

ORDINANCE NO. F-1365

AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW A GROUP CARE HOME WITH FIFTEEN OCCUPANTS IN THE C-4 CBD PERIMETER COMMERCIAL DISTRICT – 119 NORTH WEST STREET/ MIDWEST SHELTER FOR HOMELESS VETERANS

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, by the issuance of a special use permit to allow a group care home with fifteen occupants in the C-4 CBD Perimeter Commercial District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 119 North West Street; ("Subject Property") 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 July 8, 2008, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

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 C-4 CBD Perimeter Commercial District zoning classification:

PARCEL 1: LOTS 4 AND 5 (EXCEPT THE NORTH 135 FEET THEREOF) OF BLOCK 1 OF J.C. WHEATON'S ADDITION TO TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 6.5 FEET OF THE VACATED ALLEY SOUTH OF AND ADJOINING LOTS 4 AND 5 IN BLOCK 1 OF J.C. WHEATON'S ADDITION TO TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-300-004

The subject property is commonly known as 119 North West Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow a group care home with fifteen occupants in the C-4 CBD Perimeter Commercial District, in full compliance with the site plan, elevations and floor plans entitled "Midwest Shelter for Homeless Veterans, 119 North West Street, Wheaton, IL" prepared by PPKS Architects, Glen Ellyn, IL and site improvement plan entitled "119 North West Street, Wheaton, IL" prepared by Jacob & Hefner

8-2008-144958

Associates, Oakbrook Terrace, IL dated May 8, 2008 and landscaping plan entitled "Midwest Shelter for Homeless Veterans" prepared by Degler Design, Saint Charles, IL dated May 23, 2008 and in further compliance with the following conditions, restrictions, and requirements:

A. The current group care home license will need to be amended and approved by the City of Wheaton's Group Care Home Commission to accommodate the additional occupants.

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. Jones
Mayor

ATTEST:

Emily Gresk City Clerk
Michael Rose Deputy City Clerk
City Clerk

ROLL CALL VOTE:

Ayes: Councilman Levine
Mayor Gresk
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson

Nays: None

Absent: Councilman Mouhelis

Motion Carried Unanimously

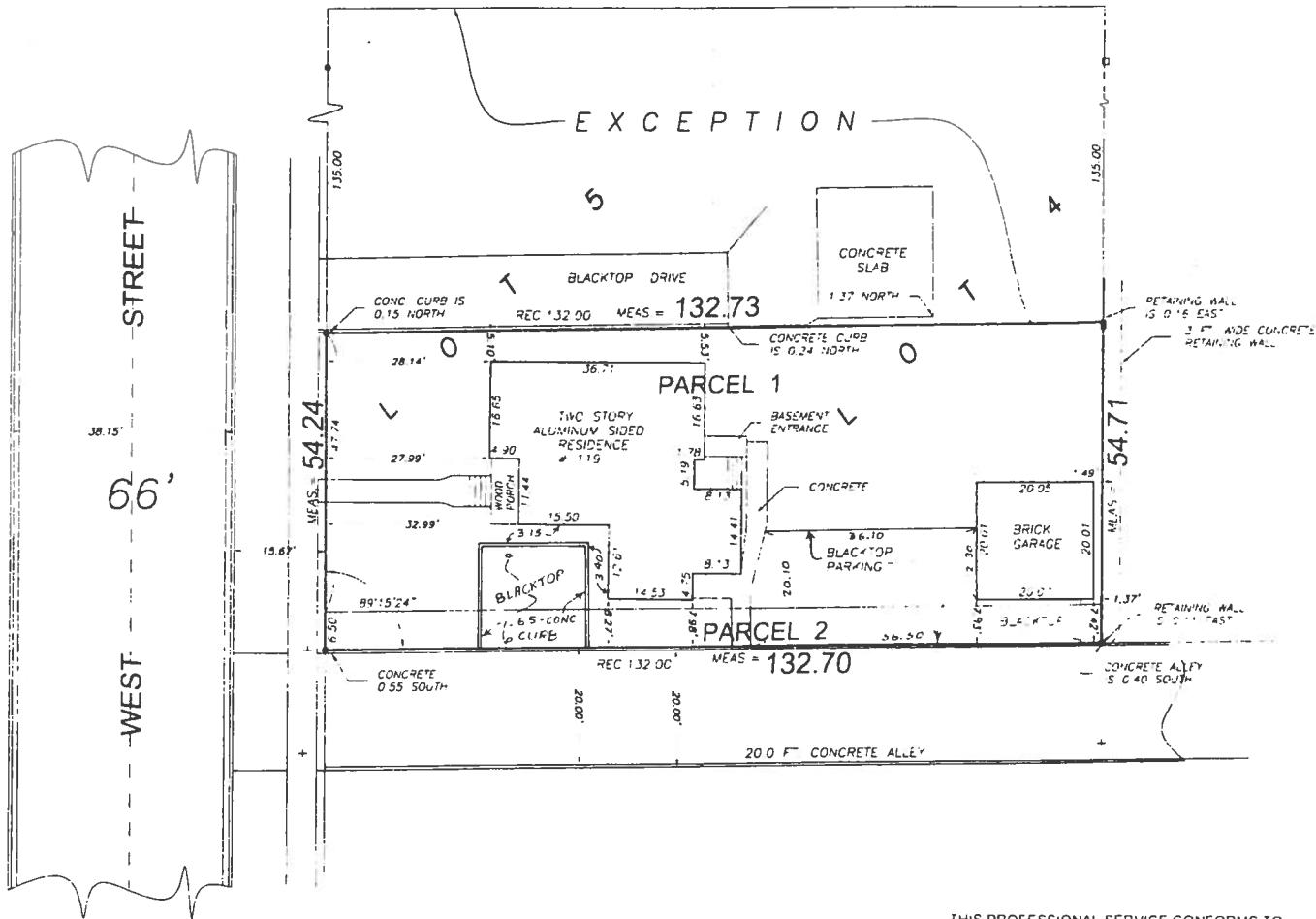
Passed: July 21, 2008
Published: July 22, 2008

PLAT OF SURVEY

PARCEL 1. LOTS 4 AND 5 (EXCEPT THE NORTH 135 FEET THEREOF) OF BLOCK 1 OF J. C. WHEATON'S ADDITION TO TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2, THE NORTH 65 FEET OF THE VACATED ALLEY SOUTH OF AND ADJOINING LOTS 4 AND 5 IN BLOCK 1 OF J.C. WHEATON'S ADDITION TO TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT #567 IN DUPAGE COUNTY, ILLINOIS.

SCALE 1" : 20' 



● = FOUND IRON STAKE
○ = SET IRON STAKE

THIS PLAT OF SURVEY PREPARED FOR:

RENT YCNKE - P-TY.

THIS PLAT OF SURVEY PREPARED BY

LAMBERT & ASSOCIATES

ILLINOIS LAND SURVEYORS
320 SOUTH REBER STREET
MCHESTER, ILLINOIS 60157

THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY

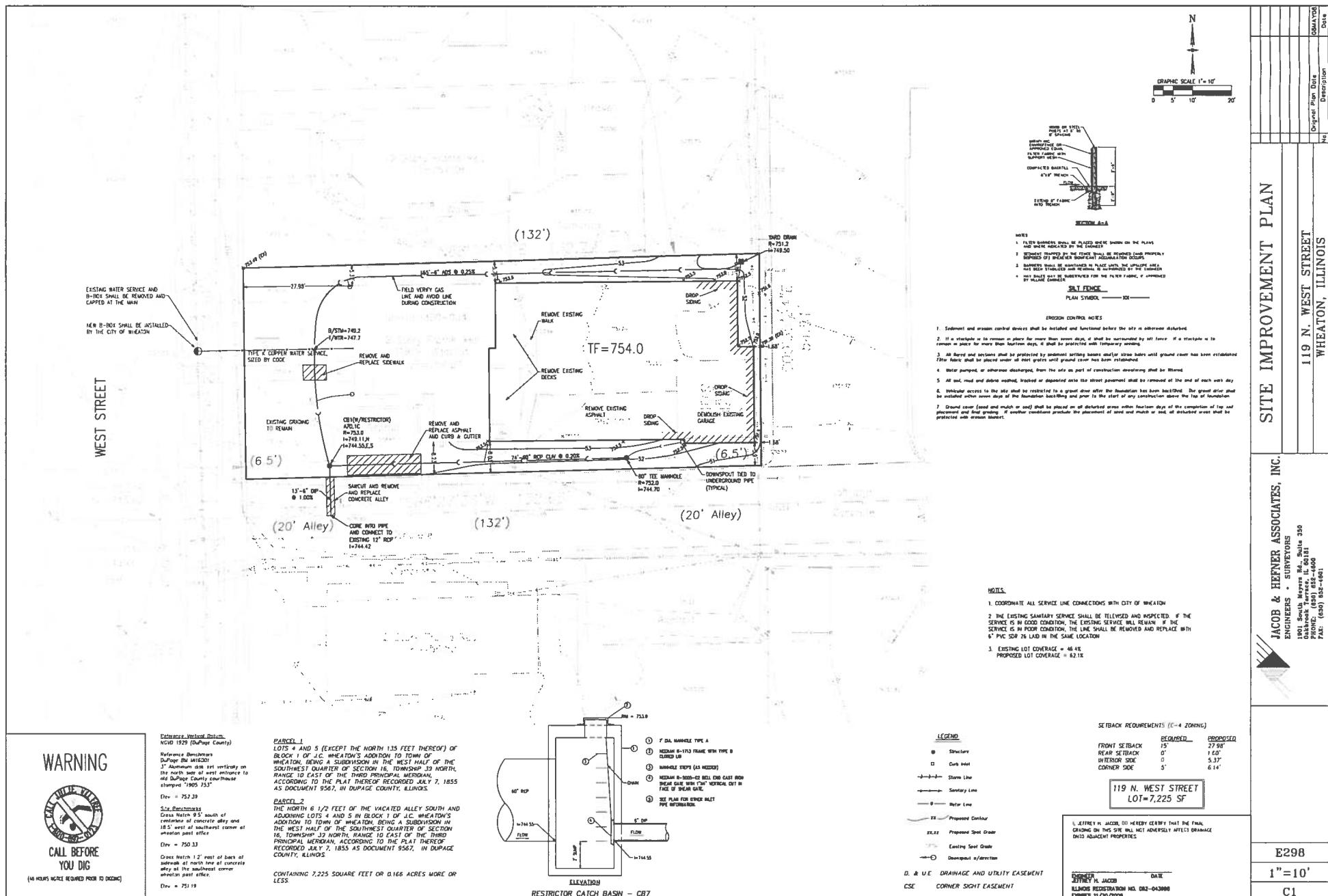
NORBERT V LAMBERT JR
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1863

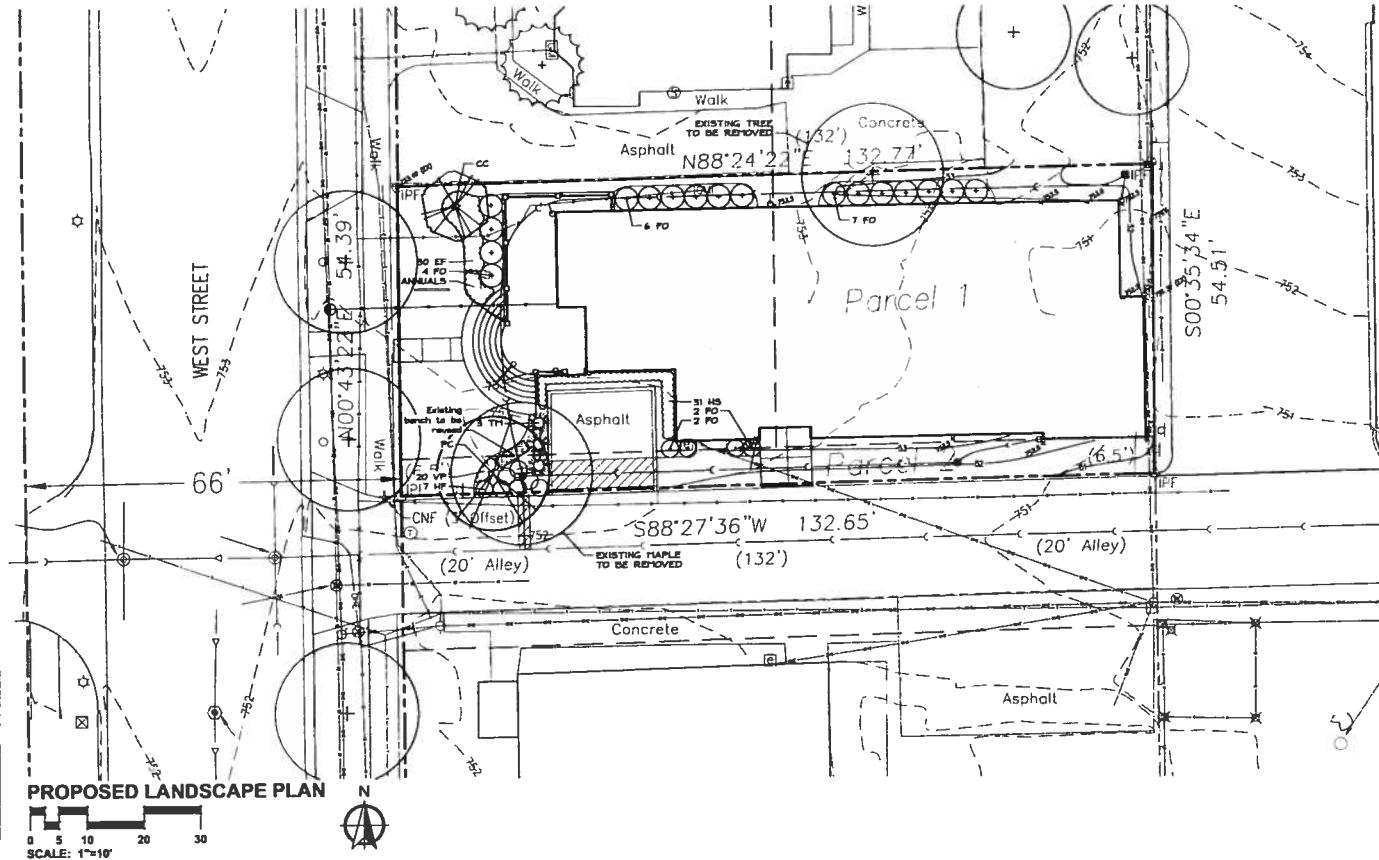
A circular registration stamp for Norbert L. Amber, Land Surveyor, No. 1863, State of Illinois, Professional. The stamp includes the date 10-10-1981, initials J.R., and a signature.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR
HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, LOCATED
BUILDINGS AND FINAL IMPROVEMENTS AND THAT THE ANEXED
PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY
GIVEN UNDER MY HAND AND SEAL. ON THIS
9TH DAY OF APRIL 2004

DRAWN BY RBZ	APPROVED BY NVL
DATE 04-09-04	ORDER NO. 646-155





DEGLER DESIGN, INC.
LANDSCAPE ARCHITECTURE
1512 WILLIAMS AVENUE
ST. CHARLES, ILLINOIS 60174
(708) 322-2551, (800) 325-3600

ARCHITECT
PPKS ARCHITECTS, LTD.
444 NORTH MAIN STREET
GLEN ELLYN, ILLINOIS 60137
(630) 469-0999 ph
(630) 469-0971 fax

PLANT LIST

Key	Oty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
CC	1	Celtis occidentalis BASTARD REEDZO	6"	clump
PC	1	Prunus <i>Yedensis</i> 'Aurea' AMERICAN PLUM	3"	
EVERGREEN SHRUBS				
TM	3	Taxus <i>media</i> 'Fastigiata' TAXIUM YEH	24" wide	4' O.C.
SUBSHRUBS				
PD	31	Phillyrea latifolia 'Variegata' SEAFLOWER CREEP PHOTINELLIA	24"	1' O.C.
PERENNIALS AND GROUNDCOVER				
EP	80	Suriana maritima var. <i>orientalis</i> PURPLE GRAFT MULLETTREEZER	3"	18" O.C.
HF	7	Heuchera <i>Principis</i> PRINCE'S HEART	8"	18" O.C.
HS	31	Hemerocallis 'Malia de Oro' STELLA DE ORO DAYLILY	8"	18" O.C.
VP	22	Vitis <i>Tulipifera Shrub</i> TULIP LEAF VINESH VIOLET	3"	8" O.C.
PERENNIALS				
17	Annuals		9.F.	
18	Perennials		9.F.	

SEAL & SIGNATURE

SUGGESTED ANNUAL PLANT LIST

Botanical/Common Name

ANNUALS - LIGHT SHADE	
<i>Agastache hyssopifolia</i>	Lobelia erinus
AGASTACHE	LOBELIA
<i>Begonia x semperflorens</i>	Lobelia cardinalis
BEGONIA	SWEET ALTSIBUR
<i>Capucinia annua</i>	Petunia x hybrida
ORNAMENTAL PEPPER	PETUNIA
<i>Dahlia heterolepis</i>	Salvia coccinea "Lady in Red"
DAHLIA	
<i>Impatiens walleriana</i>	Salvia farinacea
IMPATIENS	BLUE SALVIA
<i>Dianthus barbatus</i>	Senecio cineraria
DIANTHUS	DUSTY MILLER
<i>Fuchsia x hybrida</i>	Senecio hybridus
FUCHSIA	COLUBS
<i>Impatiens walleriana</i>	Verbena hybrida
IMPATIENS	VERBENA
	Vicia
	FANSTY

REVISIÓN

PROJECT NO :
PP0802
ORIGINAL ISSUE DATE:
5/23/08

PROJECT

LOCATION
119 North West Street
Wheaton, Illinois 60187

SHEET TITLE
LANDSCAPE
PLAN

BUCKET NUMBER

L-1