

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

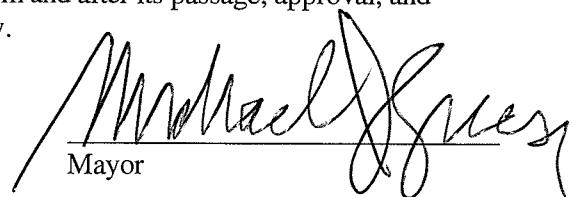
The subject property is commonly known as 818 Golf Lane, Wheaton, Illinois 60189.

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.



Michael J. Gries
Mayor

ATTEST:



Aaron Bennett
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

SOUTH ELEVATION

THE MACK RESIDENCE
818 GOLF RD.
WHEATON, IL 60188

REVISIONS

NO.	DATE	DESCRIPTION
1	5/24/12	PERMIT REVIEW

JOHN W. ROBERTSON,
ARCHITECT
HISTORIC PRESERVATION
2100 VILLA STREET
BLOOMINGTON, IL 61701
PH: 347-265-1795
jwrobertson@gmail.com

SOUTH ELEVATION

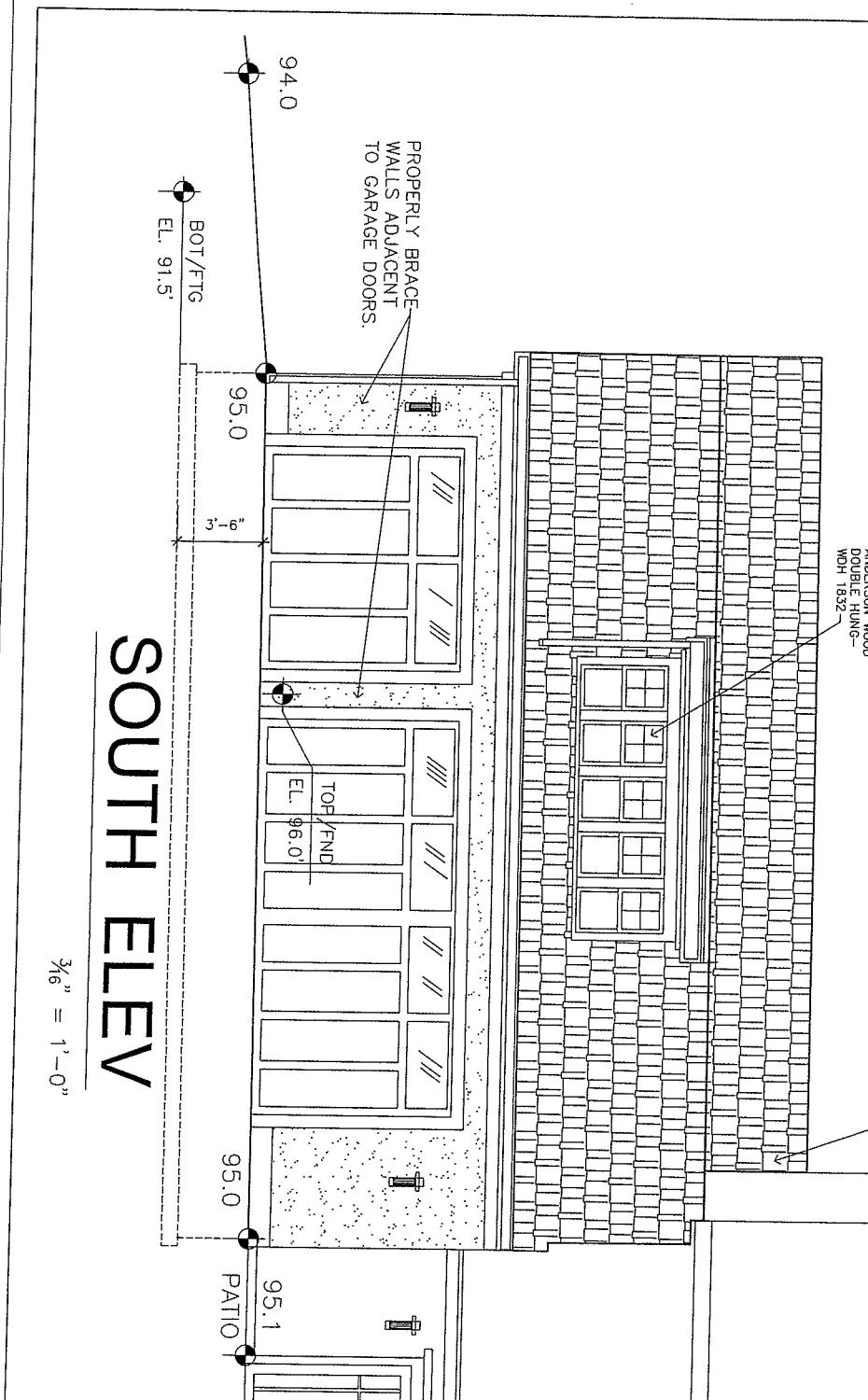
FILE NAME: C:\PRES\JW\

THE MACK RESIDENCE
818 GOLF RD.
WHEATON, IL 60188

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

SOUTH ELEV

$\frac{3}{16}$ " = 1'-0"



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.

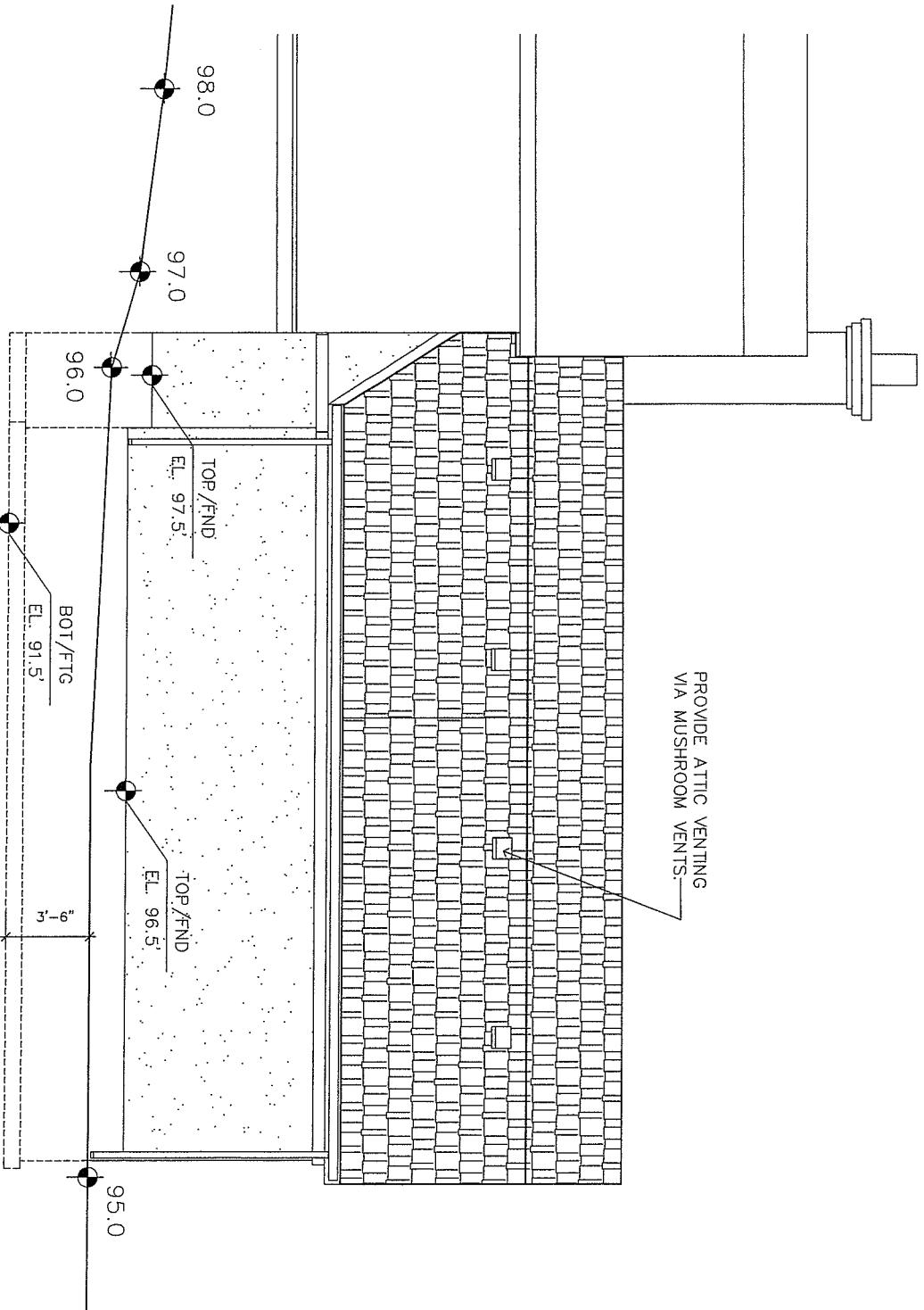
NORTH ELEVATION

PROVIDE ATTIC VENTING
VIA MUSHROOM VENTS.

THE MACK RESIDENCE
818 GOLF LANE
WHEATON, IL 60189

NORTH ELEV

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



REVISIONS	DESCRIPTION
1 8/24/12	PERMIT REVIEW

JOHN W. ROBERTSON,
ARCHITECT
HISTORIC PRESERVATION
220 VILLA STREET
ELGIN, IL 60130
PH 647/830-7705
jwrobertson@gmail.com

FOUNDATION PLAN

FILE NAME: GOLF.MAK

THE MACK RESIDENCE
818 GOLF LANE
WHEATON, IL 60189

PROJECT NUMBER:	SPREADER NO.:
DATE: AUG. 15, 2012	P-10

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.

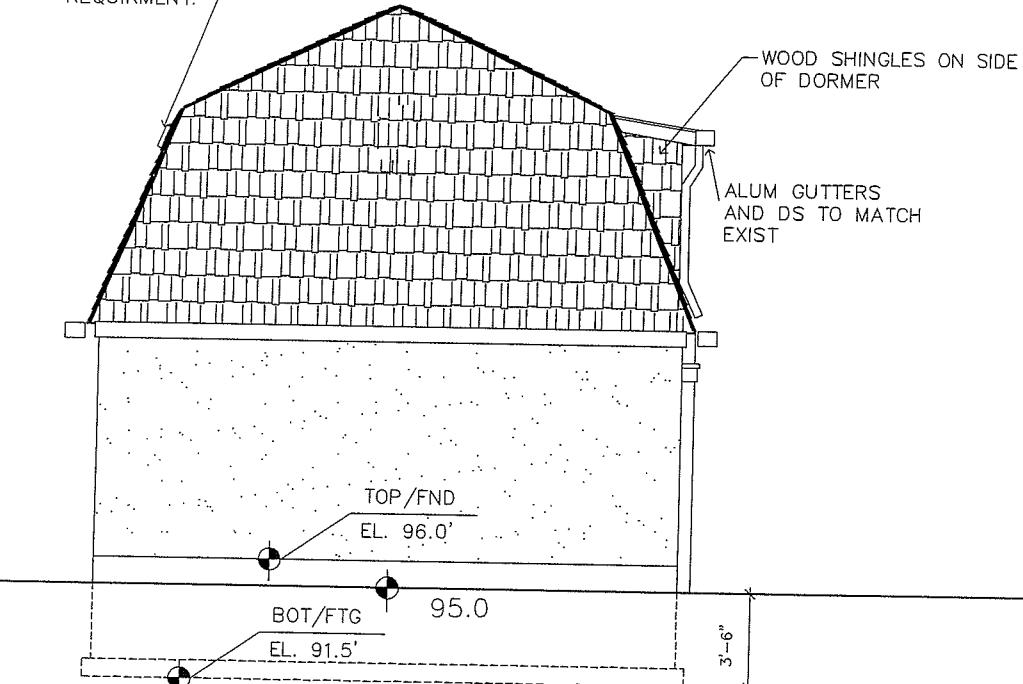
16.05 THE ELECTRICIAN IS TO PROVIDE WIRING FOR ALL EQUIPMENT AND OWNER SELECTED ELECTRICAL FIXTURES, SEE PLAN. SEE OWNER FOR EXTERIOR LIGHTING. THE CONTRACTOR SHALL INSTALL ALL INTERIOR FIXTURES AND ANY EXTERIOR WIRING OR FIXTURES AS REQUIRED. THE OWNER SHALL SELECT AND DELIVER ALL FINISH ELECTRICAL 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 HARWDIRED 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

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

WEST ELEVATION		SPEC'S - CON'T		WEST ELEVATION SPEC'S - CON'T	
FILE NAME:	SMACK	1	8/2/12	PERMIT REVIEW	THE MACK RESIDENCE
THE MACK RESIDENCE	818 GOLF LANE	2	8/2/12	PERMIT REVIEW	WHEATON, IL 60189
WHEATON, IL 60189		3	8/2/12	PERMIT REVIEW	
PROJECT NUMBER:		4	8/2/12	PERMIT REVIEW	
DATE: AUG. 15, 2012		5	8/2/12	PERMIT REVIEW	
SHEET NO.		6	8/2/12	PERMIT REVIEW	
9		7	8/2/12	PERMIT REVIEW	