

ORDINANCE NO. F-1675

AN ORDINANCE GRANTING A SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 818 GOLF LANE – MACK

WHEREAS, written application has been made requesting a variation to Article 3.4A.5b of the Wheaton Zoning Ordinance to allow the construction of a two-story garage addition with a north side yard setback of 4.7 feet in lieu of the required 14.0 feet, on certain property legally described herein and commonly known as 818 Golf 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 October 23, 2012 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-2 Residential District zoning classification:

THE NORTH 100 FEET OF LOT 12, AND THE EAST 43 FEET OF THE NORTH 100 FEET OF LOT 20 IN COUNTY CLERK'S ASSESSMENT SUBDIVISION OF THAT PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF WARRENVILLE ROAD AND NORTH OF THE CENTER OF UNION DRAINAGE DITCH NUMBER 1, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 1908 AS DOCUMENT 92797, BOOK 6 OF PLATS, PAGE 43, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-206-011; -012

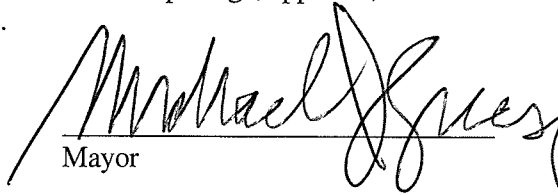
The subject property is commonly known as 818 Golf Lane, Wheaton, Illinois 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a side yard setback of 4.7 feet in lieu of the required 14.0 feet is granted for a two-story garage addition in full compliance with the site plan, elevations and floor plan dated August 24, 2012 that are on file in the Department of Planning and Economic Development, subject to the following condition:

1. The owner shall submit a plat of consolidation for the subject property.

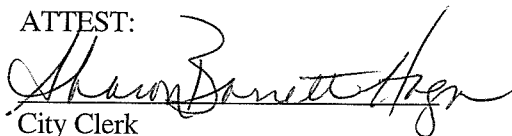
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

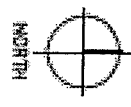
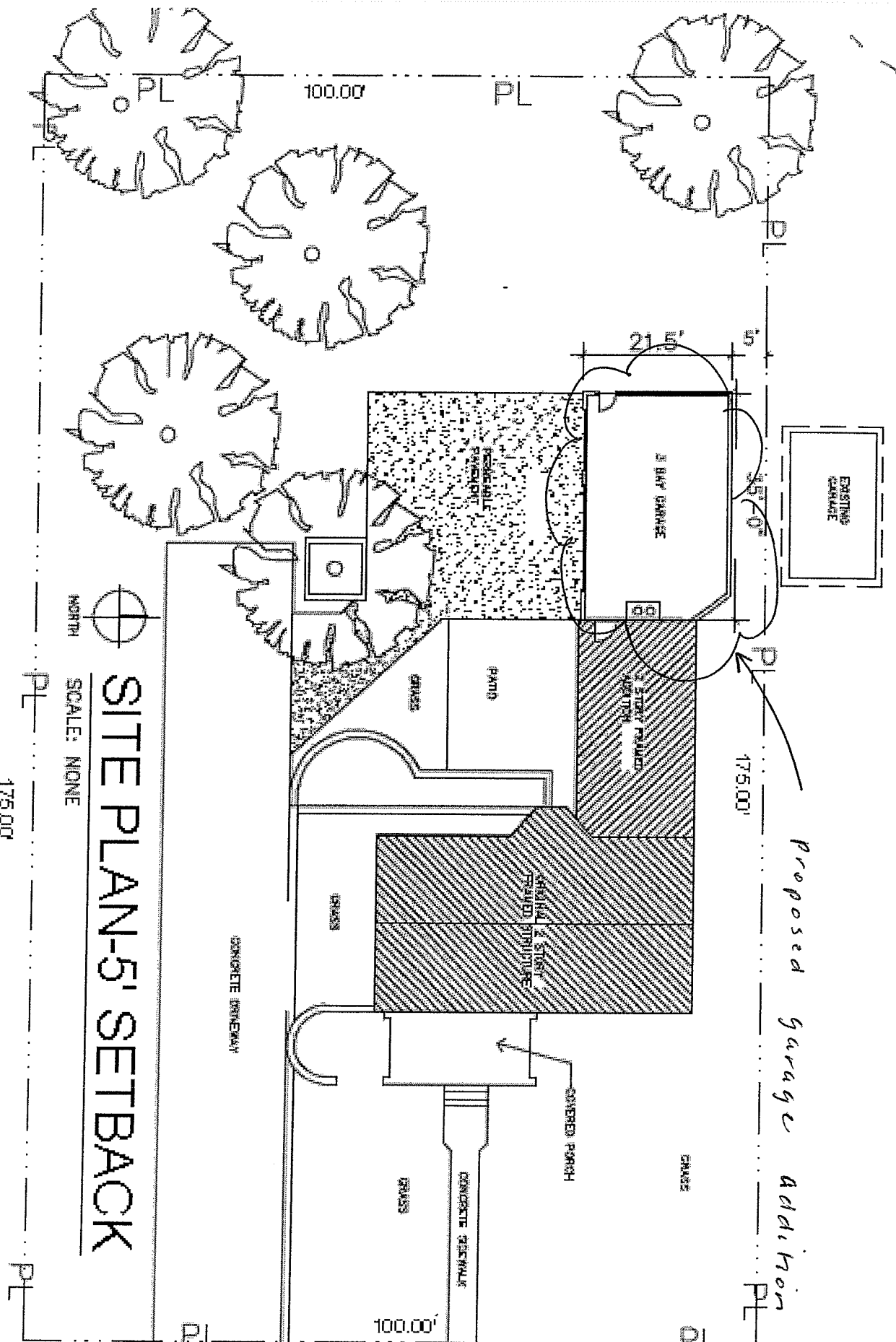
Ayes: Councilwoman Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Suess

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 5, 2012
Published: November 6, 2012



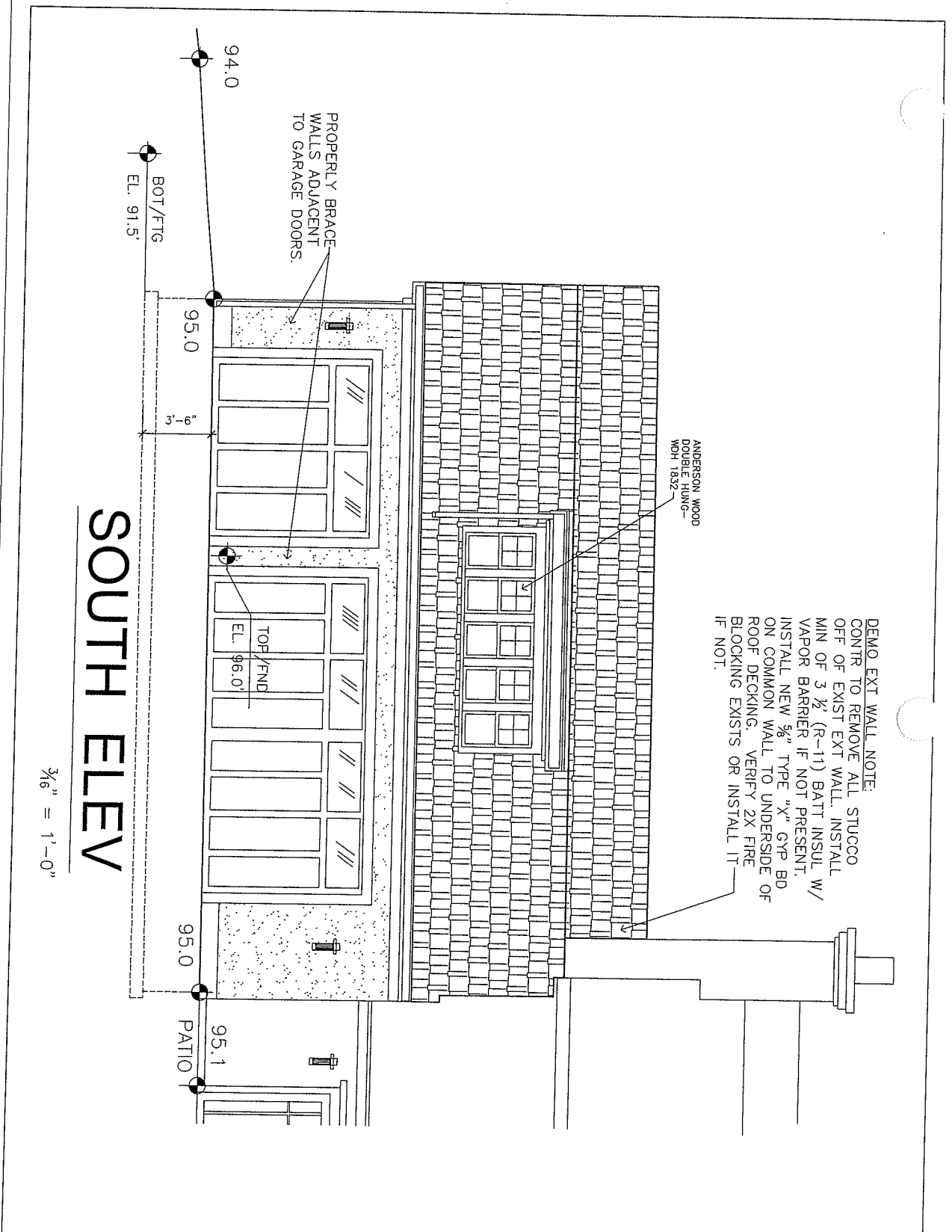
NORTH

SITE PLAN-5' SETBACK

SCALE: NONE

Proposed garage Addition

2/1/98



DEMO. EXT WALL NOTE:
 CONTR TO REMOVE ALL STUCCO
 OFF OF EXIST EXT WALL. INSTALL
 MIN OF 3 1/2" (R-11) BATT INSUL W/
 VAPOR BARRIER IF NOT PRESENT.
 INSTALL NEW 5/8" TYPE "X" GYP BD
 ON COMMON WALL TO UNDERSIDE OF
 ROOF DECKING. VERIFY 2X FIRE
 BLOCKING EXISTS OR INSTALL IT
 IF NOT.

SOUTH ELEV

3/16" = 1'-0"

SOUTH ELEVATION

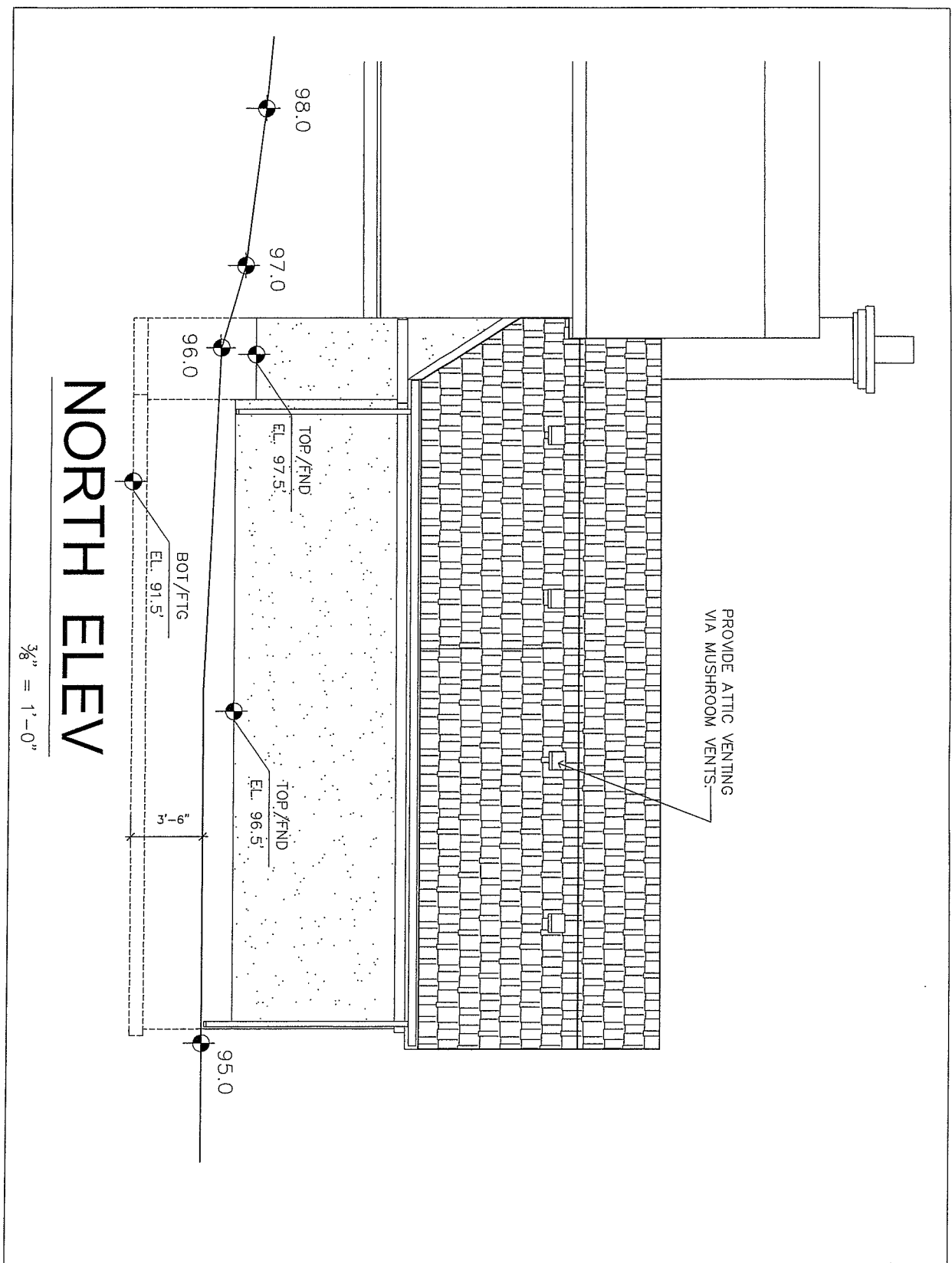
THE MACK RESIDENCE
 818 GOLF LANE
 WHEATON, IL 60189

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------|
| 1 | 02/21/12 | PERMIT REVIEW |

JOHN W. ROBERSON,
 ARCHITECT
 ARCHITECTURAL PRESERVATION
 200 W. WASHINGTON
 BLDG. II, 60120
 PH: 847/638-1700
 JWR@roberston.com

THE NAME: C/REX/AMX
SOUTH ELEVATION
 THE MACK RESIDENCE
 818 GOLF LANE
 WHEATON, IL 60189

PROJECT NUMBER: 1000
 DATE: AUG. 15, 2012
 SHEET NO. **A 8**



NORTH ELEVATION

THE MACK RESIDENCE
818 GOLF LANE
WHEATON, IL 60189

| REVISIONS | DESCRIPTION |
|-----------|------------------------|
| 1 | 02/21/12 PERMIT REVIEW |

JOHN W. ROBERSON,
ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT
 281 VILLA STREET
 BLOOM, IL 60120
 PH: 647/308-7705
 JWR@JOHNROBERSONARCHITECT.COM

FOUNDATION PLAN
 DTL NAME: C/THES/MACK
 THE MACK RESIDENCE
 818 GOLF LANE
 WHEATON, IL 60189

PROJECT NUMBER: _____ SHEET NO. **A-10**
 DATE: AUG. 13, 2012 OF 5

- 10.0 SPECIALTIES - NOT APPLICABLE
- 11.00 EQUIPMENT - NOT APPLICABLE
- 12.00 FURNISHINGS - NOT APPLICABLE
- 13.00 SPECIAL CONSTRUCTION - NOT APPLICABLE
- 14.00 CONVEYING SYSTEMS - SEE FOUNDATION PLAN
- 15.0 MECHANICAL / PLUMBING - NOT APPLICABLE

16.0 ELECTRICAL

16.01 GENERAL - ALL WORK IS TO BE DONE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL ELECTRICAL CODES AND ALL OTHER CODES THAT HAVE AUTHORITY OVER THIS PROJECT. FOLLOW 2009 NEC W/ LOCAL AMENDMENTS.

16.02 THE CONTRACTOR SHALL PROVIDE 30 AMP, SINGLE PHASE SERVICE TO THE GARAGE IN NEW CONST. VERIFY THE EXIST ELECTRICAL SERVICE HAS SUFFICIENT CAPACITY AT THE ELECTRICAL PANEL TO ADD NEW CIRCUITS.

16.03 ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN METALLIC PIPING. ALL ELECTRICAL BOXES, OUTLET BOXES, COVERS, AND JUNCTION BOXES SHALL BE METAL, UL GRADE MATERIAL MADE FOR THE SOLE PURPOSE OF ELECTRICAL CONSTRUCTION USAGE. ALL SWITCHES AND OUTLETS SHALL BE UL APPROVED.

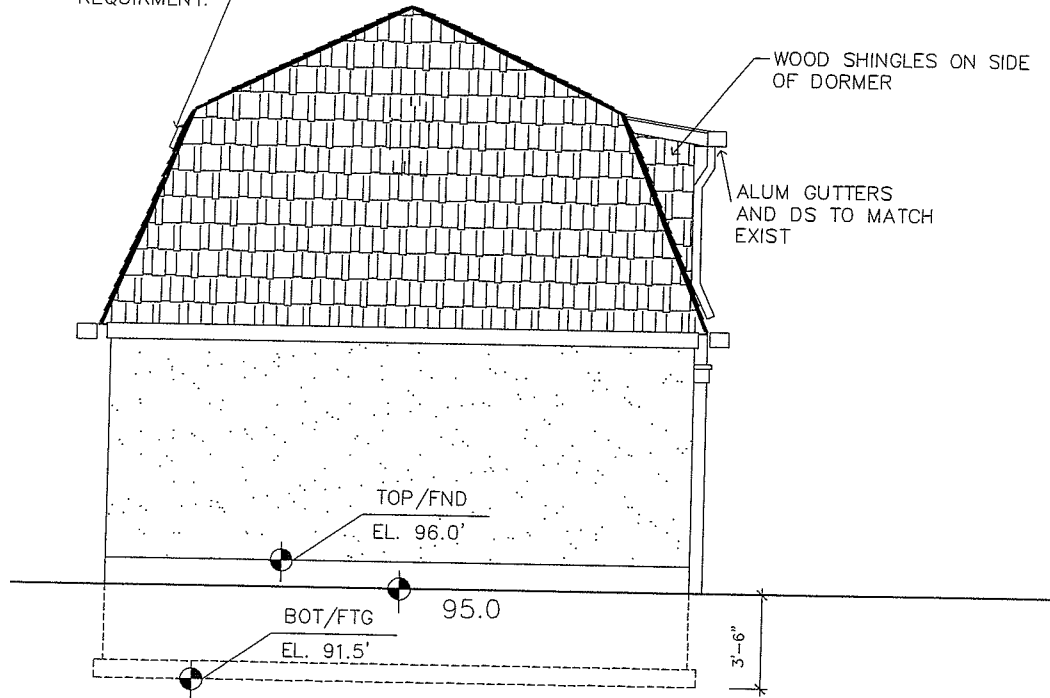
16.05 THE ELECTRICIAN IS TO PROVIDE WIRING FOR ALL EQUIPMENT AND OWNER SELECTED ELECTRICAL FIXTURES, SEE PLAN. SEE OWNER FOR EXTERIOR LIGHTING. THE CONTRACTOR SHALL INSTALL ALL INTERIOR FIXTURES AND ANY EXTERIOR WIRING OR FIXTURES AS REQUIRED. THE OWNER SHALL SELECT AND DELIVER ALL FINISH ELECTRICAL FIXTURES AND THEIR COST IS NOT INCLUDED IN THIS CONTRACT.

16.07 SPECIALTY WIRING - THE ELECTRICIAN SHALL PROVIDE WIRING AND FIXTURES FOR THE REQUIRED SMOKE DETECTORS. SMOKE DETECTORS, AS PER CODE, ARE TO BE HARDWIRED TOGETHER ON THEIR OWN CIRCUIT.

16.09 CONTRACTOR SHALL PROVIDE GROUND FAULT CIRCUIT OUTLETS THROUGHOUT THE INTERIOR AND EXTERIOR OF THE GARAGE AS SHOWN.

VENTING REQ'D -
752 SF/300 -
2.5 SF. TOTAL.

ATTIC VENTS TO
MEET VENTING
REQUIREMENT.



WEST ELEV

$\frac{3}{8}'' = 1'-0''$

| <p>PROJECT NUMBER: 49</p> <p>DATE: AUG. 15, 2012</p> | <p>THE MACK RESIDENCE 818 GOLF LANE WHEATON, IL 60189</p> | <p>FILE NAME: C:\MACK\AUG</p> <p>WEST ELEVATION SPECS - CON'T</p> | <p>JOHN W. ROBERSON, ARCHITECT</p> <p>INTERIOR DESIGNER/ARCHITECT 281 VILLA STREET WHEATON, IL 60189 PHONE: 630/808-1205 FAX: 630/808-1206 WWW.JWROBERSONARCHITECT.COM</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/24/12</td> <td>PERMIT REVIEW</td> </tr> </tbody> </table> | NO. | DATE | DESCRIPTION | 1 | 8/24/12 | PERMIT REVIEW | <h2 style="margin: 0;">THE MACK RESIDENCE</h2> <p style="margin: 0; font-size: 1.2em;">818 GOLF LANE</p> <p style="margin: 0; font-size: 1.2em;">WHEATON, IL 60189</p> | <p style="writing-mode: vertical-rl; transform: rotate(180deg);">WEST ELEVATION SPECS - CON'T</p> |
|---|---|--|--|--|-----|------|-------------|---|---------|---------------|--|---|
| NO. | DATE | DESCRIPTION | | | | | | | | | | |
| 1 | 8/24/12 | PERMIT REVIEW | | | | | | | | | | |