

ORDINANCE NO. O-2022-41

AN ORDINANCE GRANTING A SPECIAL USE PERMIT PURSUANT TO ARTICLE 24.4.1 OF THE WHEATON ZONING ORDINANCE TO ALLOW THE CONSTRUCTION AND USE OF A SWIMMING POOL HOUSE IN CONNECTION WITH AN EXISTING POOL AND POOL DECK, ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 801 JOYCE COURT - NEWSOM

WHEREAS, written application has been made requesting a special use permit pursuant to Article 24.4.1 of the Wheaton Zoning Ordinance to allow the construction and use of a swimming pool house in connection with an existing pool and pool deck, all on certain property legally described herein and commonly known as 801 Joyce 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 September 13, 2022, to consider the special use permit; and the Planning and Zoning Board has recommended approval of the special use permit.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and 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 Single-Family Residential District zoning classification:

LOT 62 IN MARYWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTH ½ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1992 AS DOCUMENT R92-063725 AND CERTIFICATE OF CORRECTION RECORDED MAY 1, 1992 AS DOCUMENT R92-081626, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-29-204-024

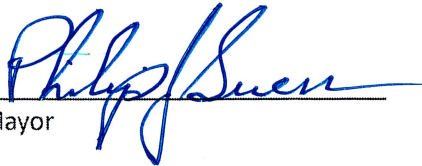
The subject property is commonly known as 801 Joyce Court, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit is granted to allow the construction and use of a swimming pool house in connection with an existing pool and pool deck at 801 Joyce Court, in full compliance with the following plans: "A Custom Pool House for Kurt and Jennifer Newsom", prepared by JAKL Brandeis Architects Ltd, West Chicago, IL, dated February 25, 2002, sheets site, 2.1, 3.1, 4.1, 5.1, 6.1, 6.2, 6.3, 6.4, 7.1, 7.2, and 8.2, subject to the following conditions:

1. The pool house shall not be used as guest accommodations.
2. The original subdivision grading plan shall be followed, routing stormwater runoff to the detention facility to the north. The redirection of flow proposed by the Pool house is not allowed and must be addressed.
3. A Type 1 Grading Plan meeting all City Code requirements is required. Once received, the engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

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

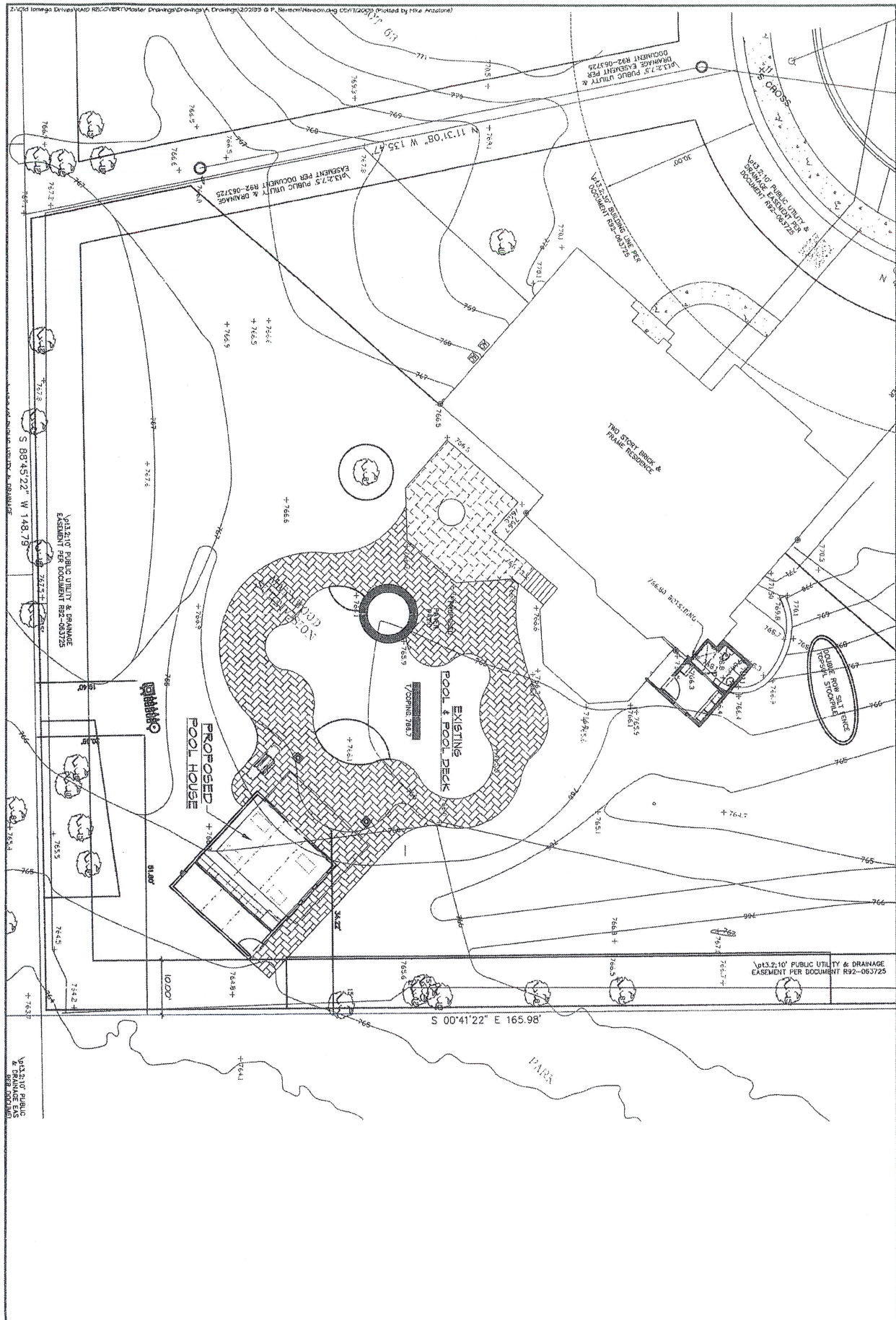
Ayes: Councilman Brown
Mayor Suess
Councilwoman Robbins
Councilman Weller
Councilwoman Bray-Parker

Nays: None

Absent: Councilwoman Fitch
Councilman Barbier

Motion Carried Unanimously

Passed: October 3, 2022
Published: October 4, 2022



Site Project: 2027133 Client: KURT & JENNIFER NEWSOM Address: 801 JOYCE COURT, WHEATON IL, 60189 Architectural Consultant: BLUEPRINTS by DESIGN inc. Address: 1065 Ash Road, Hoffman Estates, IL 60169 Phone: 847-417-8558	SITE PLAN A CUSTOM POOL HOUSE for KURT & JENNIFER NEWSOM 801 JOYCE COURT WHEATON IL, 60189	JAKL BRANDEIS ARCHITECTS LTD 1800 HAWTHORNE LANE SUITE Q WEST CHICAGO, IL 60185 ph: 630-562-3900 fax: 630-562-2570 Contact: Mike Anzalone ph: 847-417-8558 fax: 847-406-9330
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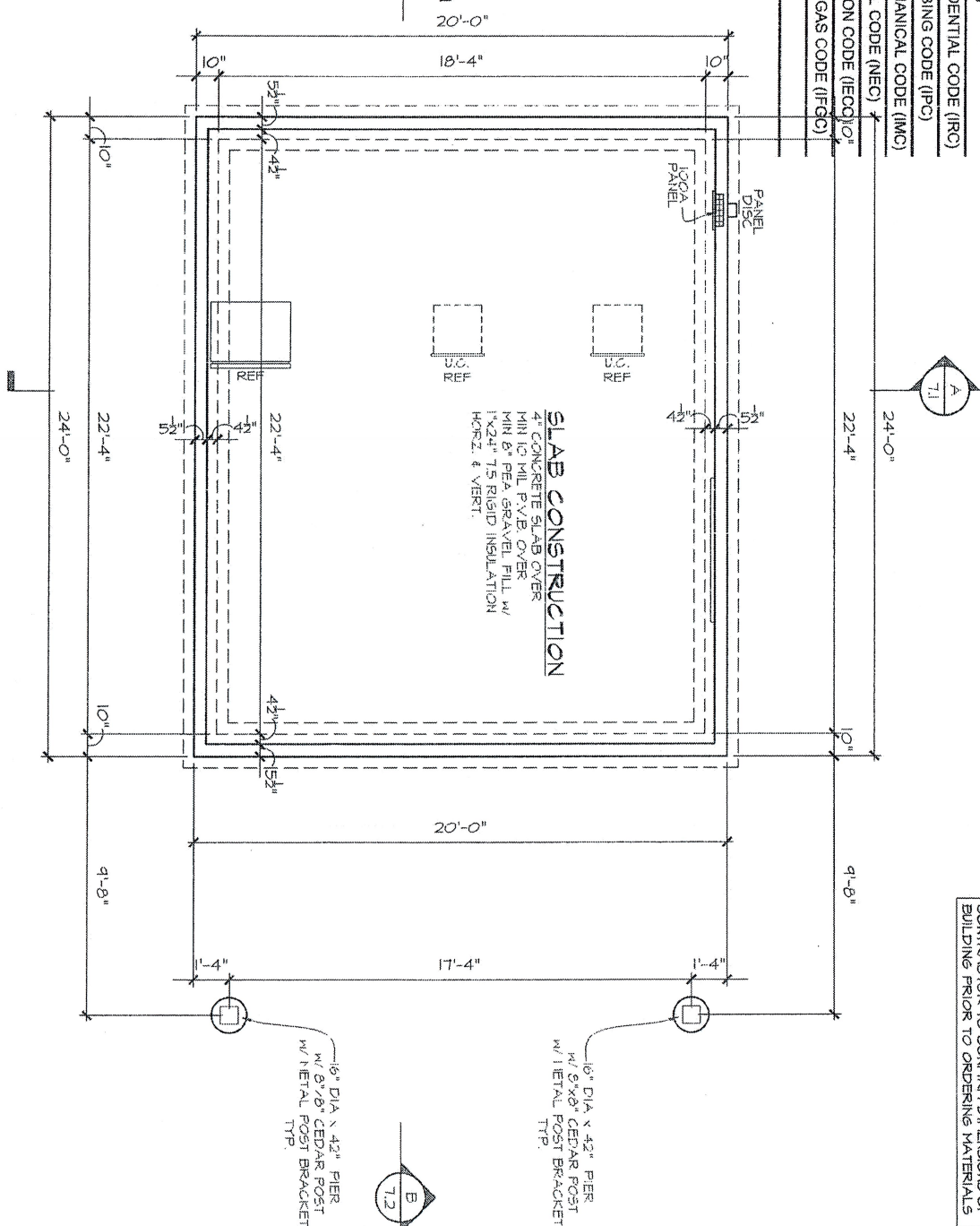
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE (IRC)			
PLUMBING CODE	2018 ILLINOIS STATE PLUMBING CODE (IPC)			
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE (IMC)			
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE (NEC)	*		
ENERGY CODE	2019 ENERGY CONSERVATION CODE (IECC) ¹⁰			
FUEL GAS CODE	2018 INTERNATIONAL FUEL GAS CODE (IFGC)			
LOCAL AMENDMENTS	w/ LOCAL AMENDMENTS			

2.1	POOL HOUSE FDN PLAN
2.1.1	POOL BATH FOUNDATION PLAN
3.1	POOL HOUSE FLOOR PLAN
3.1.1	POOL BATH FLOOR PLAN
4.1	POOL HOUSE ROOF PLAN
5.1	INTERIOR ELEVATIONS
6.1	POOL HOUSE FRONT ELEVATION
6.2	POOL HOUSE REAR ELEVATION
6.3	POOL HOUSE RIGHT ELEVATION
6.4	POOL HOUSE LEFT ELEVATION
6.5	POOL BATH LEFT SIDE ELEVATION
6.6	POOL BATH FRONT & REAR ELEVATION
6.7	POOL BATH RIGHT SIDE ELEVATION
7.1	POOL HOUSE SECTION 'A'
7.2	POOL HOUSE SECTION 'B'
7.3	POOL BATH SECTION 'C'
8.2	POOL HOUSE ELECTRICAL PLAN
9.2.1	POOL BATH ELECTRICAL PLAN

Architects' Declaration

I hereby declare that these plans were prepared under my direct supervision, and that, to the best of my knowledge they conform to all local codes and ordinances. I reserve common law copyright and other property rights restricting these plans to the original site and purpose for which they were prepared, and any reproductions, re-use or assignments without my written consent are prohibited.

Kenneth Brandeis - Architect
IL. Lic. 184-001832



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POOL HOUSE FOUNDATION PLAN

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A CUSTOM POOL HOUSE for
KURT & JENNIFER NEWSOM

801 JOYCE COURT
WHEATON IL. 60189

ARCHITECTURAL CONSULTANT
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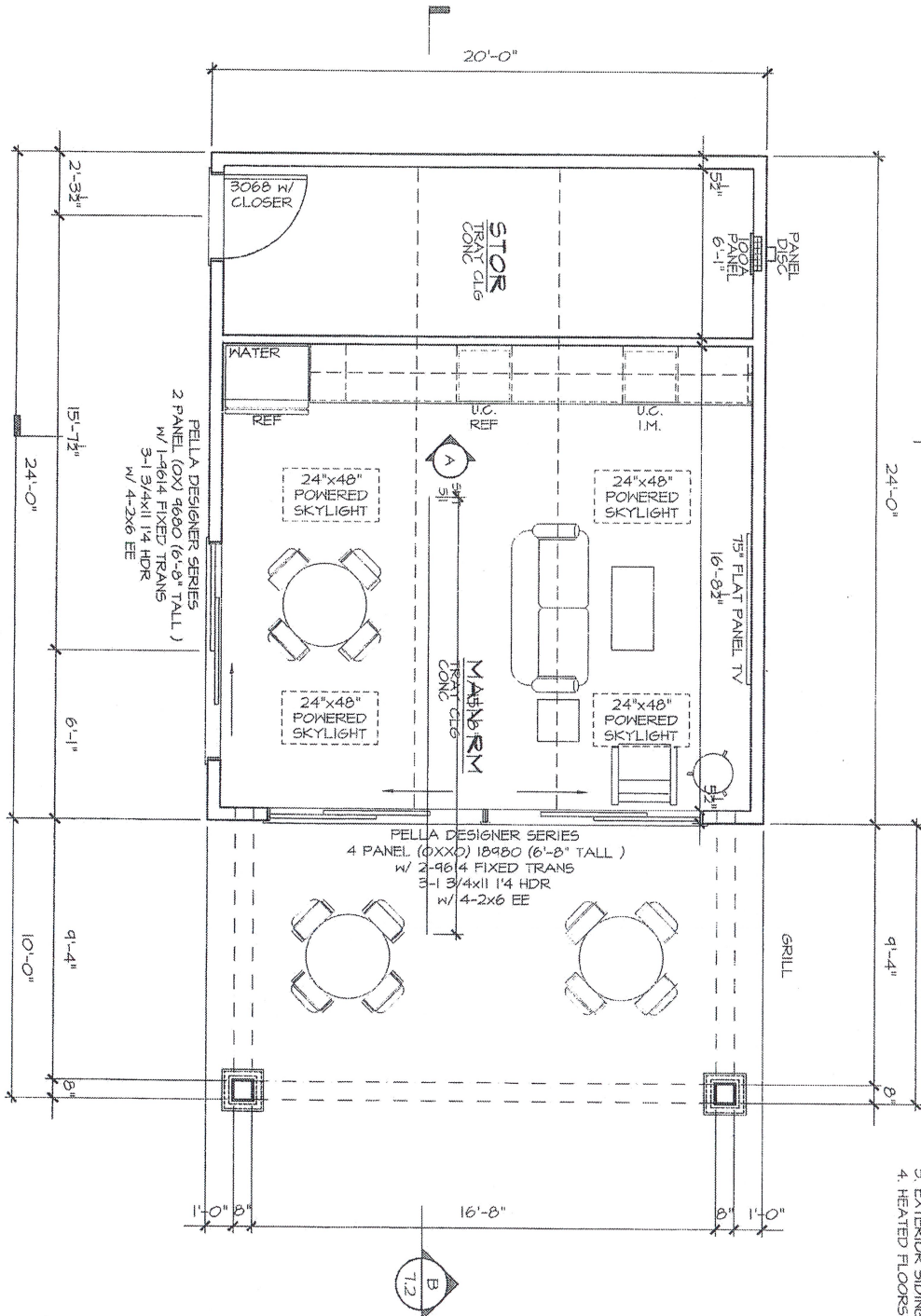
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Contact: Mike Anzalone ph: 847-417-8558
fax: 847-466-9330



480 SQ. FT. POOL HOUSE FLOOR PLAN SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)



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- QUESTIONS:
1. HVAC EQUIPMENT
 2. FLOORS CONC?
 3. EXTERIOR SIDING?
 4. HEATED FLOORS

Sheet	3.1
Drawn by	JMA
Checked by	JMA
Date	02/20/09
Project	2007132

POOL HOUSE FLOOR PLAN

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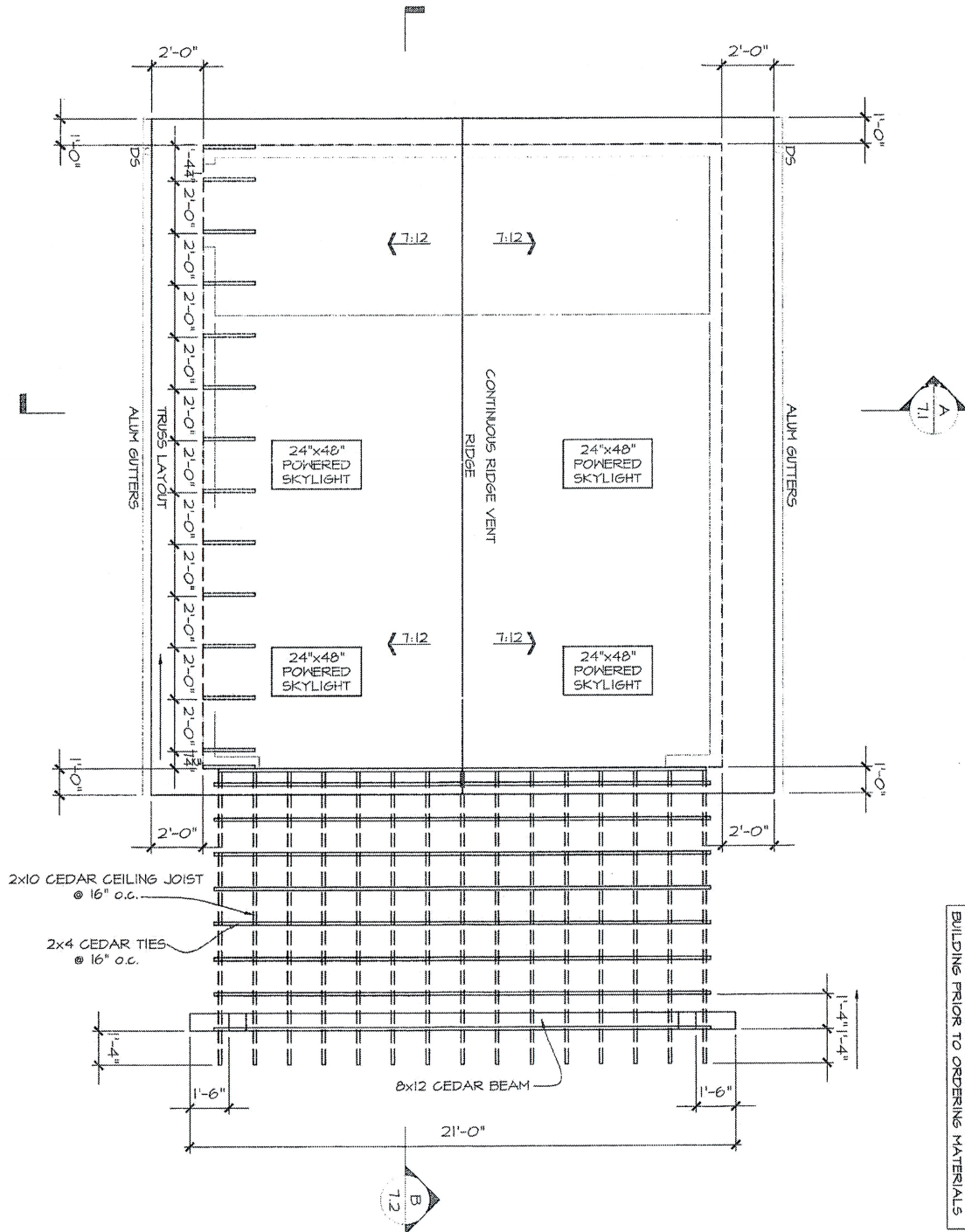
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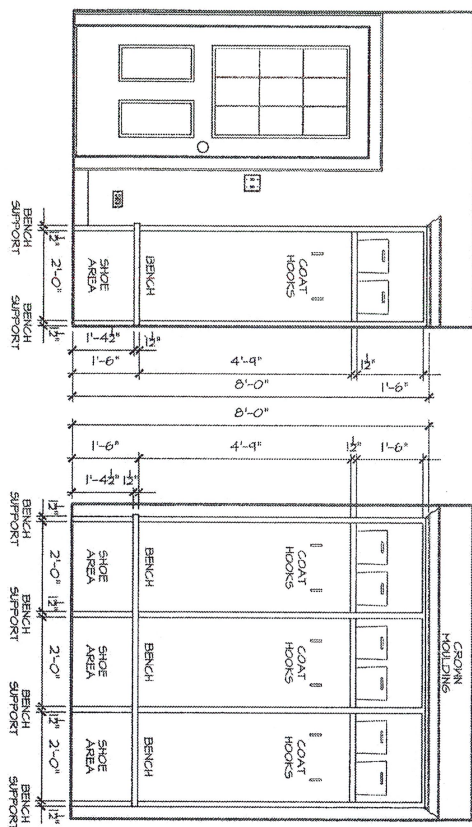
POOL HOUSE ROOF SCHEMATIC PLAN

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)



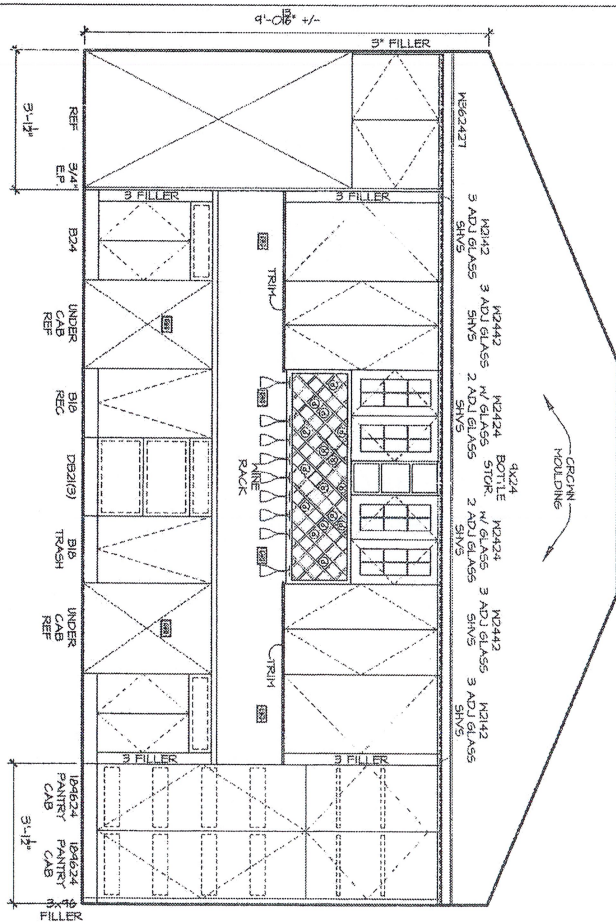
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4.1	POOL HOUSE ROOF PLAN	A CUSTOM POOL HOUSE for KURT & JENNIFER NEWSOM 801 JOYCE COURT WHEATON IL. 60189	ARCHITECTURAL CONSULTANT BLUEPRINTS by DESIGN inc. 1065 Ash Road Hoffman Estates, IL 60189 ph: 847-417-8558	JAKL BRANDEIS ARCHITECTS LTD 1830 HAWTHORNE LANE SUITE C WEST CHICAGO, IL 60185 ph: 630-562-3900 fax: 630-562-2570 Contact: Mike Anzalone ph: 847-417-8558 fax: 847-460-9330
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POOL BATH
ELEVATION 'C'
SCALE: 3/8" = 1'-0" @ 11x17 SHEET
SCALE: 3/4" = 1'-0" @ 22x34 SHEET

POOL BATH
ELEVATION 'B'
SCALE: 3/8" = 1'-0" @ 11x17 SHEET
SCALE: 3/4" = 1'-0" @ 22x34 SHEET



PRIM. FOR
CUSTOMER APPROVAL
NOT FOR CONSTRUCTION

POOL HOUSE
ELEVATION 'A'
SCALE: 3/8" = 1'-0" @ 11x7 SHEET
SCALE: 3/4" = 1'-0" @ 22x34 SHEET

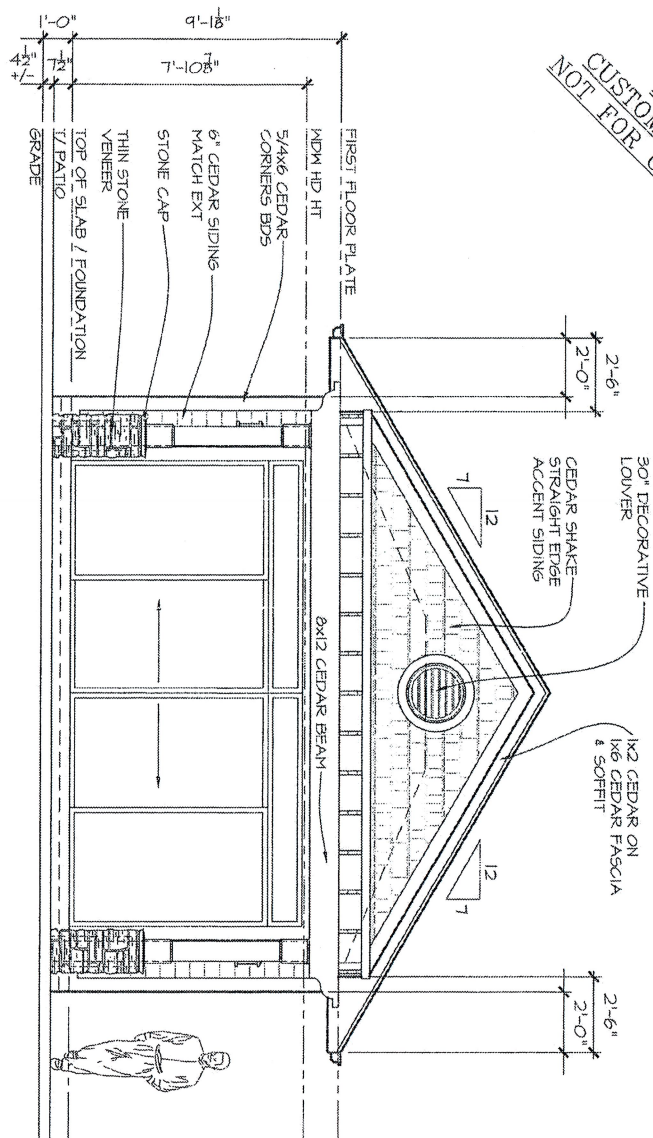
A CUSTOM POOL HOUSE for
KURT & JENNIFER NEWSOM
801 JOYCE COURT
WHEATON IL. 60189

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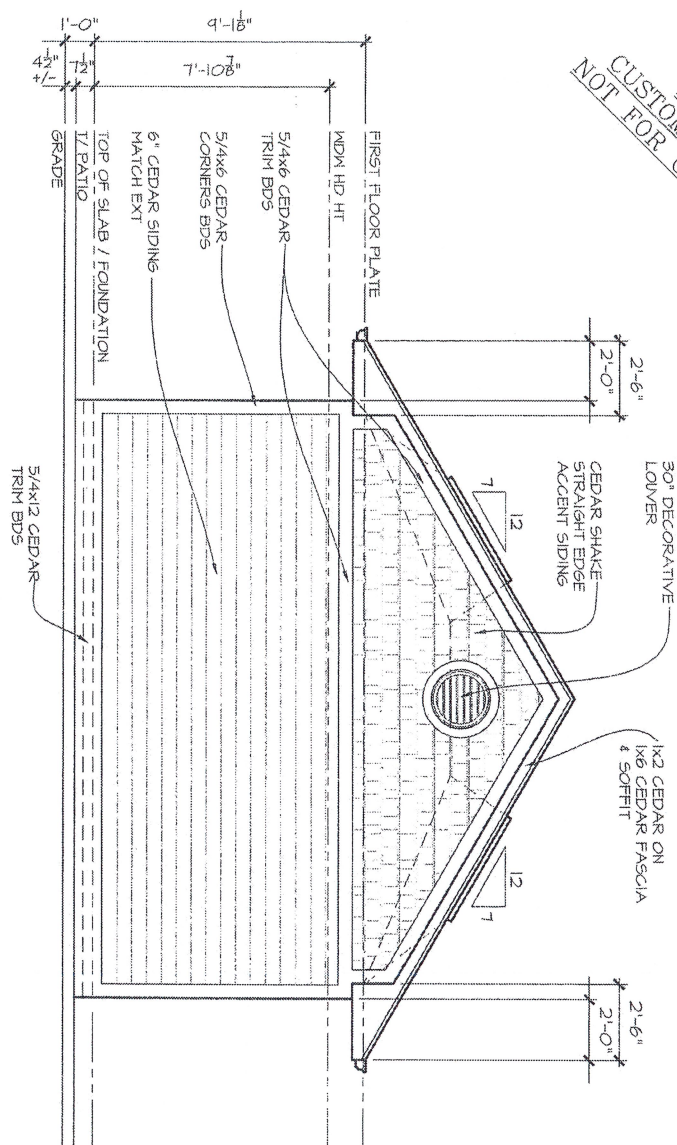


FRONT ELEVATION
SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)

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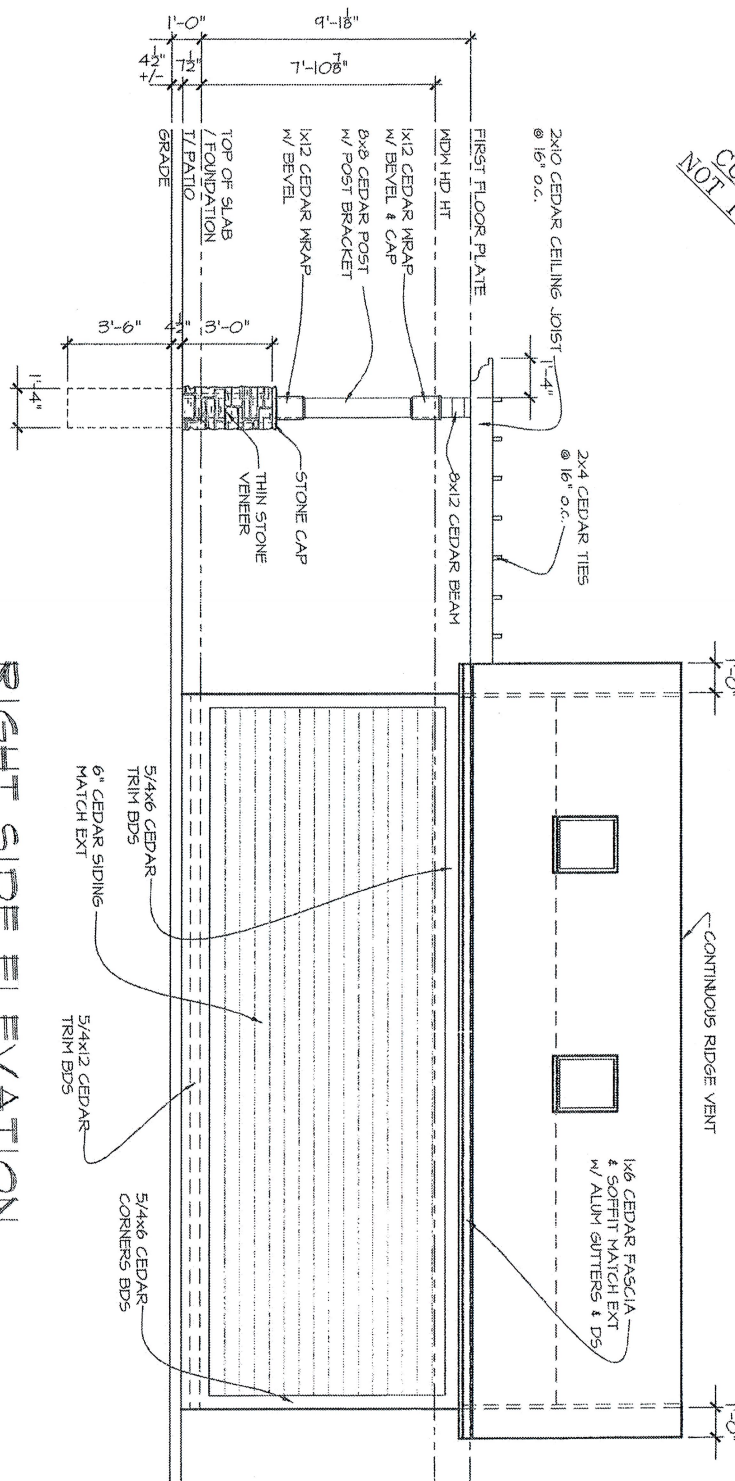
DRUM TATION

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)

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RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)

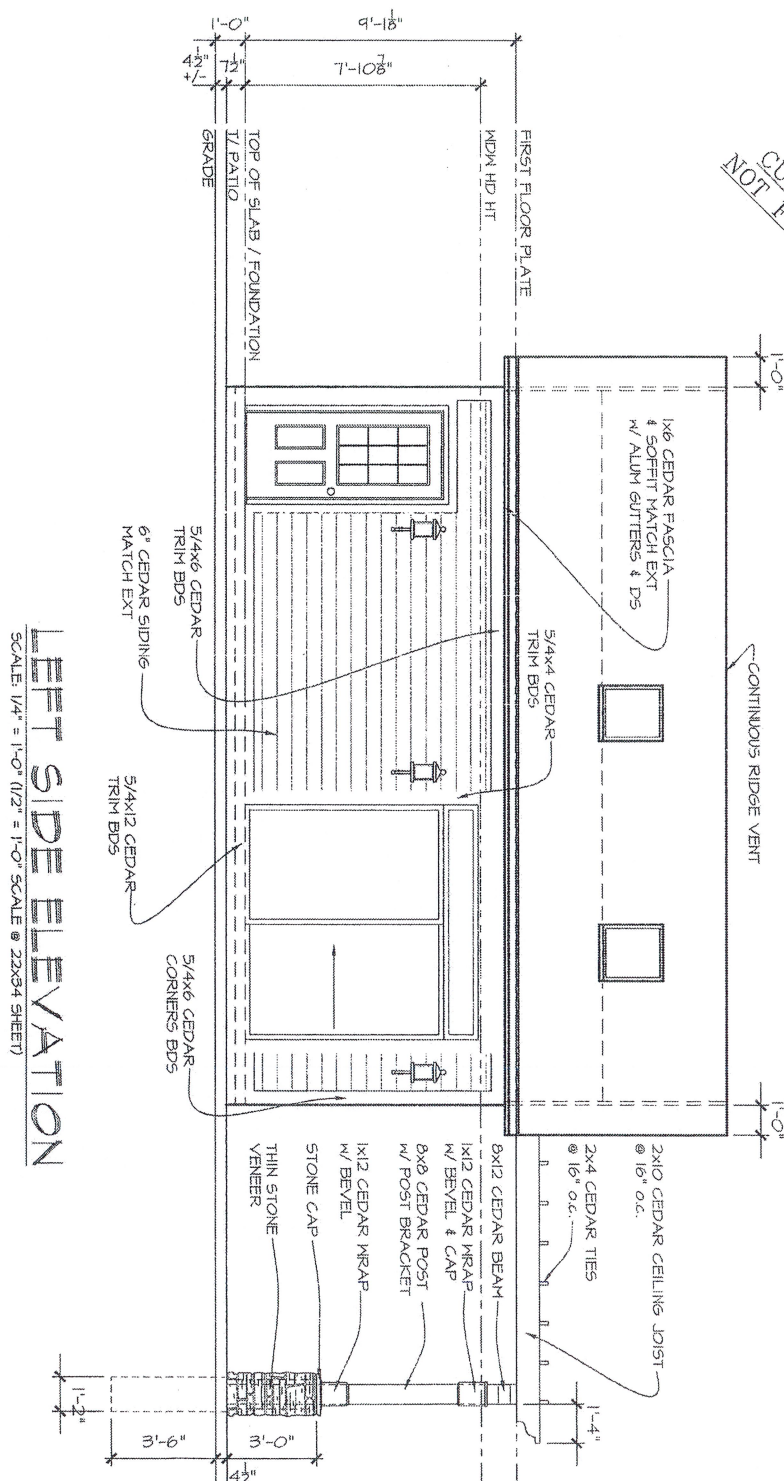


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THE SIDE VATION

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22X34 SHEET)

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ROOF CONSTRUCTION

30 YEAR ARCHITECTURAL 240 LB CLASS A OR PER CODE 3 TAB, SELF-SEALING SHINGLES ON #5 ASTM D226 ASPHALT SATURATED FELT PAPER ON 1/2" HIGH DENSITY EXT. GRADE 0.5B, ROOF SHEATHING W/ APA PANEL SPAN RATING SHALL BE 24 / 0, EXPOSURE 1 WITH SEALED EDGES) ON 5/8" HIGH DENSITY EXT. GRADE 0.5B, ROOF SHEATHING W/ H-CLIPS (APA PANEL SPAN RATING SHALL BE 24 / 0, EXPOSURE 1 WITH SEALED EDGES) ON WOOD TRUSSES AT 24" O.C. WITH HURRICANE CLIPS UNLESS OTHERWISE NOTED ON ROOF FRAMING. AIR BATTLE BETWEEN RAFTERS TO MAINTAIN 1" MIN AIR SPACE AT INSULATION FOR VENTING R-49 KRAFT PAPER FACED BATT INSULATION @ VOLUME CEILING & R-38 KRAFT PAPER FACED BATT INSULATION @ STD CLG W/ 5/8" Gypsum BOARD CEILING AT 16" O.C. FRAMING. W/ INTERIOR PAINT PRIMER FINISH

FRAME CONSTRUCTION EXT. WALL W/ SIDING FINISH

6" CEDAR SIDING MATCH EXISTING ON (AS SEEN ON ELEVATION) HOUSE WRAP ON 1/2" SEATHING ON 2x6 STUDS AT 16" O.C. W/ R-21 BATT INSULATION (UNLESS OTHERWISE NOTED ON ELEVATIONS),

ATTIC VENTING

CONTINUOUS ROOF VENT W/ FULL PERFORATED EVERY THIRD PANEL OF ENTIRE SOFFIT.

FLOOR CONSTRUCTION

VINYL FLOORING ON ELECTRIC HEATED FLOOR ON 4" CONCRETE SLAB W/ 6x6-10/10 MIN. OVER 2" RIDGED INSULATION MIN 10 MIL P.V.B. OVER COMPACTED GRAVEL FILL

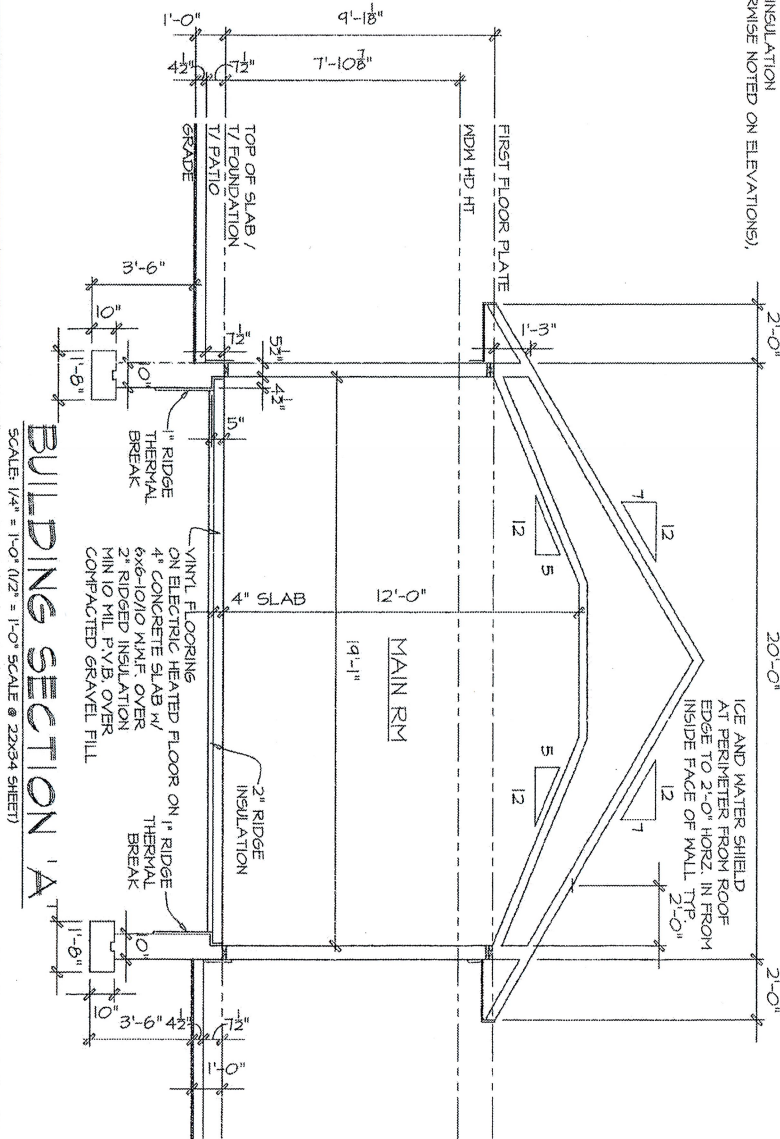
FOUNDATION

10" FOUNDATION 6" BAG MIX (ALL WALLS TO BE MIN 42" BELOW FINISHED GRADE) WALLS TO BEAR ON UNDISTURBED SOIL WITH MIN BEARING CAPACITY OF 3000 PSF

SILL PLATE

2x6 PRESSURE TREATED SILL PLATE SET ON SILL SEALER AND ATTACHED TO FOUNDATION BY 10" ANCHOR BOLTS W/ 1/2" DIA MAX SPACING OF 6'-0" O.C. W/ NUTS AND WASHERS, MIN 2 PER PIECE. START ANCHOR BOLTS 1'-0" FROM EACH CORNER 7" MIN. EMBEDMENT

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BUILDING SECTION 'A'
SCALE 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22x34 SHEET)

Sheet
7.1

POOL HOUSE BUILDING SECTION 'A'

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A CUSTOM POOL HOUSE for KURT & JENNIFER NEWSOM

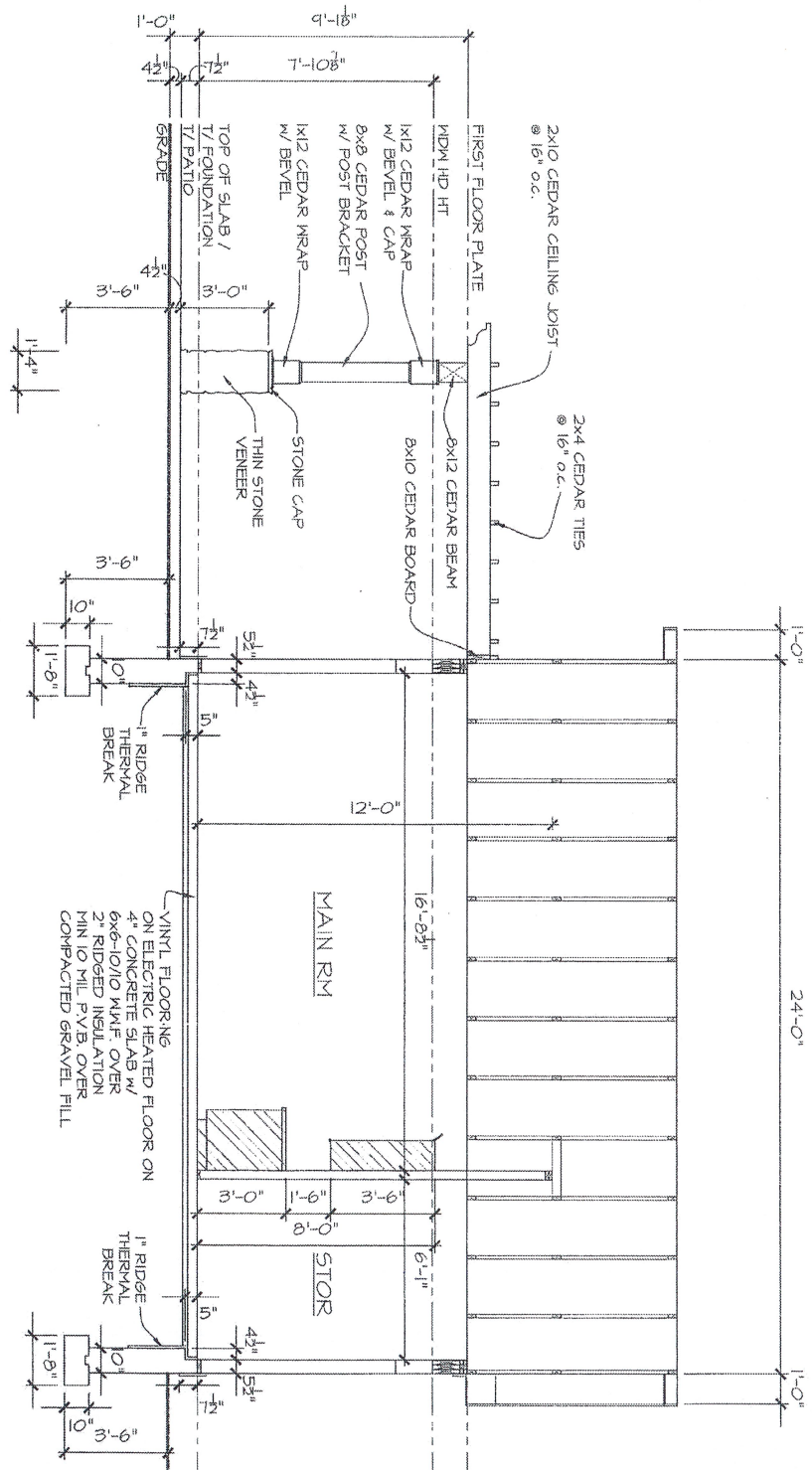
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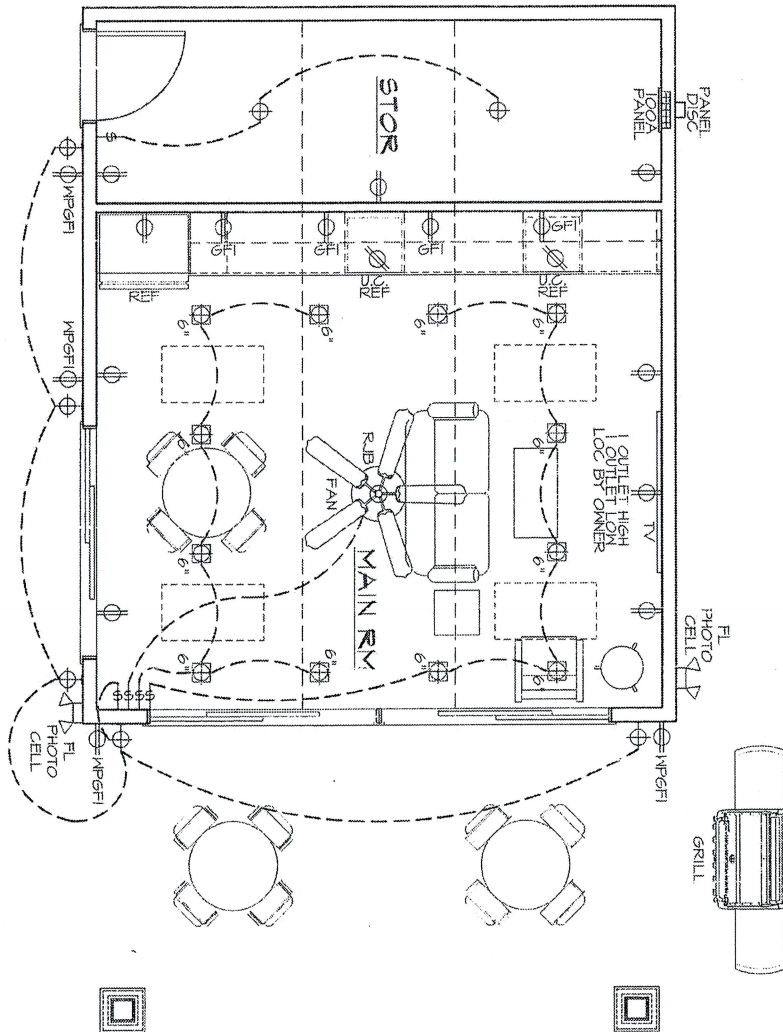
BUILDING SECTION 'B'

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 23x34 SHEET)

7.2 Sheet: Drawn by: MAA Checked by: MAA Date: 02/22/22	POOL HOUSE BUILDING SECTION 'B' Blueprints by Design Inc. expressly reserves its common law copyright and other property rights in these plans. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Blueprints by Design Inc. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Blueprints by Design Inc. harmless.	A CUSTOM POOL HOUSE for KURT & JENNIFER NEWSOM 801 JOYCE COURT WHEATON IL. 60189	ARCHITECTURAL CONSULTANT BLUEPRINTS by DESIGN inc. 1665 Ash Road Hoffman Estates, IL 60169 ph: 847-417-8558	JAKL BRANDEIS ARCHITECTS LTD 1800 HAWTHORNE LANE SUITE Q WEST CHICAGO, IL 60185 ph: 630-562-3900 fax: 630-562-2570 Contact: Mike Arzalone ph: 847-417-8558 fax: 847-466-9330
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POOL HOUSE ELECTRICAL PLAN

SCALE: 1/4" = 1'-0" (1/2" = 1'-0" SCALE @ 22X34 SHEET)



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ELECTRICAL PLAN NOTES

1. ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL MECHANICAL CODE (NMC) AS APPLICABLE.

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**POOL HOUSE
ELECTRICAL PLAN**

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A CUSTOM POOL HOUSE for
KURT & JENNIFER NEWSOM

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