

**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 2<sup>nd</sup> 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**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.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.

  
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



# GENERAL NOTES:

1. ALL CONSTRUCTION IS TO BE COORDINATED WITH STRUCTURAL ELEMENTS AND OTHER BUILDING COMPONENTS SUCH AS (BUT NOT LIMITED TO) EXTERIOR MASONRY OR CLADDING, INSULATION, ROOFING, AND FINISHES IN ORDER TO PROVIDE A COMPLETE AND COORDINATED ENCLOSURE.
2. THE CLADDING SHALL BE RESPONSIBLE FOR COORDINATION OF FINAL DETAILS TO ACCOMMODATE THE FABRICATION, ASSEMBLY, AND ERECTION OF WORK IN ACCORDANCE WITH THE COVERING DETAILS & SECTION SHOWN.

3. DO NOT SCALE DRAWINGS: USE ANNOTATED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALLER SCALE. CONTACT ARCHITECT AND/OR DESIGNER REGARDING ANY DISCREPANCIES.
4. ALL DIMENSIONS ON AND OFF THE CONDITIONS ARE TO THE FINISH FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS FOR NEW WALL CONDITIONS ARE TO STRUCTURE (STUD FRAMING, CONCRETE, ETC.) UNLESS NOTED OTHERWISE.

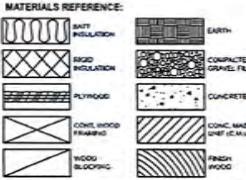
6. ALL FINISH DUCTS, ETC., THAT PENETRATE FLOOR SLABS AND WALLS SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE RESISTIVE AND STRUCTURAL INTEGRITY OF THE BUILDING.
7. ALL OPENINGS IN THE FLOOR SLAB, INCLUDING SPACE BETWEEN DUCTS, CONDUIT, PIPING, ETC., MUST BE COMPLETELY ENCLOSED BY FIRE RATED CONCRETE TOP SHALL BE SAVED OFF / FILLED WITH APPROVED SAVING MATERIAL TO MAINTAIN THE CONTINUITY OF THE FLOOR FINISH. ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION SHALL BE TIGHT AND PREVENT THE PENETRATION OF SMOKE OR FLAME. FINISH BOARD SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS.
  - b. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - c. HORIZONTALLY AT INTERFACES NOT EXCEEDING 15 FEET.
8. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DRAIN CEMENTS, AND CONVEYORS, AT THE TOP AND BOTTOM OF THE RUN, WITH CONCEALED SPACES BETWEEN DRAIN STRUTTERS, AT THE CEILING AND FLOOR LEVELS.

9. MISCELLANEOUS NOTES:
  - a. ALL INTERIOR PARTITION WALLS ARE TO BE 2-1/2" BRICK CMU UNLESS NOTED OTHERWISE.
  - b. USE TYPE "X" FIRE RATED GLASS FOR PARTITIONS FOR ALL WALLS AND CEILING.
  - c. ALL EXISTING EXTERIOR WALLS TO BE REPAIRED/OUT AS REQUIRED TO PROVIDE A LEVEL SURFACE FOR NEW CONSTRUCTION.
  - d. ALL DOOR/FRAME METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID MECHANICAL BRIDGING.
  - e. PROVIDE ACCESS PANELS AS INDICATED AND AS REQUIRED BY APPLICABLE CODES FOR MECHANICAL, ELECTRICAL AND PLUMBING MATERIAL ACCESS PANELS. ACCESS PANEL LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO THE EQUIPMENT AND MATERIAL INSTALLATION.
  - f. CONTRACTOR SHALL VERIFY ALL EXISTING BUILDING AND CONSTRUCTION INVOLVED IN PROPOSED WORK. CONTRACTOR SHALL OBTAIN FROM LOCAL AGENCIES ALL REQUIRED SUBMITTALS TO THE ARCHITECT AND/OR DESIGNER FOR REVIEW.
  - g. ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE INSTALLED BASED ON THE CURRENT NATIONAL ELECTRICAL AND MECHANICAL CODES.
  - h. WALLS AND CEILING SHALL BE PROTECTED TO HAVE GFI PROTECTION.
  - i. ALL MECHANICAL ELECTRICAL WORK ON GFI CIRCUITS SHALL BE PROTECTED TO HAVE GFI PROTECTION.
  - j. ALL EXTERIOR RECEPTACLES TO BE MAINTAINED IN A MANNER GFI PROTECTION.
  - k. EXISTING INSULATION SHALL MAINTAIN A 7" CLEARANCE FROM RECEPTACLES UNLESS OTHERWISE NOTED FOR A LESSER CLEARANCE.
  - l. PAINT SHALL BE APPLIED TO THE INTERIOR SURFACES OF ALL WALLS AND CEILING. UNLESS OTHERWISE NOTED, LOCATIONS SHALL BE 15 FEET OF ANY ROOM OR SPACE. ONE TO BE INSTALLED IN EACH ROOM. IN THE WALL, ON EACH LEVEL, INCLUDING THE BASEMENT, AND ARE PERMITTED TO BE BATTERY OPERATED IF KNOWNLY HYPOXIC/ANOXIC.
  - m. MECHANICAL, PLUMBING AND ELECTRICAL SHALL BE PROTECTED TO HAVE GFI PROTECTION.
  - n. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL, MECHANICAL AND PLUMBING CODES AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS, AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS, AND THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS.
  - o. PLUMBING TO BE EQUIPPED WITH MECHANICAL HANDLES & MECHANICAL PLATES.
  - p. ALL HEATING SUPPLY OUTLETS SHALL BE INSTALLED TYPE AND SHALL HAVE RETURN HIGH-TEMPERATURE WALLS. ADEQUATE SPACING OF RETURN DUCTS SHALL BE MAINTAINED TO AVOID OVERHEATING. DUCT 1" FEEL HEATING OF ALL ANIMALS. PROVIDE HEATING AND COOLING SYSTEM CAPABLE OF HEATING THE ENTIRE UNIT. IT IS REQUIRED INSIDE TEMPERATURES AT 20 DEGREES OR MORE TEMPERATURES SHALL BE MAINTAINED.
  - q. CONTRACTOR SHALL PROVIDE INSTALL CAN AIR CONDENSING UNIT CAPABLE OF MAINTAINING 18 DEGREES TEMPERATURE DIFFERENTIAL, AND CONDENSING UNIT IN ALL LEVELS.
  - r. FURNITURE, KITCHEN HOODS, AND BATH EXHAUST FANS THROUGH THE ROOF OR EXTERIOR WALLS DIRECTLY TO THE OUTSIDE.

## BUILDING/CODE INFORMATION:

- CITY OF WHEATON ADOPTED CODES
- BUILDING CODE**
- INTERNATIONAL BUILDING CODE, 2018 w/ LOCAL AMENDMENTS
  - INTERNATIONAL RESIDENTIAL CODE, 2018 w/ LOCAL AMENDMENTS
  - INTERNATIONAL SCHEDULING CODE, 2018 EDITION
  - LOCAL AMENDMENTS
- ELECTRICAL CODE**
- NATIONAL ELECTRICAL CODE, 2017 w/ LOCAL AMENDMENTS
- PLUMBING CODE**
- INTERNATIONAL PLUMBING CODE, 2018 w/ LOCAL AMENDMENTS
  - ILLINOIS PLUMBING CODE, 2018 w/ LOCAL AMENDMENTS
- MECHANICAL CODE**
- INTERNATIONAL MECHANICAL CODE, 2018 w/ LOCAL AMENDMENTS
- ENERGY CODE**
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
  - ILLINOIS AMENDMENTS
- FIRE PROTECTION/PROTECTION CODE**
- INTERNATIONAL FIRE CODE, 2018 w/ LOCAL AMENDMENTS
  - ILLINOIS FIRE CODE, 2018 w/ LOCAL AMENDMENTS
- ADDITIONAL CODES**
- ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

## MATERIALS REFERENCE:



## 01 PROJECT LOCATION SCALE: NOT TO SCALE



## 02 PROJECT CONTEXT SCALE: NOT TO SCALE

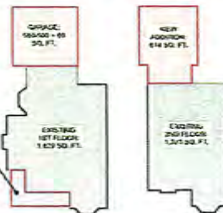
Site Analysis 521 E Oak Ave, Wheaton, IL 60187					
Zoning	Req.	Min. Required	Actual	Exemptions	Comments
Lot Area	10,000 sq ft	8,598 sq ft	8,598 sq ft		Legal Non-Conforming
Lot Width	70 ft	52 ft	52 ft		Legal Non-Conforming
FAIR	40-45%	44.1%	44.1%		House Built Before 1989
First Floor			1,021 sq ft		FOR SECTION 2 ARTICLE V TO INCREASE THE FLOOR AREA BASED TO A SUBSECTION OF 40% FOR ADDITION ONLY TO SINGLE FAMILY RESIDENCES CONSTRUCTED PRIOR TO OCTOBER 17, 1999
Second Floor			1,231 sq ft		
Current Porch			164 sq ft		
3rd Floor Addition			816 sq ft		
Garage			355 sq ft		
Garage Court			400 sq ft		
Total			4,255 sq ft	3,756 sq ft	3,756/10,000 = 37.56% < 40%
Yard Requirements					
Front	30 ft	40 ft			No Change
Interior Side	10% of lot width	7.28 ft	9.83 ft		Measured in Addition Line
Rear	30 ft	44.18 ft			No Change
Side	33.33%	3,333 sq ft			No Change
Side, 100 ft	33 ft				No Change

## SITE DATA:

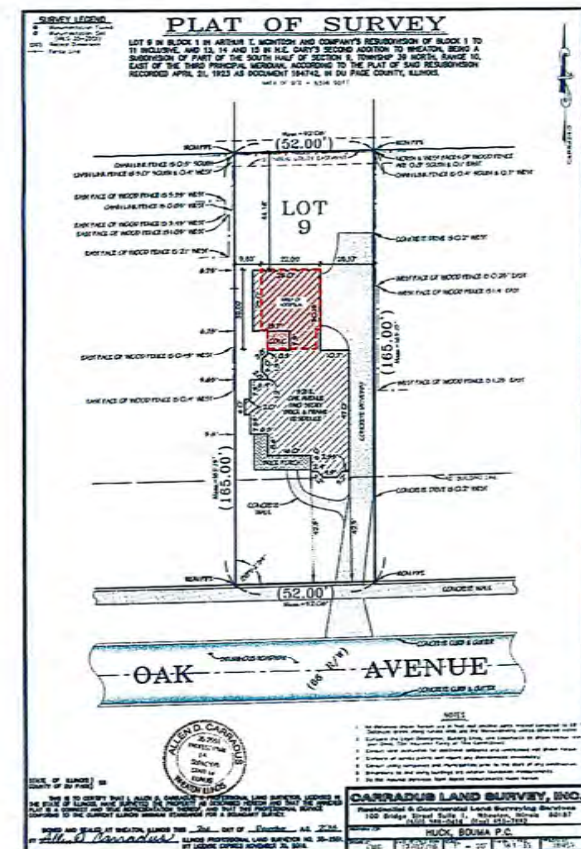
PROPERTY INDEX NUMBER (PIN): 0509410022

LOT AREA (SQUARE FEET): 8,598 SQ.FT.

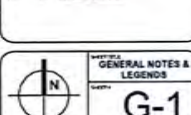
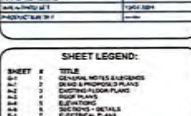
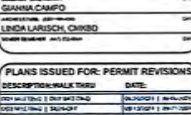
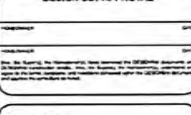
PROPERTY ZONING DISTRICT: R-3 (SINGLE-FAMILY)



# A PROPOSED 2ND STORY ADDITION FOR: THE ZAINO RESIDENCE 521 E OAK AVE WHEATON, IL 60187

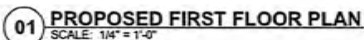


## 03 PLAT OF SURVEY SCALE: 1" = 20'







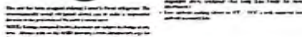


TAG	QTY.	TYPE	WIDTH	HEIGHT	NO.	HANDLING	2000 INCH
101	1	DOOR	36"	84"	101		101
102	1	DOOR	36"	84"	102		102
103	1	DOOR	36"	84"	103		103

AT LEAST ONE THERMOSTAT CONTROLLING THE HEATING AND COOLING SYSTEM MUST BE PROGRAMMABLE. THE THERMOSTAT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SHUT BACK ON TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN THE ZONE TEMPERATURE DOWN TO 55 DEGREES FAHRENHEIT OR UP TO 81 DEGREES FAHRENHEIT.



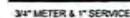
## Features / Benefits



## PERSON



## NEW AC AND FURNACE BY OTHERS: FOR NEW ADDITION ONLY



**DESIGN FIRST**  
BUILDERS

12811 NORWOOD AVE, ITASCA, IL 60143  
(833) 750-7777 • INFO@BLUEBERRIES.COM



**MABEL NAZARIO**  
(510) 484-6219  
MNAZARIO@TIGERDORE.COM  
EQUUS LICENSE NUMBER  
00-100708

## 2ND STORY ADDITION

**MICHAEL & MEG  
ZAINO**

521 E OAK AVE  
WHEATON, IL 60187

[illegible]

## DESIGN SET APPROVAL

[illegible]

MATT BOLSON	
DORRINE JACALUCCI	PH
GLIANNA CAIPO	
CHRISTINE JAY-RAINE	PH
LINDA LARSON, CMKID	

\_\_\_\_\_

PLANS ISSUED FOR: PERMIT REVISIONS:	
DESCRIPTION/WALK THRU:	DATE:
STREET WALK THRU @ CROSS STREET	08/14/2019 @ 08:00 AM
STREET WALK THRU @ SIDEWALK	08/14/2019 @ 09:00 AM
PERMIT SIGNATURE	08/14/2019
PERMIT SIGNATURE	08/14/2019
PERMIT SIGNATURE	08/14/2019
PERMIT SIGNATURE	08/14/2019

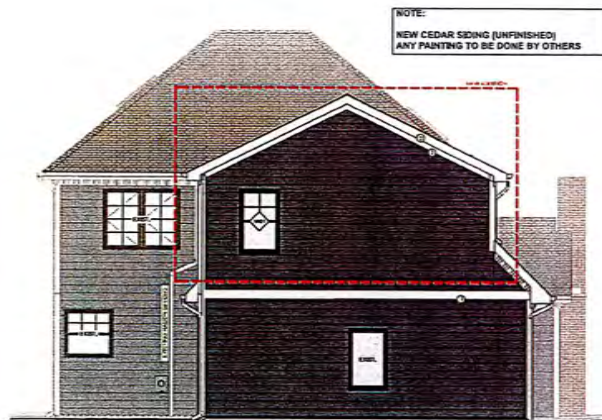
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SHEET LEGEND	
SHEET #	TITLE
S-1	GENERAL NOTES & LEGENDS
A-1	DEMO & PROPOSED PLANS
A-2	EXISTING FLOOR PLANS
A-3	ROOF PLANS
A-4	ELEVATIONS
S-2	SECTION - 1 - DETAILS
E-1	ELECTRICAL PLANS
S-3	P.A.C. USED CHAIRS
P-1	PLUMBING DIAGRAMS



EXISTING FLOOR PLANS  
A-2





01 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



11" OVERHANG W/ CEDAR SOFFIT



6" CEDAR CORNER TRIM



6-1/2" CEDAR FASCIA



BLACK ALUM. WINDOW TRIM

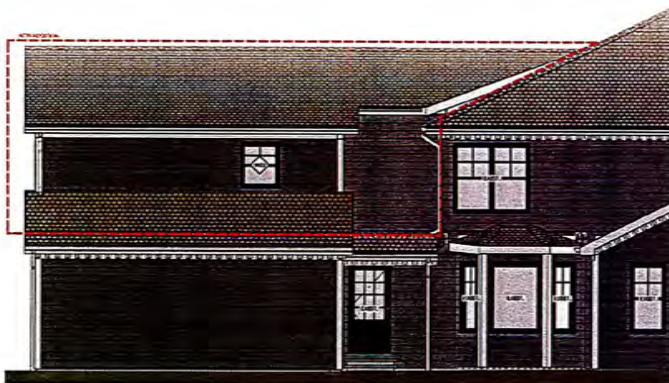


6" CEDAR PAINTED SIDING

MATERIAL	ELEVATION					TOTAL
	NORTH	EAST	SOUTH	WEST		
SIDING	280 SF	270 SF	0 SF	112 SF		671 SF
OUTER CORNER BOARDS	14 LF	16 LF	0 LF	12 LF		42 LF
INNER CORNER TRIM	0 LF	14 LF	0 LF	20 LF		34 LF
WIR & DOOR CASING	14 LF	28 LF	0 LF	12 LF		54 LF
FASCIA	0 LF	33 LF	0 LF	33 LF		66 LF
SOFFIT	24 LF	36 LF	0 LF	36 LF		96 LF
GUTTERS	0 LF	33 LF	0 LF	33 LF		66 LF
RAKE	24 LF	0 LF	0 LF	33 LF		57 LF
FREIZE BOARD	24 LF	28 LF	0 LF	28 LF		80 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	64 LF	0 LF	51 LF		151 LF
DOWN SPOUTS	18 LF	0 LF	0 LF	0 LF		18 LF

NOTE: MATCH TO EXISTING AS CLOSE AS POSSIBLE

LIGHT & VENT SCHEDULE				
PER IRC R303.1-R303.3				
ROOM DESCRIPTION	AREA (SQ. FT.)	COORDINANCE REQUIREMENTS	NATURAL LIGHT & VENT	ACTUAL
			SQ. FT. GLASS	SQ. FT. VENT
Bedroom 1	168	13.44	6.72	26.66
Primary Bedroom	254	23.52	11.76	36



02 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



03 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

01	11" OVERHANG W/ CEDAR SOFFIT
02	6" CEDAR CORNER TRIM
03	6-1/2" CEDAR FASCIA
04	BLACK ALUM. WINDOW TRIM
05	6" CEDAR PAINTED SIDING



DESIGN FIRST  
BUILDERS

1281 NICHOLSON AVE, ELSTON, IL 60614  
(773) 750-7777 - INFO@DFB.COM



MABEL NAZARIO  
ARCHITECTS  
MNA@MNAARCH.COM  
4300 N. LEXINGTON, CHICAGO, IL 60640

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

DESCRIPTION: 2ND STORY ADDITION  
DATE: 10/15/2015  
DRAWN BY: MABEL NAZARIO  
CHECKED BY: MABEL NAZARIO

DESIGN SET APPROVAL

DESIGNER: MABEL NAZARIO  
DATE: 10/15/2015  
PROJECT: 2ND STORY ADDITION  
PROJECT NAME: MICHAEL & MEG ZAINO  
PROJECT ADDRESS: 521 E OAK AVE WHEATON, IL 60187

MITT BOLSON  
PROJECT: 2ND STORY ADDITION  
DATE: 10/15/2015  
PROJECT: 2ND STORY ADDITION  
PROJECT NAME: MICHAEL & MEG ZAINO  
PROJECT ADDRESS: 521 E OAK AVE WHEATON, IL 60187

PLANS ISSUED FOR: PERMIT REVISIONS  
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SHEET LEGEND:  
SHEET # TITLE  
A-1 2ND STORY ADDITION  
A-2 2ND STORY ADDITION  
A-3 2ND STORY ADDITION  
A-4 2ND STORY ADDITION  
A-5 2ND STORY ADDITION  
A-6 2ND STORY ADDITION  
A-7 2ND STORY ADDITION  
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A-9 2ND STORY ADDITION  
A-10 2ND STORY ADDITION

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