

ORDINANCE NO. O-2024-38

AN ORDINANCE GRANTING A FLOOR AREA RATIO (FAR) VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 521 E. OAK AVENUE - DESIGN FIRST BUILDERS LLC

WHEREAS, written application has been made requesting a Floor Area Ratio (FAR) Variation to Article 5.7.B(3).7 of the Wheaton Zoning Ordinance to allow the construction and use of a second-floor addition above an existing attached garage which would increase the home's FAR to 44.1% in lieu of the 40% limit, all on property commonly known as 521 E. Oak Avenue; 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 December 10, 2024, to consider the variation request; and the Planning and Zoning Board has unanimously 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-3 Residential District zoning classification:

LOT 9 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S RESUBDIVISION OF BLOCK 1 TO 11 INCLUSIVE, AND 13, 14 AND 15 IN N.E. GARY'S SECOND ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 21, 1923 AS DOCUMENT 164742, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-410-022

The subject property is commonly known as 521 E. Oak Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a FAR Variation is granted to allow the construction and use of a second-floor addition above an existing attached garage which would increase the home's FAR to 44.1% in lieu of the 40% limit, in full compliance with the following plans: "A Proposed 2nd Story Addition for: The Zaino Residence, 521 E. Oak Avenue, Wheaton, IL 60187", prepared by Design First Builders, Itasca, IL, dated November 4, 2024, sheets G-1, A-1, A-2, and A-4 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Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.


Philip J. Buer
Mayor

ATTEST:



City Clerk

Roll Call Vote:

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

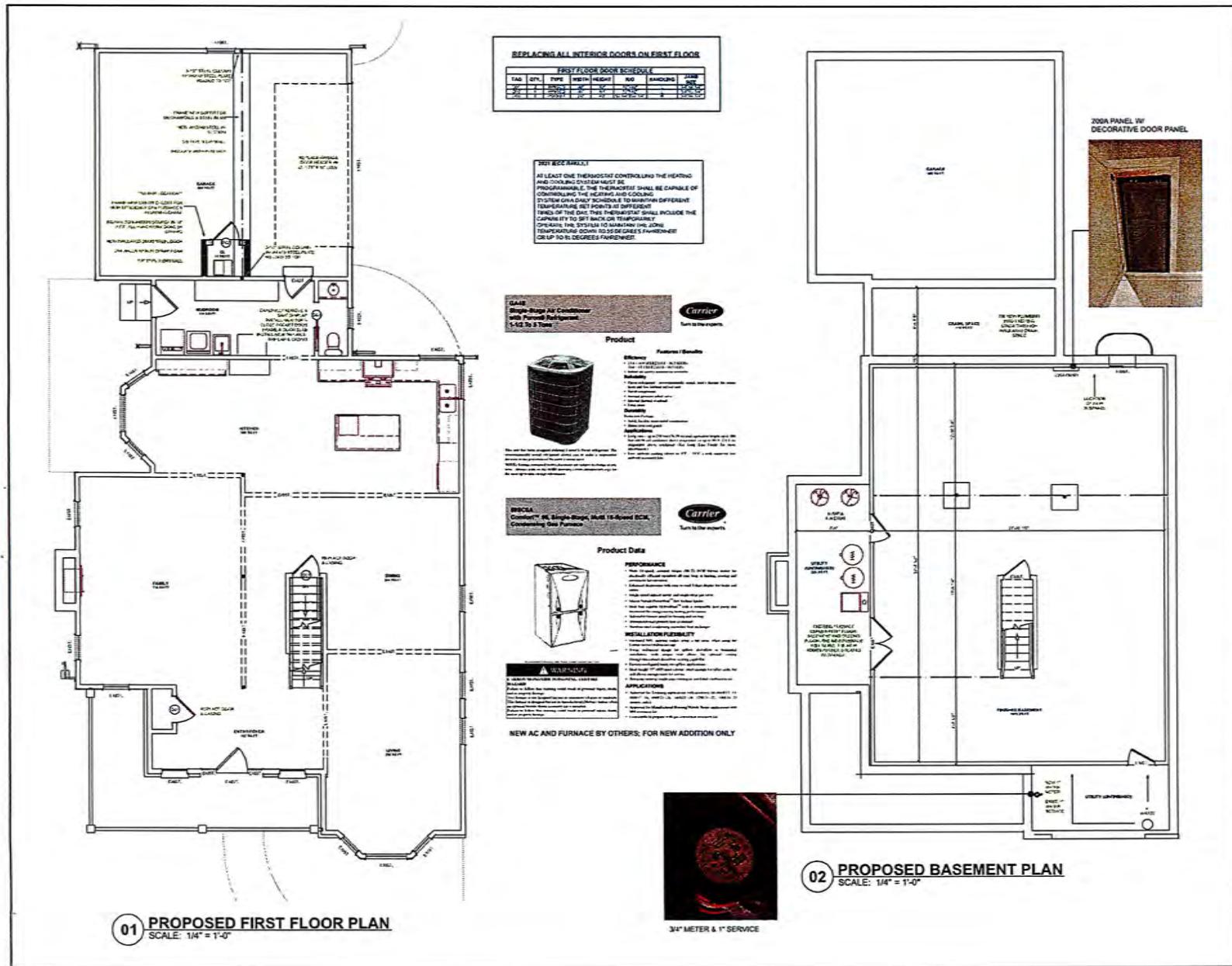
Nays: None

Absent: Councilman Barbier

Motion Carried Unanimously

Passed: December 16, 2024

Published: December 17, 2024



NOTE:
NEW CEDAR SIDING (UNFINISHED)
ANY PAINTING TO BE DONE BY OTHERS

01 NORTH ELEVATION

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

EXTERIOR MATERIALS TAKE OFF

MATERIAL	ELEVATION				TOTAL
	NORTH	EAST	SOUTH	WEST	
SIDING	260 SF	239 SF	0 SF	172 SF	671 SF
OUTER CORNER BOARDS	12 LF	16 LF	0 LF	12 LF	42 LF
INNER CORNER TRIM	0 LF	14 LF	0 LF	20 LF	34 LF
WIN & DOOR CASING	12 LF	25 LF	0 LF	12 LF	54 LF
FASCIA	0 LF	33 LF	0 LF	33 LF	66 LF
SOFFIT	20 LF	36 LF	0 LF	36 LF	96 LF
GUTTERS	0 LF	0 LF	0 LF	0 LF	0 LF
RAKE	20 LF	21 LF	0 LF	20 LF	61 LF
FIREZE BOARD	20 LF	26 LF	0 LF	20 LF	66 LF
BELLY BAND	24 LF	0 LF	0 LF	0 LF	24 LF
ROOF EDGE FLASHING	24 LF	49 LF	0 LF	49 LF	122 LF
STEP FLASHING	0 LF	7 LF	0 LF	7 LF	14 LF
J-CHANNEL	36 LF	54 LF	0 LF	51 LF	151 LF
DOWNSPOUTS	18 LF	0 LF	0 LF	6 LF	22 LF

NOTE: MATCH TO EXISTING AS CLOSE AS POSSIBLE

LIGHT & VENT SCHEDULE
PER IRC 903.1-9303.3

ROOM DESCRIPTION	AREA (SQ. FT.)	ORDINANCE REQUIREMENTS		ACTUAL	
		NATURAL LIGHT & VENT	SQ.FT. VENT	SQ.FT. GLASS	SQ.FT. VENT
Bedroom 1	168	13.44	6.72	26.66	13.33
Primary Bedroom	254	23.52	11.76	36	18

02 WEST ELEVATION

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

03 EAST ELEVATION

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

1. NEW EXTERIOR SCHEDULE
2. EXISTING EXTERIOR SCHEDULE
3. EXISTING ALUMINUM TRIM
4. EXISTING ALUMINUM SIDING
5. EXISTING ALUMINUM GUTTERS
6. NEW EXTERIOR SCHEDULE

PROJECT DESCRIPTION
2ND STORY ADDITION
MICHAEL & MEG ZAINO
PROJECT NUMBER: 521 E OAK AVE
WHEATON, IL 60187

DISCLAIMER STATEMENT: PERMIT ISSUED PURSUANT TO THE ILLINOIS BUILDING CODE. THE APPLICANT IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CITY OF WHEATON AND THE ILLINOIS STATE ARCHITECTURE BOARD MAKE NO WARRANTIES OR GUARANTEES AS TO THE DESIGN OR CONSTRUCTION OF THE PROJECT.

DESIGN SET APPROVAL

PERMIT NUMBER	DATE
PERMIT ISSUED	DATE
NOTES: The City of Wheaton has determined the following documents are acceptable for the issuance of a building permit. The City of Wheaton reserves the right to accept or reject any document or drawing as it deems necessary.	
1. Architectural Drawings	
2. Structural Drawings	
3. Electrical Drawings	
4. Mechanical Drawings	
5. Plumbing Drawings	

PLANS ISSUED FOR: PERMIT REVISIONS
DESCRIPTION: 2ND STORY
DATE: 04/12/2018

1. NEW EXTERIOR SCHEDULE
2. EXISTING EXTERIOR SCHEDULE
3. EXISTING ALUMINUM TRIM
4. EXISTING ALUMINUM SIDING
5. EXISTING ALUMINUM GUTTERS
6. NEW EXTERIOR SCHEDULE

SHEET LEGEND:

1. NEW EXTERIOR SCHEDULE	2. EXISTING EXTERIOR SCHEDULE
3. EXISTING ALUMINUM TRIM	4. EXISTING ALUMINUM SIDING
5. EXISTING ALUMINUM GUTTERS	6. NEW EXTERIOR SCHEDULE

ELEVATIONS
04
NORTH ELEVATION
WEST ELEVATION
EAST ELEVATION
A-4

PRINTED ON RECYCLED PAPER BY MASTERSPRINT.COM