

ORDINANCE NO. F-1331

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A ZONING VARIATION FOR TWO PARCELS OF PROPERTY COMMONLY KNOWN AS 401 AND 405 EAST ROOSEVELT ROAD - ALAN FORFAR

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to rezone, reclassify and secure a zoning variation in order to demolish two existing single-family house and a detached garage and to allow the construction of a 3,114 square foot one-story office building, with a three-car detached garage and twelve surface parking spaces on the combined lots, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 401 and 405 East Roosevelt Road ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on December 11, 2007 and January 8, 2008 to consider the requested zoning amendment and variation; and the Board has recommended approval of the rezoning and variation requests.

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: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following-described property from the R-4 Residential District Zoning classification and adding and including the subject property in the O-R Office Research District Zoning classification:

LOT 10 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 4 IN THE LINCOLN HIGHWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT NO. 146122, IN DUPAGE COUNTY, ILLINOIS.

LOT 11 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 4 IN THE LINCOLN HIGHWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT NO. 146122, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-422-010; 05-16-422-019

The subject property is commonly known as 401 and 405 East Roosevelt Road, Wheaton, IL 60187.

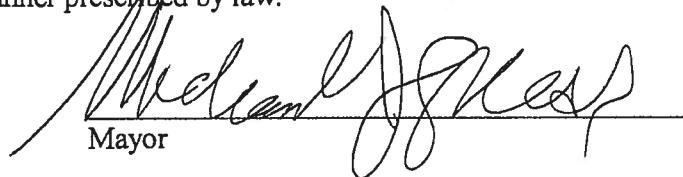
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a zoning variation is hereby granted from the provisions of Article 6.8.3a of the Wheaton Zoning Ordinance to allow a 5.0 ft. perimeter landscaping setback along the north property line in lieu of the required 15 feet to allow the construction of a 3,114 square foot one-story office building, with a three-car detached garage and twelve surface parking spaces on the combined lots, in full compliance with the following plans: "Preliminary Engineering and Geometric Plans" prepared by Genesis Surveying and Engineering, Warrenville, IL, dated August 30, 2007 and revised December 21,

2007, "Architectural Plans and Elevations - Sheets A2.2, A3.1, A3.2" prepared by Studio 421 Architecture, Downers Grove, IL, dated May 16, 2007 and revised August 17, 2007, and in further compliance with the following conditions, restrictions, and requirements:

1. The stormwater management plan shall incorporate stormwater Best Management Practices for 100% of the site stormwater runoff.
2. Prior to the issuance of a site development permit, the applicant shall provide a sign plan for approval by the Director of Planning and Economic Development.
3. The northern parking area, including the garage and four parking spaces, be moved north no closer than five (5) feet from the northern property line, so that the south curb line for the handicapped parking space clears the stairway on the north end of the building.
4. An 8 foot tall privacy fence shall be installed along the entire northern property line and the entire eastern property line to the southern-most portion of the building.

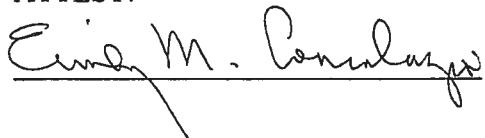
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gresk
Mayor

ATTEST:



Cindy M. Conulay

Ayes: Roll Call Vote:
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 19, 2008
Published: February 20, 2008

PRELIMINARY GEOMETRIC PLAN

FORFAR DENTAL FACILITY - WHEATON, ILLINOIS
AREA OF PARCEL: 20,294 S.F.

DAKOTA COUNTY
MERCERIAH No. 1222001
MICHIGAN STATE IN CINC. DATE OF
LAW FILE STATED DAKOTA COUNTY MAPS
PLAT LOC. ON THE E SIDE OF PROSPECT ST.
T MERCERIAH 10TH DIST. SEC. 10. 1/4 OF T.
SE COR. OF 1-MILE BLK. 1000 FT AND ALONG S.
OF THE NE COR. OF 1-MILE BLK. 1/4 TON.
ELEVATION 740.73

SITE BENCHMARK
PBM OF SANITARY MANHOLE
LOCATED IN WASHINGTON ST.
PBM ELEVATION: 700.50

A vertical graphic scale on the left and a horizontal chain detail on the right, both labeled "GRAPHIC SCALE".

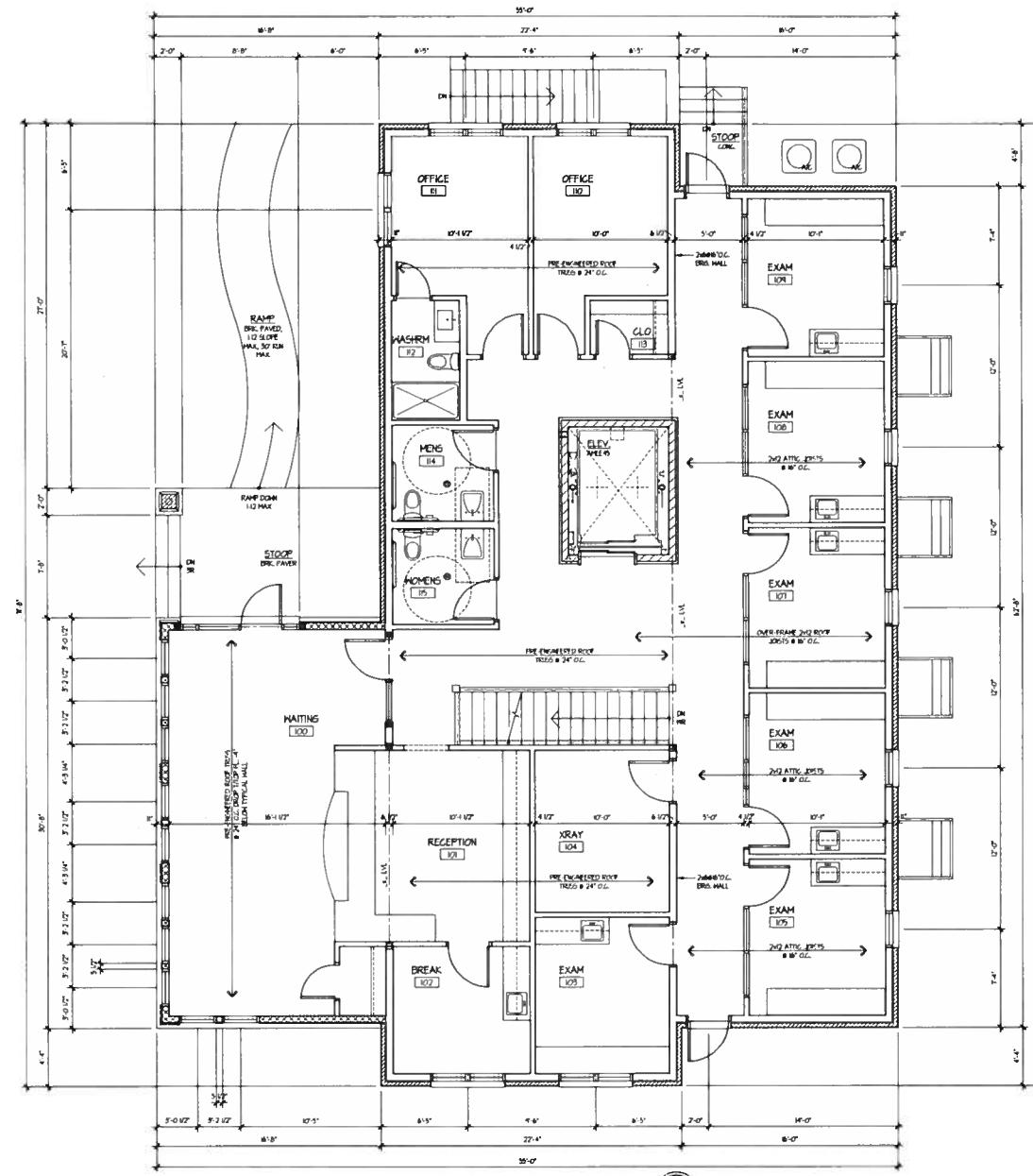
REV/EDITIONS:		DESCRIPTION	
4	DATE: 11/15/01	D1	REV. FOR CITY OF WATKINS COMMUNITY DATED 10/19/01
2	DATE: 12/21/01	D3	REV. FOR CITY BOARD MEETING ON 12/10/01
PROJ MGR: Kaw			
DRAWN BY: Kaw			
DATE: 8-30-07			

PLANS PREPARED FOR:
BONFIGLIO BUILDERS, INC.
35389 DUNHAM RD.
DOWNERS GROVE, ILLINOIS 60515

PRELIMINARY GEOMETRIC PLAN
401 & 405 E. ROOSEVELT RD.
WHEATON, ILLINOIS
DATE OF FIELD WORK COMPLETED: 10-12-06

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM NO. 184-02922
50700 BUTTERFLY ROAD, SUITE 100
WAUBENVILLE, ILLINOIS 60088
PH 847-856-0200 FAX 847-856-0200

GENESIS JOB NO.
07-211
SHEET 2 OF 2



studio 421
ARCHITECTURE

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2	8/17/07	25% REVIEW
1	5/16/07	REVIEW #1
NO	DATE	DESCRIPTION

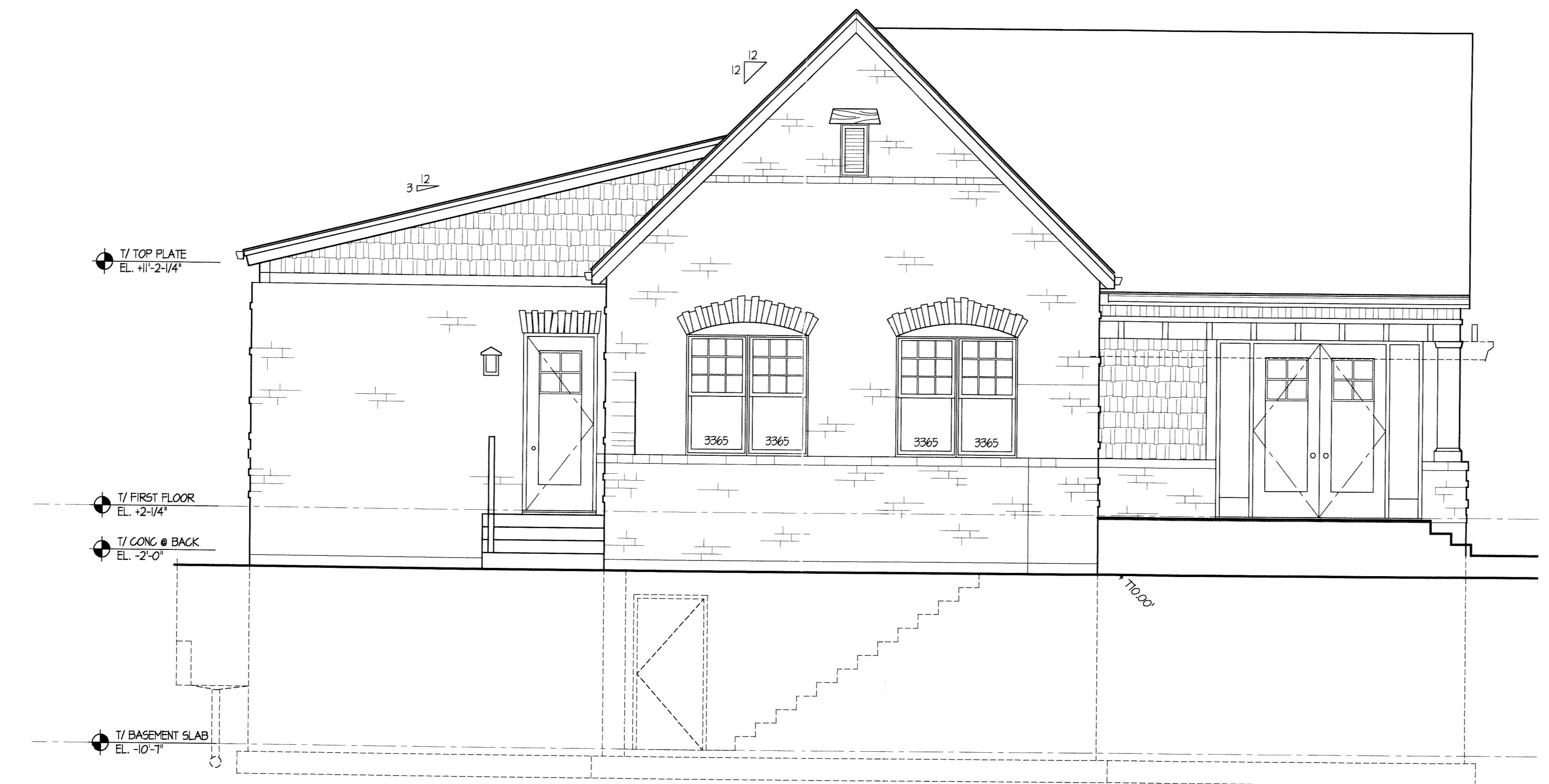
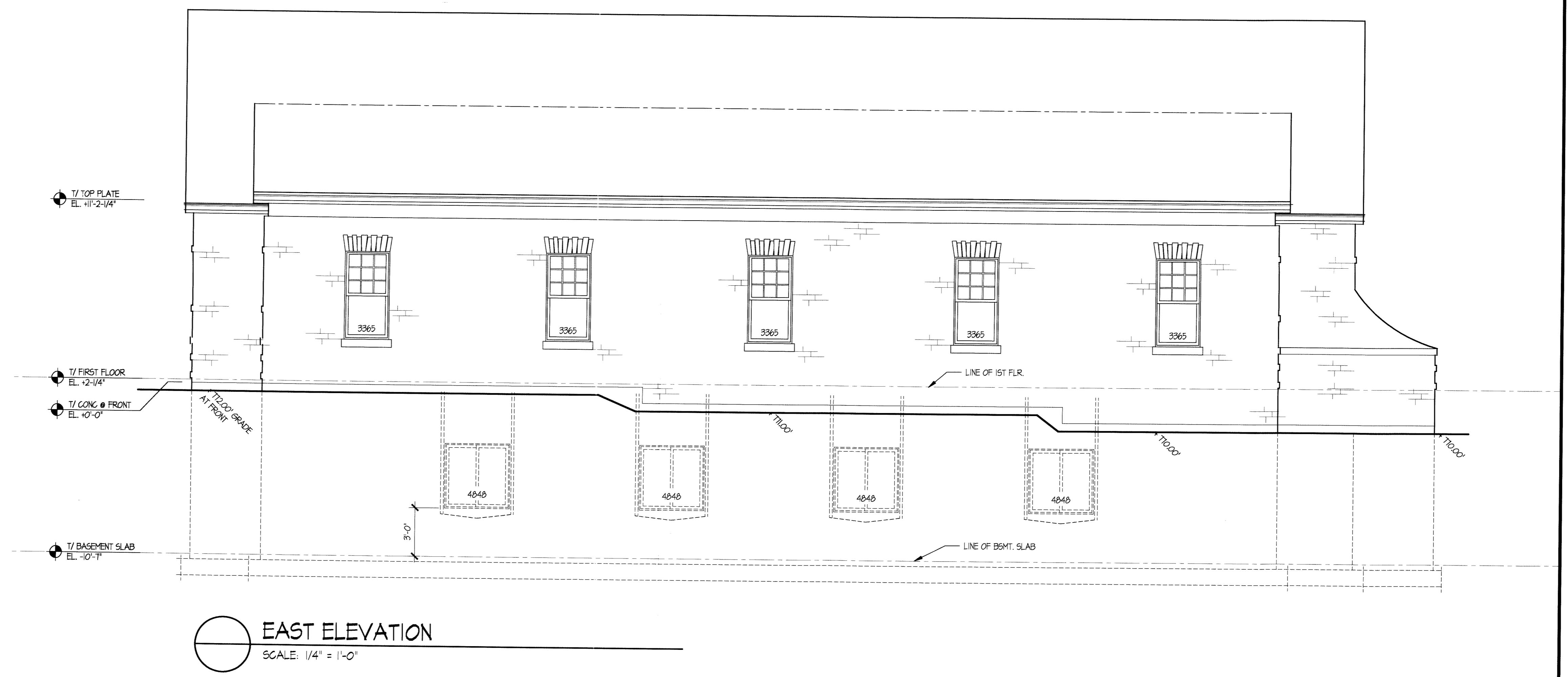
XT AmoD

DENTAL FACILITY
401 & 405 E. ROOSEVELT RD.
WHEATON, IL

DRAWN BY	WILLIAMS
checked by	WILLIAMS
PROJECT NO.	FOOTBAR
DATE DRAWN	08/04/10

FIRST FLOOR PLAN

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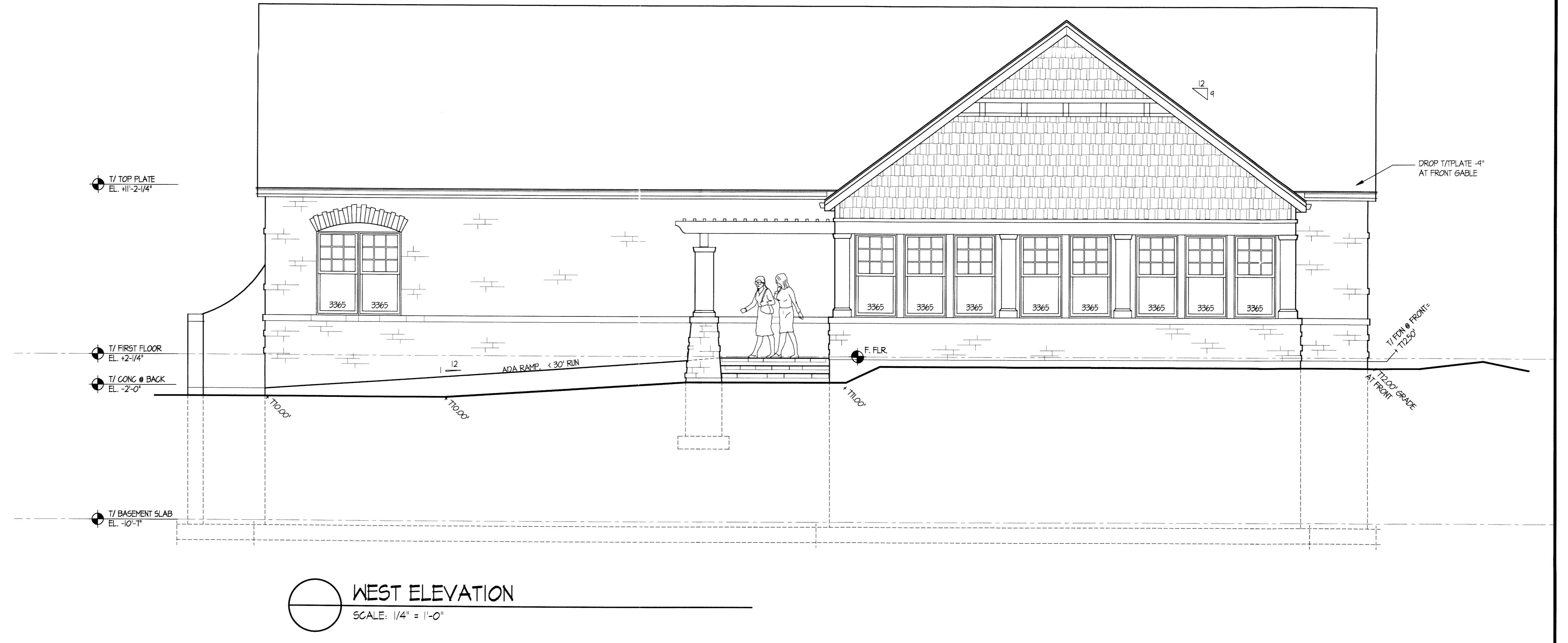
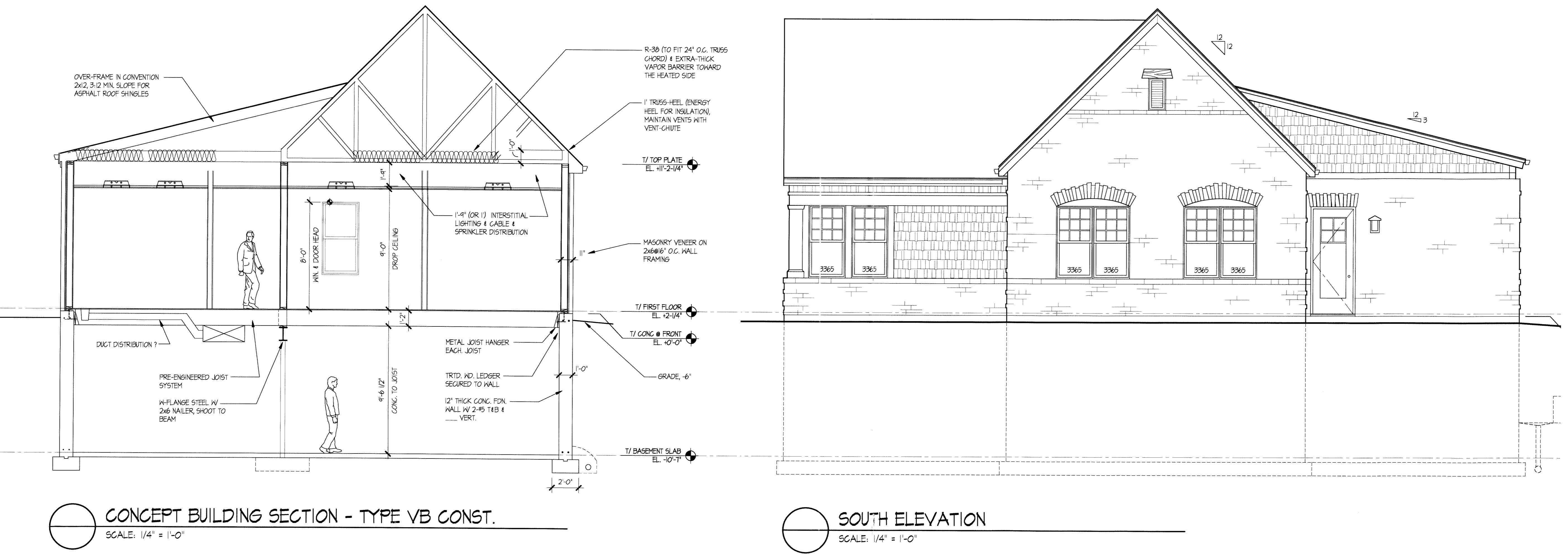
2	8/17/07	25% REVIEW
1	5/16/07	REVIEW #1
STAMP		

DENTAL FACILITY
401 & 405 E. ROOSEVELT RD.
WHEATON, IL

DRAWN BY:
BWP
CHECKED BY:
BWP
PROJECT NO.:
FOR FAR
ISSUE DATE:

SHEET NO.
A3.2

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2	8/17/07 25% REVIEW
1	5/16/07 REVIEW #1
NO. DATE	DESCRIPTION

STAMP

DRAWN BY: BWP	Sheet No. A3.1
CHECKED BY: BWP	
PROJECT NO: FORFAR	
ISSUE DATE:	