

ORDINANCE NO. O-2019-59

AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1524 FOOTHILL COURT - AIROOM ARCHITECTS

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow the construction and use of a second-story addition with a front yard setback of 40.16 feet in lieu of the required 55.24 feet, on certain property legally described herein and commonly known as 1524 Foothill Court, 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 November 12, 2019 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 7 IN FAGANEL'S FOOTHILL COURT, A SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN GABLES VALLEY VIEW SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID DAID FAGANEL'S FOOTHILL COURT RECORDED APRIL 23, 1969 AS DOCUMENT R69-17072, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-304-020

The subject property is commonly known as 1524 Foothill Court, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 40.16 feet in lieu of the required 55.24 feet is granted to allow a second-story addition on the property, in full compliance with the following plans: "Building Plans for Bagley, Terry and David, 1524 Foothill Court, Wheaton, IL 60189" prepared by Airoom Architects, Lincolnwood, IL, sheets 1-9, dated October 24, 2019.

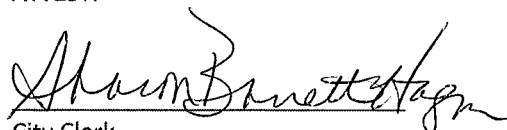
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Mayor Suess

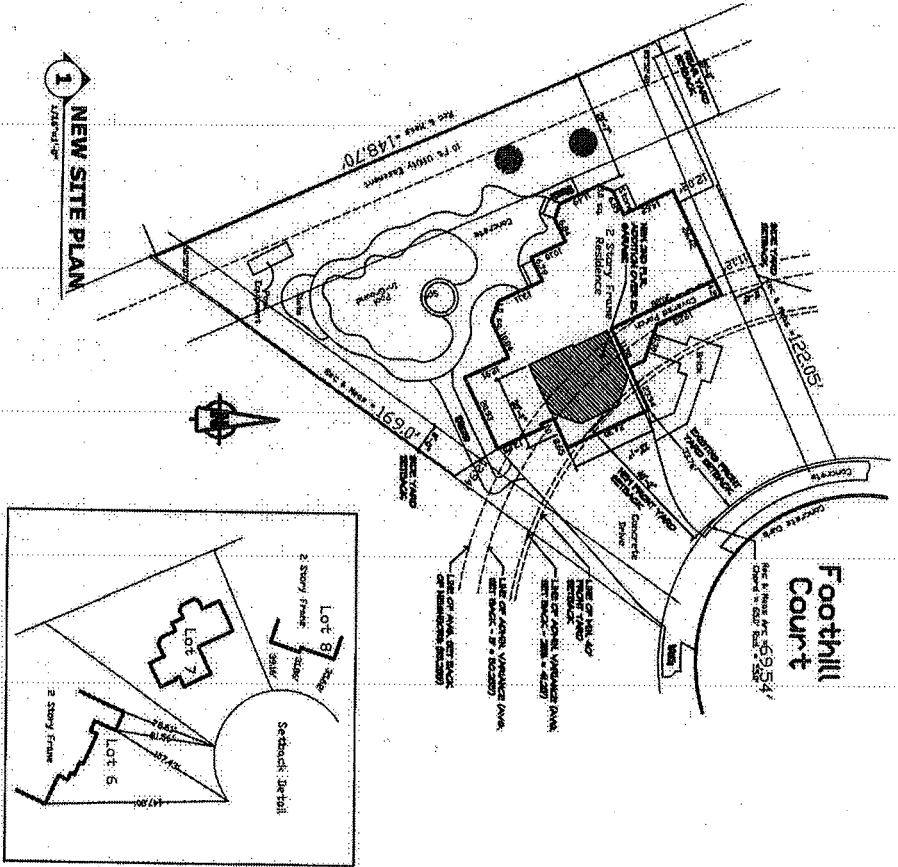
Nays: None

Absent: Councilwoman Fitch
Councilwoman Robbins

Motion Carried Unanimously

Passed: December 2, 2019

Published: December 3, 2019

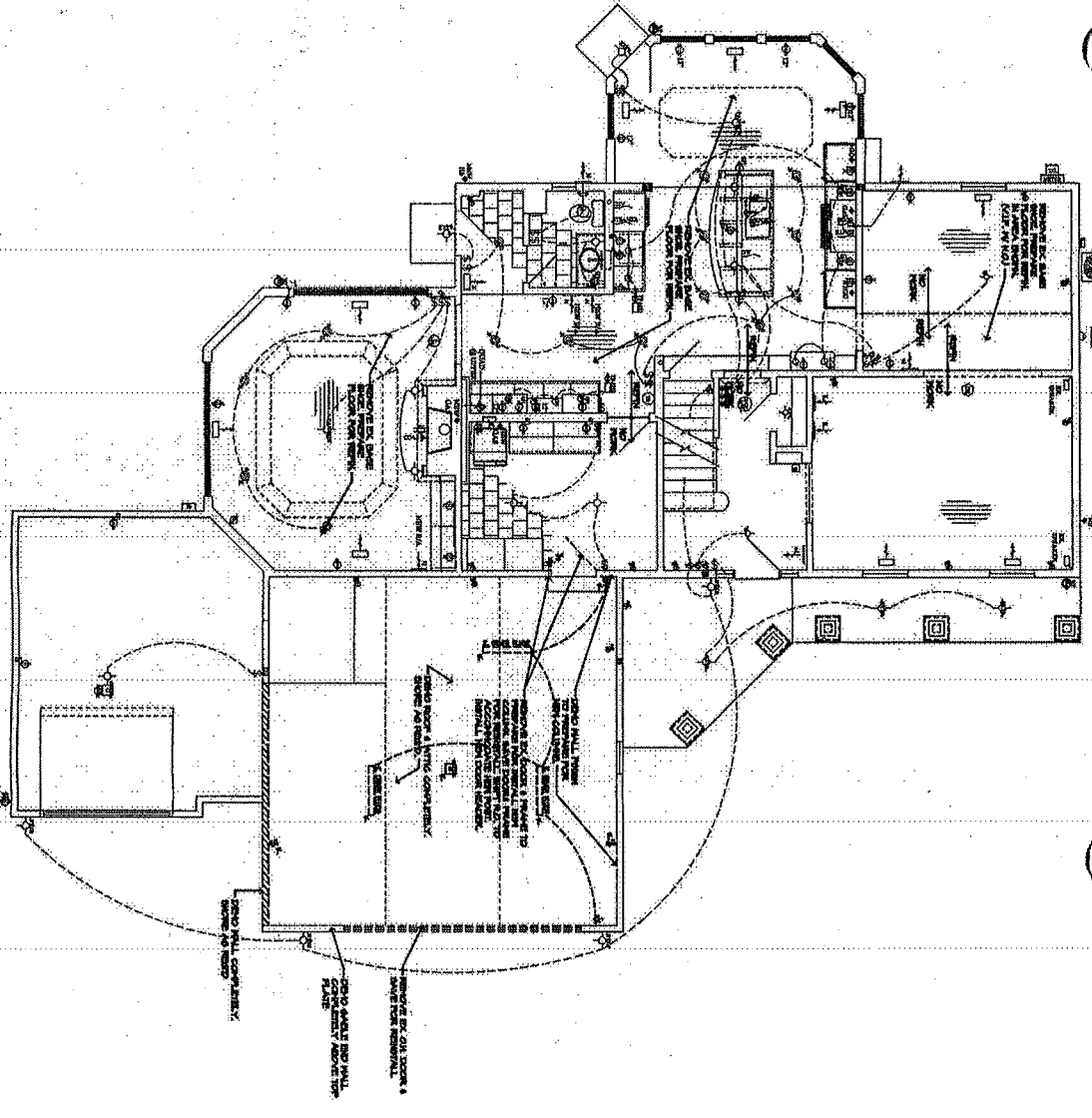


Foothill Court

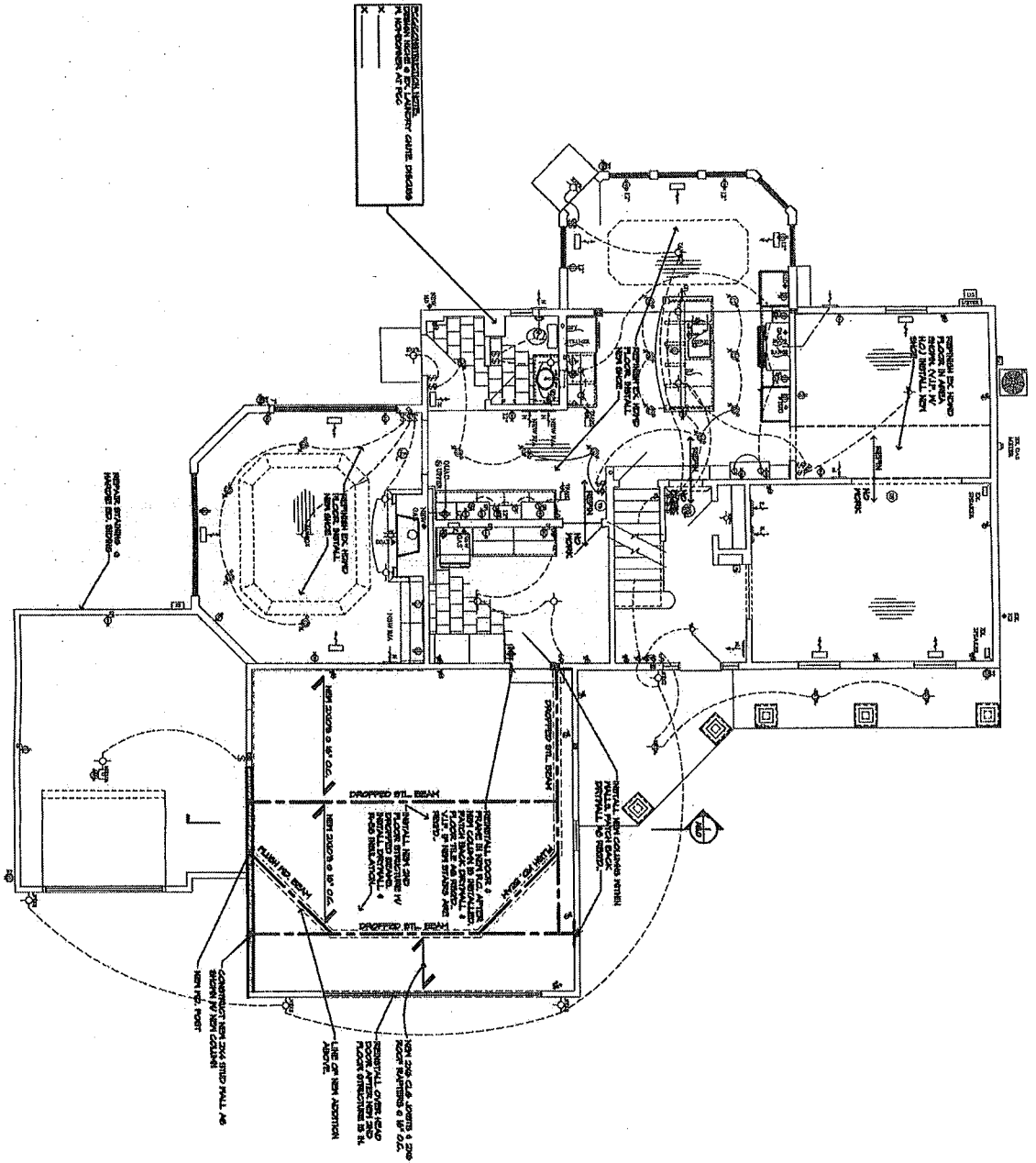
10/24/19

AIRROOM ARCHITECTS & BUILDERS SINCE 1958 Airroom Architects Corp. Licensed, Illinois State No. (631) 762-1002 Fax: (631) 674-0444 Email: info@airroom.com	
PROJECT NO. 190106 PROJECT NAME: Foothill Court PROJECT LOCATION: Foothill Court, Elmhurst, IL 60120 PROJECT DATE: 10/24/19	
CLIENT INFORMATION CLIENT NAME: BASLEY CLIENT CONTACT: TERRY & DAVID CLIENT ADDRESS: 104 Foothill Court CLIENT CITY: ELMHURST, IL 60120 CLIENT PHONE: 630.462.8781 CLIENT FAX: 630.248.4148 CLIENT EMAIL: DAVIS@BASLEYARCHITECTS.COM	
DESIGNER INFORMATION DESIGNER NAME: LARRY NUNES DESIGNER CONTACT: LARRY A. NUNES DESIGNER ADDRESS: 104 Foothill Court DESIGNER CITY: ELMHURST, IL 60120	
PROJECT INFO PROJECT NO. 190106 PROJECT NAME: Foothill Court PROJECT LOCATION: Foothill Court, Elmhurst, IL 60120 PROJECT DATE: 10/24/19	
BUILDING CODE IBC 2018	

EX/DEMO FIRST FLOOR PLAN
A



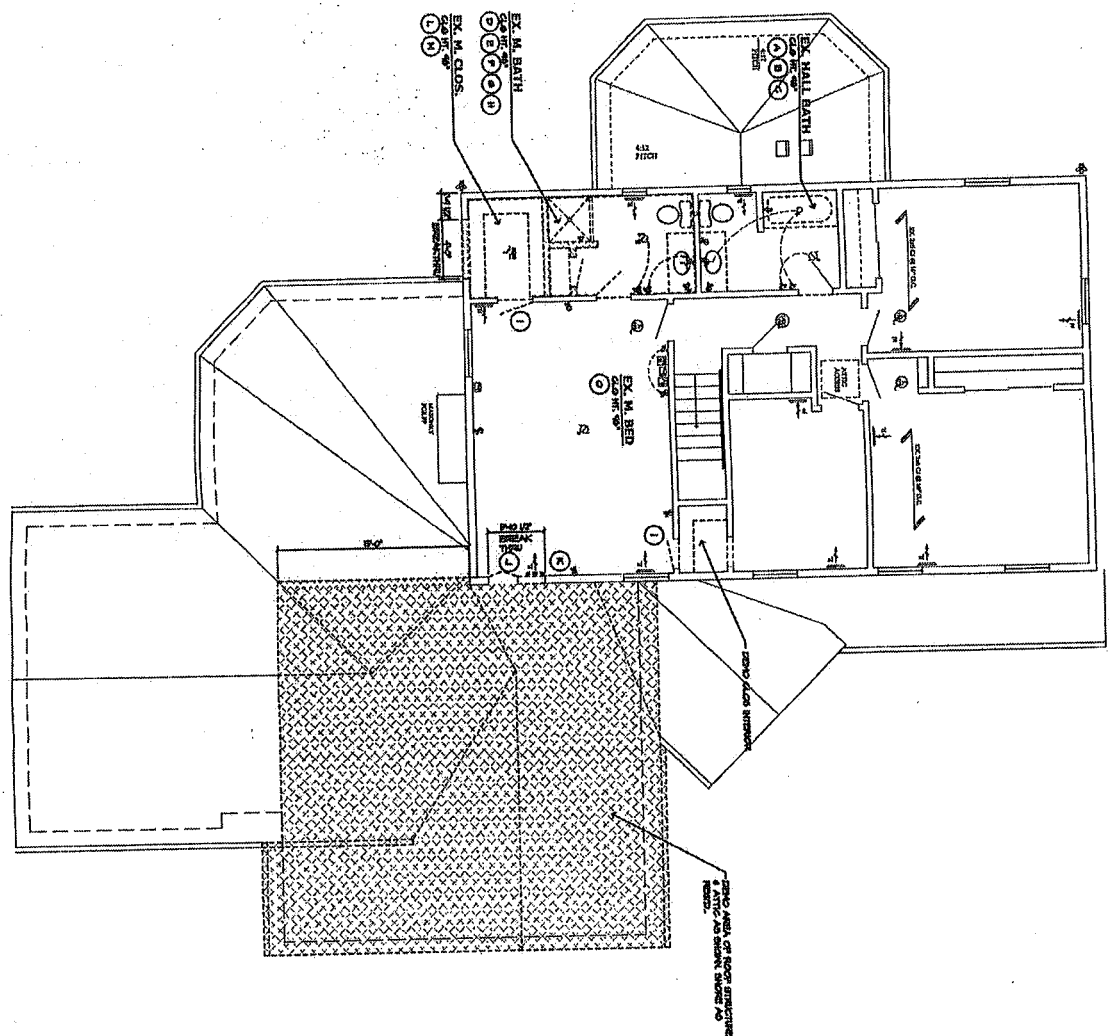
<p>AROOMEZ ARCHITECTS & BUILDERS AROMEZ SINCE 1918 604 N. 15th Street, Corp. Lincolnwood, Illinois 60466 Phone: (815) 398-1100 Fax: (815) 398-0444 Email: info@aromez.com</p>	
<p>PROJECT INFORMATION</p>	
PROJECT NAME	190106
CLIENT	DAVID BAKER
DATE	2004
SCALE	AS SHOWN
DESIGNED BY	DAVID BAKER
CHECKED BY	DAVID BAKER
DRAWN BY	DAVID BAKER
DATE PLOTTED	2004
PLOTTED BY	DAVID BAKER
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IN CHARGE OF PROJECT	
PROJECT MANAGER	
DESIGNER	
DRAWER	
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WITHOUT THE WRITTEN PERMISSION OF AROOMEZ ARCHITECTS & BUILDERS	
<p>BAILEY TERRY J. BAILEY 1901 FOOTBALL COURT MENDOTA, IL 61851 480 ARCADE MENDOTA, IL 61851 DAVIDBAKER@COMPTON.COM</p>	
<p>190106</p>	
<p>DEMO</p>	
<p>FIRST FLOOR PLAN</p>	
<p>A 1 1</p>	



▲ NORTH EAST CT 11 0000 01 AN

ARCHITECTS & BUILDERS SINCE 1958 Alroom Architects Corp. 8025 N. Lincoln Avenue Lincoln, Nebraska 68516 Phone: (478) 788-1100 Fax: (478) 678-0444 Website: www.alroom.com Email: info@alroom.com	
190106 NEW 1ST FLOOR PLAN	
PROJECT: 190106 ARCHITECT: ALROOM ARCHITECTS & BUILDERS DATE: 10/20/08 SCALE: AS SHOWN DRAWN BY: [blank] CHECKED BY: [blank]	
PROJECT INFORMATION: BAGLEY TERRY & DAVID 824 PORNELL COURT PEWITT, IL 60991 (609) 668-8791 (609) 266-0488 DAVE@DCAERKCENTRAL.COM	
CONTRACTOR: HANV HANMER LANCE A. SMITH ROBERT BARDY	

EX/DEMO SECOND FLOOR PLAN



- DEMO HALL BATH**
- 1 DEMO HALL BATH, TILE BY UNDERLAYMENT TO SUBSTRATE
 - 2 DEMO OF PLUMBING FIXTURES & VANITY, SAVE FOR REUSE, REMOVE INS TO FINISH, REMOVE SINK, TUB

- DEMO MASTER BATH**
- 1 DEMO FINISHES AS SHOWN
 - 2 DEMO BATH TUB BY UNDERLAYMENT TO SUBSTRATE
 - 3 DEMO PLUMBING, REMOVE TO FINISH, REMOVE TUB, REMOVE INS TO FINISH, REMOVE SINK, TUB
 - 4 DEMO HALL, AT ENTRY, REMOVE FOR FINISH, REMOVE AS DEMO.

- DEMO M. BED**
- 1 DEMO DOOR & FRAME
 - 2 DEMO WALL FROM BATH, WALL & CROWN MOULD & REMOVAL WITH REMOVAL, REMOVE SINK, REMOVE TUB, REMOVE SINK, TUB
 - 3 DEMO FINISHES AS SHOWN

- DEMO M. CLOS.**
- 1 DEMO DOOR, FWD & FINISH FLOOR DOWN TO SUBSTRATE

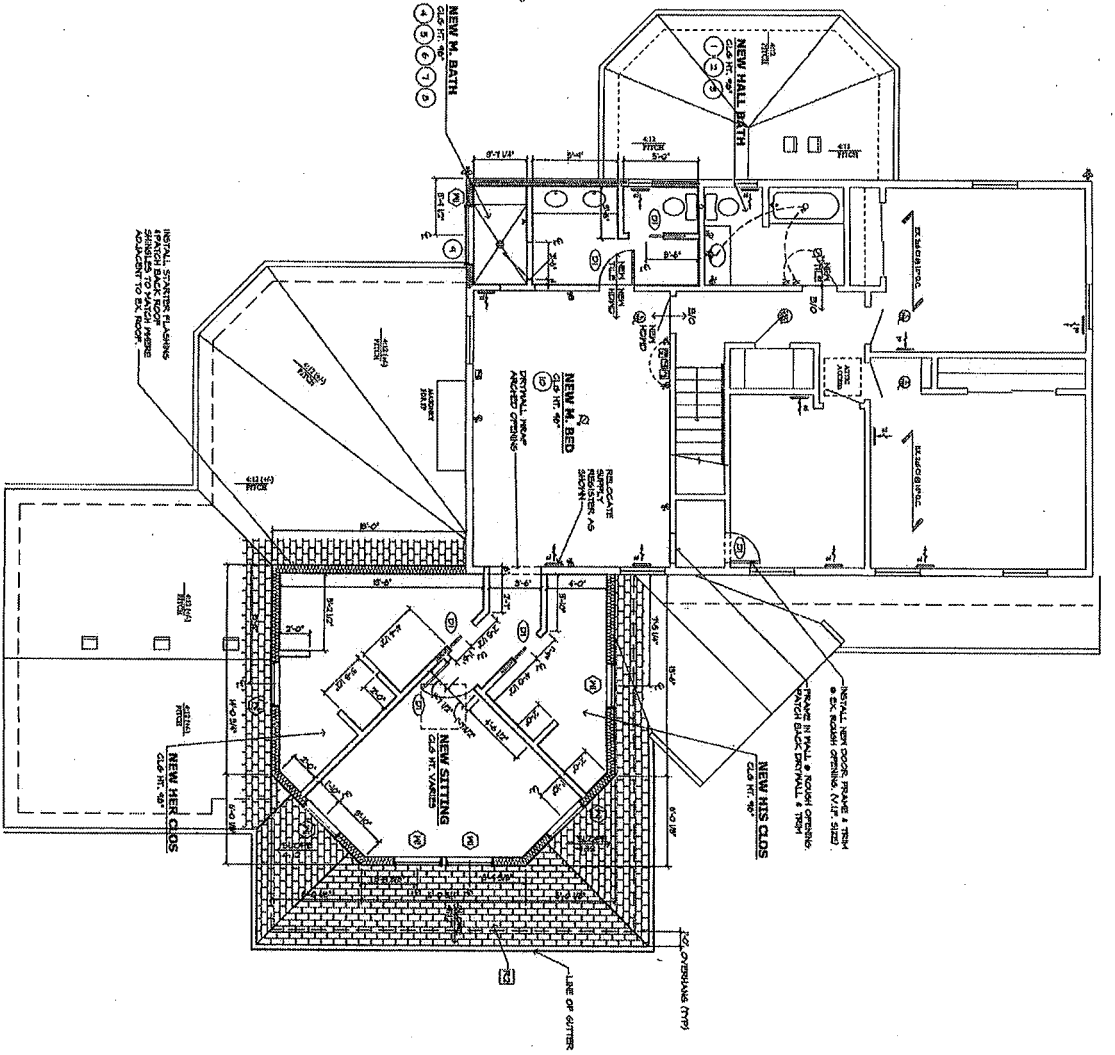
<p>AROOM ARCHITECTS & BUILDERS SINCE 1951 Air-oom Architects Corp. 1625 N. Union Avenue Phoenix, AZ 85016 Phone: (602) 256-1100 Fax: (602) 879-0444 Website: aroom.com Email: aroom@aroom.com</p>	
<p>PROJECT INFORMATION: PROJECT NO. _____ PROJECT NAME: _____ CLIENT: _____ DATE: _____</p>	
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DEMO
2ND FLOOR
PLANS

190106

BASLEY
 TERRY & DAVID
 124 POOTRELL COURT
 PHOENIX, AZ 85044
 (602) 962-5791
 (602) 962-4145
 DAVES@BASLEYARCHITECTURAL.COM

MARY MARRER
 PROJECT MANAGER
LARRY A. SWALE
 ARCHITECT
TERY T. BASLEY
 ARCHITECT



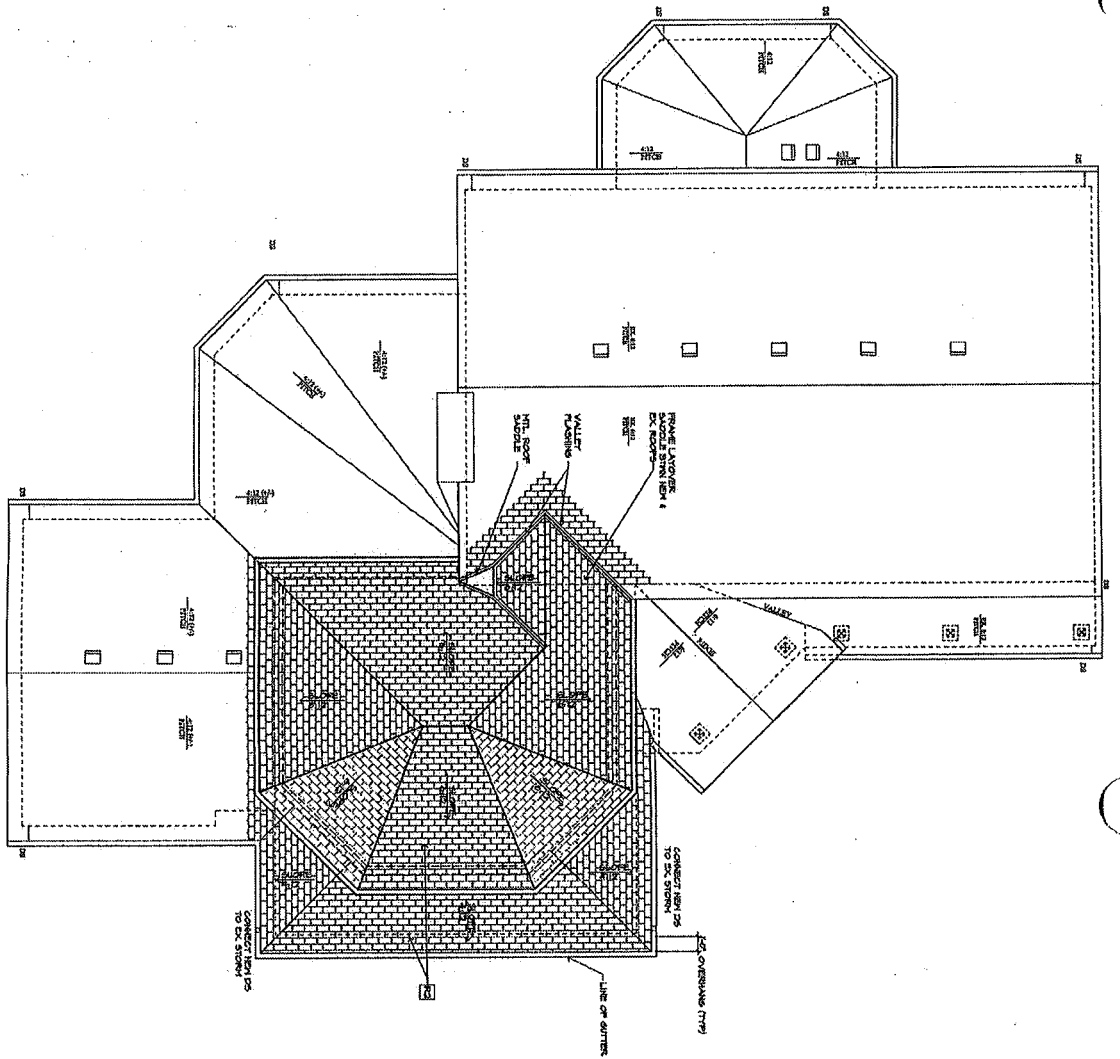
B NEW SECOND FLOOR PLAN

NEW MASTER BATH
1. INSTALL NEW FLOOR TILE IN BATHROOM
2. GENERAL FINISHES FINISHES & VANITY
3. INSTALL NEW BATH TILE

NEW M. BED
4. REMOVE NEW PARTITIONS AS SHOWN
5. INSTALL NEW FLOOR TILE IN M. BATH
6. FINISH NEW BATH ROOMS PER FINISH SCHEDULE. TOILET ROOMS TO REMAIN
7. INSTALL NEW BATH RELAXATION IN RELAXATION IN ATTIC
8. INSTALL 3/4" TYP. OF ORIGINAL ON PARTIAL & COMPLETE INSTALL TRIM
9. REMOVE NEW PARTITION AS SHOWN

NEW M. BATH
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<p>ROOM ARCHITECTS & BUILDERS since 1988</p> <p>4622 N. Lincoln Avenue Littleton, Colorado 80120 Phone: (303) 944-1000 Fax: (303) 944-1001 Email: info@room.com</p>		<p>PROJECT NO. 190106</p> <p>SHEET NO. A1.4</p>
<p>DATE: 12/11/19</p> <p>BY: MARY WARNER</p>	<p>PROJECT: 190106</p> <p>CLIENT: BAGLEY TERRY & DAVID</p>	<p>190106 NEW 2ND FLOOR PLAN A1.4</p>
<p>PROJECT INFORMATION:</p> <p>BAGLEY TERRY & DAVID 1524 FOOTHILL COURT MEADOW, IL 60184 630.682.5761 630.248.4145 DAVE@CARRACAPITAL.COM</p>		



B
NEW ROOF PLAN

A ROOM
ARCHITECTS & BUILDERS
SINCE 1988
Airroom Architects Corp.
8625 N. Lincoln Avenue
Lincolnwood, Illinois 60468
Phone: (708) 714-1111
Mobile: (708) 714-0444
Email: info@airroom.com

DESIGN & CONSTRUCTION	ARCHITECT
PROJECT OWNER	ROCKWELL
PROJECT MANAGER	HEINRICH SEIBERTL
PROJECT SUPERVISOR	HEINRICH SEIBERTL
PROJECT ENGINEER	HEINRICH SEIBERTL
PROJECT ARCHITECT	HEINRICH SEIBERTL
PROJECT CONSULTANT	HEINRICH SEIBERTL

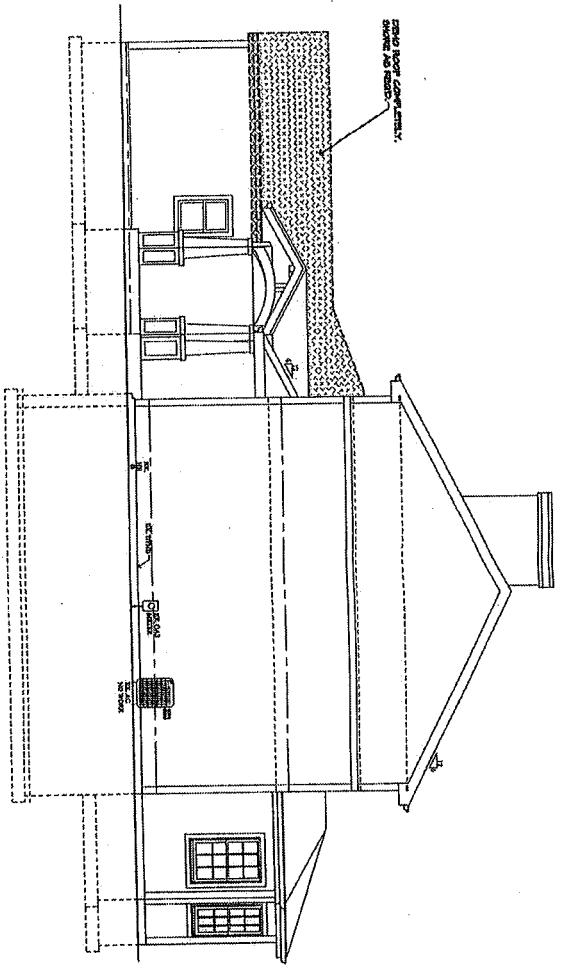
PROJECT INFORMATION

BAGLEY
TERRY & DAVID
1524 FOOTHILL COURT
MENARDON, IL 60181
630.682.9761
630.248.4145
DAVE@BAGLEYCAPITAL.COM

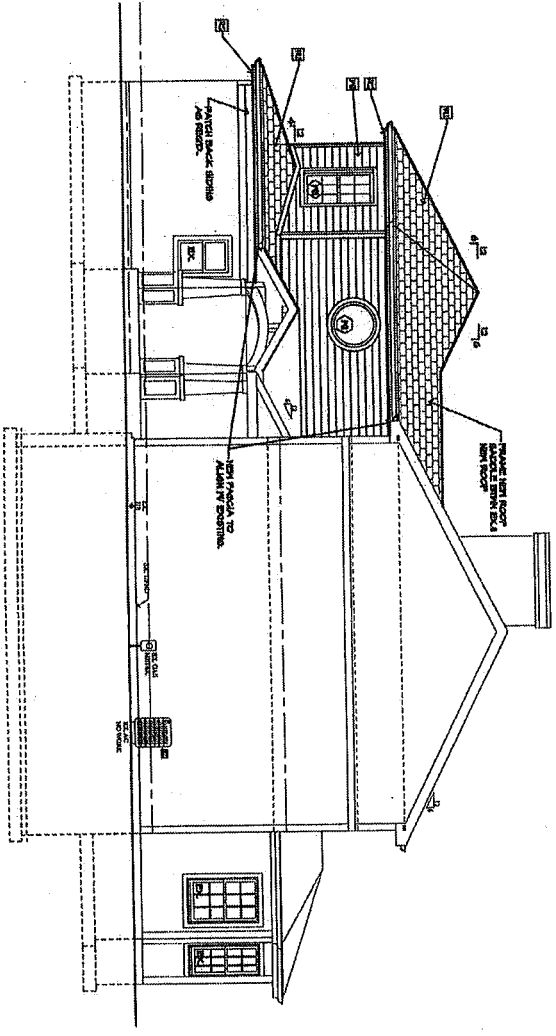
190106

DEMO/NEW ROOF PLANS

A.I.S.



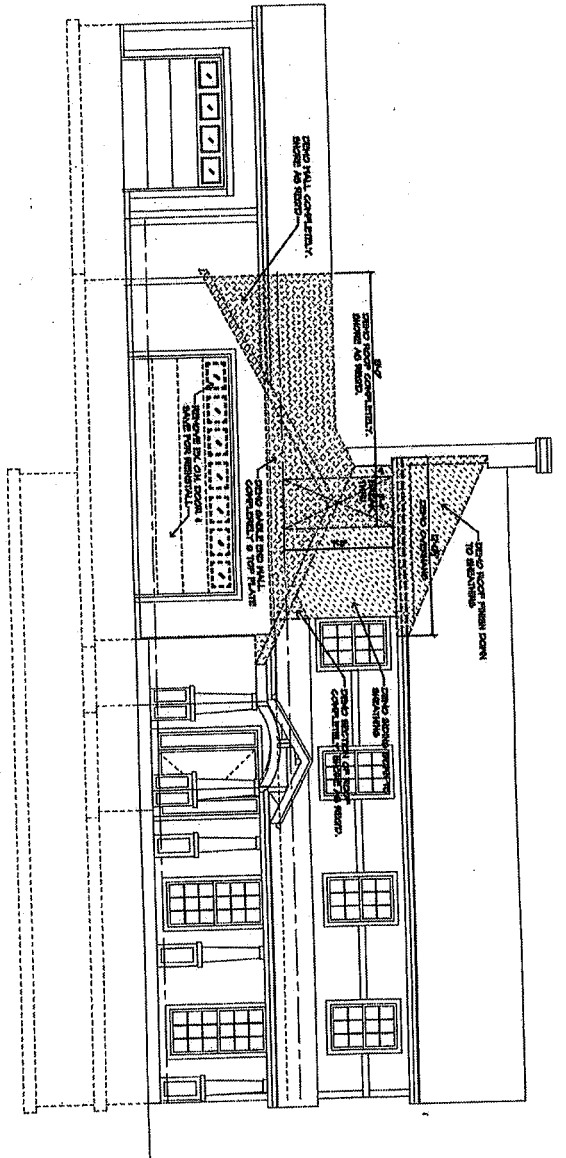
1
1/2/2010
EX/DEMO NORTH ELEVATION



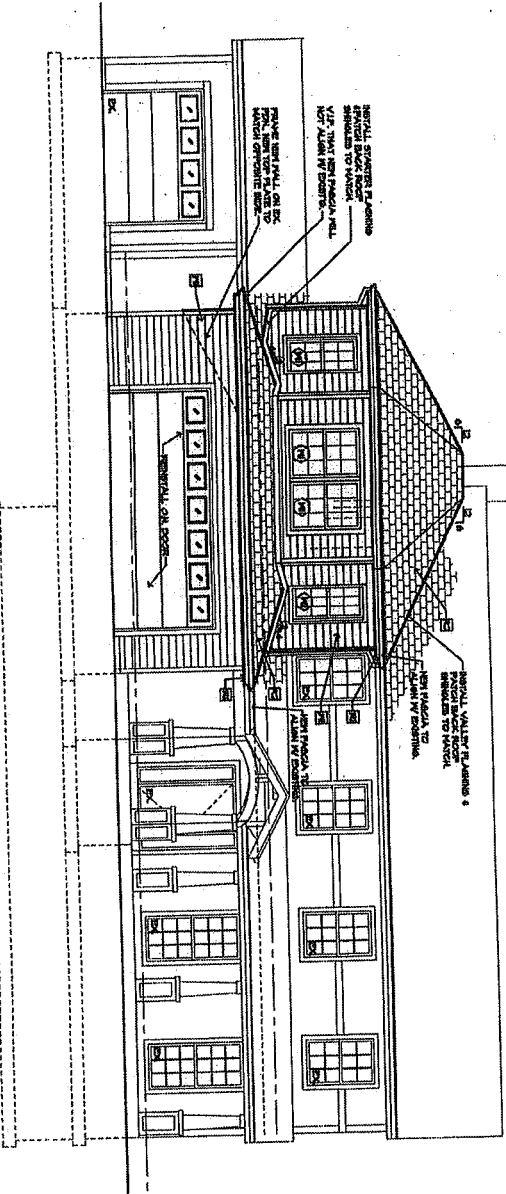
1/2/2010

7

<p>ARCHITECTS & BUILDERS SINCE 1958 A Room Architects Corp. 4625 N. Litchfield Avenue Phoenix, AZ 85018 Phone: (602) 785-1100 Fax: (602) 871-0414 Mobile: 602-952-0000 Email: info@aroom.com</p>	
<p>PROJECT: 190106</p> <p>PROJECT LOCATION: 190106</p> <p>PROJECT ARCHITECT: LANCE A. SWANZ</p> <p>PROJECT CONTRACTOR: BILLY BANCY</p>	
<p>190106</p> <p>DEMO/NEW</p> <p>NORTH</p> <p>ELEVATIONS</p>	
<p>A2.0</p>	
<p>BASLEY TERRY & DAVID 854 ROYAL GLEBE PHOENIX, AZ 85044 602-662-7341 602-248-4448 DAN@BASLEYCORPORAL.COM</p>	
<p>DATE: _____ TIME: _____</p> <p>BY: _____</p> <p>PROJECT: 190106</p> <p>PROJECT LOCATION: 190106</p> <p>PROJECT ARCHITECT: LANCE A. SWANZ</p> <p>PROJECT CONTRACTOR: BILLY BANCY</p>	
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1 EX/DEMO EAST ELEVATION
1/8"=1'-0"



ARROOM
ARCHITECTS & BUILDERS
Arroom Architects Corp.
6005 N. Lincoln Avenue
Libertyville, Illinois 60110
Phone: (847) 709-1100 from 10/17/12 814-0444
Email: info@arroom.com

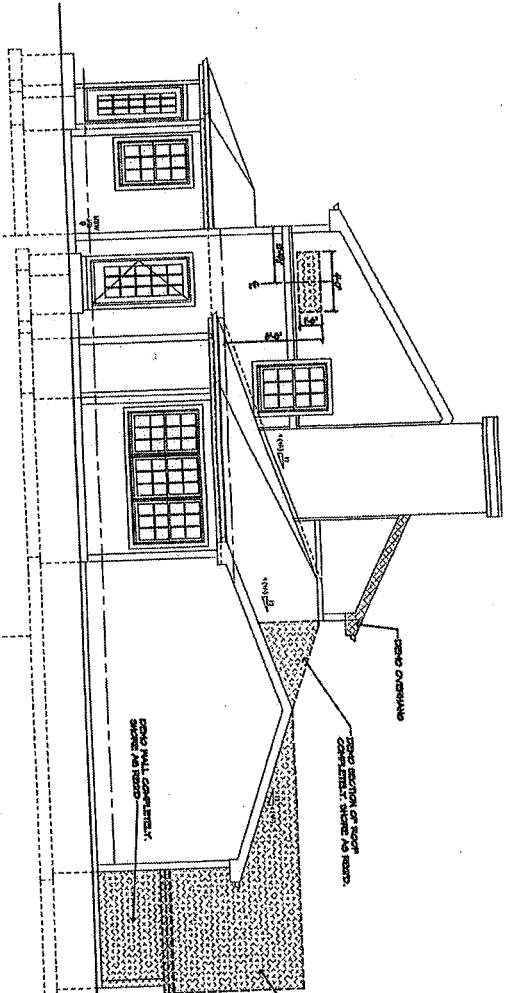
BASEL BY
TERRY & DWYD
804 NORTH CANTON
MENARD, IL 60964
602.662.8174
602.348.4448
DWA@BASLBYARCHITECTS.COM

HARRY DWANER
LARRY A. SHULTZ
DREW SANDY

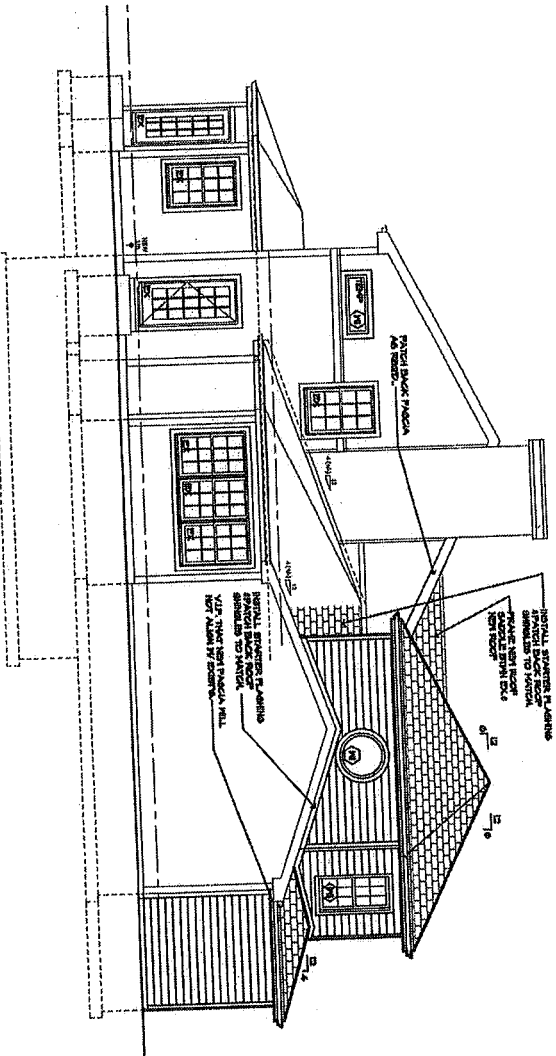
190106
DEMO/NEW
EAST
ELEVATIONS

ALL WORK SHOWN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

8



1
EX/DEMO SOUTH ELEVATION



A ROOM WITH A VIEW
ARCHITECTS & BUILDERS
 Since 1943
 A Room Architects & Builders
 4022 N. Lincoln Avenue
 Littleton, Colorado 80120
 Phone: (303) 783-1000
 Fax: (303) 783-1001
 Email: info@aroom.com

PROJECT INFORMATION
 PROJECT NAME: DEMO/NEW SOUTH ELEVATIONS
 PROJECT NUMBER: 190106
 PROJECT LOCATION: SOUTH ELEVATIONS
 PROJECT DATE: 2008

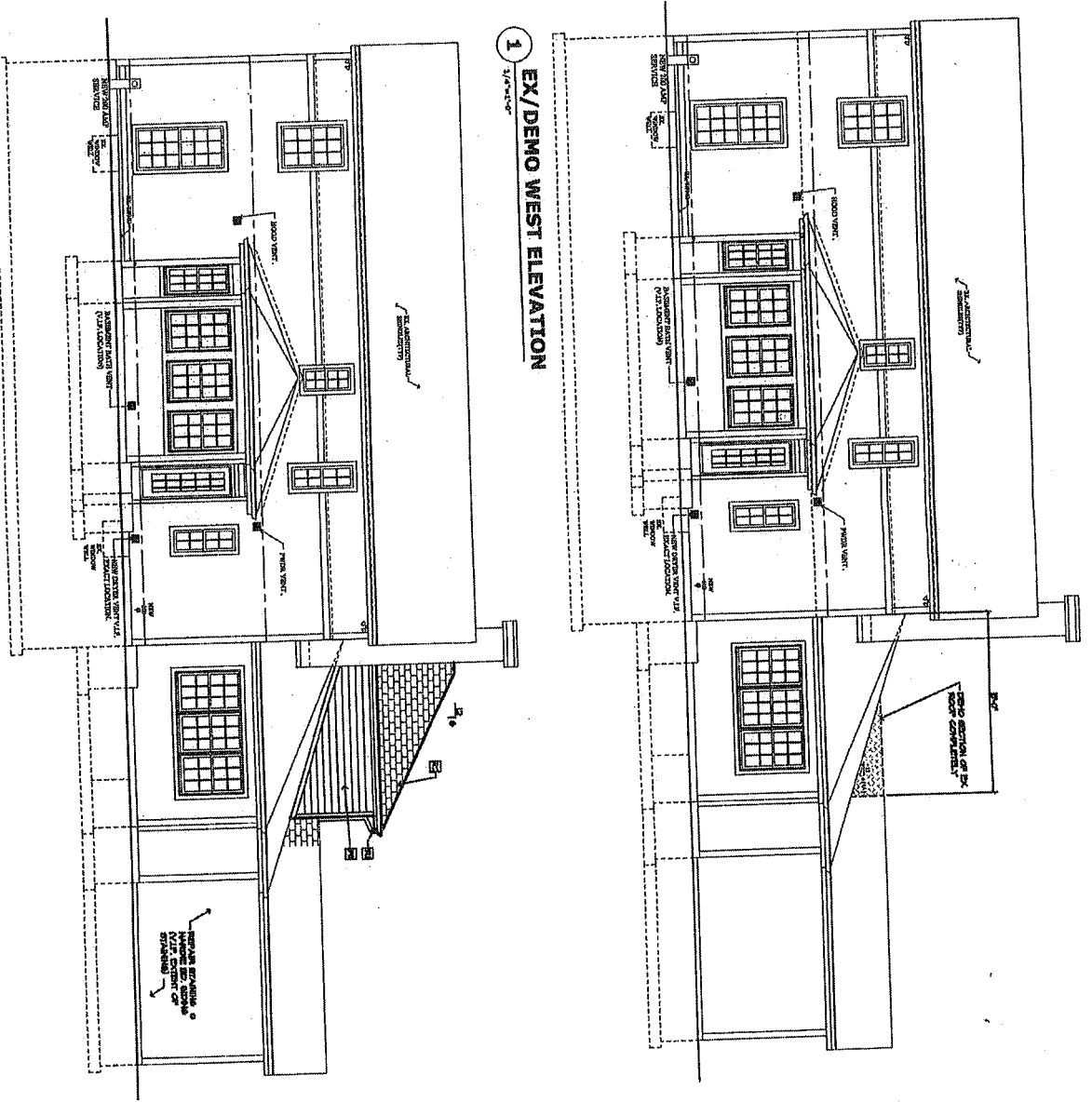
DESIGNER
 ARCHITECT: A ROOM WITH A VIEW ARCHITECTS & BUILDERS
 PROJECT MANAGER: DAVID B. BERRY
 PROJECT ARCHITECT: DAVID B. BERRY

CLIENT
 CLIENT NAME: BASKLEY, TERRY & DAVID
 CLIENT ADDRESS: 1824 FOUNTAIN COURT
 FOUNTAIN, CO. 80831
 CLIENT PHONE: 303.662.5741
 CLIENT FAX: 303.662.4448
 CLIENT EMAIL: DAVID@BASKLEYARCHITECT.COM

GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DAMAGED.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL DEMO WORK SHALL BE COMPLETED PRIOR TO THE START OF NEW CONSTRUCTION.
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FOUNDATION AND STRUCTURE.
 9. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE 2006 IRC AND IECC.
 10. ALL WINDOW AND DOOR INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE 2006 IRC AND IECC.
 11. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2006 NATIONAL ELECTRICAL CODE (NEC).
 12. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL PLUMBING CODE (IPC).
 13. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE 2006 INTERNATIONAL MECHANICAL CODE (IMC).
 14. ALL FINISHES SHALL BE IN ACCORDANCE WITH THE 2006 IRC AND IECC.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL ADJACENT PROPERTIES AND UTILITIES.
 16. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 17. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 18. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEMO MATERIALS.
 20. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT AND CLIENT.

DATE: 2008
SCALE: AS SHOWN
BY: DAVID B. BERRY
CHECKED BY: DAVID B. BERRY

190106
 DEMO/NEW SOUTH ELEVATIONS
 A2.2



1
EX/DEMO WEST ELEVATION
1/4" = 1'-0"

PERMIT REQUIRED

AIRROOM
ARCHITECTS & BUILDERS
1611
Alpcom Architects Corp.
8005 N. Lincoln Avenue
Lynchwood, Illinois 60472
Phone: (630) 398-1100 Fax: (630) 398-0444
E-mail: info@airroom.com

PROJECT INFORMATION
PROJECT NO.: 190106
PROJECT NAME: DEMO/NEW WEST ELEVATIONS

CLIENT INFORMATION
CLIENT: BASILEY, TERRY & DAVID
824 FOOTBALL COURT
MENDOTA, IL 60046
630.828.2574
630.248.4445
DMAS@BASILEYANDDAVID.COM

DESIGNER INFORMATION
DESIGNER: AIRROOM ARCHITECTS & BUILDERS
PROJECT MANAGER: LANCE A. SHULZ
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DATE
DATE: 08/11/10

SCALE
SCALE: AS SHOWN

REVISIONS

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2