

**ORDINANCE NO. F-1141**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0537,  
"AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT  
DEVELOPMENT/WHEATON EYE CLINIC"**

**WHEREAS**, on November 20, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0537 ("Original Ordinance") pertaining to the Wheaton Eye Clinic on the property legally described in the Original Ordinance and commonly known as 219 East Cole Avenue and 2015 North Main Street, Wheaton, Illinois; and

**WHEREAS**, application has been made to amend the Original Ordinance and special use permit to provide for and allow the construction of an 8,250 square foot addition for an ambulatory surgery center on the west side of the existing Wheaton Eye Clinic building including a 15.26 foot building setback on the west side; 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 January 24, 2006 and February 14, 2006, to consider the requested amendment to the existing special use permit; and the Board has recommended approval of the request.

**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 special use permit authorized pursuant to the Original Ordinance, and the Original Ordinance, are amended to provide for and allow the construction of an 8,250 square foot addition for an ambulatory surgery center on the west side of the existing Wheaton Eye Clinic building, including a 15.26 foot building setback on the west side of the addition, on the following-described property:

LOT 1 IN WHEATON EYE CLINIC/DEICKE CENTER RESUBDIVISION, BEING A  
SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED JANUARY 18, 2001 AS DOCUMENT R2001-009784, IN THE CITY  
OF WHEATON, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-102-107

The "subject property" is commonly known as 219 East Cole Avenue and 2015 North Main Street, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, the special use permit authorized and issued in the Original Ordinance is specifically

amended in full compliance with the following plans:

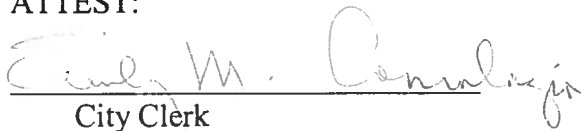
1. "Final P.U.D. Plan for DuPage Eye Surgery Center," prepared by Cemcon, Ltd., Aurora, IL, dated December 5, 2005.
2. "Tree Survey & Tree Preservation Plan," prepared by Hitchcock Design Group, Naperville, IL, dated December 14, 2005.
3. "Planting Plan," prepared by Hitchcock Design Group, Naperville, IL, dated December 14, 2005.
4. "Planting Details," prepared by Hitchcock Design Group, Naperville, IL, dated December 14, 2005.
5. "Planting Specifications," prepared by Hitchcock Design Group, Naperville, IL, dated December 14, 2005.
6. "DuPage Eye Surgery Center," prepared by Design Organization, Inc., Chicago, IL, sheets A111, A200, A201 and G102, dated December 14, 2005.
7. "Final Site Development Plans for DuPage Eye Surgery Center," prepared by Cemcon, Ltd., sheets 1 – 7, dated December 12, 2005.

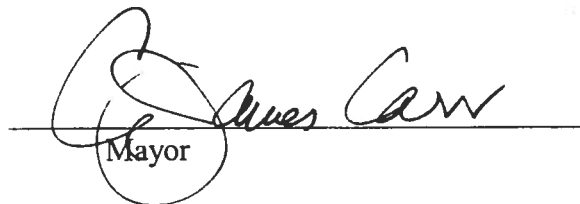
**Section 3:** In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

**Section 4:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 5:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:

  
City Clerk

  
Mayor

Roll Call Vote:

Ayes: Councilman Mouhelis  
Councilman Sues  
Councilman Bolds  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Levine

Nays: None

Absent: None

Motion Carried Unanimously

Passed: March 6, 2006  
Published: March 7, 2006

## PUD NARRATIVE

DuPage Eye Surgery Center, L.L.C. is requesting an amendment to the previously issued special use permit for the Planned Unit Development/Deicke Center for Visual Rehabilitation/Wheaton Eye Clinic approved by Ordinance No. F-0537 on the property commonly known as 2015 North Main Street in Wheaton, Illinois (Subject Property). The Subject Property is approximately 4.27± acres in area located on the northwest corner of Main Street and Cole Avenue. The subject property is currently zoned O-R Office Research Planned Unit Development. This amendment is requested to allow the construction of a 8,250± square foot wing on the west side of the existing Wheaton Eye Clinic to be known as the DuPage Eye Surgery Center which will operate between 7 a.m. and 3:30 p.m., while the Wheaton Eye Clinic will operate between 8 a.m. – 5:30 p.m.

The DuPage Eye Surgery Center will function as an important adjunct to and be compatible with the services provided in the Wheaton Eye Clinic and Deicke Optical Center including cataract surgery, eye muscle surgery, retinal detachment surgery, removal of eye lesions, and cosmetic eye surgery. The new surgical wing will be located on the westerly side of the existing building with a setback of 15 feet from the Main Street right-of-way and a setback of 15 feet from the northerly property line. A new service drive for deliveries, emergency ambulance access, and trash pick-up is proposed off of Main Street at the northwesterly corner of the site. The new wing has been architecturally designed to blend with the existing structure.

The existing parking lot will serve the proposed Eye Surgery Center wing in addition to the Wheaton Eye Clinic and the Deicke Optical Center. The City of Wheaton Zoning Ordinance requires five (5) parking spaces per 1,000 sq. ft. of gross floor areas (GFA) for medical office use. Under this criteria and the total GFA of all the buildings, a total of 248 parking spaces would be required. The current parking lot on the site accommodates only 194 parking spaces. However, if the interior floor area devoted to specific uses such as offices / examination rooms, vestibules, mechanical rooms, storage rooms, etc. is assessed (see Exhibit A) and the Wheaton Zoning Ordinances criteria of five (5) parking spaces per 1,000 sq. ft. of office / exam room, one parking space for each 2,000 sq. ft. of storage / warehouse, and 0 spaces for vestibule and mechanical room areas is applied, a total of 190 parking spaces would be required. Therefore, the current 194 parking spaces on the site exceeds this requirement when the specific uses are analyzed.

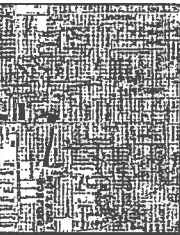
The Institute of Transportation Engineers (ITE) Parking Generation Manual (3<sup>rd</sup> Edition) further states that “a medical office building is a facility that provides diagnoses and outpatient care on a routine basis, but is unable to provide prolonged in house medical and surgical care.” Based on 11 case studies performed by ITE regarding medical office uses, an average parking ratio of 3.9 spaces per 1,000 sq. ft. of GFA was sufficient to meet parking demands. The ITE parking Generation Manual (3<sup>rd</sup> Edition) states that Surgery Centers are “facilities where surgeries that do not require hospital admission are performed. Patients arrive on the day of the procedure; have the surgery in an operating room; recover under the care of the nursing staff; and are then sent home (on the same day). There are no beds or overnight facilities. Surgery centers do not provide primary care facilities and typically treat patients who have already seen a health care provider and selected surgery as an appropriate treatment.” The ITE Manual states that 5.67 parking spaces per operating room on average are needed during peak periods of the day for parking demand in suburban sites such as the City of Wheaton. The peak period for suburban sites was between 10 and 11 am. Under this ITE criteria, the total number of parking spaces required for this site including

the three (3) operating rooms in the Eye Surgery Center would be 171. Therefore, the current 194 spaces also exceeds the number needed according to these case studies. The DuPage Eye Surgery Center, L.L.C further believes that, given the staggered operating times of the Eye Surgery Center and the Wheaton Eye Center as well as the specific uses within the buildings and the criteria cited in the ITE Parking Generation Manual (3<sup>rd</sup> Edition), there is more than sufficient parking to accommodate the combined Eye Surgery Center, Wheaton Eye Clinic and Diecke Optical Center operations. This opinion is further borne out by past experiences of the Wheaton Eye Clinic during even the busiest times of the year. Therefore, the DuPage Eye Surgery Center, L.L.C. is formally requesting a variance from the City of Wheaton Zoning Ordinance to the parking requirements as part of the amendment to the special use permit for the Subject Property.

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## EXHIBIT A

| BUILDING                  | USE             | AREA<br>(S.F.) |
|---------------------------|-----------------|----------------|
| DEICKE CENTER             | OFFICE          | 2,500          |
|                           | STORAGE         | 2,000          |
| TOTAL                     |                 | 4,500          |
| WHEATON EYE CLINIC        | OFFICE          | 26,636         |
|                           | STORAGE         | 6,723          |
|                           | MECHANICAL ROOM | 2,476          |
| TOTAL                     |                 | 35,835         |
| DUPAGE EYE SURGERY CENTER | OFFICE          | 8,058          |
|                           | MECHANICAL ROOM | 224            |
| TOTAL                     |                 | 8,282          |
| VESTIBULE                 |                 | 950            |
| TOTAL SQUARE FOOTAGE      |                 | 49,567         |
| PARKING PROVIDED          |                 | 194            |



# FINAL P.U.D. PLAN

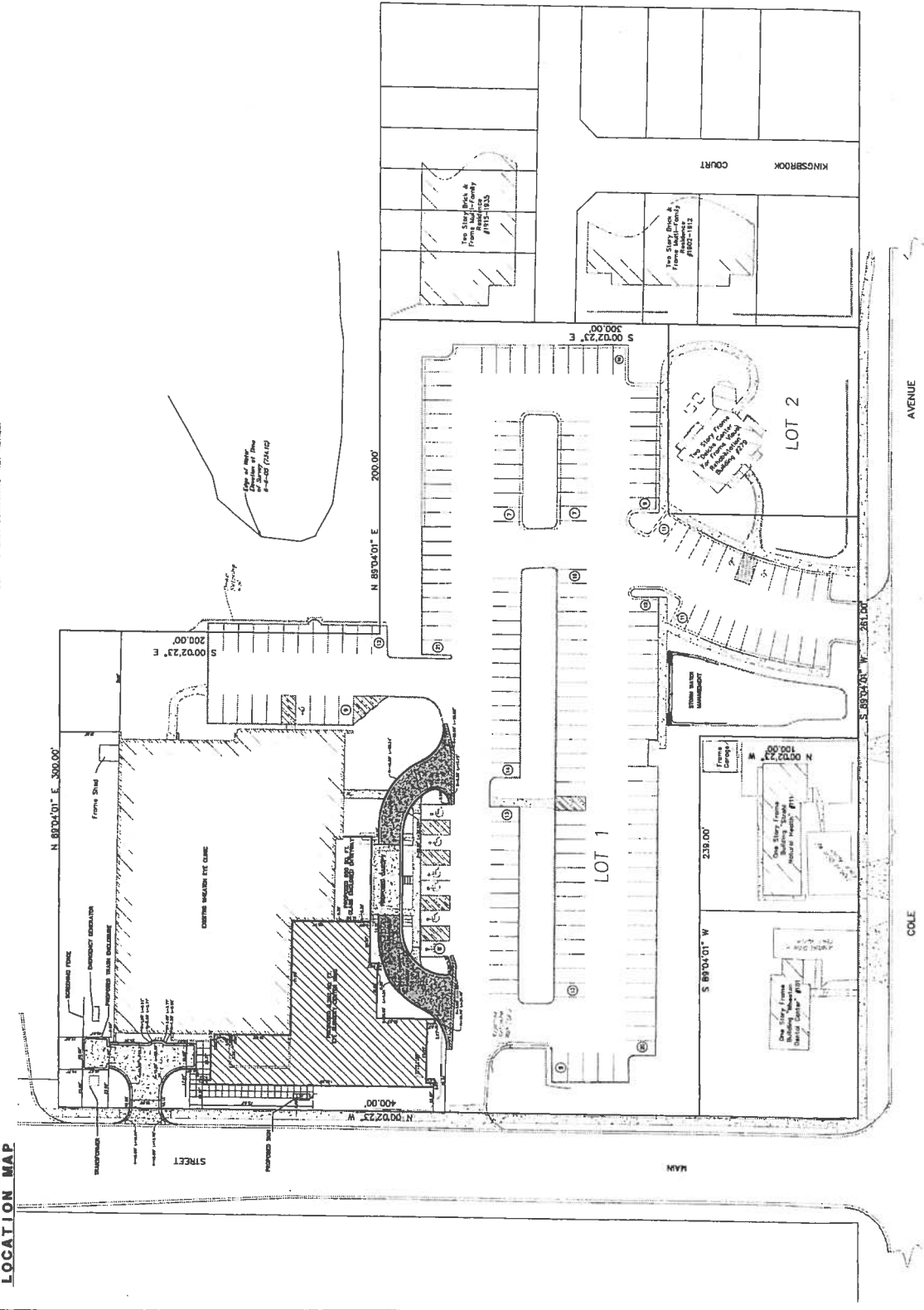
FOR

## DUPAGE EYE SURGERY CENTER

LOT 1 AND LOT 2 IN WHEATON EYE CLINIC/DECK CENTER RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2001 AS DOCUMENT #2001-009784, IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS.

DESCRIBED PROPERTY CONTAINING 4.27 ACRES.

### LOCATION MAP



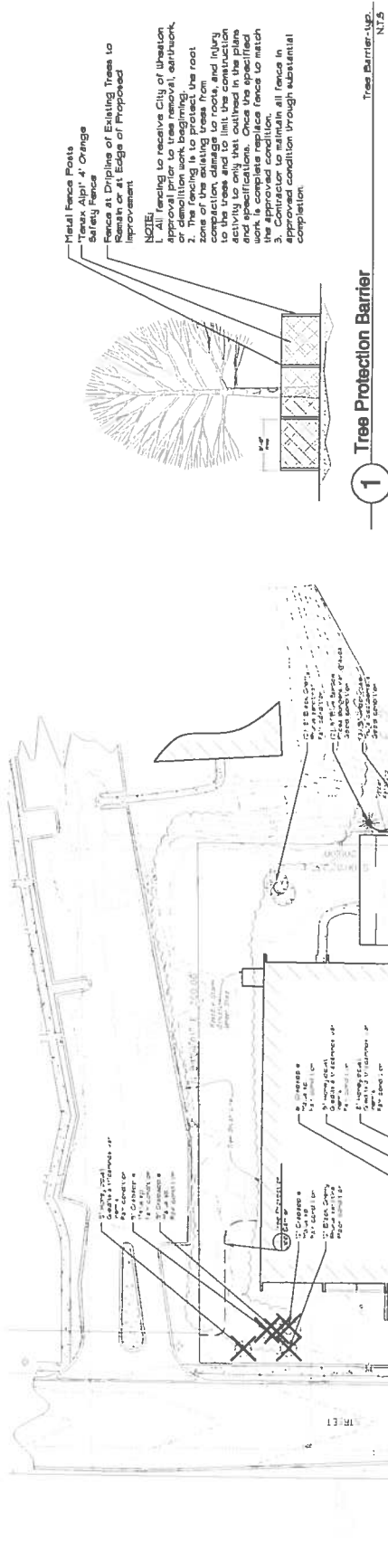
| BUILDING                  | USE             | AREA (S.F.) |
|---------------------------|-----------------|-------------|
| DECK CENTER               | OFFICE          | 2,000       |
|                           | STORAGE         | 2,000       |
| TOTAL                     |                 | 4,000       |
| WHEATON EYE CLINIC        | OFFICE          | 26,000      |
|                           | STORAGE         | 6,720       |
|                           | MECHANICAL ROOM | 2,175       |
| TOTAL                     |                 | 34,895      |
| DUPAGE EYE SURGERY CENTER | OFFICE          | 8,000       |
|                           | MECHANICAL ROOM | 8,280       |
| TOTAL                     |                 | 16,280      |
| VESTIBULE                 |                 | 960         |
| TOTAL SQUARE FOOTAGE      |                 | 49,865      |
| PARKING PROVIDED          | 194             |             |

PREPARED FOR:  
**DUPAGE EYE SURGERY CENTER, L.L.C.**  
 2015 N. MAIN STREET  
 WHEATON, IL 60187  
 (630)588-3790



PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers & Planners  
 2280 White Oak Circle, Suite 100  
 Wheaton, Illinois 60554-9875  
 Tel: 630.882.2100  
 Fax: 630.882.2100  
 E-Mail: cemcon@cemcon.com  
 Website: www.cemcon.com

DR. NO.: 903274  
 FILE NAME: PUD.PLT  
 DRAWN BY: PJP  
 PLO: BK/PC NO.:  
 COMPLETION DATE: 12-14-05  
 JOB NO.: 903.874  
 PROJ.: DUPAGE EYE SURGERY CENTER  
 PLO: PLO  
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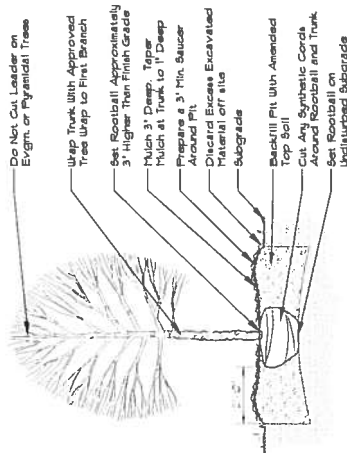


# Plant Materials List

| Code                      | Botanical Name                                | Common Name                       | Size   | Qty |
|---------------------------|-----------------------------------------------|-----------------------------------|--------|-----|
| <b>Shade Trees</b>        |                                               |                                   |        |     |
| CC03.0                    | Celtis occidentalis                           | Common Hackberry                  | 3" C   | 3   |
| CC03.0                    | Quercus macrocarpa var. 'imperial'            | Imperial Hackberry                | 3" C   | 2   |
| GD03.0                    | Gymnocladia dioica 'male'                     | Kentucky Cucumber                 | 3" C   | 2   |
| <b>Intermediate Trees</b> |                                               |                                   |        |     |
| AAA.08                    | Aster laevis 'Grandiflorus Autumn Brilliance' | Autumn Brilliance Starflower      | 8 HT   | 4   |
| CCD.08                    | Cercis canadensis                             | Eastern Redbud                    | 8 HT   | 3   |
| MPF.08                    | Malus 'Paradise'                              | Paradise Flowering Crabapple      | 8 HT   | 3   |
| <b>Deciduous Shrubs</b>   |                                               |                                   |        |     |
| FD02.4                    | Fothergilla gardenii                          | Beaver Creek                      | 24" HT | 36  |
| IVH.06                    | Itea virginica 'Henry's Garnet'               | Hony's GL Virginia Sweetgum       | 36" HT | 17  |
| SVH.06                    | Syringa meyeri                                | Meyer Lilac                       | 36" HT | 2   |
| <b>Evergreen Shrubs</b>   |                                               |                                   |        |     |
| JCK.06                    | Juniperus chinensis 'Kallay Compact'          | Kallay Compact Chinese Juniper    | 36" HT | 15  |
| JCK.06                    | Juniperus chinensis 'Sea Green'               | Sea Green Chinese Juniper         | 36" HT | 22  |
| <b>Ground Covers</b>      |                                               |                                   |        |     |
| PTG.03                    | Pachysandra terminalis 'Green Carpet'         | Green Carpet Japanese Pachysandra | 3" POT | 875 |
| <b>Perennials</b>         |                                               |                                   |        |     |
| AKR.06                    | Asclepias tuberosa 'Red Beauty'               | Red Beauty Red Yarrow             | 1 GAL  | 11  |
| AKR.06                    | Asclepias tuberosa 'Red Beauty'               | Red Beauty Red Yarrow             | 1 GAL  | 30  |
| GCK.06                    | Geranium carabogense 'Karmine'                | Karmine Crane's Bill              | 1 GAL  | 34  |
| HRF.06                    | Heimerichia 'Happy Returns'                   | Happy Returns Daylily             | 1 GAL  | 182 |
| HRF.06                    | Heimerichia 'Happy Returns'                   | Happy Returns Daylily             | 1 GAL  | 90  |
| HRF.06                    | Heimerichia 'Happy Returns'                   | Happy Returns Daylily             | 1 GAL  | 13  |
| HRF.06                    | Heimerichia 'Happy Returns'                   | Happy Returns Daylily             | 1 GAL  | 11  |
| HRF.06                    | Heimerichia 'Happy Returns'                   | Happy Returns Daylily             | 1 GAL  | 89  |
| HRF.06                    | Heimerichia 'Happy Returns'                   | Happy Returns Daylily             | 1 GAL  | 89  |

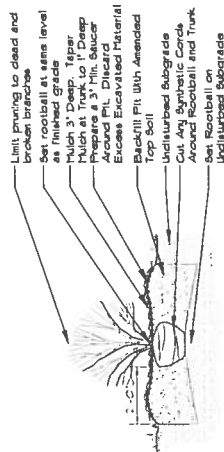
## Planting Notes

1. Plants and other materials are quantified and summarized in the table above. Plants are to be installed in the landscape only. Confirm and install quantities to complete the landscape. No additional plants will be made for the landscape. The contractor is responsible for verifying quantities.
2. All trees and shrubs to be installed with 3" freshly amended balled and burlapped root balls. All groundcover and perennials to be installed with 1" pot. All groundcover and perennials to be installed with 1" pot. All groundcover and perennials to be installed with 1" pot.
3. Seed and soil mix shall be approximately 50% seed and 50% soil. Seed and soil mix shall be approximately 50% seed and 50% soil.
4. Please erosion control blankets along all slopes greater than 4 to 1 and all walls. Refer to Civil Engineering plans.
5. Contractor responsible for erosion control in all seeded areas.



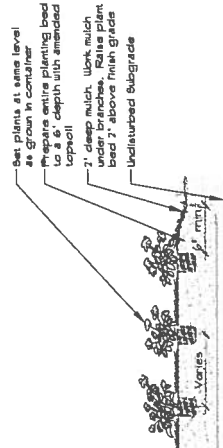
**1 Shade Tree Planting**

Tree-Dis: 1/2"  
1/2" = 1'-0"



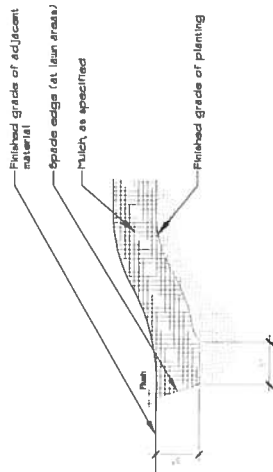
**2 Shrub Planting**

Shrub-Dis: 1/2"  
1/2" = 1'-0"



**3 Annual and Perennial Planting**

Dis: 1/2"  
1/2" = 1'-0"



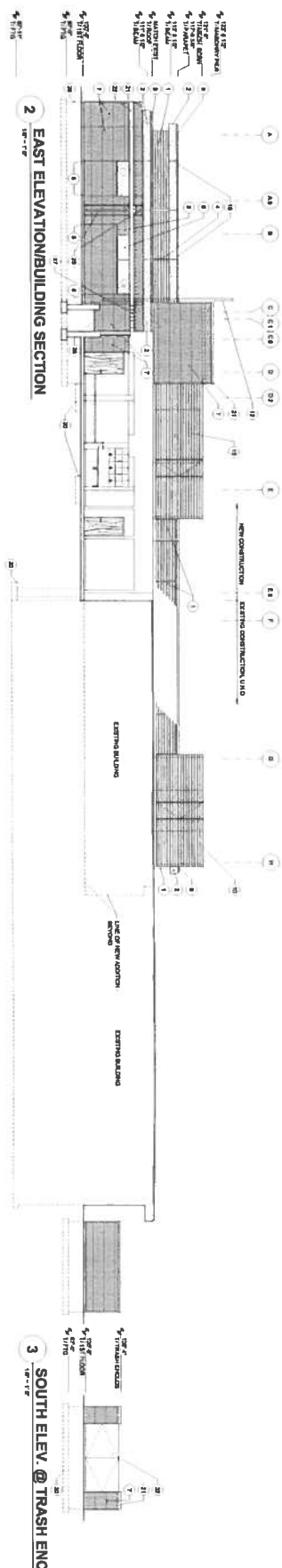
**4 Planting Bed/ Mulch Ring  
Edging detail**

3" = 1'-0"

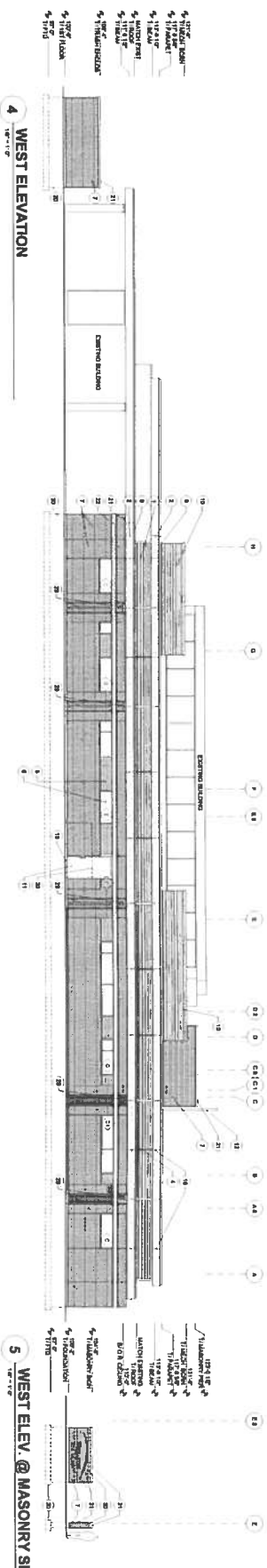




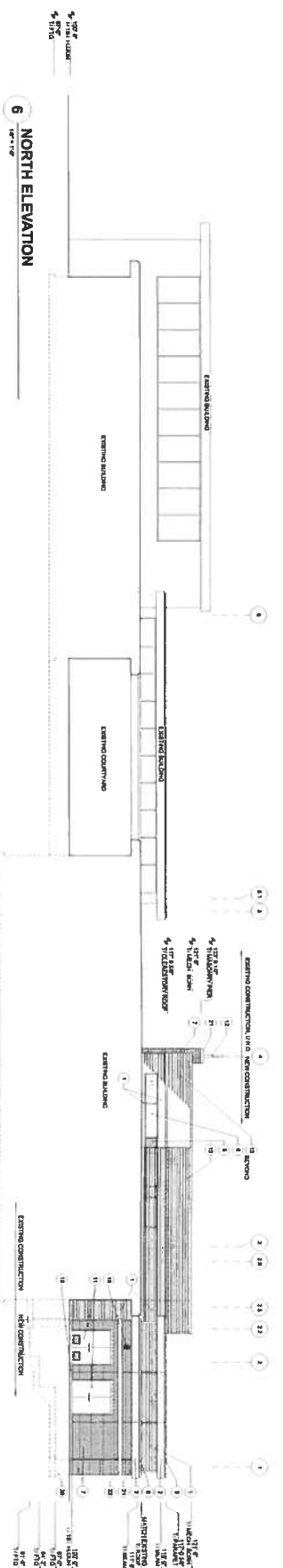
### 1 SOUTH ELEVATION



## 2 EAST ELEVATION/BUILDING SECTION



#### 4 WEST ELEVATION



## 6 NORTH ELEVATION

**DO**

**DESIGN ORGANIZATION, INC.**  
448 NORTH WELLS SUITE 710  
CHICAGO, ILLINOIS 60610  
NEW DESIGNERS • 1992

**BSA**  
*Design Solutions*

448 N. Wells Street, Suite 710  
Chicago, IL 60610-6973  
PH 312.343.4600 F 312.342.6526  
WWW.DESIGNORGANIZATION.COM

### ELEVATION NOTES

1. ANALYZED THE DATA AND IDENTIFIED THE MAIN TRENDS AND PATTERNS.
2. PERFORMED COMPLEX DATA ANALYSIS.
3. PREPARED DETAILED REPORTS AND PRESENTATIONS.
4. FACILITATED MEETINGS WITH STAKEHOLDERS TO DISCUSS FINDINGS.
5. I UTILIZED MY SKILLS IN DATA VISUALIZATION TO EFFECTIVELY COMMUNICATE RESULTS.
6. WORKED CLOSELY WITH THE TEAM TO DEVELOP ACTIONABLE RECOMMENDATIONS.
7. MONITORED THE IMPLEMENTATION OF RECOMMENDATIONS AND REPORTED PROGRESS.
8. MANAGED PROJECT RISK AND RESOURCES TO ENSURE TIMELY COMPLETION.
9. PROVIDED TECHNICAL SUPPORT AND TRAINING TO TEAM MEMBERS.
10. MAINTAINED ACCURATE RECORDS OF ALL PROJECT ACTIVITIES.
11. FACILITATED DAILY MEETINGS WITH THE TEAM TO TRACK PROGRESS AND ADDRESS ISSUES.
12. IDENTIFIED AND MITIGATED POTENTIAL RISKS TO THE PROJECT.
13. WORKED WITH THE CLIENT TO GATHER REQUIREMENTS AND DEFINE PROJECT SCOPE.
14. DEVELOPED DETAILED PROJECT CHARTERS AND STATEMENTS OF WORK.
15. MANAGED THE PROJECT BUDGET AND REPORTED FINANCIAL STATUS.

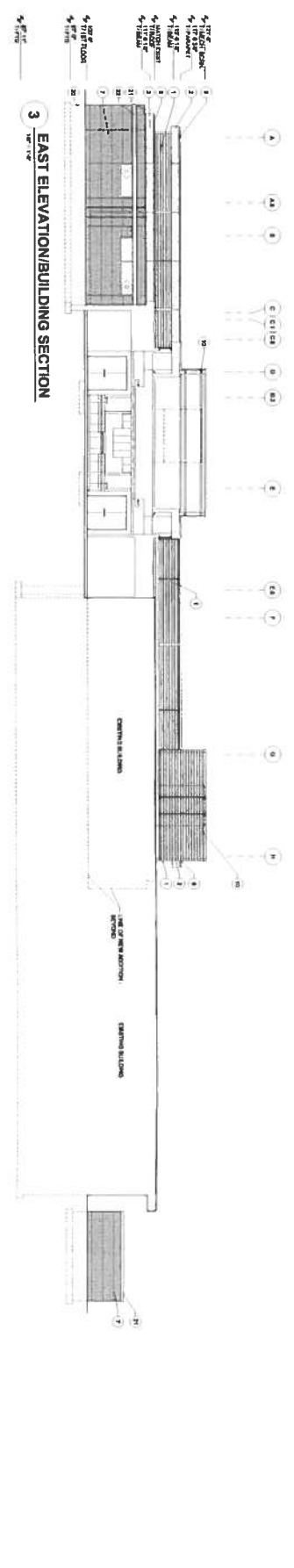
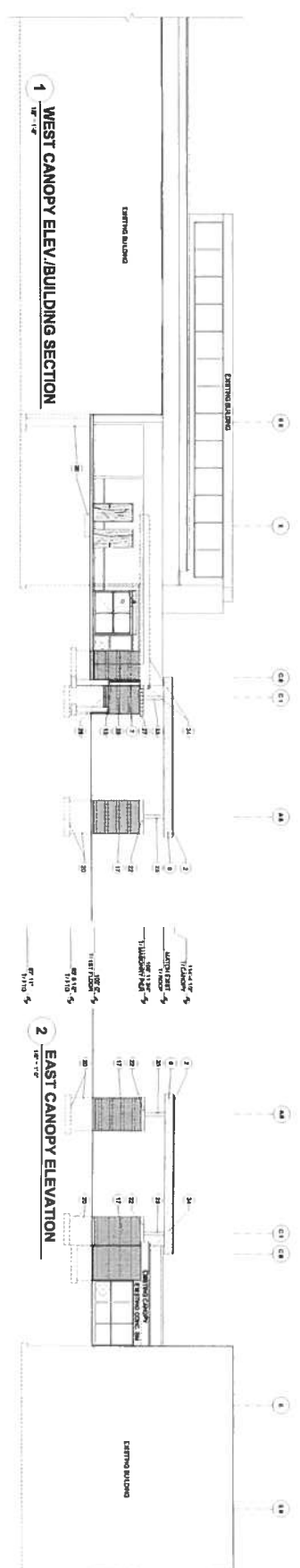
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**PRODUCT NAME**  
MAYILATOVY SURGICAL TREATMENT  
CENTER ADDITION & ALTERATIONS

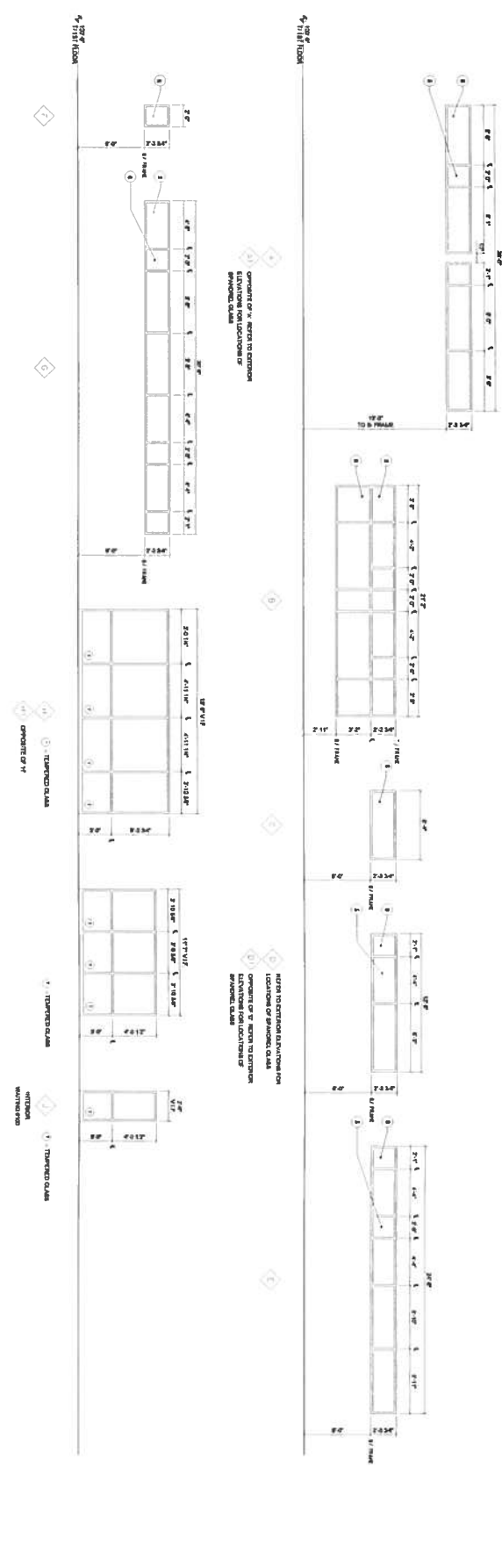
**2015** North Main Street, Waukegan, Illinois  
WHALENE EYE CLINIC

**ADDRESS**  
EXTERIOR ELEVATIONS

205047.1  
CONSULT/NOT NO  
064125  
SHEET NO.  
NOT FOR  
CONSTRUCTION  
A200



**ALUMINUM WINDOW FRAME ELEVATIONS**



**ELEVATION NOTES**

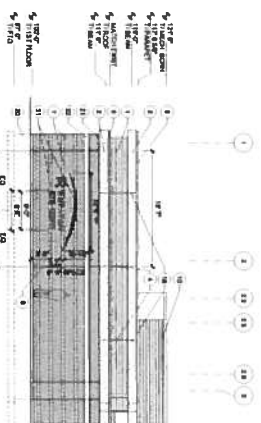
1. ALUMINUM FRAME AND DOOR SYSTEM -
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99. WINDOW FRAME TO MATCH EXISTING BUILDING
100. WINDOW FRAME TO MATCH EXISTING BUILDING

GENERAL NOTE:  
APPLY TO SHEETS AND ALSO FOR ELEVATION NOTES AND COMPLETE  
EXIT FROM ELEVATIONS

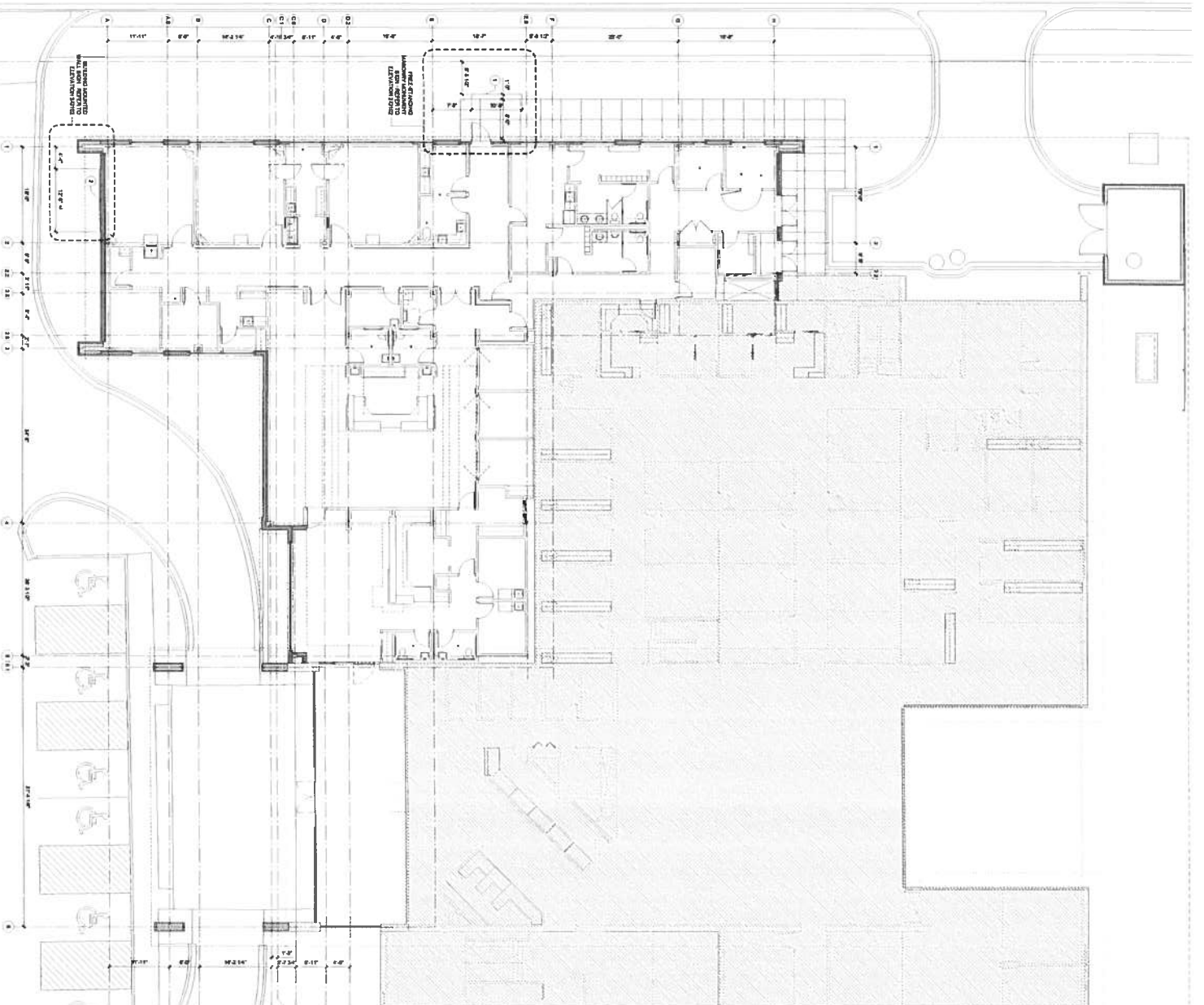
1. "INSTALL A 1/2 IN. CLEARANCE BETWEEN MASONRY AND GLASS; 1 IN. FROM TOP TO ELEVATION 1025"
2. "APPLICATION EYE CLINIC WILL SOON ADJACENT TO EXISTING BUILDING MASONRY WALL, FEET TO ELEVATION 1025"



**2 FREE-STANDING MASONRY SIGN - WEST ELEV.**



### 3 BUILDING MOUNTED SIGN - SOUTH ELEV.



## SIGNAGE PLAN



**DESIGN ORGANIZATION, INC.**  
440 NORTH WELLS SUITE 418  
CHICAGO, ILLINOIS 60610  
PH 312 324 1808 FAX 312 324 8891  
WWW.DESIGNORG.COM

**BSA**  
*of Architecture*

443 N. Wabash Street, Suite 410  
Chicago, IL 60610-4713  
PH 312.224.6600 F 312.224.5900  
WWW.BSAARCHITECTS.COM



## KEY PLAN

| ISSUED FOR CITY REVIEW | DATE |
|------------------------|------|
| 12/14/05               |      |

**PROJECT NAME**  
AMBULATORY SURGICAL TREATMENT  
CENTER ADDITION & ALTERATIONS  
**DUPAGE EYE  
SURGERY CENTER**  
2016 North Main Street, Wheaton, Illinois  
WHEATON EYE CLINIC  
**BRIEF TITLE**

## SIGNAGE PLAN

PROJECT NO.  
205047.1

CONSULTANT NO.  
064125

NOT FOR  
CONSTRUCTION

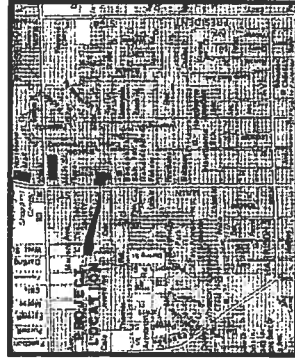
**DETROIT**  
**G102**

# FINAL SITE DEVELOPMENT PLANS FOR

## DUPAGE EYE SURGERY CENTER CITY OF WHEATON, ILLINOIS

### LEGEND

| EXISTING | PROPOSED | DESCRIPTION                          |
|----------|----------|--------------------------------------|
|          |          | MANHOLE                              |
|          |          | CATCH BASIN                          |
|          |          | INLET                                |
|          |          | SLOPE INLET BOX                      |
|          |          | STORM SEWER                          |
|          |          | SANITARY SEWER                       |
|          |          | WATERMAIN                            |
|          |          | WATER VALVE (UNLESS OTHERWISE NOTED) |
|          |          | FIRE HYDRANT                         |
|          |          | STREET LIGHT                         |
|          |          | BILL FENCE INLET PROTECTOR           |
|          |          | TEMPORARY STRAW BALE DITCH CHECK     |
|          |          | OVERFLOW ROUTE                       |



### LOCATION MAP

### BENCH MARKS

ELEVATION REFERENCE MARKS  
 BULL-DUPAGE COUNTY BENCHMARK NUMBER 1100002  
 BENCH MARK LOCATED AT THE SOUTHEAST CORNER OF  
 2280 WHITE OAK CIRCLE, SUITE 100  
 ELEV. +1750.221 NAVD 83

### INDEX OF SHEETS

1. TITLE SHEET
2. CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
3. EROSION AND SEDIMENTATION CONTROL PLAN
- 4.-5. PAVEMENT, GRADING, DRAINAGE & UTILITY PLAN
6. RETAINING WALL / DETENTION BASIN PLAN
7. CONSTRUCTION DETAILS

FOR UNDERGROUND UTILITY  
 LOCATIONS, CALL  
**J.U.L.I.E.**  
 TOLL FREE  
 TEL. 1-800-892-0123

DESIGN ORGANIZATION, INC.  
 440 N. WELLS STREET, STE. 410  
 CHICAGO, IL 60610  
 (312) 324-5500

DUPAGE EYE SURGERY CENTER, L.L.C.  
 2015 N. MAIN STREET  
 WHEATON, IL  
 (630)-588-3790

### PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS  
 COUNTY OF DU PAGE  
 I, **FRANKLIN W. BUI**, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS,  
 LICENSE NUMBER 062-013281, DO HEREBY CERTIFY THAT THE  
 DESIGN OF DUPAGE EYE SURGERY CENTER, L.L.C. AND DESIGN ORGANIZATION,  
 INC. FOR THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS,  
 SUBMITTED TO BE USED AS AN INTEGRAL PART OF AND IN  
 CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2005.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-013281  
 MY LICENSE EXPIRES ON NOVEMBER 30, 2007

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002537  
 EXPIRES APRIL 30, 2007

NOTE: UNLESS THE DOCUMENT BEARS THE ORIGINAL SIGNATURE AND  
 SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID  
 TECHNICAL SUBMISSION.

### REVISIONS

| NO. | DATE | SHEETS | NO. | DATE | SHEETS |
|-----|------|--------|-----|------|--------|
|     |      |        |     |      |        |
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CEMCON, Ltd.  
 Consulting Engineers, Ltd., Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60002-9875  
 Tel: 630.862.2100 Fax: 630.862.2199  
 E-Mail: ccm@cemcon.com Website: www.cemcon.com



JOB NO. 903.674  
 COMPLETION DATE :  
 DECEMBER 12, 2005  
 SHEET 1 OF 7

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE JANUARY 1, 1997 EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS" MAY 1996 EDITION.

- [illegible]

ALL WORK CONNECTED WITH THIS PROJECT MUST BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1988 EDITION, AS AMENDED BY THE LATEST REVISIONS OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AND SPECIAL DETAILS OF THE ILLINOIS HIGHWAY DEPARTMENT.

SPECIAL NOTIFICATION IS CALLED TO THE ATTENTION OF ALL OF THE STANDARD SPECIFICATIONS AND THE FOLLOWING SPECIFICATIONS ARE AMENDING AND SPECIAL NOTIFICATIONS CONTAINED HEREIN, RELATING TO TRAFFIC CONTROL.

THE CONTRACTOR SHALL CONTACT THE CITY OF MEADERTOWN AT 1721 N. HUNTER ROAD, COMMERCE, MISSOURI 64530, AT LEAST SEVEN (7) DAYS PRIOR TO THE DATE OF THE PROPOSED WORK COMMENCEMENT.

- STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, SEVENTH EDITION, 1965 EDITION, LATEST REVISIONS, SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- THE FOLLOWING TRAFFIC CONTROL REQUIREMENTS ARE OF THE SAME FORCE AND EFFECT AS THE STANDARD SPECIFICATIONS, HOWEVER, SHALL NOT RELIEVE THE CONTRACTOR FROM THE STANDARD SPECIFICATIONS FOR MAJOR AND MINOR

THE GOVERNING FACTOR IN THE EXECUTION AND STAGING OF WORK FOR THIS PROJECT IS TO PROVIDE THE MOTINGING PUBLIC WITH THE SAFEST POSSIBLE TRAVEL CONDITIONS ALONG THE ROADWAY THROUGH THIS CONSTRUCTION ZONE. THE CONTRACTOR SHALL SO ARRANGE HIS OPERATION AS TO KEEP THE CLOSING OF ANY LANE OF THE ROADWAY TO A MINIMUM.

- [illegible]

## INSPECTION SCHEMABLE BY DEVELOPERS

- [illegible]

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SHALL NOTIFY THE ENGINEER AT ONCE OF ANY DISCREPANCIES. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR CERTAIN THAT ALL CUTTER FLAPS AND PAPERSTICKS ARE PLACED PROPERLY TO ACHIEVE THIS DRAINAGE PATTERN.

MATERIALS TESTING, IF REQUIRED BY THE MUNICIPALITY, SHALL BE PROVIDED BY THE CONTRACTOR. THIS ITEM WILL NOT BE PAID FOR SEPARATELY BUT INCLUDED IN THE VARIOUS

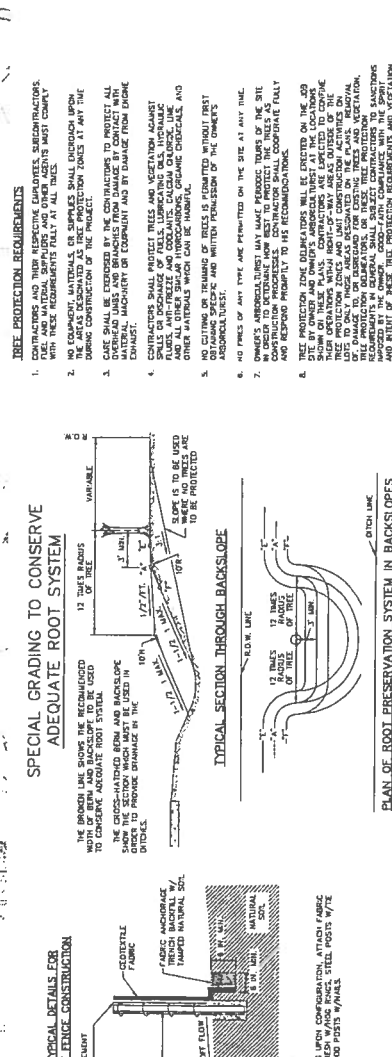
CONDUIT - ALL STREET LIGHT CABLES CROSSING STREETS SHALL BE PLACED IN CONDUITS OF THE TYPE AND SIZE SHOWN ON THE PLANS.

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH COMMONWEALTH LIZSON COMPANY IN ORDER TO INSTALL ELECTRICAL FACILITIES PRIOR TO CURBING AND PAVING.

ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, EXISTING UTILITIES, SHALL BE PROTECTED AND REMOVED OR RECONSTRUCTED AS NECESSARY TO MAINTAIN THE ORIGINAL CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RESPECTIVE ORIGINAL CONDITION.

THE CONTRACTOR SHALL VERIFY ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION.

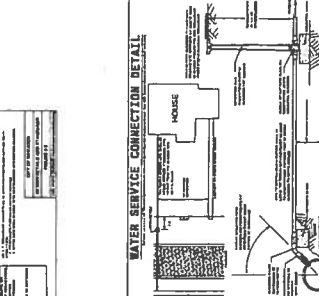
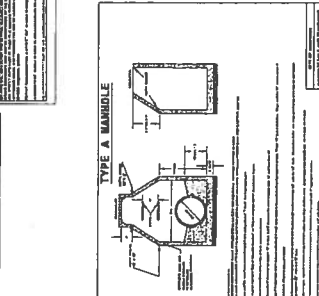
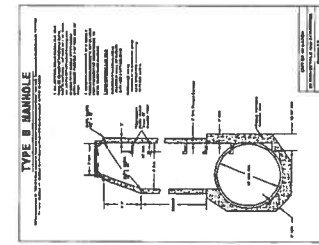
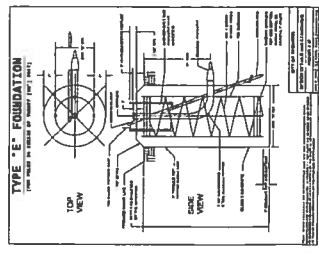
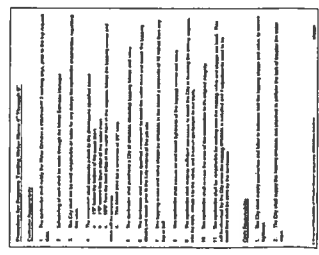
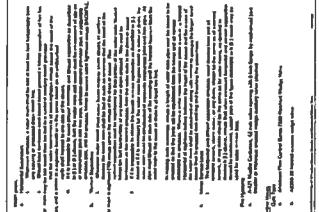
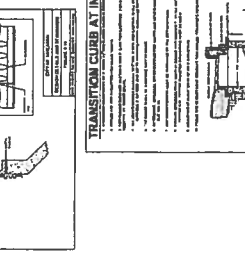
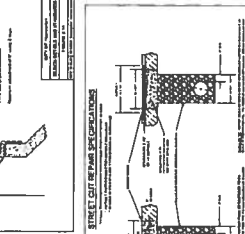
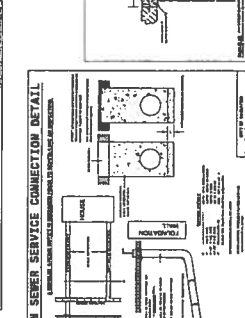
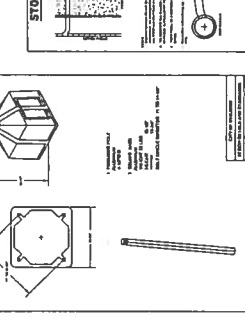
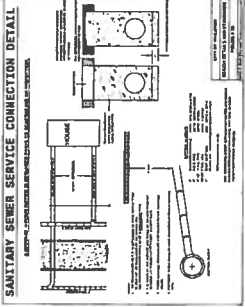
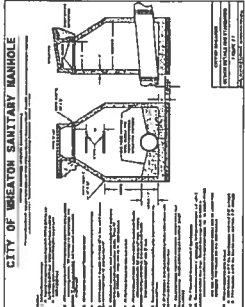
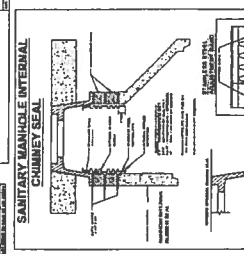
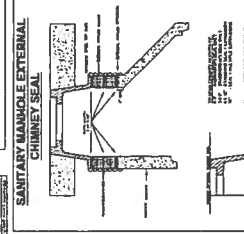
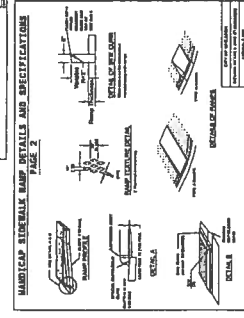
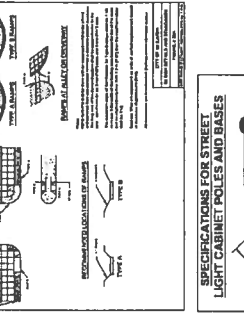
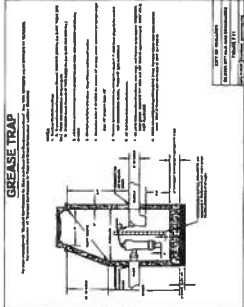
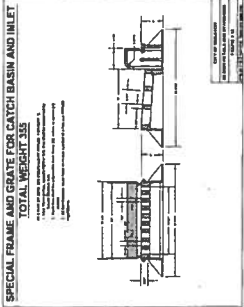
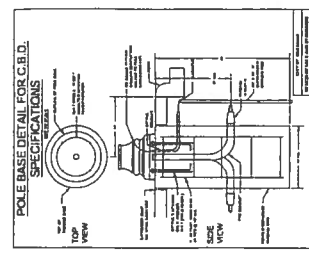
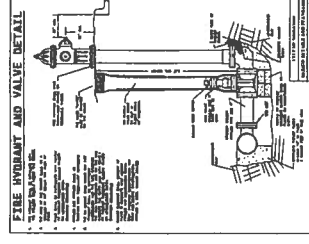
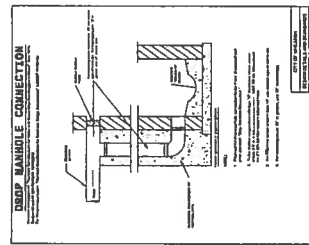
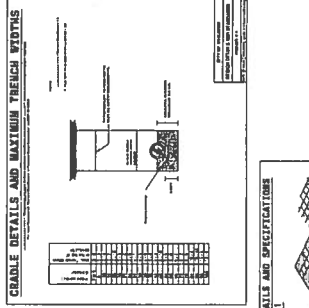
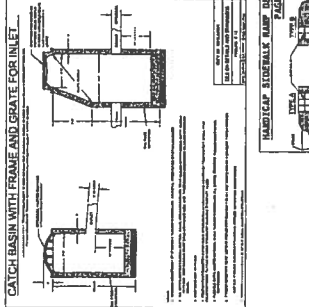
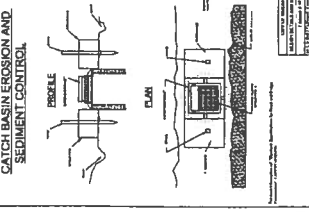
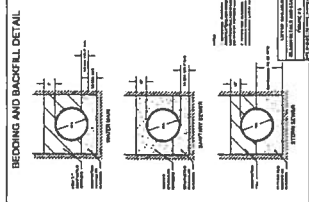
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