

**ORDINANCE NO. F-1869**

**AN ORDINANCE GRANTING SPECIAL USE PERMIT APPROVAL TO ALLOW THE CONSTRUCTION AND USE OF A POOL HOUSE AT 2225 WARRENVILLE AVENUE – JANECEK BUILDERS**

**WHEREAS**, written application has been made requesting a special use permit to allow the construction and use of a pool house at 2225 Warrenville Avenue, Wheaton, IL (“Subject Property”); 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 12, 2015 to consider the special use permit request; and the Planning and Zoning Board has recommended that the request be granted and approved.

**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 Planning and Zoning Board, special use permit approval is granted to allow the construction and use of a pool house on the following-described property:

PARCEL 1: LOT 2 IN LAVERY’S THIRD WHEATON RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 2000 AS DOCUMENT NO. R2000-174875, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 6 IN BLOCK 1 IN AUTHOR T. MCINTOSH AND CO’S WIESBROOK ROAD SUBDIVISION, A SUBDIVISION OF PART OF THE WEST FRACTIONAL HALF OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST HALF OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1925, AS DOCUMENT 194383 AND CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 202879, IN DUPAGE COUNTY, ILLINOIS, LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 2 IN AFORESAID LOT 2 IN LAVERY’S THIRD WHEATON RESUBDIVISION.

PIN: 05-30-101-020

The subject property is commonly known as 2225 Warrenville Avenue, Wheaton, IL 60189.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, special use permit approval is granted in full compliance with the following plans: “Pool House Utility Site Plan”, prepared by Rynear & Son, Inc., Naperville, IL, dated April 2, 2015 and “Pool House Elevations and Floor Plan”, prepared by Janecek Builders, St. Charles, IL, sheets 1-2, dated January 31, 2015, subject to the following condition:

1. The structure shall be used solely as a pool house and not a guest house, so the murphy bed shown on the proposed floor plan shall be omitted from the design.

**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 Fitch  
Councilman Prendiville  
Councilman Rutledge  
Mayor Gresk  
Councilman Saline  
Councilman Sues

Nays: None

Absent: Councilman Scalzo

Motion Carried Unanimously

Passed: May 18, 2015  
Published: May 19, 2015

727.30  
727.46  
729.17  
730.09  
731.64  
732.33  
732.58



Proposed  
Pool House

EXISTING  
CONCRETE F  
T/F = 738.  
CONCRETE F  
ELEV=732.9

FUF  
SEV  
COI  
WHI  
(EC  
ME  
OR

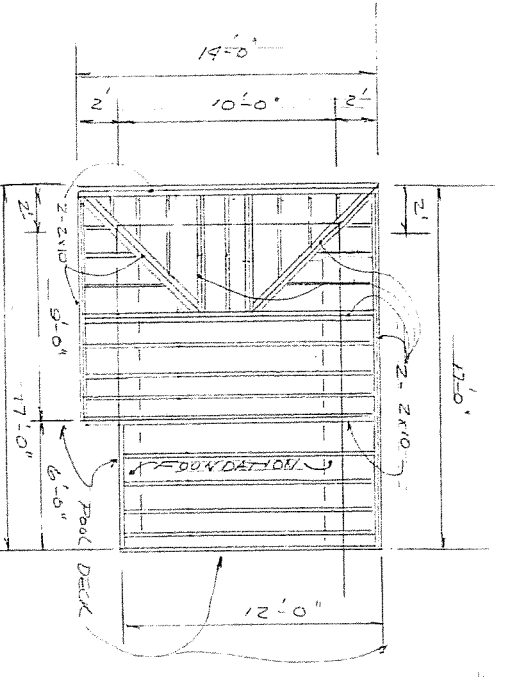
LOT 1

AVENUE

LOCATE AND EX



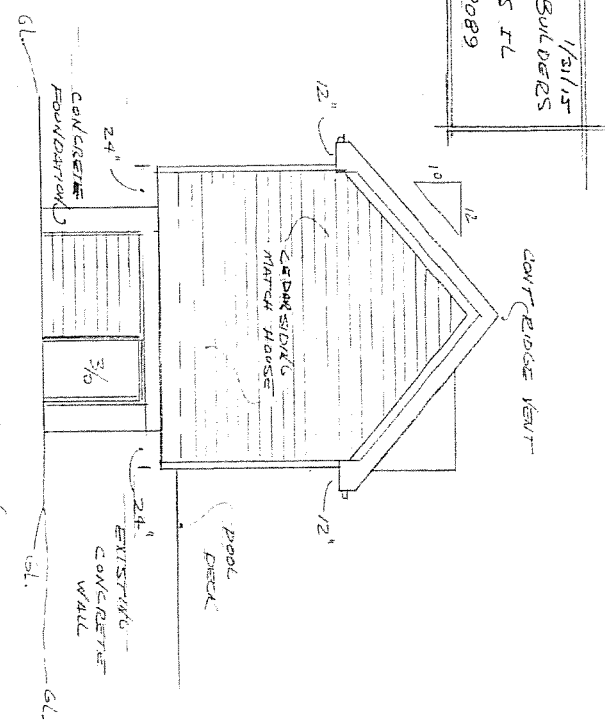
1/31/15  
 JANCEE K BUILDERS  
 SR CHARLES IL  
 TAB-767-8089



BRIDGING BETWEEN ALL SPANS OVER 8'-0"  
 ALL FLOOR JOIST MIN 16" O.C.  
 ALL GIRT FLOOR JOIST HAVE 2-RIM JOIST  
 3/4" TH.G. PLYWOOD DECKING GLED + NAKED

Deck Layout

SCALE 1/4" = 1'-0"



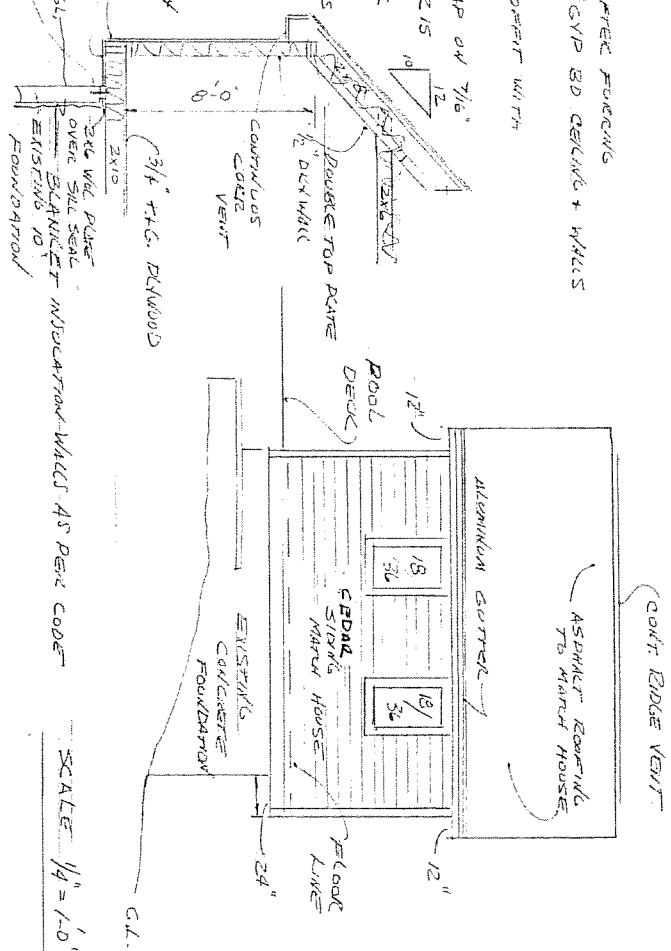
REAR ELEVATION

SCALE 1/4" = 1'-0"

MIN 240 ASPHALT SHINGLES OVER 15 FEET  
 1/2" EXT OSB PLYWOOD SHEATHING OVER 2x8 BARRERS  
 1 1/2" O.C. ANCHORED WITH SIMPSON HURDLELIKE ANCHOR EACH BARRIER JOISTS  
 AS REQUIRED BY INSULATION, 2x6 COLLECT TIES 16" O.C. 1/2" GYP BD GIRDERS + WALLS  
 1" AIR BARRIERS EACH BAY BETWEEN BARRIERS  
 EXR FACIA WITH ALUMINUM CLADDING, EXTERIOR ALUMINUM SOFFIT WITH  
 COMPLIANCE WITH ENERGY CONSERVATION CODE 2012  
 WALL CONSTRUCTED TO BE VINAL STAINS OF TYPICAL HOUSE WITH CP OF 7/16"  
 APA RATED OSB BOARD OVER 2x6 STUDS 16" O.C. WITH RIS  
 BARR INSULATION ON 4 MIL VAPOR BARRIER WITH THE PROPER  
 INSPECTION'S RECD. 2x6 SINGLE BUTT JOIST 2-2x6  
 COMPLIANCE WITH INTERNATIONAL MECHANICAL + RESIDENTIAL CODES  
 ALL JOIST AND CHIMNEYS TO BE #1 #2 (CANDID) UNLESS  
 OTHERWISE NOTED ALL HEADS TO BE 2-2x12 SDF  
 #1 #2 UNLESS OTHERWISE NOTED  
 CEILING INSULATION TO BE R38 INSULATION WITH V.B.  
 ALL PLUMBING AS PER STATE OF ILLINOIS PLUMBING CODE 2009  
 ALL ELECTRICAL TO BE PER CODE CODE 2009  
 DOUBLE RIM JOIST ON ALL JOIST WITH THE 2x6 OVERHANG  
 3/8" EXT. PLYWOOD PLANSER UNDER OVERHANGS. FLOOR JOIST  
 1235 INSULATION BETWEEN FLOOR JOIST BRIDGING AND SPANGL  
 10 LONTS 1/2" ANCHOR BOLTS @ 6" O.C. 7" INTO CONCRETE

TYPICAL WALL SECTION

SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

