

ORDINANCE NO. F-2001

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 1937 PADDOCK LANE –
TRAN CONSTRUCTION**

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow two small additions with a front yard setback of 34.5 feet in lieu of the required 41.08 feet, on certain property legally described herein and commonly known as 1937 Paddock Lane, 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 February 28, 2017 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-3 Residential District zoning classification:

LOT 81 IN HAWTHORNE ESTATES, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1955 AS DOCUMENT 772809, IN DUPAGE COUNTY, ILLINOIS.

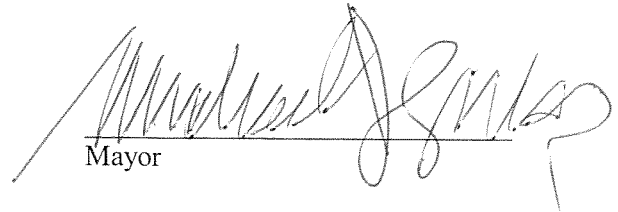
P.I.N.: 05-09-203-003

The subject property is commonly known as 1937 Paddock Lane, 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 34.5 feet in lieu of the required 41.08 feet is granted for two small additions in full compliance with the plans entitled “Tran Residence - 1937 Paddock Lane”, prepared by Tran Construction, Wheaton, IL, sheets 1-7, dated December 20, 2016.

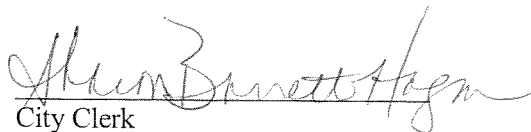
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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
Mayor Gresk
Councilman Saline
Councilman Scalzo
Councilwoman Fitch
Councilman Prendiville

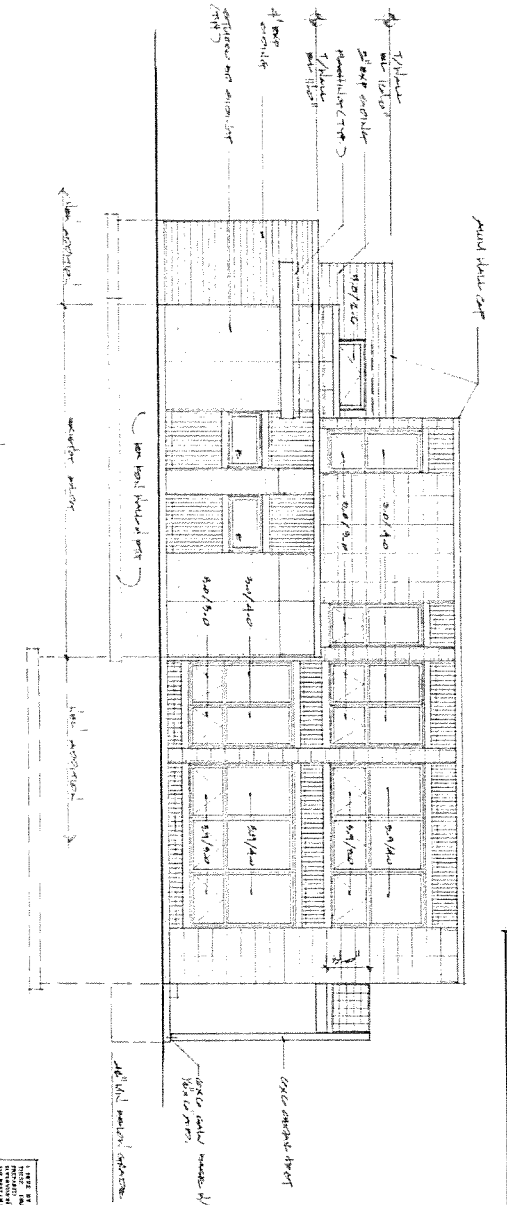
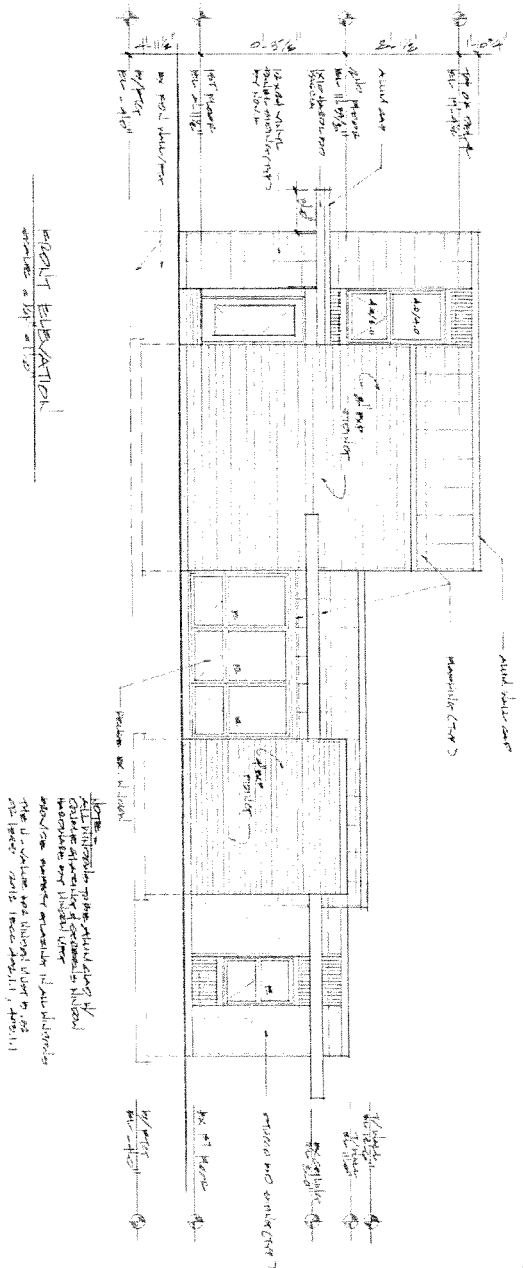
Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: March 6, 2017
Published: March 7, 2017

Tran Residence



Notes:
 1. All dimensions are in feet and inches.
 2. All materials are to be approved by the architect.
 3. All finishes are to be approved by the architect.
 4. All windows are to be double-paneled and insulated.
 5. All doors are to be solid wood and finished with a clear finish.
 6. All exterior walls are to be finished with a stone veneer.
 7. All rooflines are to be finished with a solid white cap.
 8. All window casings are to be finished with a wood finish.
 9. All door casings are to be finished with a wood finish.
 10. All exterior trim is to be finished with a wood finish.

Code
001
002
003
004
005
006
007
008
009
010

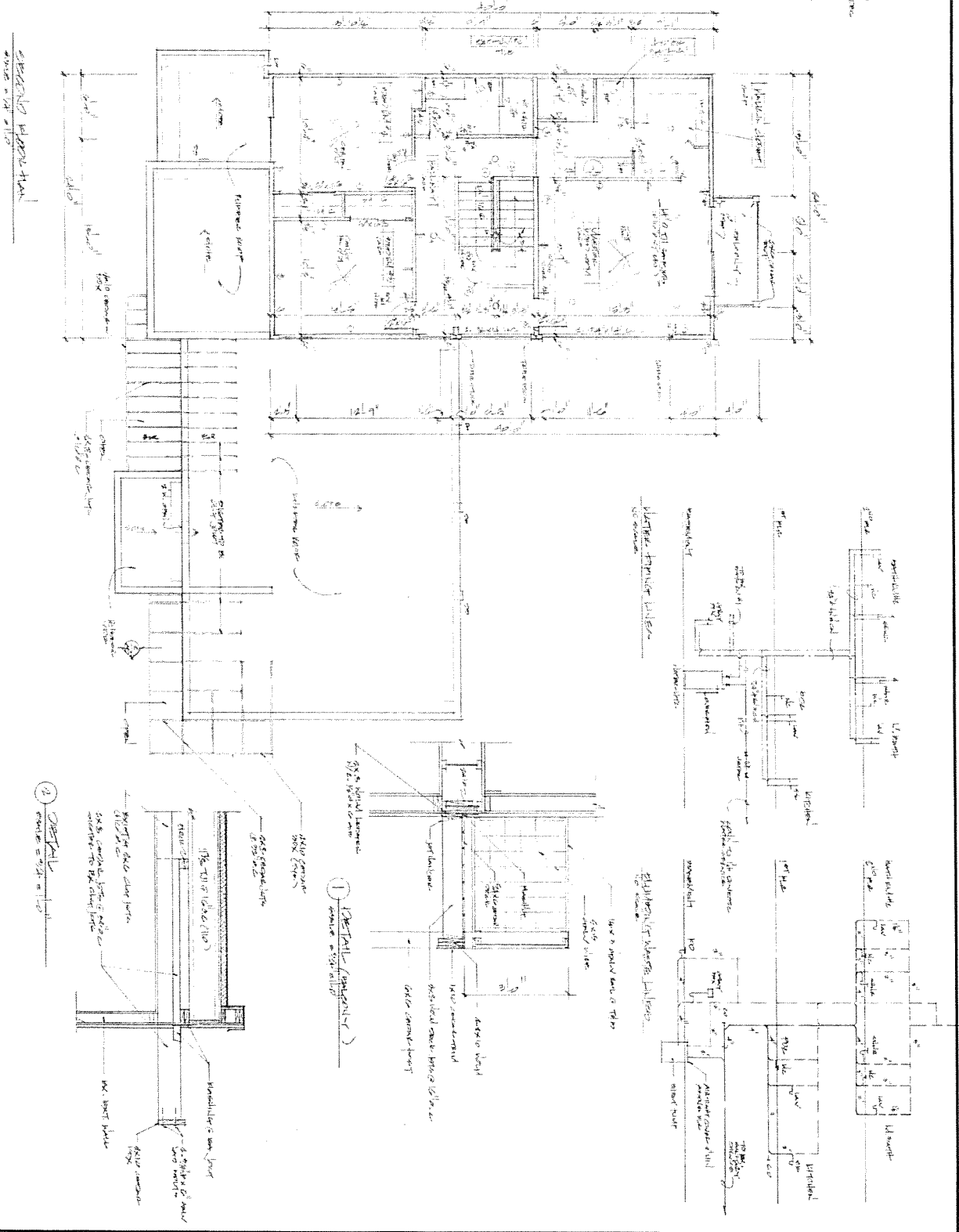
Code	Description
A1	Interior elevations - doors, walls
A2	Interior elevations - exterior walls
A3	Interior elevations - exterior walls
A4	Interior elevations - exterior walls
A5	Interior elevations - exterior walls
A6	Interior elevations - exterior walls
A7	Interior elevations - exterior walls
A8	Interior elevations - exterior walls
A9	Interior elevations - exterior walls
A10	Interior elevations - exterior walls

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Code	Description
001	
002	
003	
004	
005	
006	
007	
008	
009	
010	

<p>Tran Residence 1337 Paddock Ln Wheaton, MD 20877</p>	<p>Revisions:</p>	<p>1 of 1 Sheets</p>
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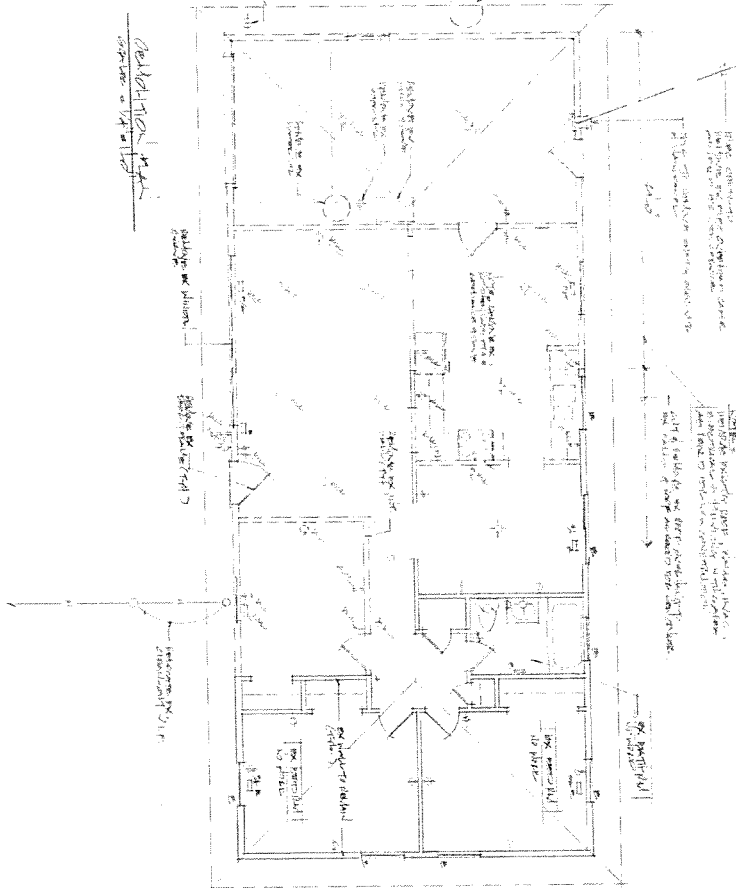
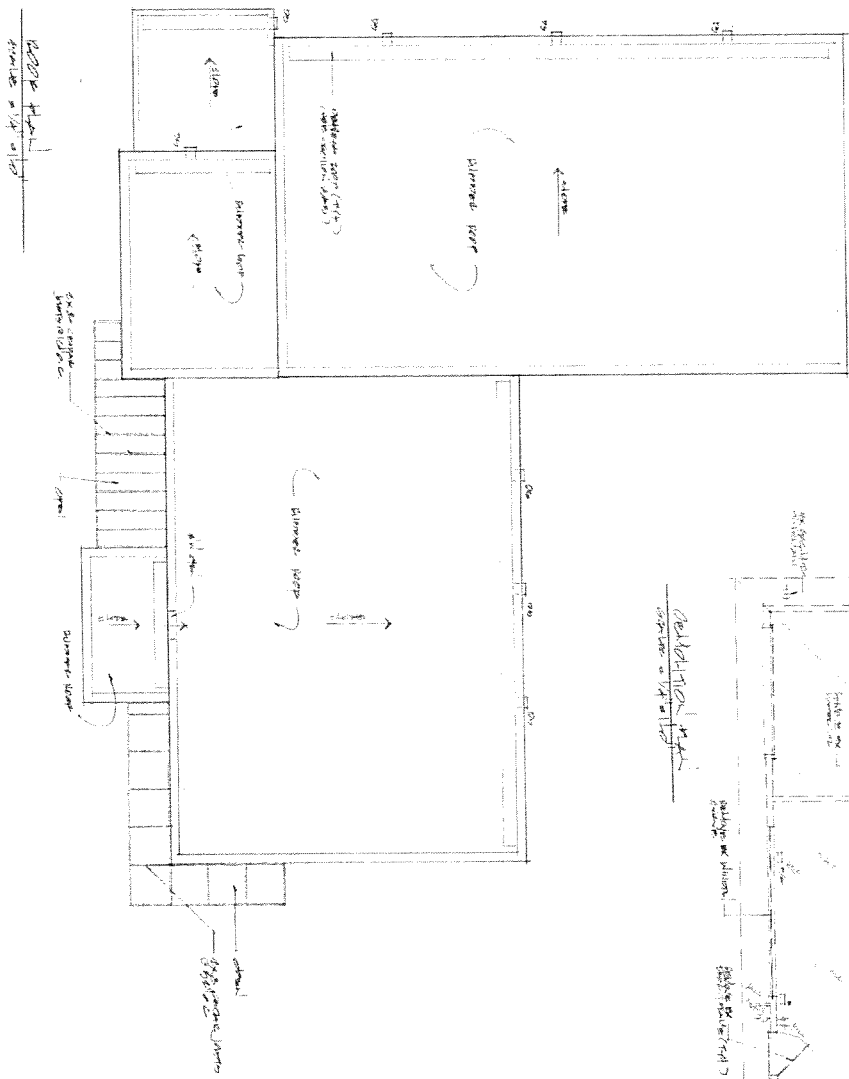
- Notes:
- 1) Verify all dimensions with field notes.
 - 2) Verify all materials with field notes.
 - 3) Verify all finishes with field notes.



DESIGN CRITERIA	
SECTION	1. GENERAL NOTES AND NOTES
SECTION	2. MATERIALS AND FINISHES
SECTION	3. MECHANICAL SYSTEMS
SECTION	4. ELECTRICAL SYSTEMS
SECTION	5. PLUMBING AND SANITARY
SECTION	6. STRUCTURAL SYSTEMS
SECTION	7. EXTERIOR FINISHES
SECTION	8. INTERIOR FINISHES
SECTION	9. SPECIALTY SYSTEMS
SECTION	10. SCHEDULES
SECTION	11. APPENDICES
SECTION	12. REFERENCES
SECTION	13. LEGEND
SECTION	14. INDEX
SECTION	15. GENERAL NOTES
SECTION	16. SPECIFICATIONS
SECTION	17. CONTRACT DOCUMENTS
SECTION	18. ADDENDUMS
SECTION	19. REVISIONS
SECTION	20. OTHER

FRAMING LUMBER
 SOUTHERN PINE FRAMING LUMBER
 MANUFACTURED FROM SOUTHERN PINE
 MECHANICAL TREATMENT: K1
 GRADE: #2
 SPECIES: SPF
 DESIGN VALUE: 155 (AS PER 2015 IBC)

ENGINEERED WOOD PRODUCT
 SOUTHERN PINE FRAMING LUMBER
 MANUFACTURED FROM SOUTHERN PINE
 MECHANICAL TREATMENT: K1
 GRADE: #2
 SPECIES: SPF
 DESIGN VALUE: 155 (AS PER 2015 IBC)



Room	Area (sq ft)	Volume (cu ft)	Notes
Living Room	1200	12000	
Dining Room	800	8000	
Kitchen	600	6000	
Bedroom 1	1000	10000	
Bedroom 2	900	9000	
Bathroom	400	4000	
Hall	200	2000	
Staircase	100	1000	
Garage	1500	15000	
Front Porch	300	3000	
Back Porch	200	2000	
Deck	400	4000	
Roof	10000	100000	

