

ORDINANCE NO. O-2024-22

AN ORDINANCE GRANTING A CORNER SIDE YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1926 N. SUMMIT STREET - CYNAMON-MURPHY

WHEREAS, written application has been made requesting a variation to Article 3.4A.5c of the Wheaton Zoning Ordinance to allow a two-story, 23.6-foot by 33.05-foot as-built addition to remain (plus the addition of proposed foundation walls) with a corner side yard setback (adjacent to Daly Road) of approximately 16.8 feet in lieu of the required 23.3 feet, all on property commonly known as 1926 N. Summit Street, Wheaton, IL 60187; 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 July 23, 2024 to consider the corner side yard setback variation request; and the Planning and Zoning Board has recommended approval of the 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:

THE EAST 184 FEET OF LOT 1 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 10 AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034, IN DUPAGE COUNTY, ILLINOIS.

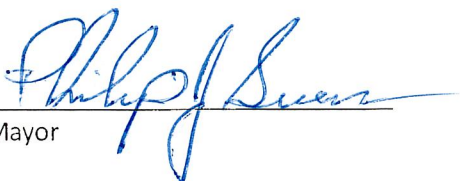
P.I.N. 05-10-104-030

The subject property is commonly known as 1926 N. Summit Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board a variation to Article 3.4A.5c of the Wheaton Zoning Ordinance to allow a two-story, 23.6-foot by 33.05-foot as-built addition to remain (plus the addition of proposed foundation walls) with a corner side yard setback (adjacent to Daly Road) of approximately 16.8 feet in lieu of the required 23.3 feet; in full compliance with the following plans: "Addition & Renovation, Cynamon-Murphy Residence, 1926 N. Summit Street, Wheaton, IL, 60187", prepared by Berneche2 Architecture, Glen Ellyn, IL, sheets G100, G200, SD-2, C100, C210, A010, A110, A210, A310, A410, A420, P110, M110, and E110, dated February 8, 2024; is hereby approved as presented.

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 Barbier
Councilman Brown
Mayor Suess
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: Councilwoman Bray-Parker
Councilman Clousing

Motion Carried Unanimously

Passed: August 5, 2024

Published: August 6, 2024

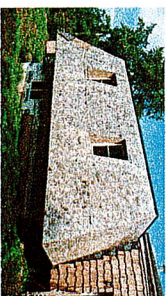
North Foundation wall looking east, shows foundation matching guide, wet grass sloping away from house.



North Elevation along Daly Road



View of Addition from Southwest



View of Addition from Southeast



SOUTH CAROLINA: INTERFACES OF ADDITION INTO EXISTING HOUSING

Contractor:
Jacob Cynnnon and Rebecca DYNAMON-Murphy
1925 North Summit Street
Wheaton, Illinois 60187
Phone: 630.308.3723 (fax)
email: jrcynnon@attobio.com
email: rebbecca@dynamonmurphy.com

Pool Architect:
Berneth2 Architecture, PC
314 Illinois Street
Glen Ellyn, Illinois 60137
Contact: Timothy Berneth
Phone: 830.534.0654
berneth2@gmail.com
www.berneth2.com

mpusaster@berneth2.usa.com
www.berneth2.usa.com

THE PROJECT WAS ORIGINALLY SUBMITTED BY A GROUP OF ARCHITECTS AND ENGINEERS TO THE CITY OF WILMINGTON FOR REVIEW COMMENTS. SUBMITTED ARCHITECTURE WAS TAKEN OVER THE PROJECT. WE HAVE REVIEWED REPERT COMMENTS AND ADDRESSED ISSUES INCLUDING SITE DRAINAGE AND GRADING AND ARCHITECTURAL COMMENTS.

[illegible]

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

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Index of Drawings	
Sheet Title	100-012
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C200 SPECIFICATIONS	
C300 EXISTING SITE & DEMOLITION	
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S10 SITE PLAN & GRADING	
S20 SITE DETAILS	
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A300 EXTERIOR ELEVATIONS	
A400 WALL SECTIONS	
A400 WALL SECTIONS	
A500 PLUMBING PLANS	
A600 MECHANICAL PLANS	
A700 ELECTRICAL PLANS	

[illegible][illegible]

DIMENSIONING
REFER TO A15 SHEETS FOR ADDITIONAL DIMENSIONING NOTES.
ALL DIMENSIONS ARE IN FEET-INCHES UNLESS NOTED OTHERWISE.
DIMENSIONS GIVEN, DO NOT SCALE DRAWING.
VEHICLE DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE
WORK, NOTIFY THE AGENT OF ANY DIMENSIONAL
EXTENSION WALLS ARE DIMENSIONED TO THE EXTERIOR FINISHED
FACE OF WALL, UNLESS NOTED OTHERWISE.

BEAL SYSTEMS ARE POINTING TOWARD POORER WINDOWS AND DOORS
AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE PROTECTION ELEMENTS TO PREVENT AIR
INfiltration AND WATER INLEAKAGE.

ISOLATE DISASTERS, AVOIDING EFFECTIVELY FROM EACH OTHER TO
PREVENT ELECTRICAL, MECHANICAL, PLUMBING AND FIRE
PROTECTION ELEMENTS FROM AFFECTING EACH OTHER.

ANCHOR AND REINFORCE CONCRETE CURBS AS SHOWN ON
STRUCTURAL DRAWINGS.

COORDINATE IDEAS, AND LOCATIONS OF EQUIPMENT BASES, AND
HOLDINGS WITH PLANS.

PROVIDE ACCESS PANELS TO BE REQUIRED FOR MECHANICAL, ELECTRICAL,
PLUMBING AND FIRE PROTECTION EQUIPMENT.

[illegible]

State of <u>Illinois</u> County of <u>Franklin</u> City of <u>Springfield</u> Date of recording <u>02/23/2024</u> Recorder's Office	COVER SHEET Residence Addition 1926 North Summit Street Wheaton, Illinois 60187		 27 W Fullerton Avenue Addison, IL 60101 (630) 433-2275 www.americanbestco.com	 314 Illinois street - glen ellyn, illinois 60137.5649 630.534.6654 • timothy@Bernache2.com	 JAMES CLARKE CLERK 1004 04 01
	project no. b2-23037 date 2024/02/08	drawing no. G100			

1.0 GENERAL REQUIREMENT

- [illegible]

2. PROMOT. SOL.

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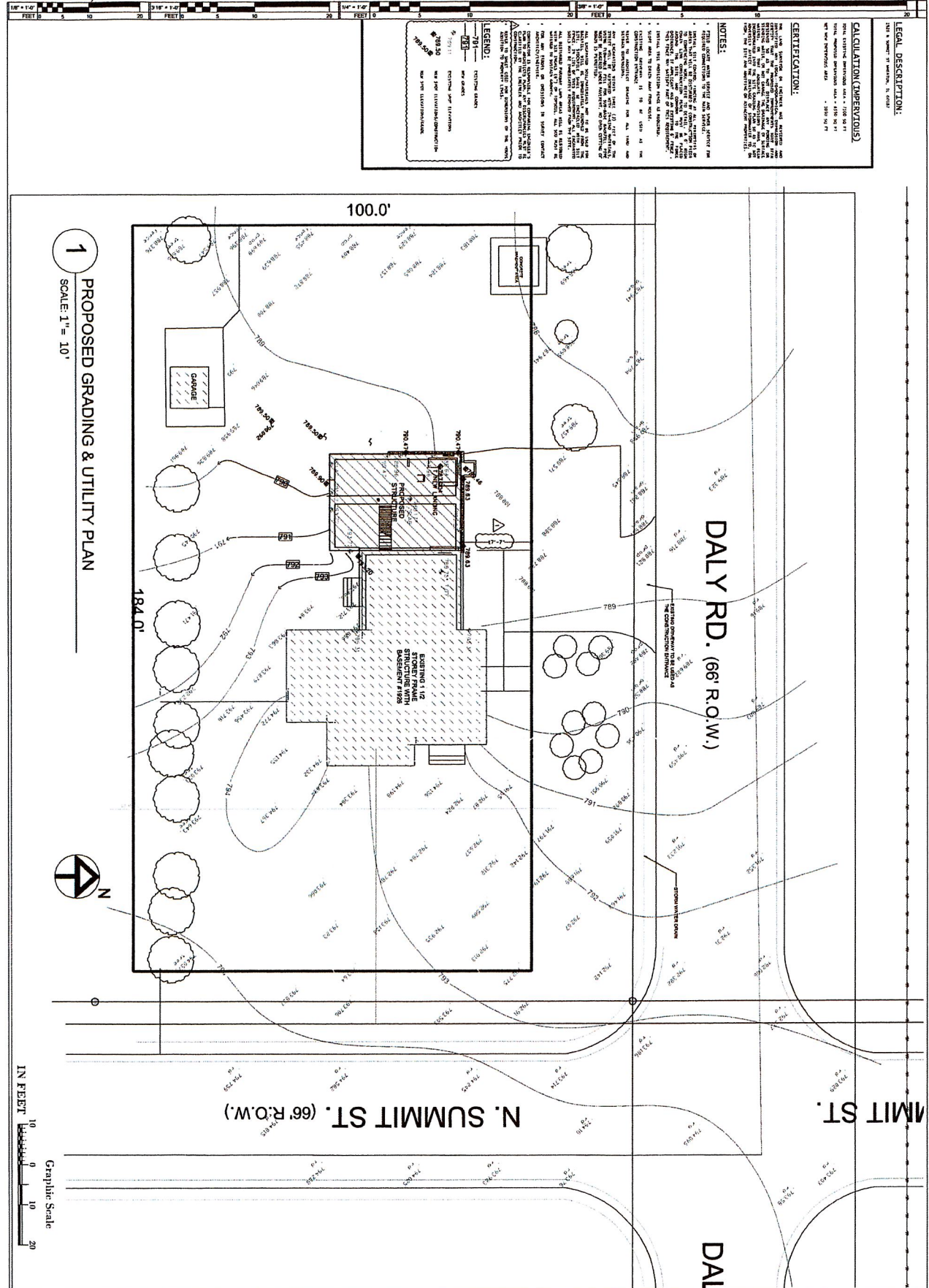
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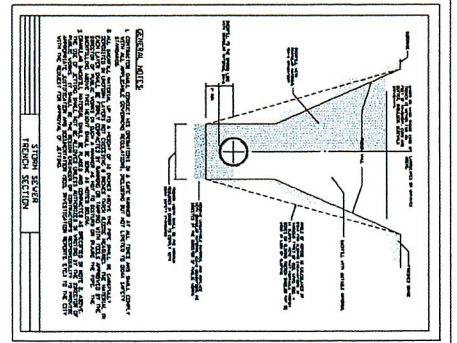
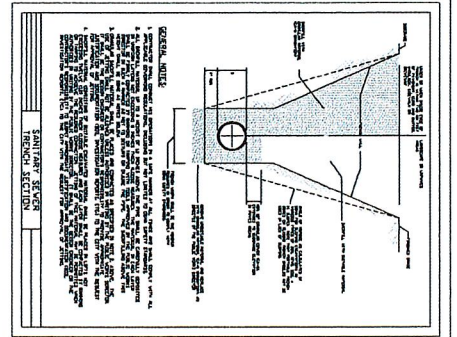
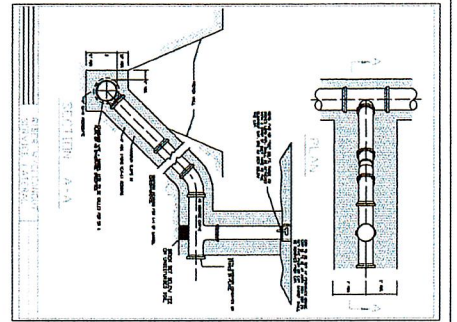
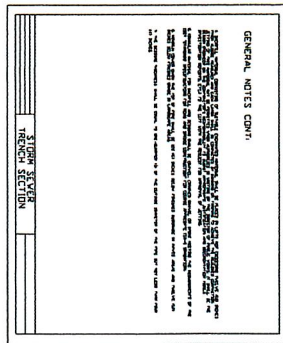
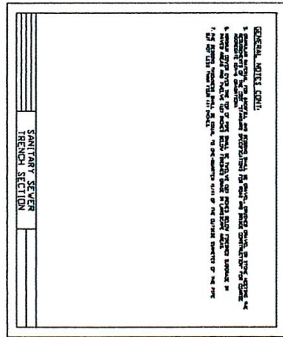
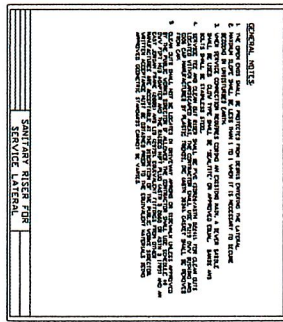
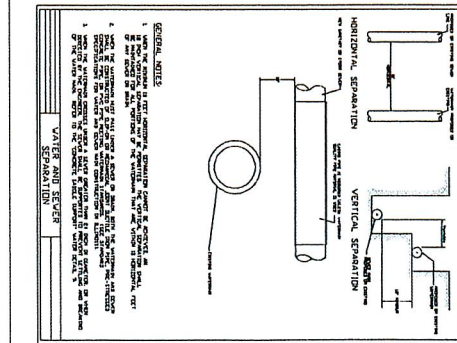
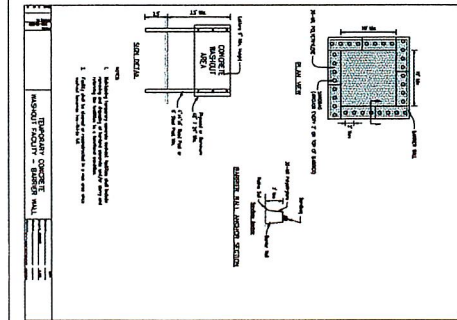
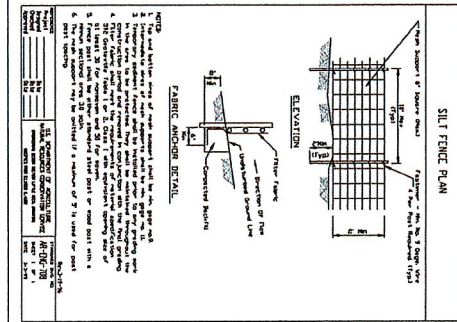
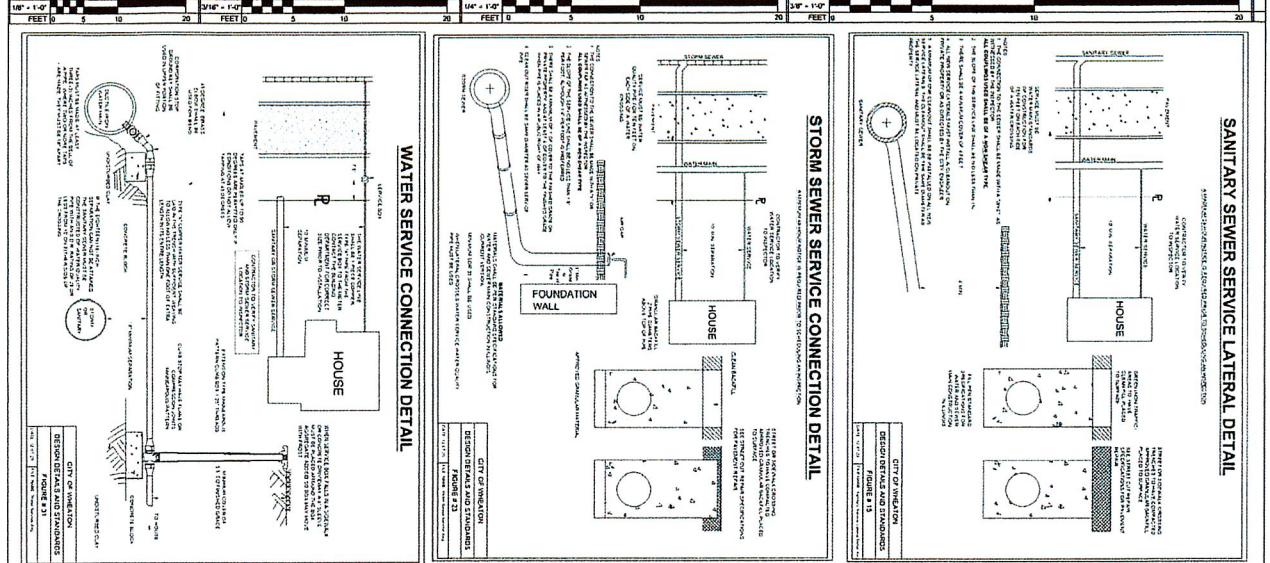
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• **WORKING**
• **INCLUDING**

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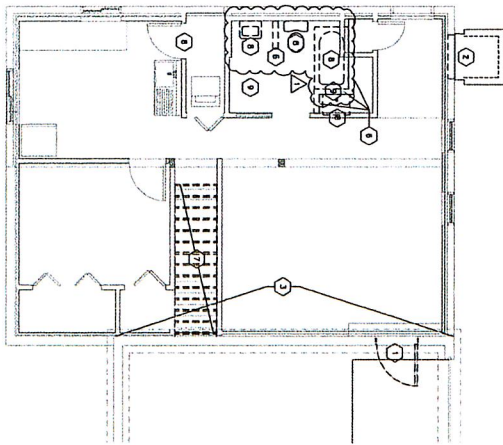




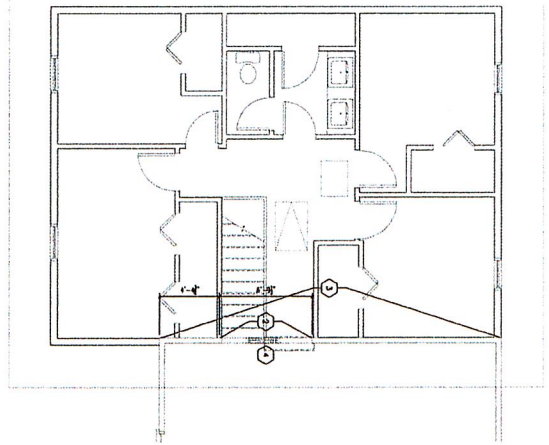




DEMOLITION PLAN BASEMENT LEVEL



DEMOLITION PLAN UPPER LEVEL



DEMOLITION PLAN GENERAL NOTES

- DEMOLITION OF EXISTING STRUCTURE SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND THE ILLINOIS DEMOLITION ACT. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO DEMOLITION ORDINANCE AND THE ILLINOIS DEMOLITION ACT.
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DEMOLITION KEY NOTES

- REMOVE EXISTING ROOF/WOOD, MEMBERS, AND FRAMING.
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WINDOW SCHEDULE									
MARK	MODEL NO.	DESCRIPTION	WIDTH	HEIGHT	RIGHT HINGE	LEFT HINGE	GLASS	GLAZING	NOTES
A	EXISTING	DOUBLE HUNG	3'-6"	3'-6"	5.9	3.1	N		
B	EXISTING	SUOVER	3'-0"	3'-0"	8.2	4.0	N		
C	EXISTING	SUOVER	4'-0"	3'-0"	8.2	4.4	N		
D	EXISTING BRIDGE	SUOVER	3'-6"	3'-7"	6.6	3.4	N	3	
E	EXISTING BRIDGE	SUOVER	3'-6"	3'-7"	6.6	3.4	N	3	
F	EXISTING BRIDGE	DOUBLE HUNG	3'-6"	3'-9"	3.9	3.6	N	5	
G	PULL INVERTA	CASMENT	2'-6"	5'-6"	7.3	8.3	Y		
H	PULL INVERTA	CASMENT	2'-6"	5'-6"	9.6	10.0	Y		

1. REFER TO THE LIGHT AND VENT SCHEDULE FOR AREAS REQUIRING EGRESS WINDOWS.

2. WINDOW MODEL NUMBERS ARE FULLY COMPLIANT WITH THE ADVANCED U-FACTOR (U-FACTOR 0.29) THE PARTY PROVIDING WINDOWS IS RESPONSIBLE TO ASSURE WINDOWS MEET CODE REQUIREMENTS.

3. THESE WINDOWS WERE INSTALLED IN ROOM 102, REPLACE WINDOW IN ROOMS 101 AND 103 WITH WINDOW "B".

4. THESE WINDOWS WERE INSTALLED IN ROOM 105, REPLACE WINDOW IN ROOM 105 WITH WINDOW "B".

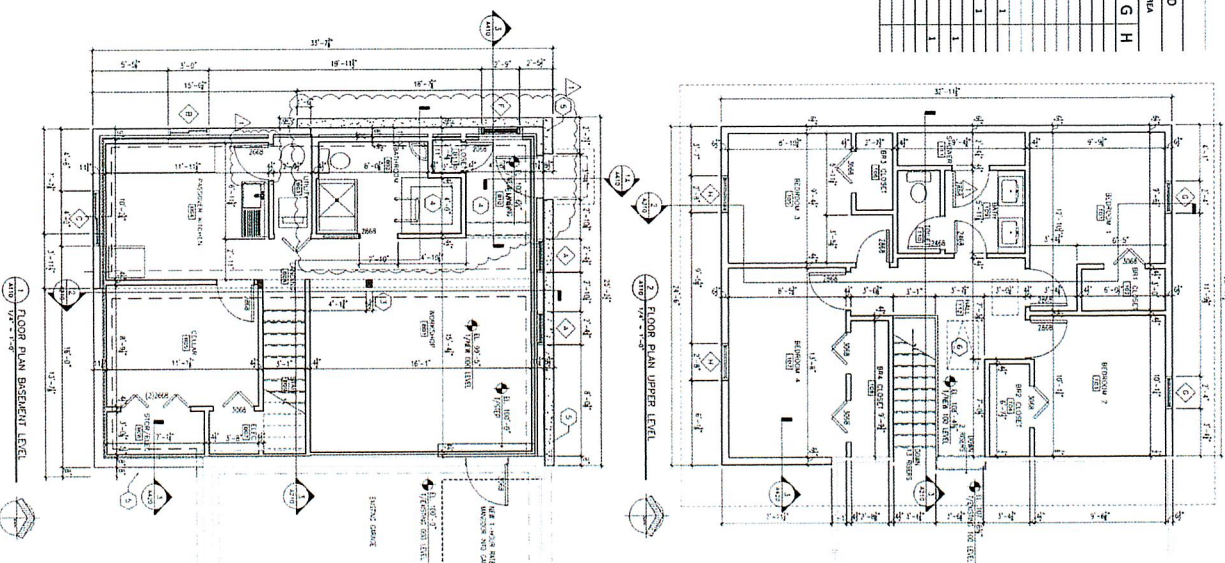
5. THIS WINDOW WAS INSTALLED IN ROOM 107, REPLACE WINDOW IN ROOM 107 WITH WINDOW "A", SALVAGE AND INSTALL WHERE INDICATED AT FINAL BID.

1. **UNO. - UETES NOTTO OMBRESI**

1. The authors thank the reviewers for their comments and suggestions.
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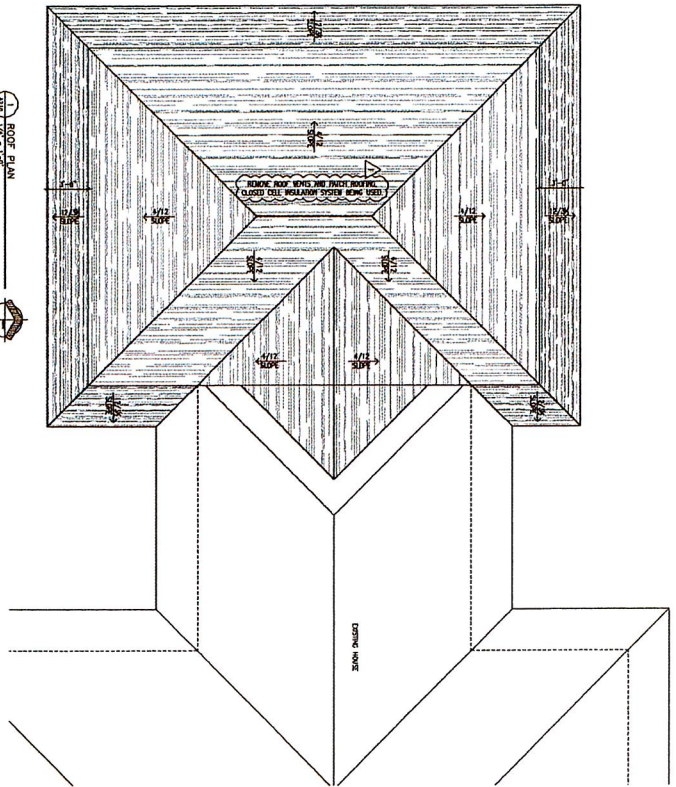
1. THE AREA IS BE RECOVERED

1. APPLY AGENCY TIME CONVERSION AND
APPLY A RISKY
2. USE (1) IN RPT FOR BOLD SPACE
APPLY A RISKY
3. USE AGENCY CONCEPT FUNCTION AND
APPLY A RISKY
4. APPLY AGENCY CONCEPT FUNCTION AND
APPLY A RISKY

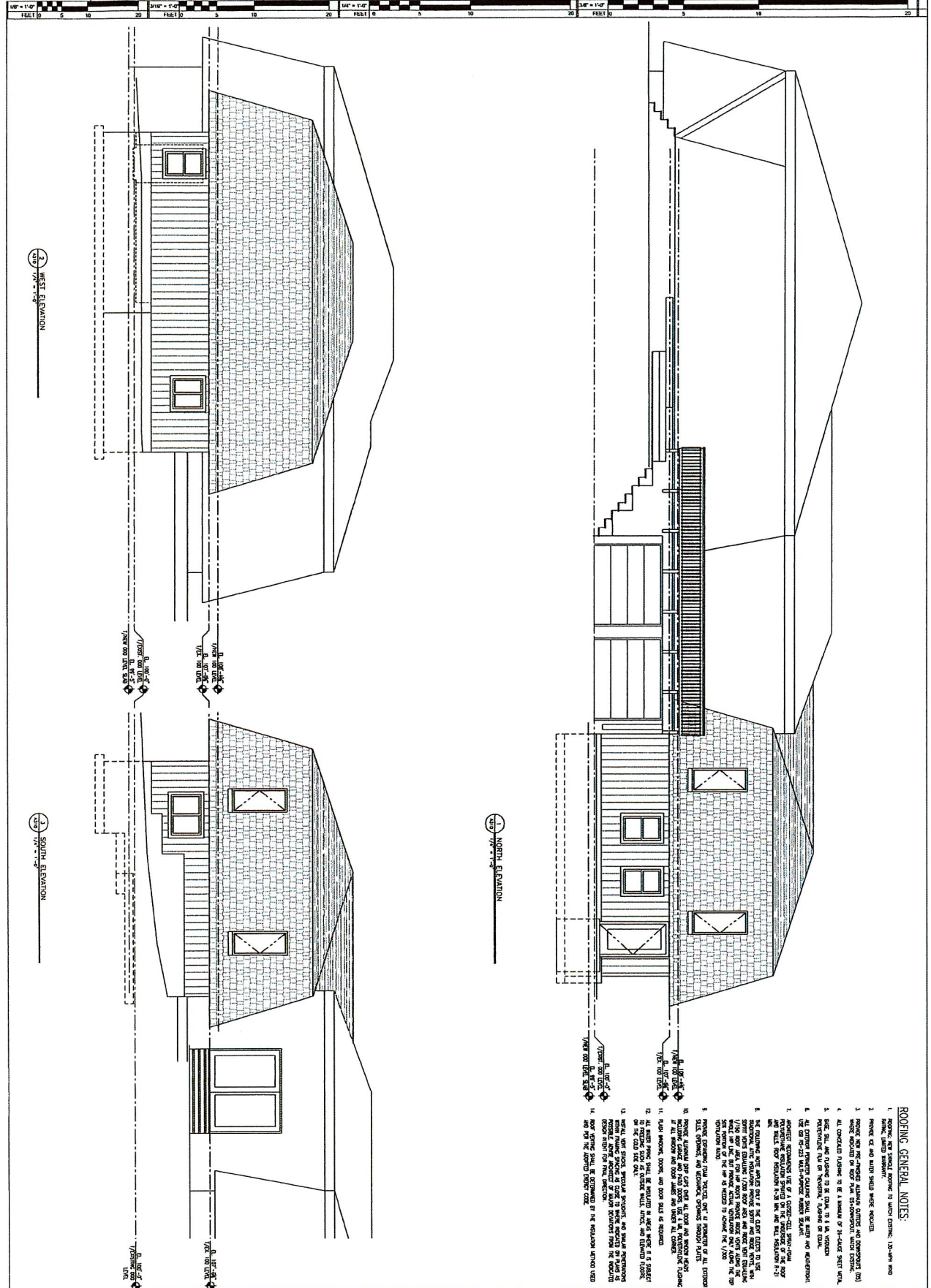


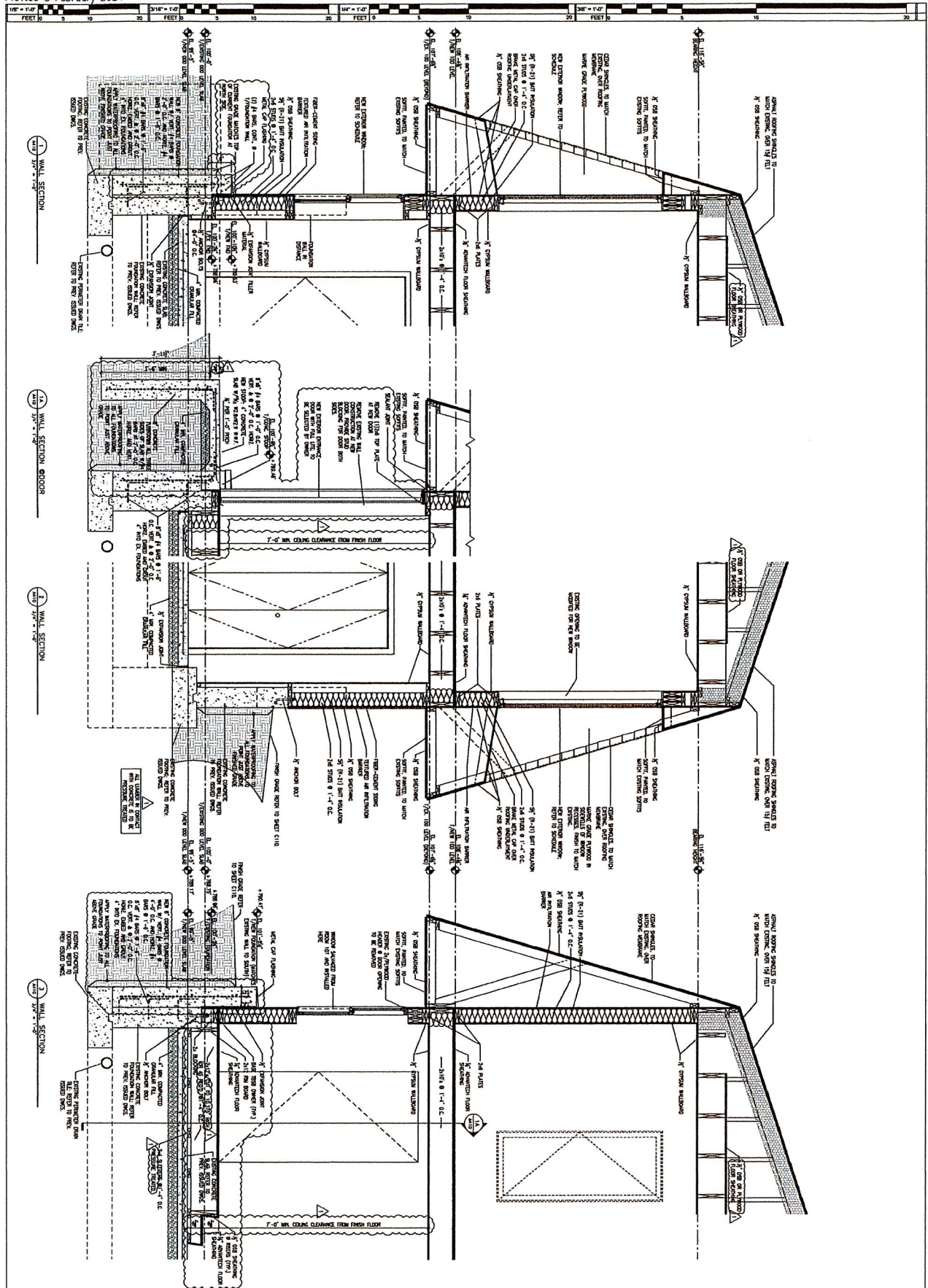
Ref.	Room Name	SQ.FT.	CUB.FT.
101	RECEPTION	105	9'-11"
102	FRONT CLOSET	18	9'-11"
103	RECEPTION	97	9'-11"
104	FRONT CLOSET	19	9'-11"
105	RECEPTION	94	9'-11"
106	FRONT CLOSET	15	9'-11"
107	RECEPTION	116	9'-11"
108	FRONT CLOSET	26	9'-11"
109	BATH	32	8'-5-1/2"
110	TORCH	19	8'-5-1/2"
111	CHAMBER	23	8'-5-1/2"
112	BATH	96	8'-5-1/2"
101	100 LEVEL APARTMENT	794	-

000 LEVEL ROOM INDEX		
KEY	0000000000	5000000000
B01	0000000000	246 8 -0
E02	0000000000	63 8 -0
B03	0000000000	20 8 -0
B04	0000000000	117 8 -0
B05	0000000000	08 8 -0
B06	0000000000	22 8 -0
B07	0000000000	1 8 -0
B08	0000000000	17 8 -0
B09	0000000000	12 8 -0
B10	0000000000	7 -0
B11	0000000000	702
B12	0000000000	14 2 -0

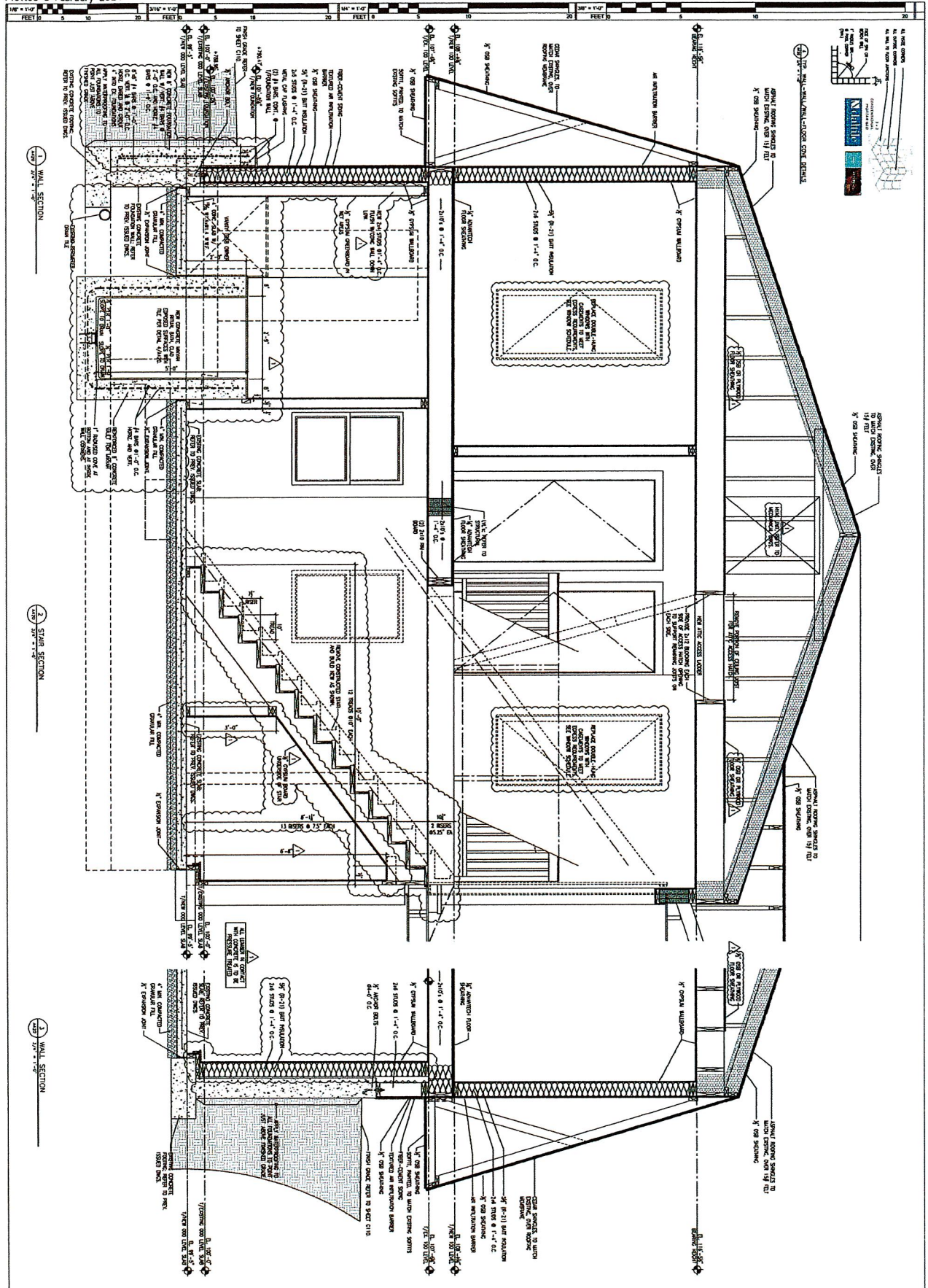
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issue date/revision
rev'd by:  date:
rev'd by:  date:
rev'd by:  date:
project no.
b2-23037
date
2024/02/08
drawing no.
A210
TDS & drawings
revision 1 b2-23037





Plotted 8 February 2024



1750 N. SHARPLESS ST.
CHICAGO, IL 60647
TEL: 773-233-0337
FAX: 773-233-0337

drawing no.
E110

date
2024/04/01

project no.
b2-23037

ELECTIONAL PLANS
Residence Addition
1926 North Summit Street
Wheaton, Illinois 60187

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**berneche2
architecture**

314 Illinois street - glen ellyn, illinois 60137.5669
630.534.6654 - timothy@berneche2.com



(Name and address of architect or engineer)

(Name and address of contractor)

(Name and address of owner)

(Name and address of other party)