

ORDINANCE NO. F-1205

AN ORDINANCE GRANTING A FLOOR AREA RATIO VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 612 N. CROSS STREET

WHEREAS, written application has been made requesting a variation from the provisions of Article 10.2.7 of the City of Wheaton Zoning Ordinance to allow the construction of a sunroom resulting in a floor area ratio of 45 percent in lieu of the required 40 percent on certain property legally described herein and commonly known as 612 N. Cross Street, Wheaton, Illinois; 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 August 22, 2006, 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 determined by the Wheaton Planning and Zoning Board, a variation from the provisions of Article 10.2.7 of the City of Wheaton Zoning Ordinance to allow the construction of a sunroom resulting in a floor area ratio of 45 percent in lieu of the required 40 percent is hereby granted in full compliance with the plans entitled "*Mr. & Mrs. Jerry & Lisa Keup, 612 N. Cross, Wheaton, IL 60187 prepared by Waterman Bros Construction, Inc., sheets 1, 2 and 3 dated August 22, 2006*", on the following-described property:

LOT 2 IN CLASSIC HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1999 AS DOCUMENT R99-180509, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-16-112-010

This property is commonly known as 612 N. Cross Street, Wheaton, IL 60187 ("subject property").

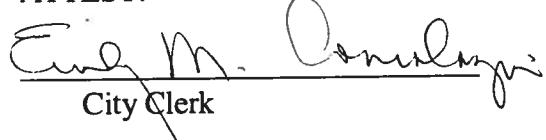
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

R 2006-186769


Mayor

ATTEST:


Emily M. Donahue
City Clerk

Ayes:

Roll Call Vote:

Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine
Councilman Mouhelis
Councilman Suess
Councilman Bolds

Nays: None

Absent: None

Motion Carried Unanimously

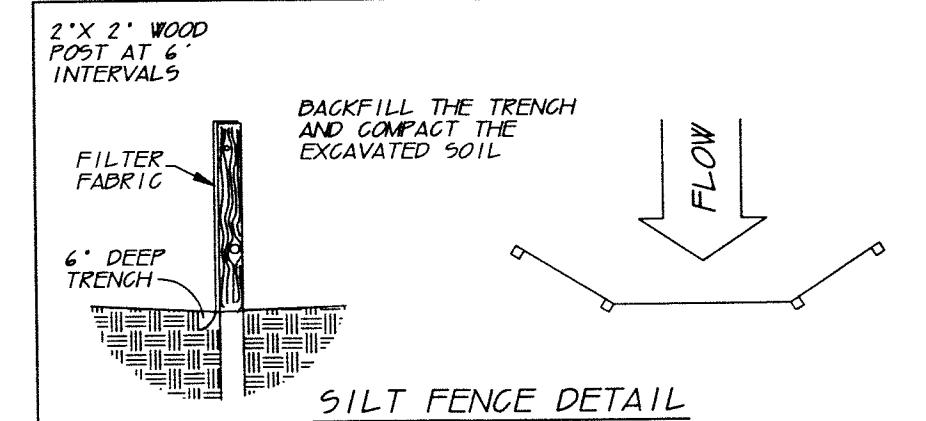
Passed: September 18, 2006
Published: September 19, 2006

SITE PLAN

FOR LOT 2 IN CLASSIC HOMES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1999 AS DOCUMENT R99-120205, IN DU PAGE COUNTY, ILLINOIS.

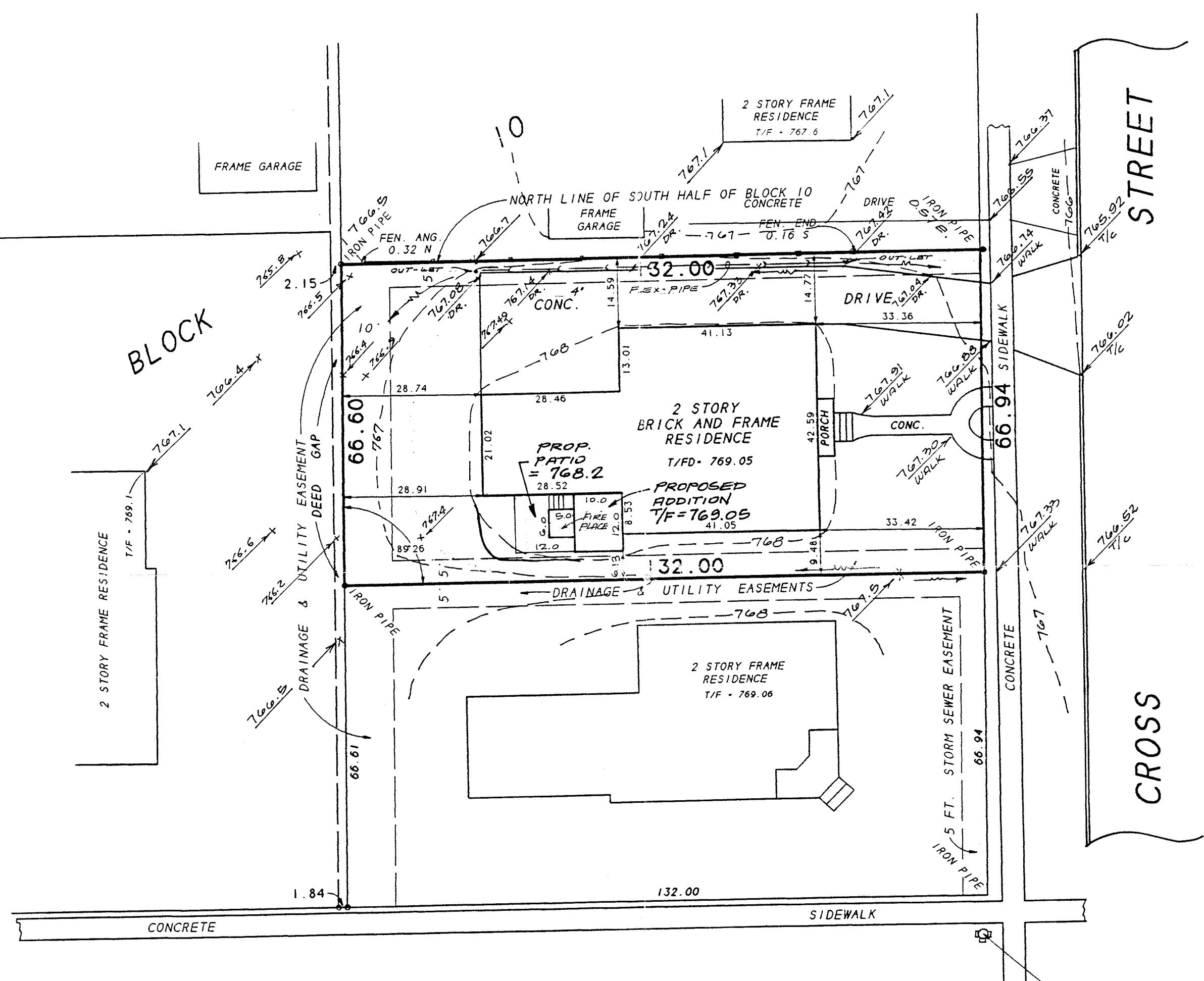
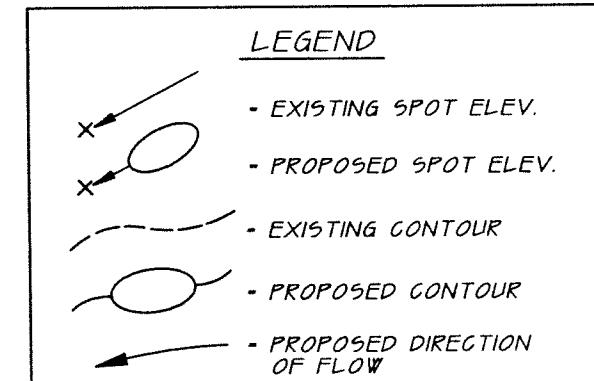
THIS PROPERTY IS KNOWN AS 612 N. CROSS STREET, WHEATON, IL.
PREPARED FOR - WATERMAN BROTHERS CONSTRUCTION INC.

SCALE: 1' - 20 FEET



EROSION CONTROL NOTES

- A. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- B. USE OF GRAVEL DRIVE SHAL BE RESTRICTED TO A GRAVEL DRIVE, AND GRAVEL DRIVE SHAL BE INSTALLED BEFORE ANY CONSTRUCTION DESIGNS ABOVE THE GRAVEL DRIVE.
- C. ANY SOIL MUD OR GURD THAT IS WASHED, TRACED OR DEPOSITED ONTO THE SITE SHALL BE REMOVED AND DISPOSED OF IN AN APPROPRIATE MANNER.
- D. THE SURFACE OF STERILE AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM EROSION AND SEDIMENTATION. STERILE AREAS ARE AREAS THAT ARE NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 60 DAYS.
- E. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN THE STOCKPILE SHAL BE COVERED WITH A DUST CONTROL SHEET.
- F. STORM SEWER INLETS SHAL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER SYSTEMS.
- G. WATER PUMPED OR OTHER WASTE DISCHARGED FROM THE SITE DURING CONSTRUCTION Dewatering shall be filtered.



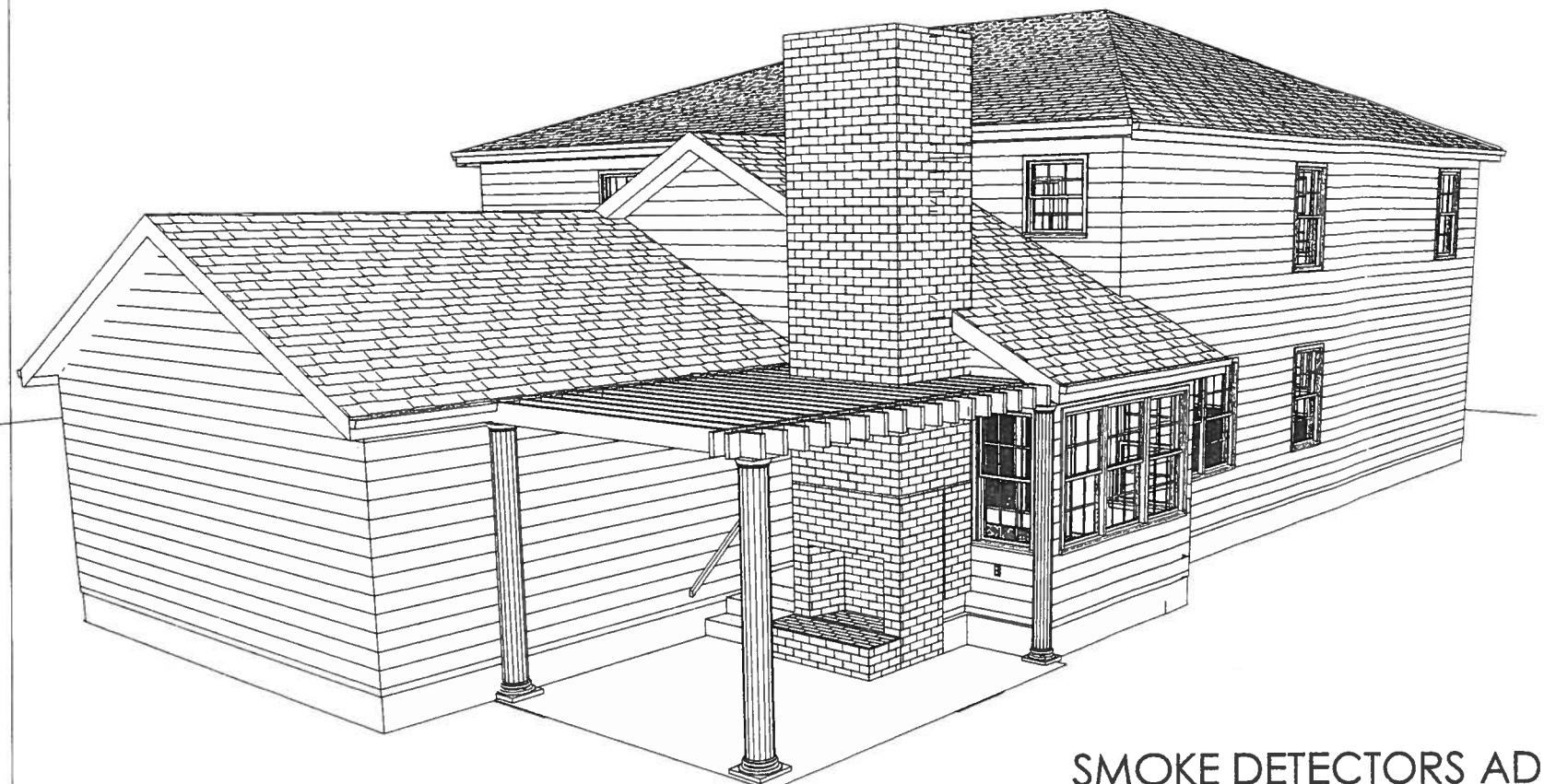
LINCOLN

AVENUE



STATE OF ILLINOIS)
COUNTY OF DU PAGE)
(S.S.)

To the best of my knowledge and belief that such surface waters will be planned for in accordance with generally accepted engineering practices and that the development of the subject site in accordance with the site development plan will not increase the amount or rate of run-off so as to adversely affect the quality of surface water draining onto other properties and will not damage other properties.



SMOKE DETECTORS ADDED TO
EXISTING AS PER IRC 2003

SUNROOM / PERGOLA ADDITION

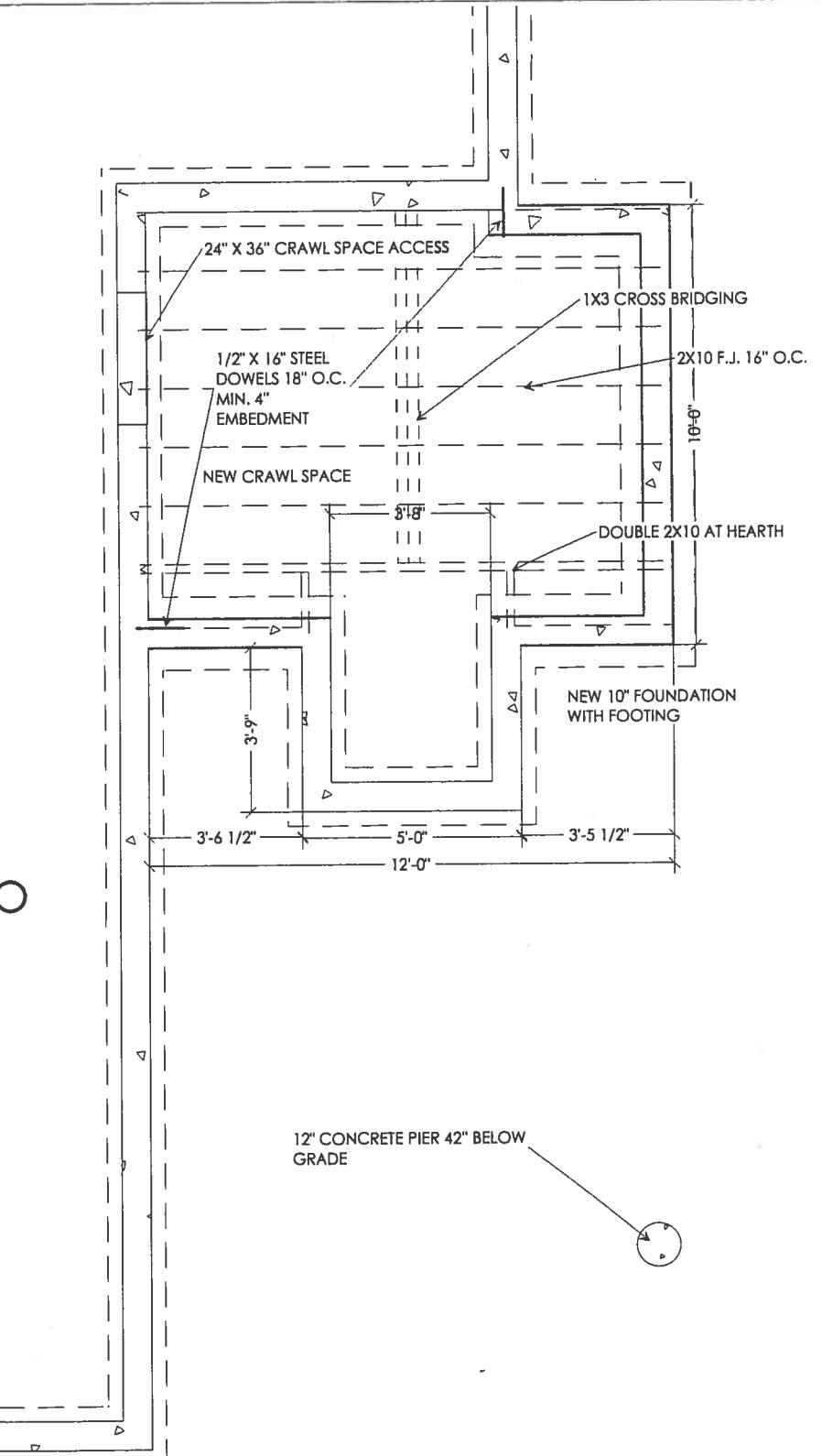
N.T.S.

STAIRS:

- Stairs not exceeding 36-inches in width with 3 or more risers shall have guardrails and handrails one side:
 - ~Rise shall not exceed 8 1/4-inches
 - ~Run shall not be less than 9-inches
 - ~Riser height shall be equal throughout the run of the stairs
- Winding stairs:
 - ~Minimum tread width shall be 6-inches (narrow end)
 - ~Maximum tread depth shall 12-inches (wide end)
 - ~Average tread width shall be 9-inches
- Stairs exceeding 36-inches shall have guardrails and handrails on both sides, as well as additional stringers
- Guardrail height shall be no less than 36-inches A.F.F.
- Guardrail spindle spacing shall not exceed 4-inches O.C.
- Maximum spacing between guardrail spindles shall not permit the passage of an object 4-inches in diameter
- Handrails shall be installed between 30 and 34-inches above the nosing of the tread
- The handrail width shall not exceed 2-5/8"

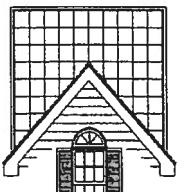
FIRECODE:

- Firestopping shall be installed at all plate penetrations, soffits, furred spaces, concealed spaces, etc.
- Firestopping shall be installed between the top plate and the concrete wall. Foam shall not be used as a firestop, unless it is labeled as a firestop
- Garages shall be separated from the residence by a layer of 5/8" firecode gypsum drywall
- Doors leading from a garage to the residence shall be a minimum 20-minute fire rated door
- New interconnected smoke detectors shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms, and on each additional story of the house, including the basement
- Smoke detectors shall not be installed within garages or in other spaces where the temperature can fall below 32 degrees F or exceed 100 degrees F.
- Smoke detectors shall not be located within 3-feet of a door to a kitchen or bathroom containing a tub, shower, or supply registers for forced air heating and air conditioning.



FOUNDATION PLAN

1/4" = 1 FOOT



WATERMAN
BROS
CONSTRUCTION
INC
630.462.1260

PROJECT NAME Mr. & Mrs. Jerry & Lisa Keup
STREET ADDRESS 612 N Cross
CITY, STATE, ZIP Wheaton IL 60187
PHONE NUMBER 588-0891

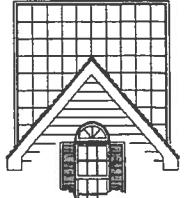
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Drawn: DMF
Date: x/xx/xx

Title:

Revisions:
x/xx

Sheet No.

1
of X



WATERMAN
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PROJECT NAME Mr. & Mrs. Jerry & Lisa Keup
STREET ADDRESS 612 N Cross
CITY, STATE, ZIP Wheaton IL 60187
PHONE NUMBER 588-0891

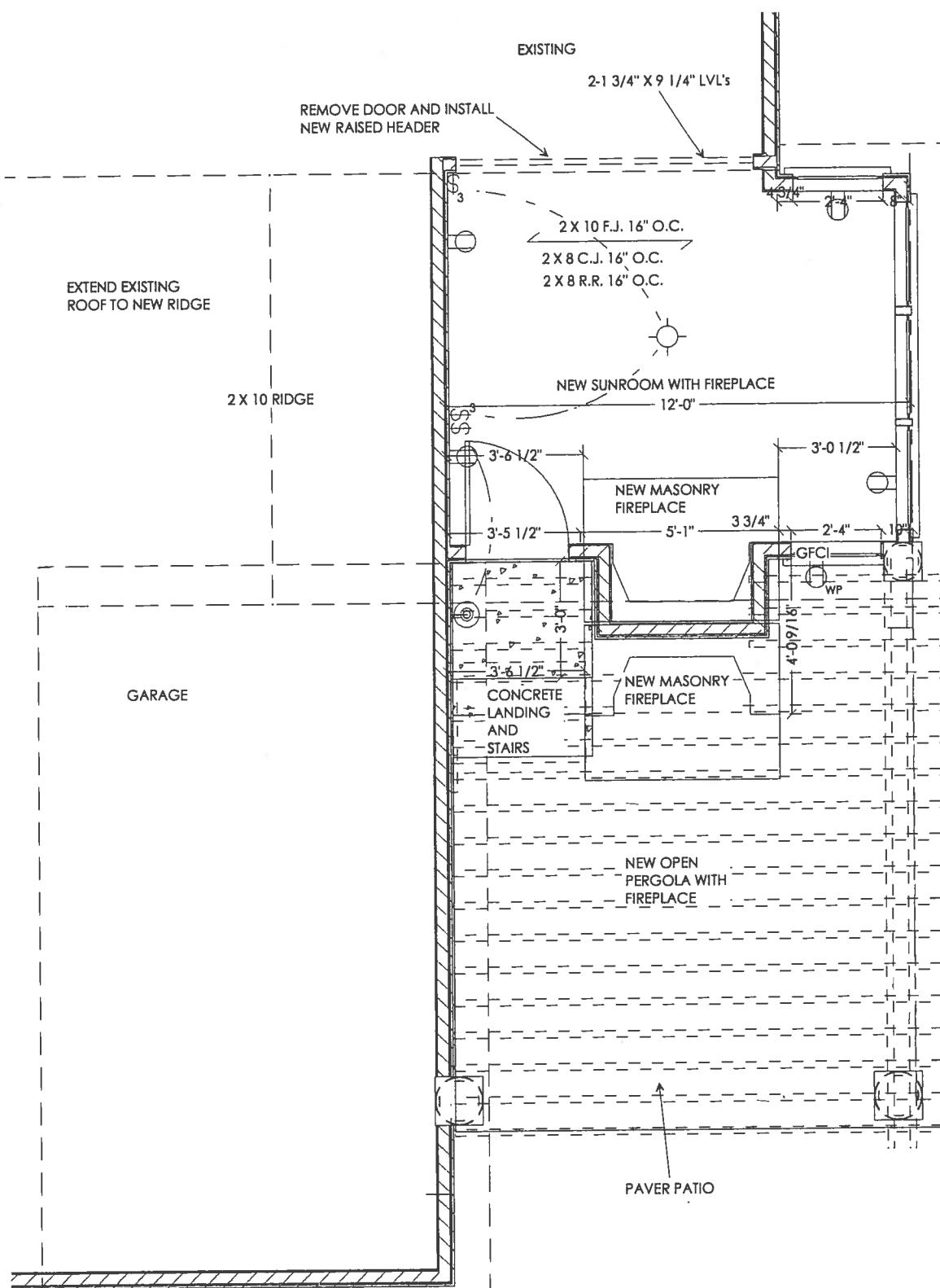
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Revisions:
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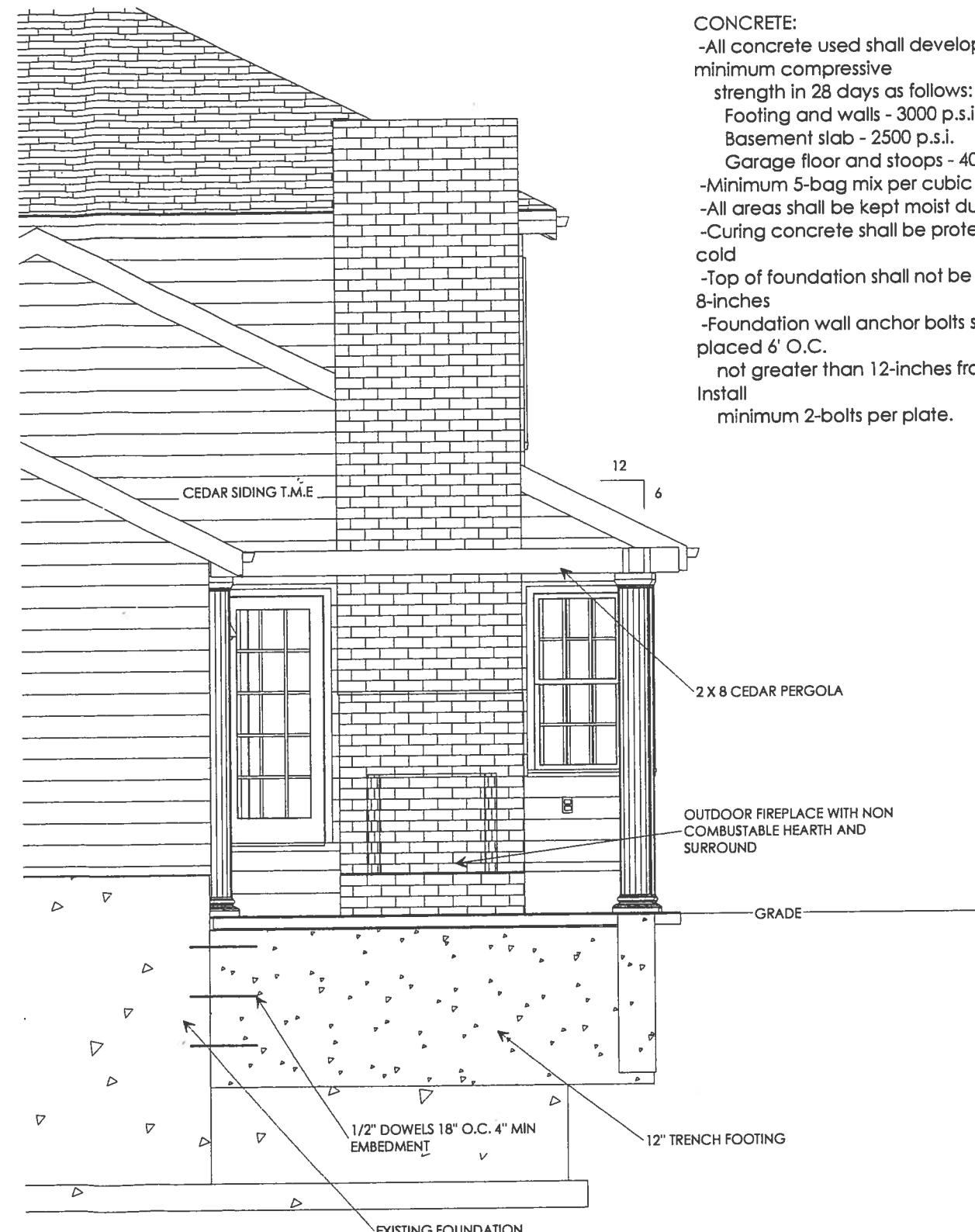
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1ST FLOOR PLAN

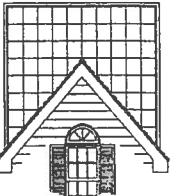
1/4" = 1 FOOT



WEST ELEVATION

1/4" = 1 FOOT

CONCRETE:
-All concrete used shall develop a minimum compressive strength in 28 days as follows:
Footing and walls - 3000 p.s.i.
Basement slab - 2500 p.s.i.
Garage floor and stoops - 4000 p.s.i.
-Minimum 5-bag mix per cubic yard
-All areas shall be kept moist during curing
-Curing concrete shall be protected from cold
-Top of foundation shall not be less than 8-inches
-Foundation wall anchor bolts shall be placed 6' O.C.
not greater than 12-inches from corners.
Install
minimum 2-bolts per plate.



WATERMAN
BROS
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INC
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PROJECT NAME Mr. & Mrs. Jerry & Lisa Keup
STREET ADDRESS 6112 N Cross
CITY, STATE, ZIP Wheaton IL 60187
PHONE NUMBER 588-0891

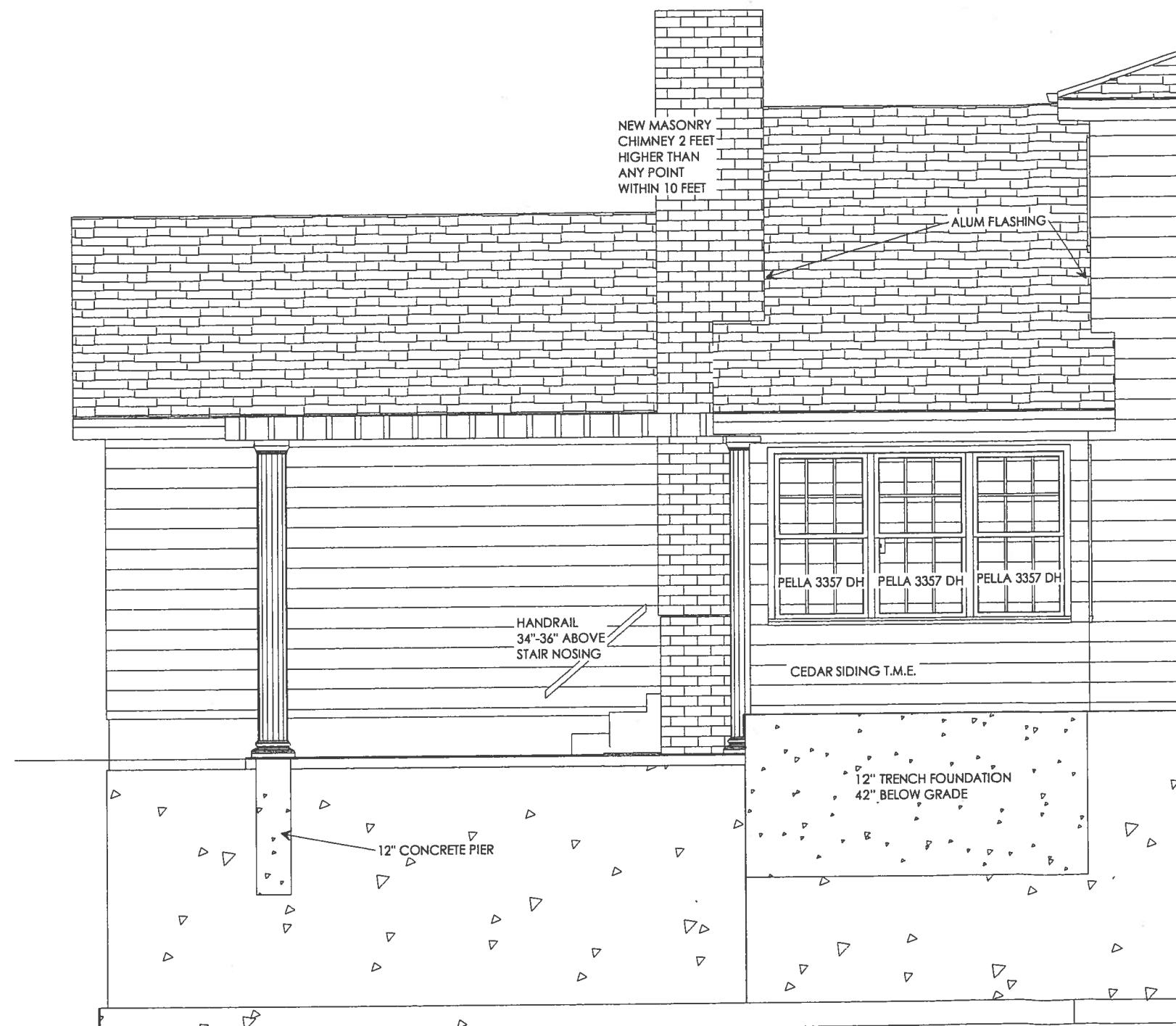
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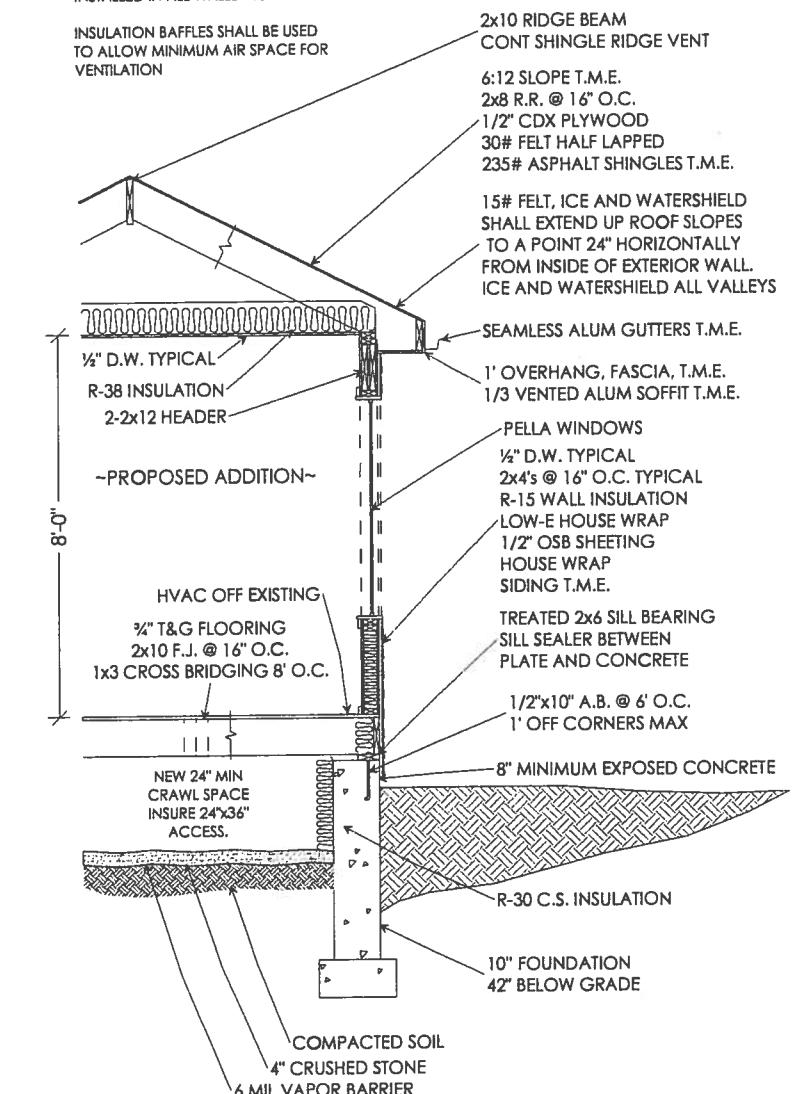
SOUTH ELEVATION

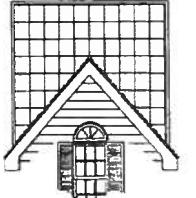
1/4" = 1 FOOT

FIRESTOPPING SHALL BE INSTALLED
AT ALL PLATE PENETRATIONS, SOFFITS,
FURRED SPACES, CONCEALED SPACES,
BETWEEN TOP PLATES AND CONCRETE
WALLS

HORIZONTAL BLOCKING SHALL BE
INSTALLED IN ALL WALLS MORE THAN 8'

INSULATION BAFFLES SHALL BE USED
TO ALLOW MINIMUM AIR SPACE FOR
VENTILATION





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PROJECT NAME Mr. & Mrs. Jerry & Lisa Keup
STREET ADDRESS 612 N Cross
CITY, STATE, ZIP Wheaton IL 60187
PHONE NUMBER 588-0891

Designed : DW
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Date: x/xx/xx

Title:

Revisions:
x/xx

Sheet No.

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