

ORDINANCE NO. F-1489

AN ORDINANCE GRANTING FRONT AND SIDE YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1006 LYFORD LANE - SHELDON

WHEREAS, written application has been made requesting a variation to Article 10.2.5 and Article 3.4A.5b of the Wheaton Zoning Ordinance to allow the construction of a second-floor addition with a front yard setback of 39.6 feet in lieu of the required 42.5 feet and a north side yard setback of 4.95 feet in lieu of the required 8.4 feet on certain property legally described herein and commonly known as 1006 Lyford Lane, 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 May 25, 2010, 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 made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 39.6 feet in lieu of the required 42.5 feet and a north side yard setback of 4.95 feet in lieu of the required 8.4 feet are granted for a second-floor addition in full compliance with the site plan and elevations that are on file in the Department of Planning and Economic Development, to allow the construction on the following-described real estate:

LOT 17 IN BLOCK 4 IN WHEATON GABLES, A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT 177386, IN DUPAGE COUNTY, ILLINOIS.

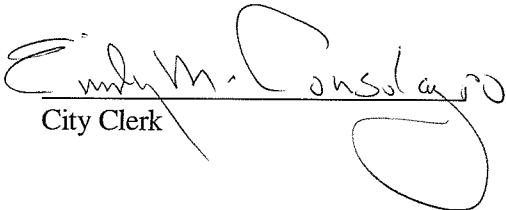
P.I.N.: 05-20-109-044

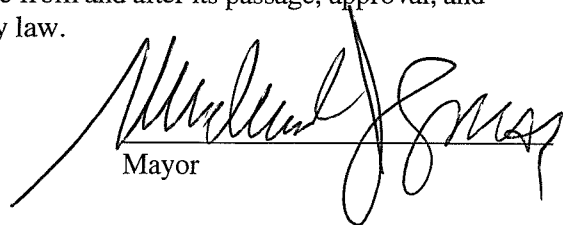
The subject property is commonly known as 1006 Lyford Lane, Wheaton, Illinois 60189.

**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.

ATTEST:

  
City Clerk

  
Mayor

Roll Call Vote

Ayes: Councilman Suess  
Councilwoman Corry  
Councilman Levine  
Councilman Mouhelis  
Mayor Gresk  
Councilman Prendiville  
Councilman Scalzo

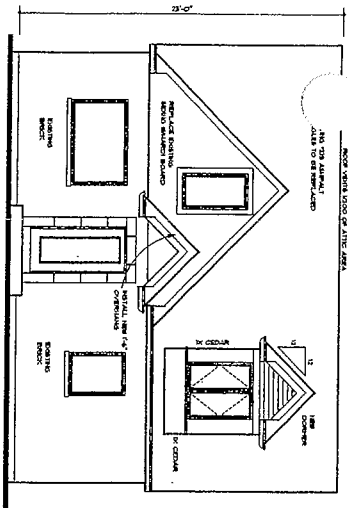
Nays: None

Absent: None

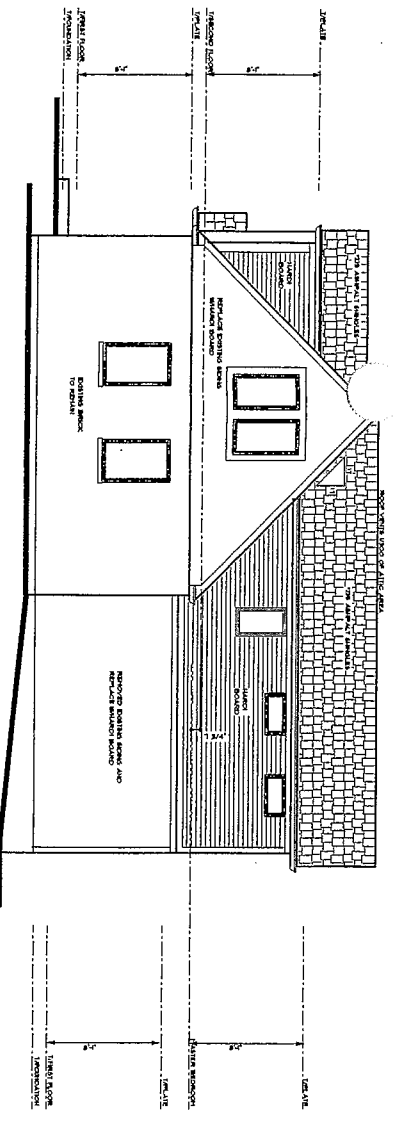
Motion Carried Unanimously

Passed: June 7, 2010  
Published: June 8, 2010

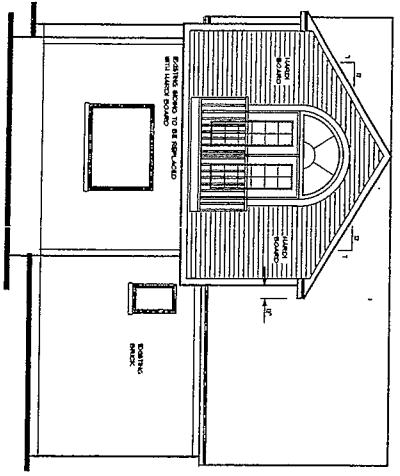




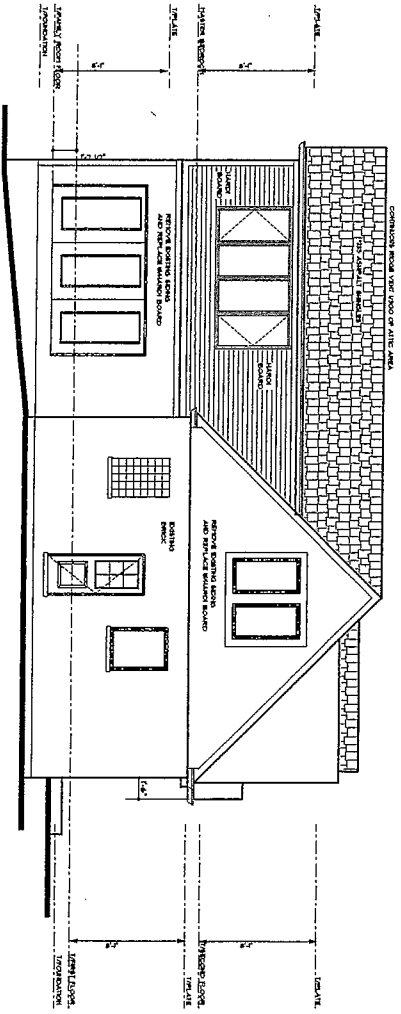
FRONT ELEVATION



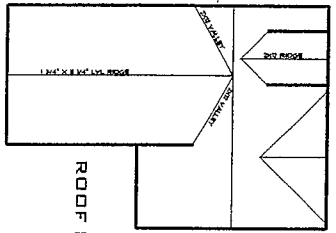
RIGHT ELEVATION



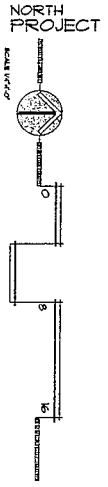
REAR ELEVATION



LEFT ELEVATION



ROOF PLAN



NORTH PROJECT

SHELDON RESIDENCE

1006 LYFORD LN  
WHEATON ILLINOIS

PROJECT NO. 2008  
1006 LYFORD LN  
WHEATON ILLINOIS

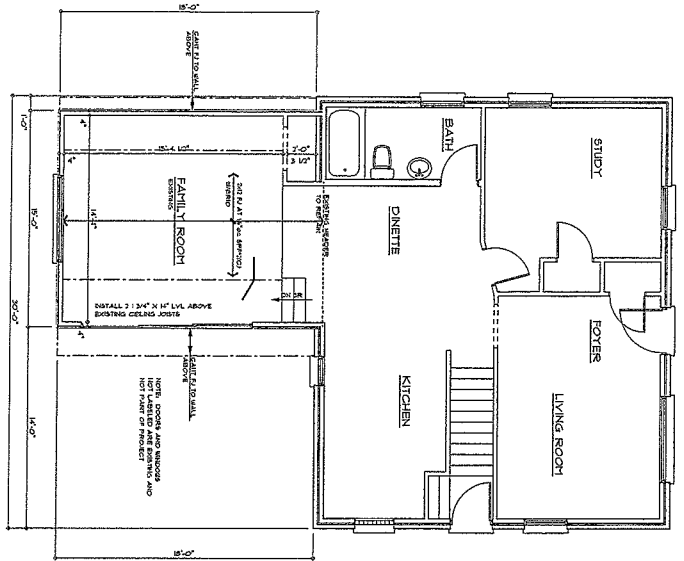
Michael J. Grimson  
AND ASSOC.

320-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

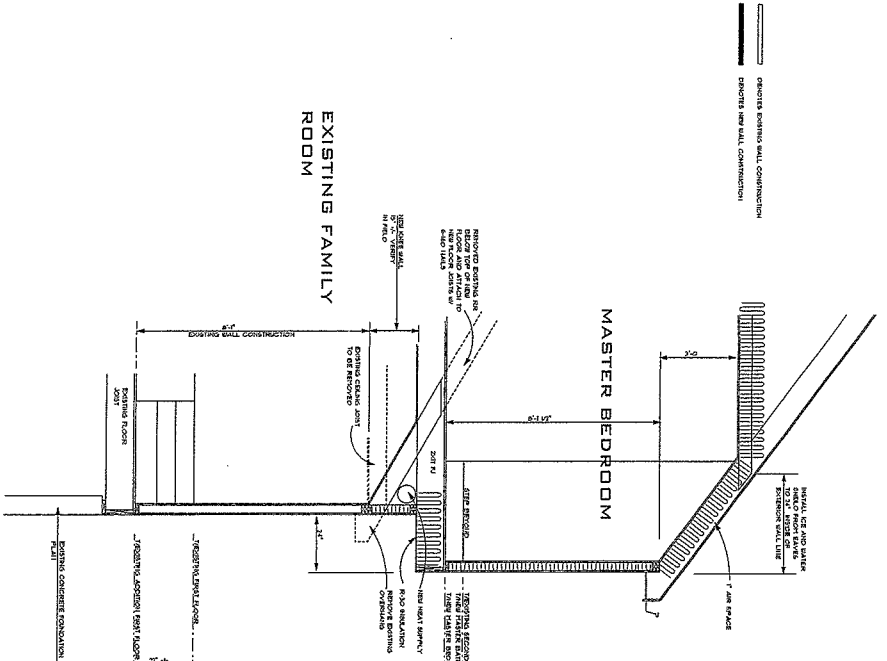
TEL 815/835-5695  
FAX 815/331-2333

PROJECT NO. 2008  
1006 LYFORD LN  
WHEATON ILLINOIS

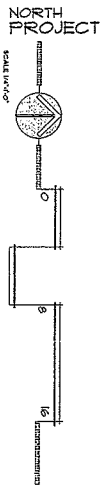
SHEET 1



**FIRST FLOOR PLAN**



**TYPICAL WALL SECTION**



**ROOF CONSTRUCTION**

- REMOVE EXISTING ROOF SHEATHING AND RAFTERS TO BE REPLACED WITH NEW 2" X 6" RAFTERS @ 16" OC
- INSTALL NEW 1/2" CDX ROOF SHEATHING OVER RAFTERS
- REMOVE EXISTING GUTTER AND FLASHING
- INSTALL NEW 3" X 6" GUTTER WITH 1/2" FLASHING
- REMOVE EXISTING DRAIN PIPING TO BE REPLACED WITH NEW 1/2" DIA. PVC DRAIN PIPING
- REMOVE EXISTING DOWNSPOUT TO BE REPLACED WITH NEW 1/2" DIA. ALUMINUM DOWNSPOUT

**CORNICE CONSTRUCTION**

- REMOVE EXISTING CORNICE
- INSTALL NEW 1" X 6" RAFTERS @ 16" OC
- INSTALL NEW 1/2" CDX ROOF SHEATHING OVER RAFTERS
- INSTALL NEW 3/4" X 6" FASCIA OVER SHEATHING
- INSTALL NEW 1" X 6" SOFFIT OVER FASCIA
- REMOVE EXISTING SOFFIT AND FASCIA (OPTIONAL)
- RE-FLASH GUTTER

**FRAME WALL CONSTRUCTION**

- REMOVE EXISTING WALL
- INSTALL NEW 2" X 6" STUDS @ 16" OC
- INSTALL NEW 1/2" CDX SHEATHING OVER STUDS
- REMOVE EXISTING WINDOW TO BE REPLACED WITH NEW 1/2" DIA. WINDOW
- REMOVE EXISTING DOOR TO BE REPLACED WITH NEW 1/2" DIA. DOOR
- REMOVE EXISTING TRIM TO BE REPLACED WITH NEW TRIM
- REMOVE EXISTING FINISH TO BE REPLACED WITH NEW FINISH
- REMOVE EXISTING CEILING TO BE REPLACED WITH NEW CEILING
- REMOVE EXISTING FLOOR TO BE REPLACED WITH NEW FLOOR
- REMOVE EXISTING BASEBOARD TO BE REPLACED WITH NEW BASEBOARD
- REMOVE EXISTING MOLDING TO BE REPLACED WITH NEW MOLDING
- REMOVE EXISTING LIGHT FIXTURES TO BE REPLACED WITH NEW LIGHT FIXTURES
- REMOVE EXISTING SWITCHES AND OUTLETS TO BE REPLACED WITH NEW SWITCHES AND OUTLETS
- REMOVE EXISTING PAINT TO BE REPLACED WITH NEW PAINT
- REMOVE EXISTING CARPET TO BE REPLACED WITH NEW CARPET
- REMOVE EXISTING TILE TO BE REPLACED WITH NEW TILE
- REMOVE EXISTING GRANITE TO BE REPLACED WITH NEW GRANITE
- REMOVE EXISTING COUNTERS TO BE REPLACED WITH NEW COUNTERS
- REMOVE EXISTING SINKS AND STOVE TO BE REPLACED WITH NEW SINKS AND STOVE
- REMOVE EXISTING APPLIANCES TO BE REPLACED WITH NEW APPLIANCES
- REMOVE EXISTING CABINETS TO BE REPLACED WITH NEW CABINETS
- REMOVE EXISTING ISLAND TO BE REPLACED WITH NEW ISLAND
- REMOVE EXISTING SEATING TO BE REPLACED WITH NEW SEATING
- REMOVE EXISTING LIGHTING TO BE REPLACED WITH NEW LIGHTING
- REMOVE EXISTING FURNITURE TO BE REPLACED WITH NEW FURNITURE
- REMOVE EXISTING DECOR TO BE REPLACED WITH NEW DECOR
- REMOVE EXISTING LANDSCAPE TO BE REPLACED WITH NEW LANDSCAPE
- REMOVE EXISTING DRIVEWAY TO BE REPLACED WITH NEW DRIVEWAY
- REMOVE EXISTING WALKWAY TO BE REPLACED WITH NEW WALKWAY
- REMOVE EXISTING PATIO TO BE REPLACED WITH NEW PATIO
- REMOVE EXISTING DECK TO BE REPLACED WITH NEW DECK
- REMOVE EXISTING PORCH TO BE REPLACED WITH NEW PORCH
- REMOVE EXISTING STAIRS TO BE REPLACED WITH NEW STAIRS
- REMOVE EXISTING RAMP TO BE REPLACED WITH NEW RAMP
- REMOVE EXISTING ELEVATOR TO BE REPLACED WITH NEW ELEVATOR
- REMOVE EXISTING LIFT TO BE REPLACED WITH NEW LIFT
- REMOVE EXISTING ACCESSIBLE ROUTE TO BE REPLACED WITH NEW ACCESSIBLE ROUTE
- REMOVE EXISTING SIGNAGE TO BE REPLACED WITH NEW SIGNAGE
- REMOVE EXISTING MARKINGS TO BE REPLACED WITH NEW MARKINGS
- REMOVE EXISTING UTILITIES TO BE REPLACED WITH NEW UTILITIES
- REMOVE EXISTING MECHANICAL TO BE REPLACED WITH NEW MECHANICAL
- REMOVE EXISTING ELECTRICAL TO BE REPLACED WITH NEW ELECTRICAL
- REMOVE EXISTING PLUMBING TO BE REPLACED WITH NEW PLUMBING
- REMOVE EXISTING HVAC TO BE REPLACED WITH NEW HVAC
- REMOVE EXISTING INSULATION TO BE REPLACED WITH NEW INSULATION
- REMOVE EXISTING VENTILATION TO BE REPLACED WITH NEW VENTILATION
- REMOVE EXISTING SOUND BARRIER TO BE REPLACED WITH NEW SOUND BARRIER
- REMOVE EXISTING SOUND ATTENUATION TO BE REPLACED WITH NEW SOUND ATTENUATION
- REMOVE EXISTING SOUND ABSORPTION TO BE REPLACED WITH NEW SOUND ABSORPTION
- REMOVE EXISTING SOUND REFLECTION TO BE REPLACED WITH NEW SOUND REFLECTION
- REMOVE EXISTING SOUND TRANSMISSION TO BE REPLACED WITH NEW SOUND TRANSMISSION
- REMOVE EXISTING SOUND ISOLATION TO BE REPLACED WITH NEW SOUND ISOLATION
- REMOVE EXISTING SOUND BARRIER TO BE REPLACED WITH NEW SOUND BARRIER
- REMOVE EXISTING SOUND ATTENUATION TO BE REPLACED WITH NEW SOUND ATTENUATION
- REMOVE EXISTING SOUND ABSORPTION TO BE REPLACED WITH NEW SOUND ABSORPTION
- REMOVE EXISTING SOUND REFLECTION TO BE REPLACED WITH NEW SOUND REFLECTION
- REMOVE EXISTING SOUND TRANSMISSION TO BE REPLACED WITH NEW SOUND TRANSMISSION
- REMOVE EXISTING SOUND ISOLATION TO BE REPLACED WITH NEW SOUND ISOLATION

**FLOOR CONSTRUCTION**

- REMOVE EXISTING FLOOR
- INSTALL NEW 1/2" CDX SUBFLOOR OVER JOISTS
- INSTALL NEW 3/4" X 6" FLOORING OVER SUBFLOOR
- REMOVE EXISTING BASEBOARD TO BE REPLACED WITH NEW BASEBOARD
- REMOVE EXISTING MOLDING TO BE REPLACED WITH NEW MOLDING
- REMOVE EXISTING LIGHT FIXTURES TO BE REPLACED WITH NEW LIGHT FIXTURES
- REMOVE EXISTING SWITCHES AND OUTLETS TO BE REPLACED WITH NEW SWITCHES AND OUTLETS
- REMOVE EXISTING PAINT TO BE REPLACED WITH NEW PAINT
- REMOVE EXISTING CARPET TO BE REPLACED WITH NEW CARPET
- REMOVE EXISTING TILE TO BE REPLACED WITH NEW TILE
- REMOVE EXISTING GRANITE TO BE REPLACED WITH NEW GRANITE
- REMOVE EXISTING COUNTERS TO BE REPLACED WITH NEW COUNTERS
- REMOVE EXISTING SINKS AND STOVE TO BE REPLACED WITH NEW SINKS AND STOVE
- REMOVE EXISTING APPLIANCES TO BE REPLACED WITH NEW APPLIANCES
- REMOVE EXISTING CABINETS TO BE REPLACED WITH NEW CABINETS
- REMOVE EXISTING ISLAND TO BE REPLACED WITH NEW ISLAND
- REMOVE EXISTING SEATING TO BE REPLACED WITH NEW SEATING
- REMOVE EXISTING LIGHTING TO BE REPLACED WITH NEW LIGHTING
- REMOVE EXISTING FURNITURE TO BE REPLACED WITH NEW FURNITURE
- REMOVE EXISTING DECOR TO BE REPLACED WITH NEW DECOR
- REMOVE EXISTING LANDSCAPE TO BE REPLACED WITH NEW LANDSCAPE
- REMOVE EXISTING DRIVEWAY TO BE REPLACED WITH NEW DRIVEWAY
- REMOVE EXISTING WALKWAY TO BE REPLACED WITH NEW WALKWAY
- REMOVE EXISTING PATIO TO BE REPLACED WITH NEW PATIO
- REMOVE EXISTING DECK TO BE REPLACED WITH NEW DECK
- REMOVE EXISTING PORCH TO BE REPLACED WITH NEW PORCH
- REMOVE EXISTING STAIRS TO BE REPLACED WITH NEW STAIRS
- REMOVE EXISTING RAMP TO BE REPLACED WITH NEW RAMP
- REMOVE EXISTING ELEVATOR TO BE REPLACED WITH NEW ELEVATOR
- REMOVE EXISTING LIFT TO BE REPLACED WITH NEW LIFT
- REMOVE EXISTING ACCESSIBLE ROUTE TO BE REPLACED WITH NEW ACCESSIBLE ROUTE
- REMOVE EXISTING SIGNAGE TO BE REPLACED WITH NEW SIGNAGE
- REMOVE EXISTING MARKINGS TO BE REPLACED WITH NEW MARKINGS
- REMOVE EXISTING UTILITIES TO BE REPLACED WITH NEW UTILITIES
- REMOVE EXISTING MECHANICAL TO BE REPLACED WITH NEW MECHANICAL
- REMOVE EXISTING ELECTRICAL TO BE REPLACED WITH NEW ELECTRICAL
- REMOVE EXISTING PLUMBING TO BE REPLACED WITH NEW PLUMBING
- REMOVE EXISTING HVAC TO BE REPLACED WITH NEW HVAC
- REMOVE EXISTING INSULATION TO BE REPLACED WITH NEW INSULATION
- REMOVE EXISTING VENTILATION TO BE REPLACED WITH NEW VENTILATION
- REMOVE EXISTING SOUND BARRIER TO BE REPLACED WITH NEW SOUND BARRIER
- REMOVE EXISTING SOUND ATTENUATION TO BE REPLACED WITH NEW SOUND ATTENUATION
- REMOVE EXISTING SOUND ABSORPTION TO BE REPLACED WITH NEW SOUND ABSORPTION
- REMOVE EXISTING SOUND REFLECTION TO BE REPLACED WITH NEW SOUND REFLECTION
- REMOVE EXISTING SOUND TRANSMISSION TO BE REPLACED WITH NEW SOUND TRANSMISSION
- REMOVE EXISTING SOUND ISOLATION TO BE REPLACED WITH NEW SOUND ISOLATION

MICHAEL J. GRIMSON  
AND ASSOC.  
300-D PRAIRIE DRIVE  
ST. CHARLES, ILLINOIS  
TEL: 618/355-5635  
FAX: 618/351-2995

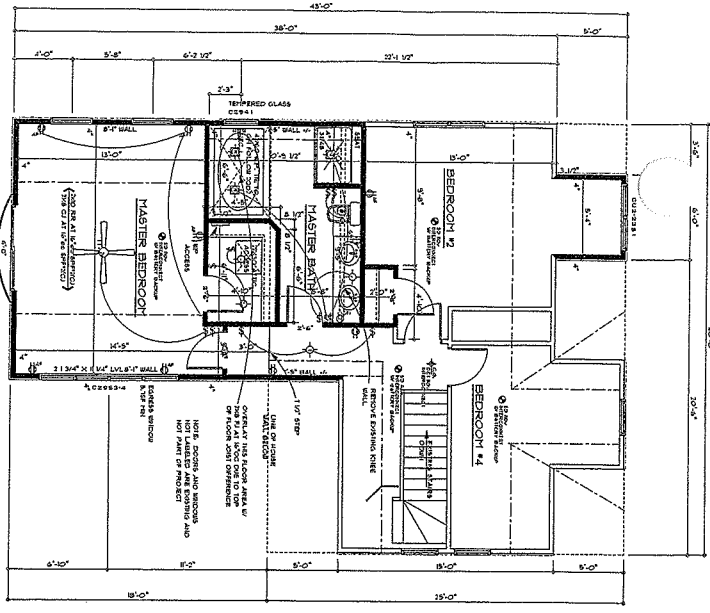
SHeldon RESIDENCE  
1006 LYFORD LN  
WHEATON ILLINOIS

ANGUS 30 2005  
03/28 PM  
13.4.0

ENGINEER ASSOCIATE  
MICHAEL J. GRIMSON  
LICENSED ARCHITECT  
STATE OF ILLINOIS  
NO. 021-000000

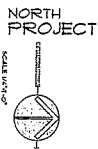
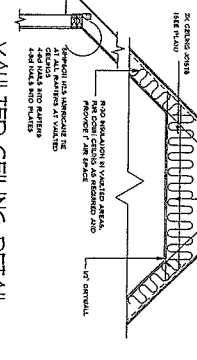
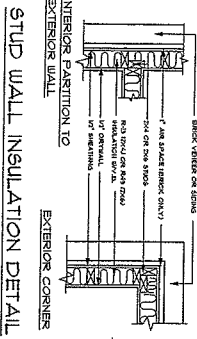
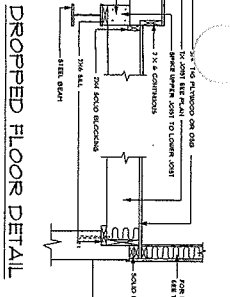
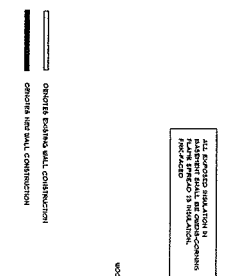
DRAWN: HJG  
DATE: 09/19/09

SHEET: 2



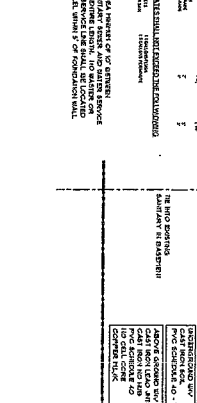
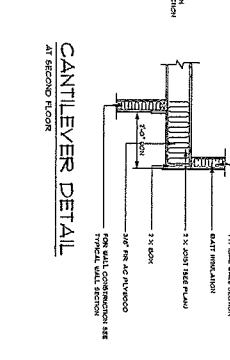
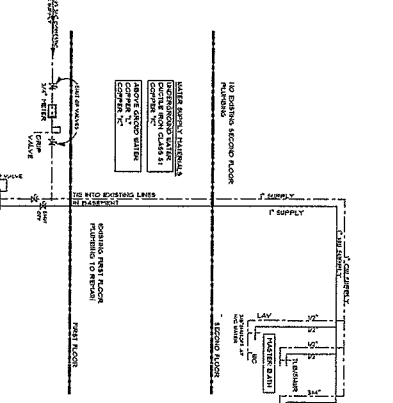
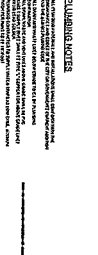
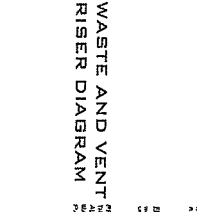
# SECOND FLOOR PLAN

ELECTRICAL	SYMBOL
ABC TRAILT	⊕
CARBON MONOXIDE	⊕
CEILING FAN	⊕
FAN LIGHT	⊕
GFI	⊕
LIGHT	⊕
OUTLET	⊕
RECESSED	⊕
SD WHAT	⊕
SWITCH	⊕



ALL ELECTRICAL SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE ILLINOIS ELECTRICAL CODE. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

ALL STUD WALLS SHALL HAVE POLE #1 INSULATION ON BOTH SIDES. ALL STUD WALLS SHALL HAVE POLE #1 INSULATION ON BOTH SIDES. ALL STUD WALLS SHALL HAVE POLE #1 INSULATION ON BOTH SIDES.



920-D PRAIRIE DRIVE  
 ST. CHARLES, ILLINOIS 62250  
 TEL: 618/995-5695  
 FAX: 618/991-2999

**SHEDDON RESIDENCE**  
 1006 LYFORD LN  
 WHEATON ILLINOIS 60187

August 20, 2008  
 02:42 PM  
 13.4.0

DATE: 08/20/08  
 DRAWN: [Signature]  
 CHECKED: [Signature]