

ORDINANCE NO. F-2002

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN
PIECE OF PROPERTY COMMONLY KNOWN AS 337 E. PRAIRIE AVENUE –
TRAN CONSTRUCTION**

WHEREAS, written application has been made requesting a variation to Article 9.2.5 of the Wheaton Zoning Ordinance to allow a one-story sunroom addition on the rear of the existing home with a front yard setback of 126.7 feet in lieu of the required 155.0 feet, on certain property legally described herein and commonly known as 337 E. Prairie Avenue, Wheaton, Illinois 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 February 28, 2017 to consider the variation request; and the Planning and Zoning Board has 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 1 IN LEXINGTON LANE SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 9,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1962 AS DOCUMENT NO.
R62-15822 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-405-008

The subject property is commonly known as 337 E. Prairie Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 126.7 feet in lieu of the required 155.0 feet is granted for a one-story sunroom addition on the rear of the existing home in full compliance with the plans entitled "Site Engineering Plan", prepared by Koziol Engineering, Lisle, IL, dated July 19, 2016 and "Nussbaum Residence", prepared by Charles R. Muir, Wheaton, IL, sheets 1-3, dated October 26, 2016.

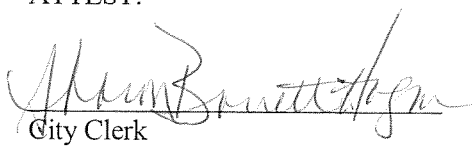
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo
Councilwoman Fitch
Councilman Prendiville

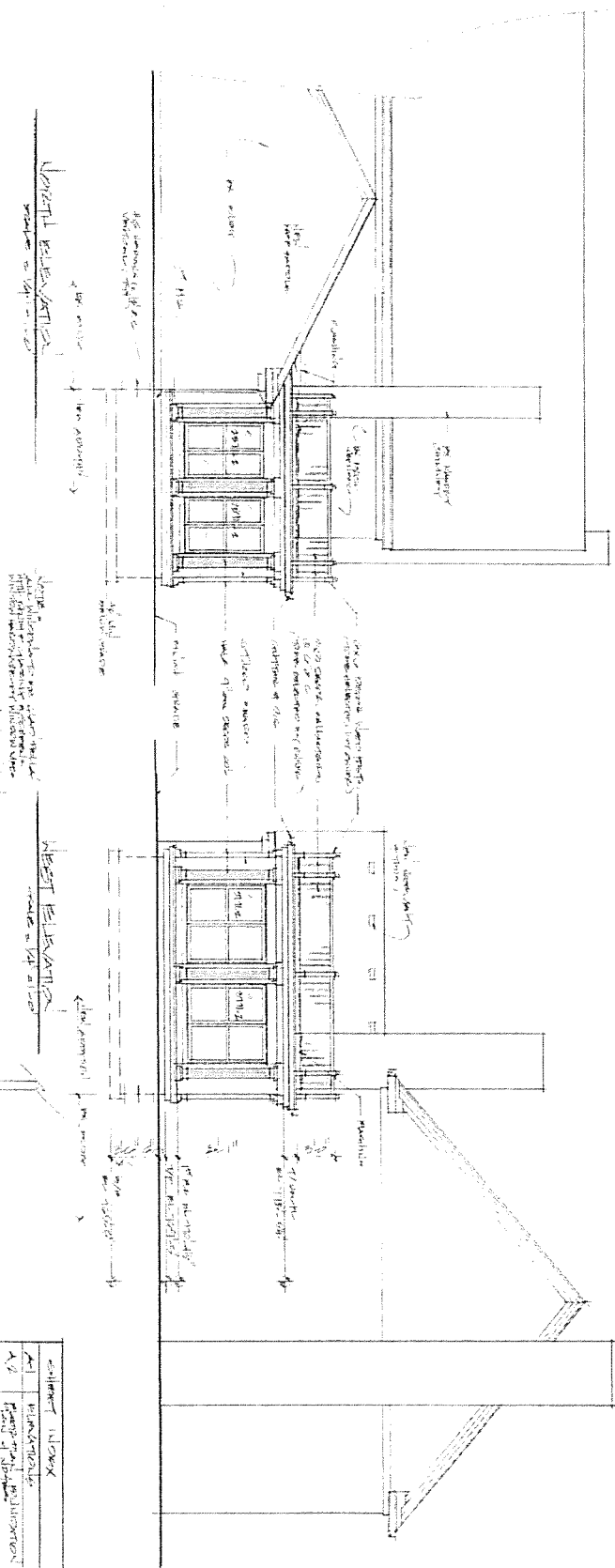
Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: March 6, 2017
Published: March 7, 2017

Nussbaum Residence



Notes:
 1. All materials to be specified in the contract documents.
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1.1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

NO.	DESCRIPTION
A1	WOOD SHINGLES
A2	BRICK
A3	CONCRETE
A4	GLASS
A5	METAL

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GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.

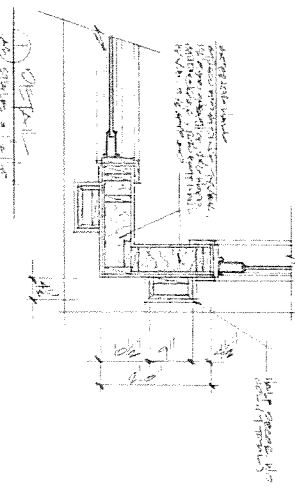
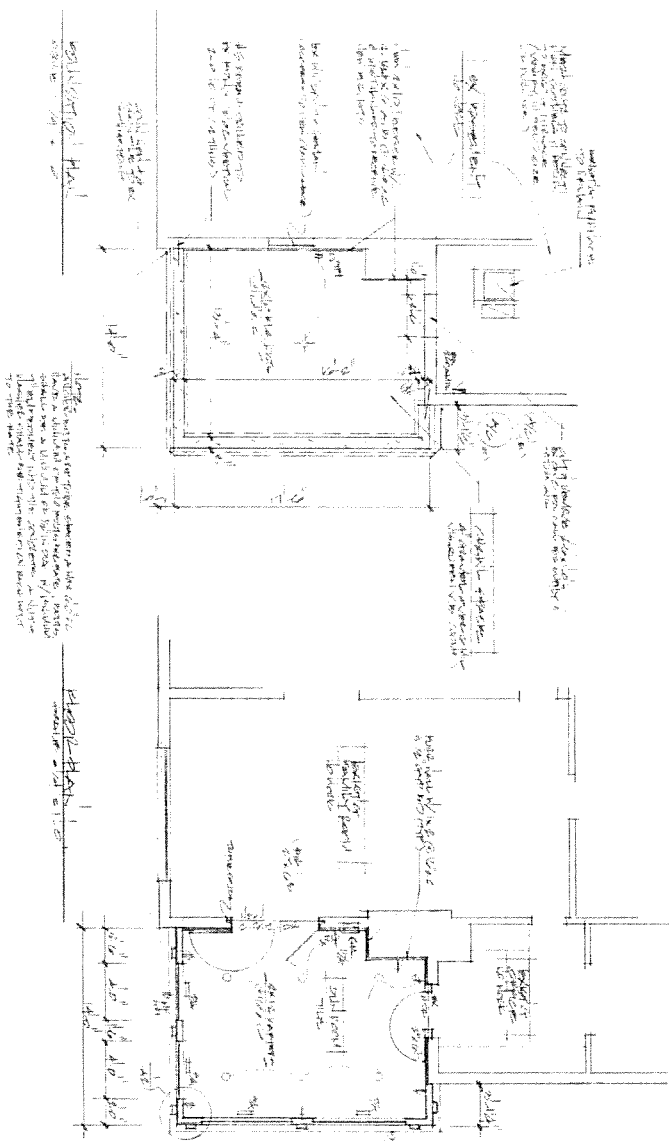
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

8. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.

9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.



DESIGN CRITERIA	
FRAME	• 2x4 STUDS, ALL BUCKS
CEILING	• 5/8" GYPSUM BOARD ON METAL STUDS
FLOOR	• 1/2" GYPSUM BOARD ON METAL STUDS
WALLS	• 1/2" GYPSUM BOARD ON METAL STUDS
ROOFING	• 1/2" GYPSUM BOARD ON METAL STUDS
INSULATION	• 1/2" GYPSUM BOARD ON METAL STUDS
FRAMING LUMBER	
GRADE #2	SPF - DOBSON
GRADE #1	SPF - DOBSON
GRADE #3	SPF - DOBSON
GRADE #4	SPF - DOBSON
GRADE #5	SPF - DOBSON
GRADE #6	SPF - DOBSON
GRADE #7	SPF - DOBSON
GRADE #8	SPF - DOBSON
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GRADE #98	SPF - DOBSON
GRADE #99	SPF - DOBSON
GRADE #100	SPF - DOBSON

FIRE STOPPING

ALL PENETRATIONS THROUGH EXISTING WALLS AND CEILING SHALL BE STOPPED WITH AN APPROVED FIRE STOPPING PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FOR THE FIRE STOPPING PRODUCT.

ALL PENETRATIONS THROUGH EXISTING FLOORS SHALL BE STOPPED WITH AN APPROVED FIRE STOPPING PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FOR THE FIRE STOPPING PRODUCT.

ALL PENETRATIONS THROUGH EXISTING ROOFS SHALL BE STOPPED WITH AN APPROVED FIRE STOPPING PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FOR THE FIRE STOPPING PRODUCT.

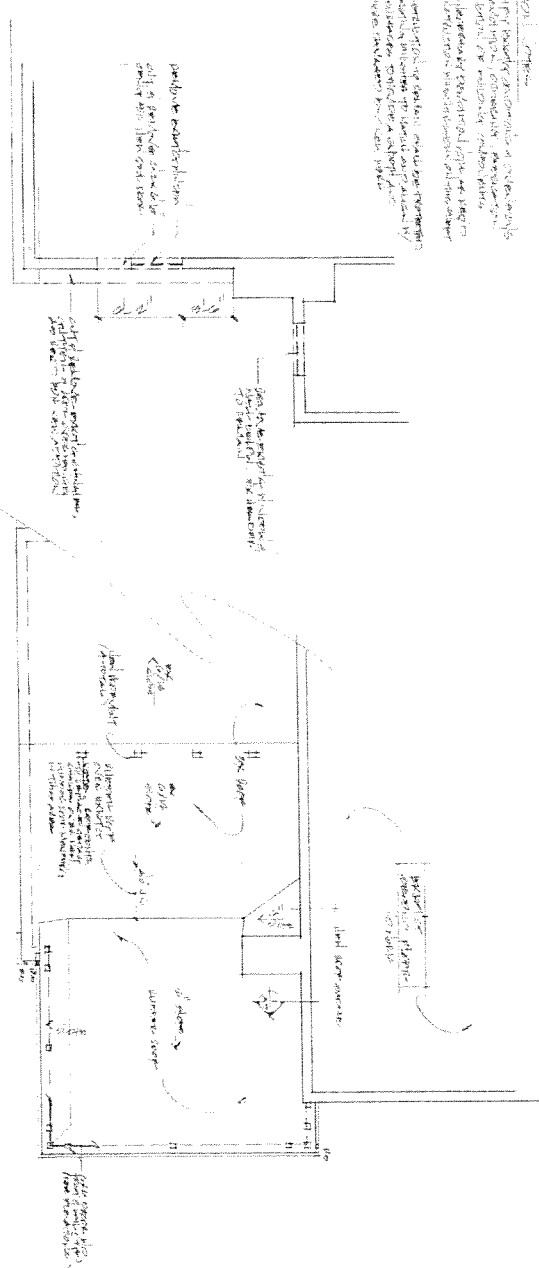
DATE: 10/15/10
SHEET: 2 OF 2 SHEETS

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Revisions:

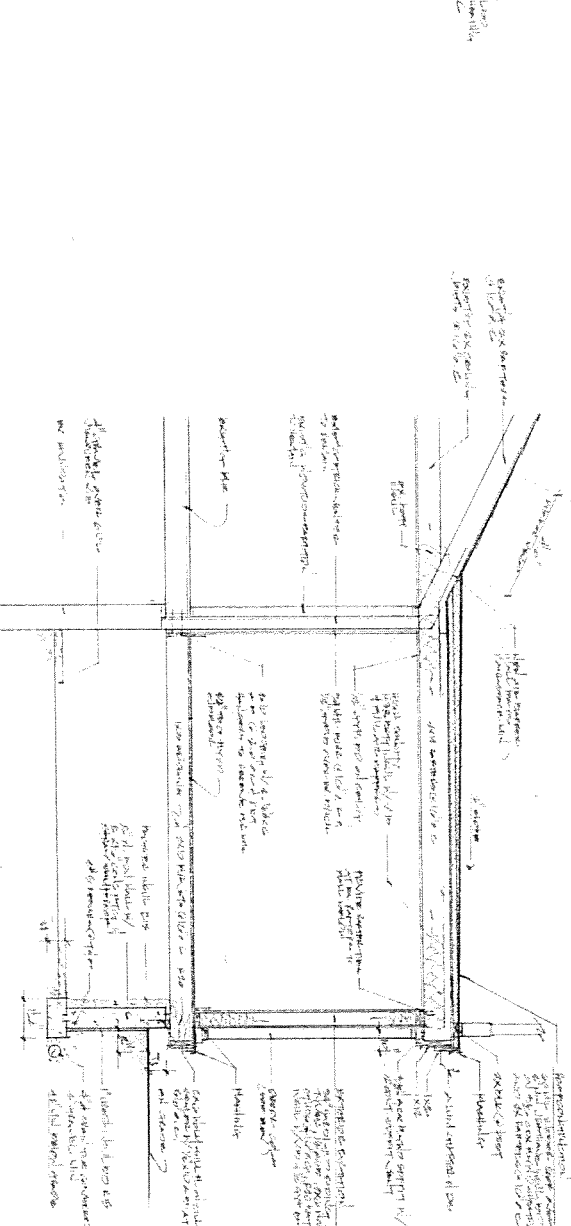
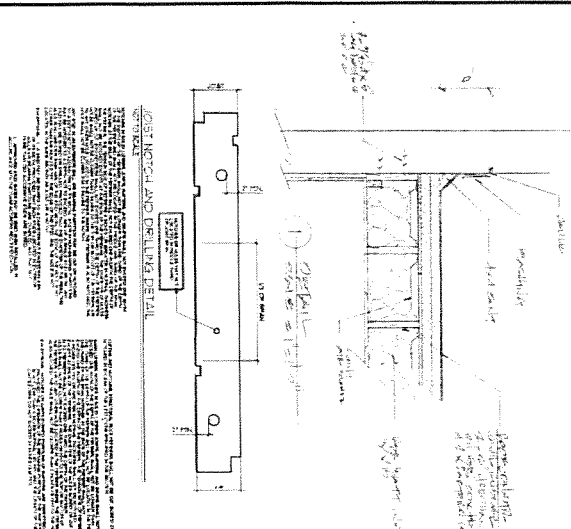
Special notes:

- 1. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all window sills.
- 2. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door sills.
- 3. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door frames.
- 4. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door casings.
- 5. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door trim.
- 6. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door hardware.
- 7. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door panels.
- 8. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door frames.
- 9. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door casings.
- 10. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door trim.
- 11. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door hardware.
- 12. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door panels.



Door Frame Installation Plan

Door Frame Section



DOOR NOSE AND DELTA DETAIL

1. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door noses.

2. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door deltas.

3. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door frames.

4. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door casings.

5. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door trim.

6. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door hardware.

7. Provide 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door panels.

<p>Revisions:</p>	<p>1. Revise door frame detail to show 1/2" x 1/2" x 1/2" stainless steel angle at exterior ends of all door frames.</p>	<p>DATE: 10/10/2020</p> <p>BY: [Signature]</p> <p>3 of 3 Sheets</p>
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