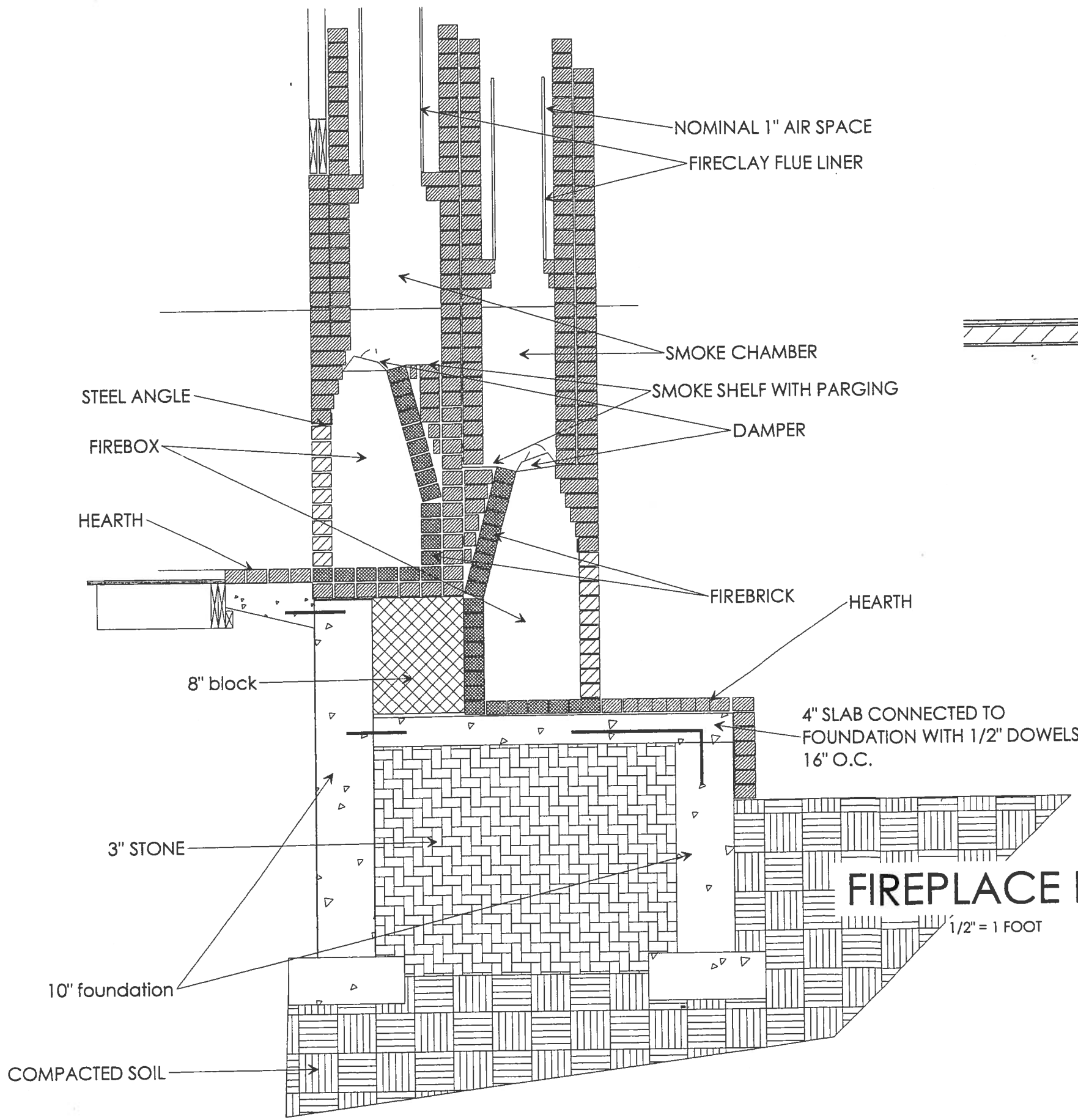
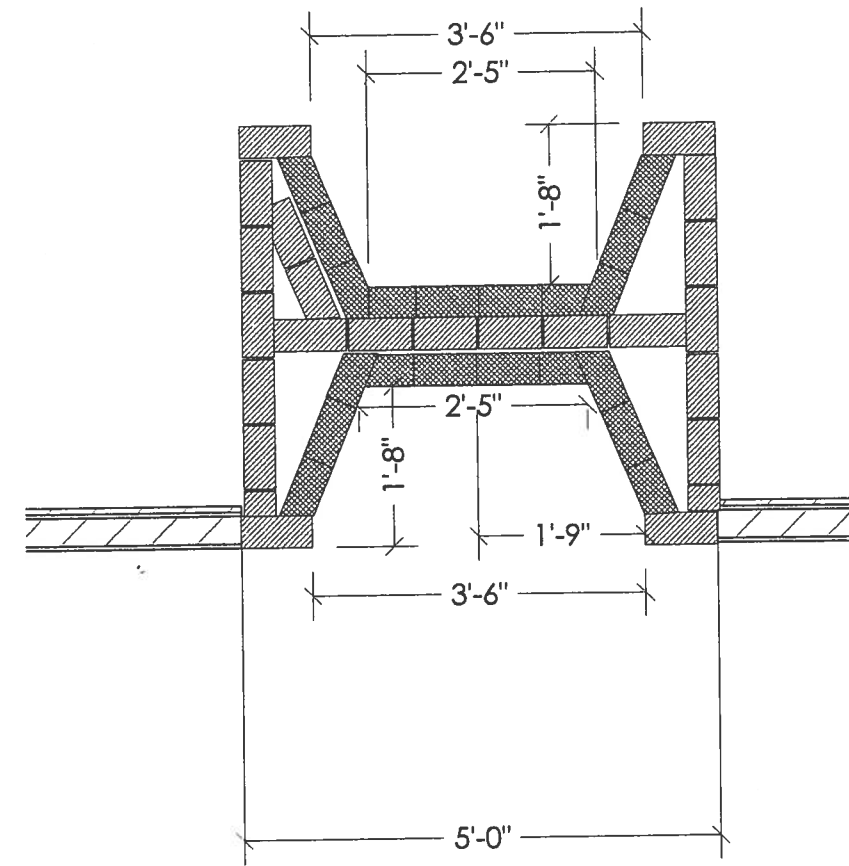
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FIREPLACE DETAIL

- FRAMING:
- Bottom plates shall be pressure preservative treated or other naturally decay resistant material
 - Ridge board shall not be less in width than the cut end of the rafters
 - All ridge, hip, and valley rafters shall not be less in width than the cut end of the bearing rafters.
 - All rafter/trusses shall have a 1-inch air space
 - Install joist hangers in all locations where framing member butt into side of girders, beams, headers, ledgers, etc.
 - All joist hangers shall be installed with nails as per manufacturers specifications. All holes shall be filled. Galvanized roofing nails or box nails shall not be used.
 - If a ledger is attached to the house, minimum 1/2" bolts shall be installed. Two bolts at the ends of each member, staggered every 24-inches thereafter
 - 1x3 wood bridging for all floor joists at 8'-0" O.C. For all floor joists spanning 15'0" or greater, provide solid bridging at 1/3 span typical
 - All microlam beams shall be nailed, fastened, and installed as per manufacturers' specifications. Provide solid bridging at 1/3 span typical
 - All steel beams shall bear on minimum of 3 1/2" diameter steel columns set on concrete foundation or concrete piers.