

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.



Michael Gresk
Mayor

ATTEST:



Sharon Bennett
City Clerk

Roll Call Vote

Ayes: Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Suess

Nays: None

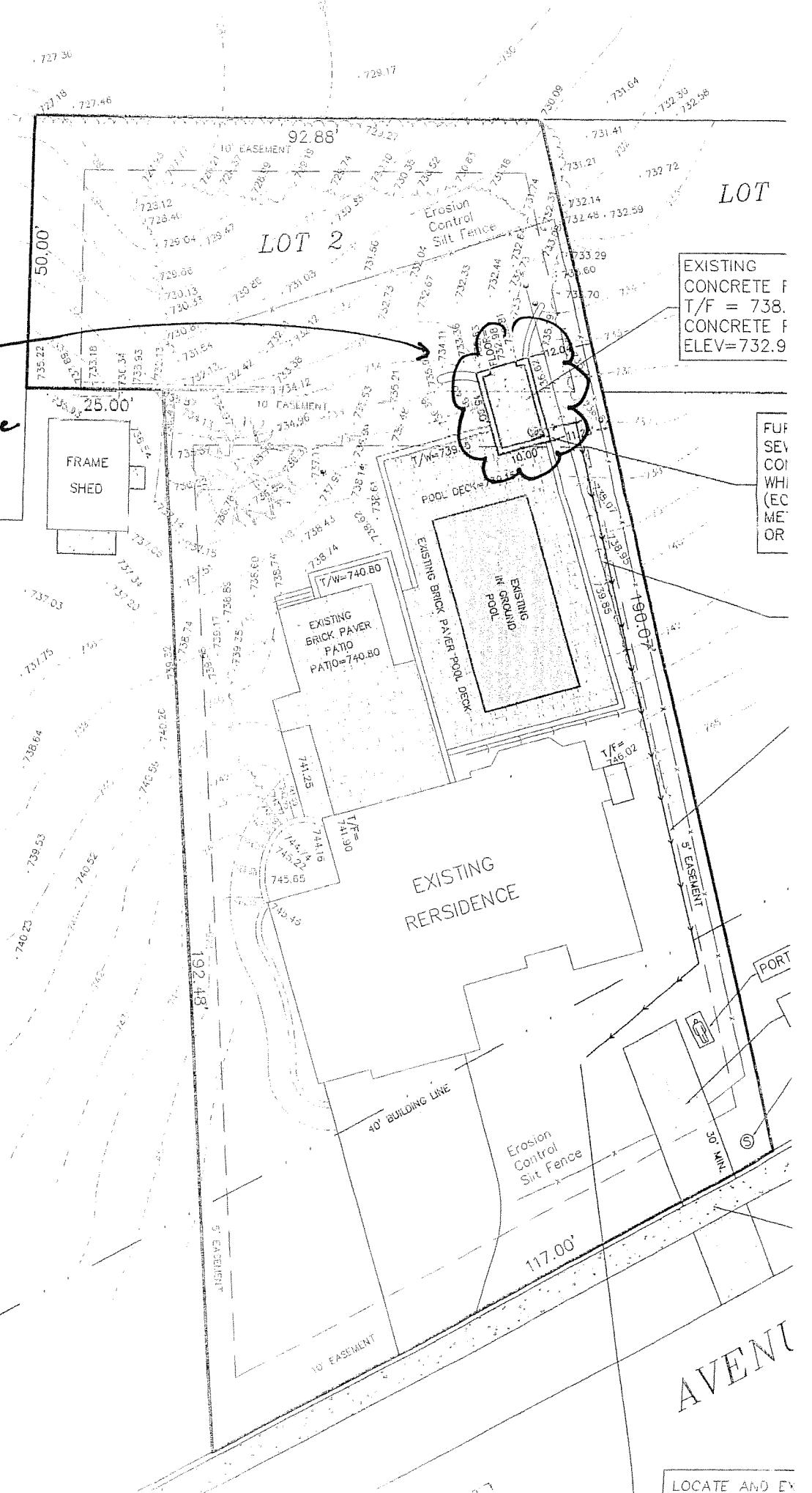
Absent: Councilman Scalzo

Motion Carried Unanimously

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

Proposed
Pool House

LOT 1



JANESVILLE BUILDERS
SIC CHARGES INC.
708-767-8089

14'-0"

15" 3'-7" 4'-0" 3'-7" (5' 19' 15"

Φ

Φ

Φ

Φ

Φ

Φ

Φ

Φ

Φ

Φ

Φ

Φ

5'-6"

6'

14'-0"

1-5'

1-5'

1-5'

1-5'

1-5'

FLOOR PLAN

SCALE 1/2" = 1'-0"

POOL SIDE ELEVATION

SCALE 1/4" = 1'-0"

EXISTING FOUNDATION

POOL DECK

CEILING HEIGHT

12"

12"

12"

12"

ASPHALT SHINGLES

10'

12'

10'

ALUMINUM

12'

12'

10'

MATERIAL

13'

13'

13'

HOUSE

36'

36'

36'

EXISTING

POOL DECK

POOL DECK

POOL DECK

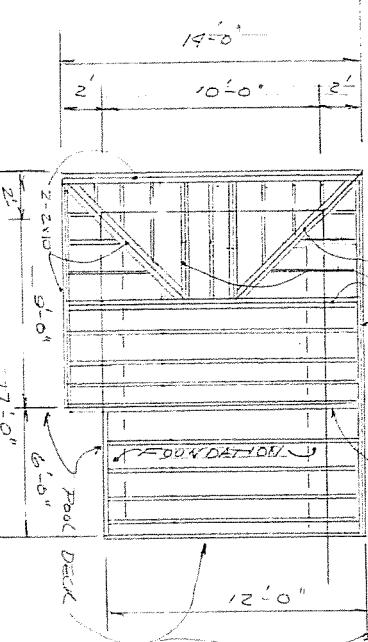
POOL SURFACES

12'

12'

12'

11/20/15
JANECEK BUILDERS
ST. CHARLES, IL
708-767-8089



BRIDGING BETWEEN ALL SPANS OVER 9'-0"

ALL FLOOR JOIST AND 16" O.C.
ALL GUTT. FLOOR JOIST HAVE 2'-RIM JOIST
3/4" T+G. DECKING-SLIDED & NAILLED

DECK LAYOUT

SCALE $1/4" = 1'-0"$

MIN 240 ASPHALT SHINGLES OVER 15 FEET

7/8" EXT. OSB PLYWOOD SHEATHING OVER 2X8 RAFTERS

15" O.C. ANCHORED WITH SIMPSON HORIZONTAL ANCHOR EACH RAFTER FACING

AS REQUIRED BY MISCARROL, 2X6 COLLAR TIES 6" O.C. 1/2" GYP BD CEILING + WALLS

1" A/C BARRIER EACH END BETWEEN RAFTERS

1/8" FACH WITH ALUMINUM CLADDING, EXTERIOR ALUMINUM SUPPORT W/ TIN

COMPLIANCE WITH EXTERIOR INSULATION CODE 2012

WALL CONSTRUCTION TO BE VIBRAK SOUNDS OR VIBRAK HOUSE WITH 1/2" GYP BD CEILING + WALLS

APA RATED OSB BOARD OVER 2X6 - SPANS 16" O.C. WITH 12" 15" 12"

BATT INSULATION ON 4 MC VAPOR BARRIER WITH THE PROPER

INSULATIONS RECD. 2X6 SINGLE SURFACE DECK 2'-2 1/2

COMPLIANCE WITH MISCARROL SPEC & CHECK RESIDENTIAL CODES

ALL JOIST AND LUMPS TO BE #1 #2 (CAMBON) UNLESS

OTHERWISE NOTED ALL HEMJOIST TO BE 2-2X12 SPF

#1 #2 UNLESS OTHERWISE NOTED

CEILING INSULATION TO BE R-38 INSULATION WITH V.B.

ALL PLUMBING AS PLUMB STAFF OR ELEMENT PLUMBING-CODE 2009

ALL ELECTRICAL TO BE PER CODE CODE 2005

DOUBLE RM JOIST AND ALL JOIST WITH THE 2'-0" OVERHANG

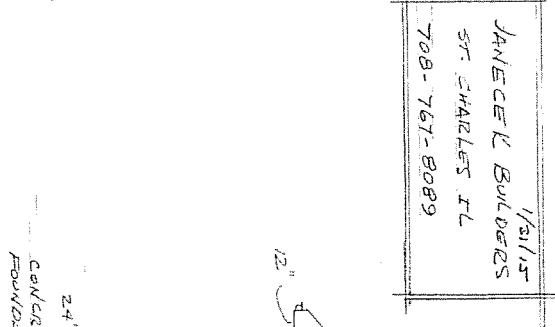
3/8" EXT. PREVIOUS PLANS HAVE OVERHANGS 3'-0" JUST

8" O.C. INSCARROL RECOMMENDS 2'-0" OVERHANG AND 3/8" OVERHANG

10" LONG 1/4" ANCHOR BARS 6" O.C. T-INTO CONCRETE

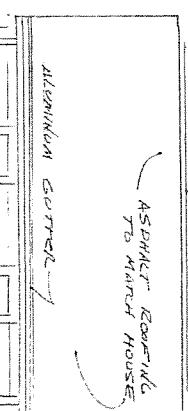
TYPIICAL WALL SECTION

SCALE $1/4" = 1'-0"$

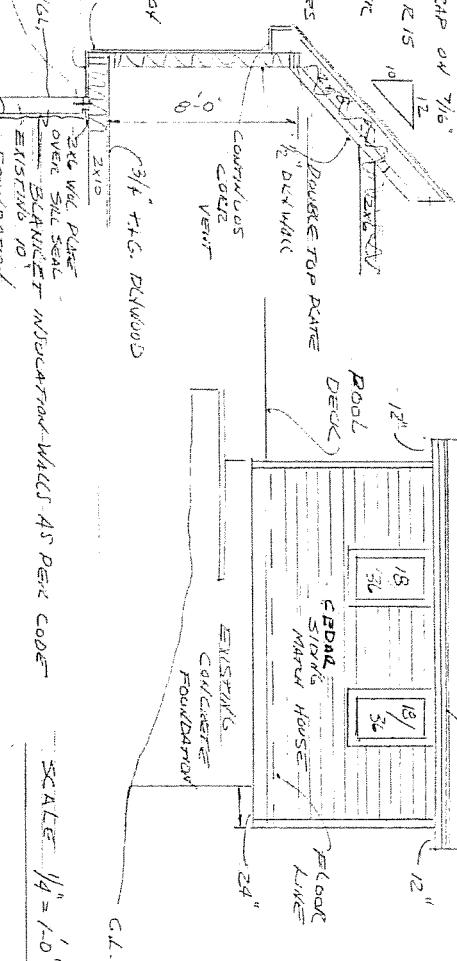


REAR ELEVATION

SCALE $1/4" = 1'-0"$



(CONT. ROOF VENT)



SCALE $1/4" = 1'-0"$

