

ORDINANCE NO. F- 1434

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT AND ZONING VARIATIONS FOR AN
EXPANSION OF AN EXISTING PARKING LOT -1356 N. GARY AVENUE/COSLEY ZOO**

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 and Zoning Variations in order to allow the expansion of an existing parking lot, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as the Cosley Zoo, 1356 N. Gary Avenue; ("Subject Property") and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and Ordinance No. F-0266, a public hearing was conducted by the Wheaton City Council on June 8, 2009, to consider the issuance of the special use permit and zoning variations.

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-1 Residential District zoning classification:

PARCEL 1: LOT 1 IN PAULA JONES' ASSESSMENT PLAT OF PART OF LOT 5 IN OYER'S SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSMENT PLAT RECORDED NOVEMBER 6, 1967, AS DOCUMENT R67-45287, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 5 OF AYER'S SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 102898, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, (SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTER LINE OF GARY AVENUE WITH THE CENTER LINE OF PRAIRIE AVENUE), AND RUNNING THENCE SOUTH 89 DEGREES 57 MINUTES WEST ALONG SAID CENTER LINE OF PRAIRIE AVENUE, 152.85 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE 50.0 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO SAID CENTER LINE, 45.0 FEET; THENCE NORTH 27 DEGREES 21 MINUTES 00 SECONDS WEST, 174.43 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 160.0 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, 143.69 FEET TO THE SOUTH LINE OF PAULA JONES' ASSESSMENT PLAT OF PART OF SAID LOT 5 RECORDED AS DOCUMENT R67-45287; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 66.37 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 147.74 FEET TO THE CENTER OF GARY AVENUE; THENCE SOUTH 35 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 311.64 FEET TO A POINT WHICH IS 87.96 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 54 DEGREES 49 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO SAID CENTER LINE, 125.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-407-002; -010

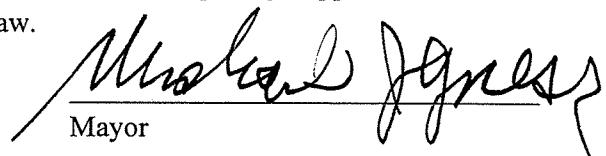
The Subject Property is commonly known as Cosley Zoo, 1356 North Gary Avenue, Wheaton, IL 60187

R 2009-114997

Section 2: Pursuant to the Findings of Fact made and determined by the City Council, a special use permit and zoning variations to Articles 6.6.2 and 22.4.9 of the Wheaton Zoning Ordinance, is hereby issued on the Subject Property to allow the an expansion of the existing parking lot for Cosley Zoo, in full compliance with the Preliminary Engineering Plan, entitled, "Cosley Zoo, Wheaton, IL, Sheet 1 of 1", prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated March 2009; the plan entitled "Requested Variations" prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April, 2009; the plan entitled "Sign Plan" prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April 2009; the plan entitled "Tree Preservation Plan" Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April 2009; and the plan entitled "Landscape Plan" prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April 2009.

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

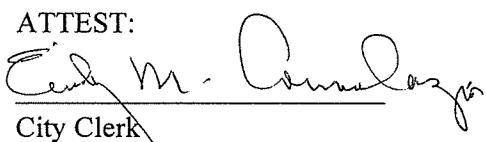
Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk

Mayor

ATTEST:



Cindy M. Annalozza

City Clerk

ROLL CALL VOTE:

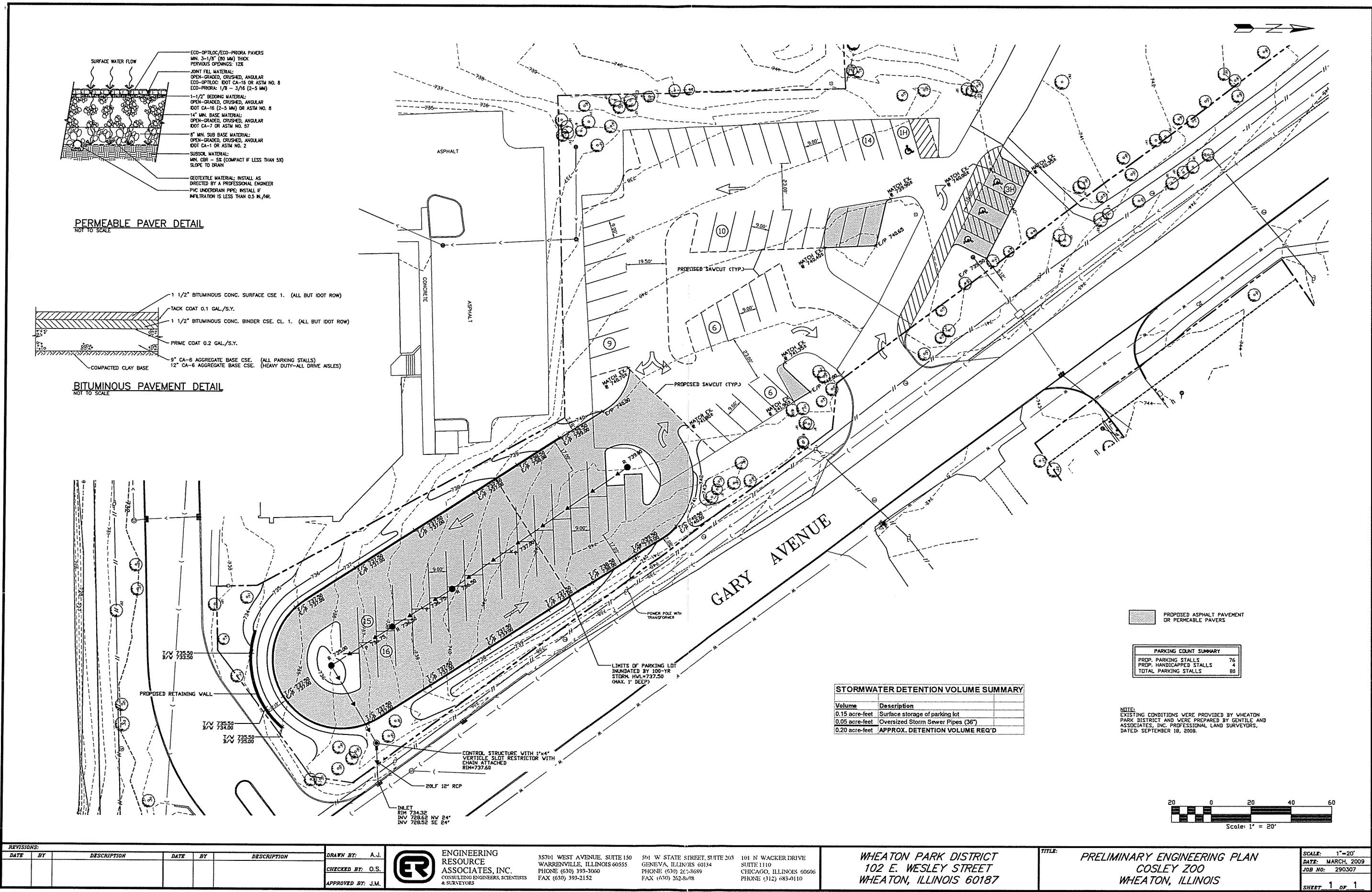
Ayes:	Councilman Prendiville Councilman Scalzo Councilman Suess Councilwoman Corry Councilman Mouhelis Mayor Gresk
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Nays:	None
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Absent:	Councilman Levine
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Motion Carried Unanimously

Passed: June 15, 2009
Published: June 16, 2009



The logo for Engineering Resource Associates, Inc. features a stylized letter 'E' on the left, with the company name 'ENGINEERING RESOURCE ASSOCIATES, INC.' and the words 'CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS' stacked to its right.

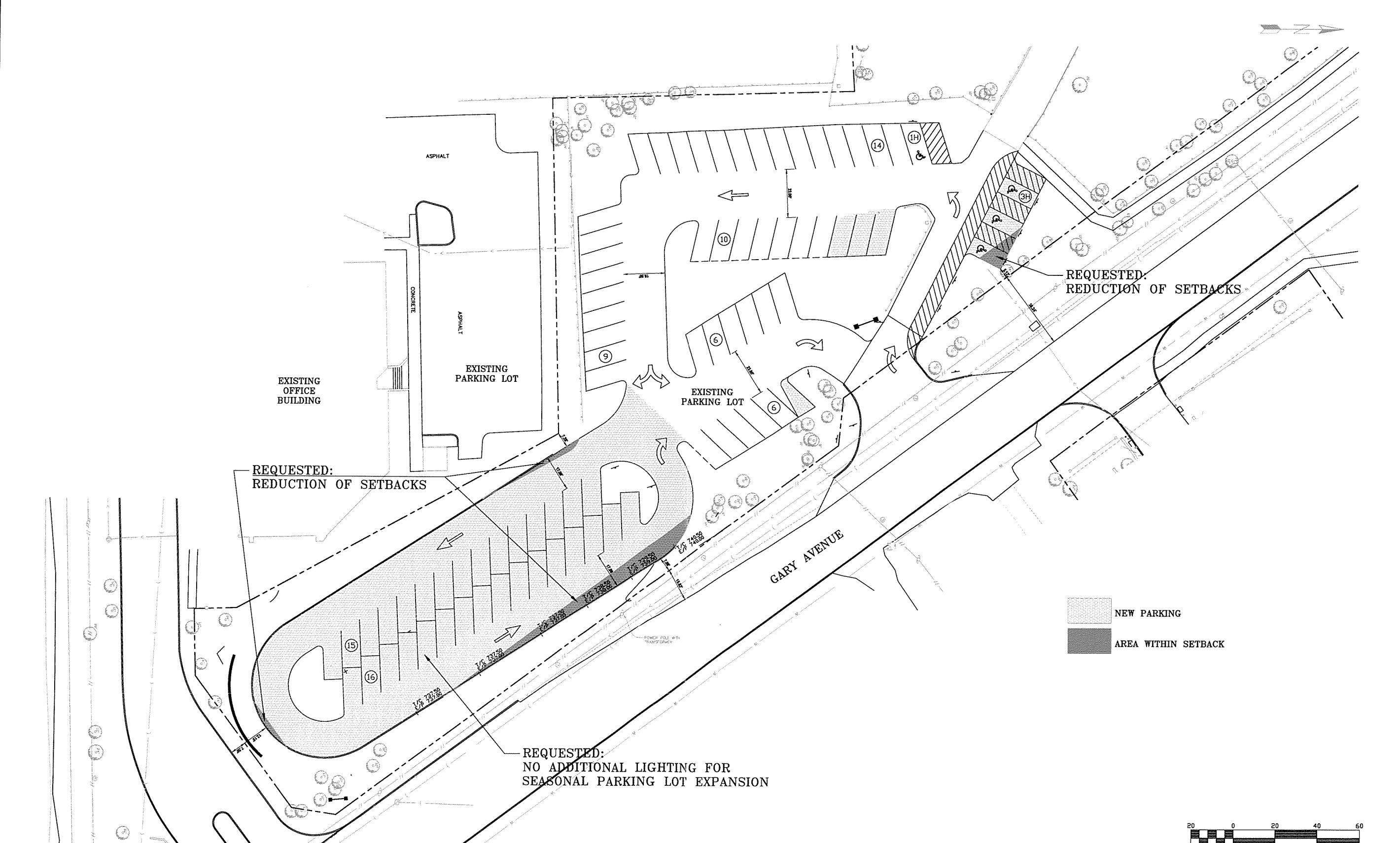
38701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

STATE STREET, SUITE 203 101 N WACKER DRIVE
ILLINOIS 60134 SUITE 1110
(30) 267-8689 CHICAGO, ILLINOIS 60606
(0) 262-8498 PHONE (312) 683-0110

WHEATON PARK DISTRICT
102 E. WESLEY STREET
WHEATON, ILLINOIS 60187

*PRELIMINARY ENGINEERING PLAN
COSLEY ZOO
WHEATON, ILLINOIS*

SCALE:	1"-20'
DATE:	MARCH, 2009
JOB NO.:	290307



WHEATON PARK DISTRICT

102 E. WESLEY WHEATON IL 60187
(630) 665-4710

**COSLEY ZOO
PARKING LOT EXPANSION
REQUESTED VARIATIONS**

drawn by: SMH
date: 4/09
checked by:
date:
file name: setbacks
revised by:
date:
revised by:
date:
revised by:
date:

Sheet of

20 0 20 40 60
Scale: 1' = 20'

Tree Preservation Species List

A supplement to Article 6.11 of the Wheaton Zoning Ordinance

Exempt/Undesirable Species

Tree species listed below are exempt from the Tree Removal Regulations of Article 6.11.2 of the Zoning Ordinance and therefore can be removed without providing compensation, regardless of the size or condition of the tree.

Common Name	Scientific Name
Deciduous Trees	
Ash, Green	<i>Fraxinus pennsylvanica</i>
Ash, White	<i>Fraxinus americana</i>
Birch, European White	<i>Betula pendula</i>
Birch, Gray	<i>Betula populifolia</i>
Birch, Paper	<i>Betula papyrifera</i>
Buckthorn, Common	<i>Rhamnus cathartica</i>
Butternut	<i>Juglans cinerea</i>
Cherry, Black	<i>Prunus serotina</i>
Cherry, European Bird	<i>Prunus padus</i>
Cherry, Pin	<i>Prunus pensylvanica</i>
Cherry, Choke	<i>Prunus virginiana</i>
Cherry, Sweet	<i>Prunus avium</i>
Chestnut, American	<i>Castanea dentata</i>
Elm, American	<i>Ulmus americana</i>
Elm, Rock	<i>Ulmus thomasii</i>
Elm, Siberian	<i>Ulmus pumila</i>
Elm, Slippery or Red	<i>Ulmus rubra</i>
Locust, Black	<i>Robinia pseudoacacia</i>
Maple, Boxelder	<i>Acer negundo</i>
Maple, Silver or Northern	<i>Acer saccharinum</i>
Mountainash, American	<i>Sorbus americana</i>
Mountainash, European	<i>Sorbus aucuparia</i>
Mulberry, White	<i>Morus alba</i>
Paulownia (Princess Tree)	<i>Paulownia tomentosa</i>
Poplar, Cottonwood	<i>Populus deltoides</i>
Poplar, Lombardy	<i>Populus nigra 'Italica'</i>
Poplar, White or Silver	<i>Populus alba</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Walnut, Black	<i>Juglans nigra</i>
Evergreen Trees	
All species	All species

Legend

- ✿ Trees to Remain
- ✿ Trees to be Removed
- ◻ Area of Proposed Work

Undesirable Species (Per City of Wheaton)



ENGINEERING RESOURCE ASSOCIATES, INC.
Consulting Engineers, Scientists & Surveyors

www.erconsultants.com

1 inch equals 30 feet

Feet

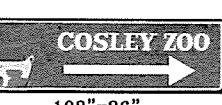
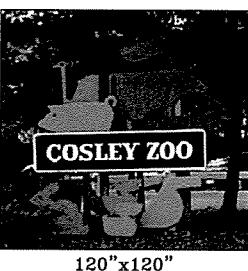
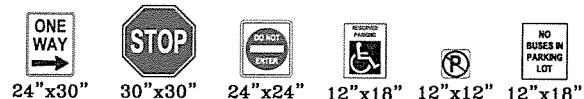
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Wheaton Park District Cosley Zoo Parking Lot Expansion Tree Preservation Plan

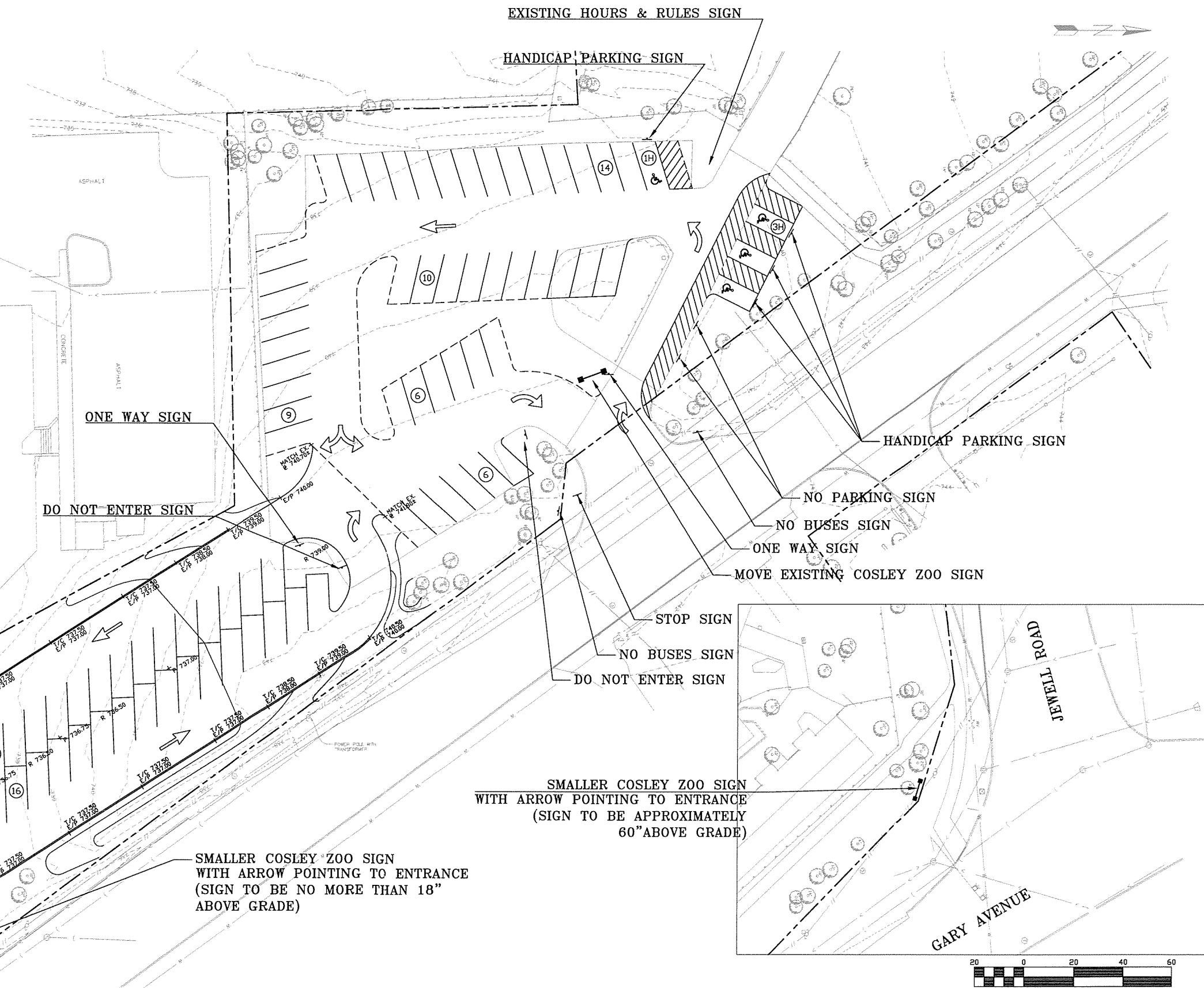
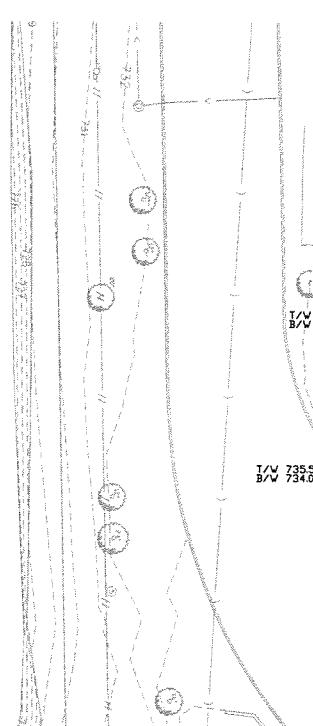
May 2009

Trees to be Removed					
Tree ID Number	Genus	Species	Common Name	Diameter Breast Height	Condition
213	Robinia	pseudocarpa	Black Locust	10	Poor
214	Robinia	pseudocarpa	Black Locust	10	Poor
218	Robinia	serotina	Black Cherry	16	Poor
219	Prunus	serotina	Black Cherry	8	Poor
220	Robinia	pseudocarpa	Black Locust	6	Poor
221	Prunus	serotina	Black Cherry	10	Poor
222	Robinia	pseudocarpa	Black Locust	8	Poor
223	Robinia	pseudocarpa	Black Locust	8	Poor
230	Prunus	serotina	Black Cherry	12	Poor
231	Prunus	serotina	Black Cherry	8	Poor
232	Robinia	pseudocarpa	Black Locust	10	Poor
233	Robinia	pseudocarpa	Black Locust	14	Poor
235	Robinia	pseudocarpa	Black Locust	8	Poor
236	Robinia	pseudocarpa	Black Locust	8	Poor
239	Prunus	serotina	Black Cherry	12	Poor
240	Robinia	pseudocarpa	Black Locust	0	Removed
241	Robinia	pseudocarpa	Black Locust	8	Poor
242	Robinia	pseudocarpa	Black Locust	9	Poor
243	Robinia	pseudocarpa	Black Locust	9	Poor
244	Juglans	nigra	Black Walnut	10	Poor
245	Robinia	pseudocarpa	Black Locust	10	Poor
246	Juglans	nigra	Black Walnut	8	Poor
248	Robinia	pseudocarpa	Black Locust	10	Poor
249	Prunus	serotina	Black Cherry	12	Poor
250	Prunus	serotina	Black Cherry	14	Poor
251	Robinia	pseudocarpa	Black Locust	8	Poor
252	Robinia	pseudocarpa	Black Locust	10	Poor
253	Robinia	pseudocarpa	Black Locust	10	Poor
254	Acer	negundo	Bee Elder	8	Poor
255	Acer	negundo	Bee Elder	10	Poor
256	Robinia	pseudocarpa	Black Locust	5	Poor
257	Robinia	pseudocarpa	Black Locust	8	Poor
258	Robinia	pseudocarpa	Black Locust	12	Poor
259	Robinia	pseudocarpa	Black Locust	10	Poor
260	Robinia	pseudocarpa	Black Locust	12	Poor
261	Robinia	pseudocarpa	Black Locust	12	Poor
262	Robinia	pseudocarpa	Black Locust	12	Poor
263	Robinia	pseudocarpa	Black Locust	10	Poor
264	Robinia	pseudocarpa	Black Locust	8	Poor
265	Robinia	pseudocarpa	Black Locust	12	Poor
266	Acer	platanoides	Norway Maple	6	Fair
267	Robinia	pseudocarpa	Black Locust	10	Poor
268	Robinia	pseudocarpa	Black Locust	12	Poor
269	Prunus	peninsularis	Green Ash	14	Poor
270	Robinia	pseudocarpa	Black Locust	12	Poor
271	Robinia	pseudocarpa	Black Locust	10	Poor
272	Prunus	peninsularis	Green Ash	14	Poor
273	Prunus	peninsularis	Green Ash	14	Fair
274	Robinia	pseudocarpa	Black Locust	10	Poor
275	Robinia	pseudocarpa	Black Locust	14	Poor
276	Robinia	pseudocarpa	Black Locust	10	Poor
277	Robinia	pseudocarpa	Black Locust	10	Poor
278	Robinia	pseudocarpa	Black Locust	6	Poor
279	Prunus	serotina	Black Cherry	14	Poor
280	Robinia	pseudocarpa	Black Locust	5	Poor
281	Robinia	pseudocarpa	Black Locust	12	Poor
282	Robinia	pseudocarpa	Black Locust	12	Poor
283	Robinia	pseudocarpa	Black Locust	10	Poor
284	Robinia	pseudocarpa	Black Locust	10	Poor
285	Robinia	pseudocarpa	Black Locust	12	Poor
286	Morus	rubra	Red Mulberry	24	Poor
287	Prunus	serotina	Black Cherry	16	Poor
288	Robinia	pseudocarpa	Black Locust	8	Poor
289	Prunus	peninsularis	Green Ash	16	Fair
290	Robinia	pseudocarpa	Black Locust	12	Poor
291	Robinia	pseudocarpa	Black Locust	10	Poor
292	Robinia	pseudocarpa	Black Locust	10	Poor
293	Prunus	serotina	Black Cherry	12	Poor
294	Prunus	serotina	Black Cherry	12	Poor
295	Acer	platanoides	Norway Maple	6	Fair
296	Robinia	pseudocarpa	Black Locust	10	Poor
297	Prunus	peninsularis	Green Ash	10	Poor
298	Robinia	pseudocarpa	Black Locust	10	Poor
299	Robinia	pseudocarpa	Black Locust	8	Poor
300	Ulmus	plana	Siberian Elm	20	Poor
301	Acer	platanoides	Norway Maple	8	Poor
302	Robinia	pseudocarpa	Black Locust	12	Poor
303	Acer	platanoides	Norway Maple	12	Poor
304	Robinia	pseudocarpa	Black Locust	10	Poor
305	Robinia	pseudocarpa	Black Locust	10	Poor
306	Robinia	pseudocarpa	Black Locust	10	Poor
307	Robinia	pseudocarpa	Black Locust	10	Poor
308	Robinia	pseudocarpa	Black Locust	10	Poor
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318	Robinia	pseudocarpa	Black Locust	10	Poor
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332	Robinia	pseudocarpa	Black Locust	10	Poor
333	Robinia	pseudocarpa	Black Locust	10	Poor
334	Robinia	pseudocarpa	Black Locust	10	Poor
335	Robinia	pseudocarpa	Black Locust	10	Poor
336	Robinia	p			

SIGNS



PROPOSED COSLEY ZOO
SIGN TO BE LOCATED
AT CORNERS OF
PRAIRIE & GARY
AND JEWELL & GARY



WHEATON PARK DISTRICT

102 E. WESLEY WHEATON IL, 60187
(630) 665-4710

COSLEY ZOO PARKING LOT EXPANSION SIGN PLAN

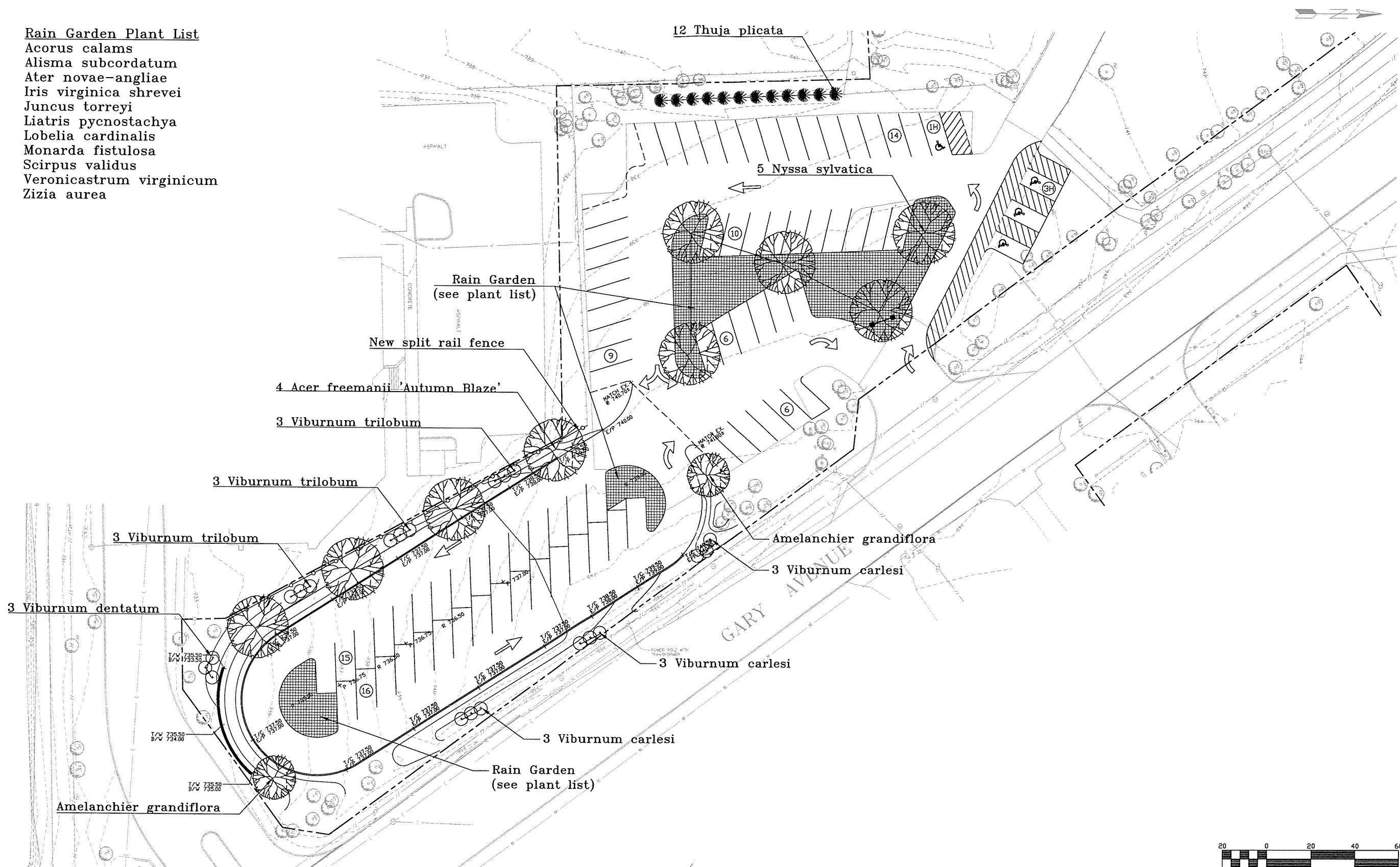
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date: 4/09
checked by:
date:
file name: 290307
E01-park13-mp cosley/document/parking ideas/landscape plan

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date:

Sheet of

Rain Garden Plant List

Acorus calamus
Alisma subcordatum
Ater novae-angliae
Iris virginica shrevei
Juncus torreyi
Liatris pycnostachya
Lobelia cardinalis
Monarda fistulosa
Scirpus validus
Veronicastrum virginicum
Zizia aurea



WHEATON PARK DISTRICT

102 E. WESLEY WHEATON IL, 60187
(630) 665-4710

**COSLEY ZOO
PARKING LOT EXPANSION
LANDSCAPE PLAN**

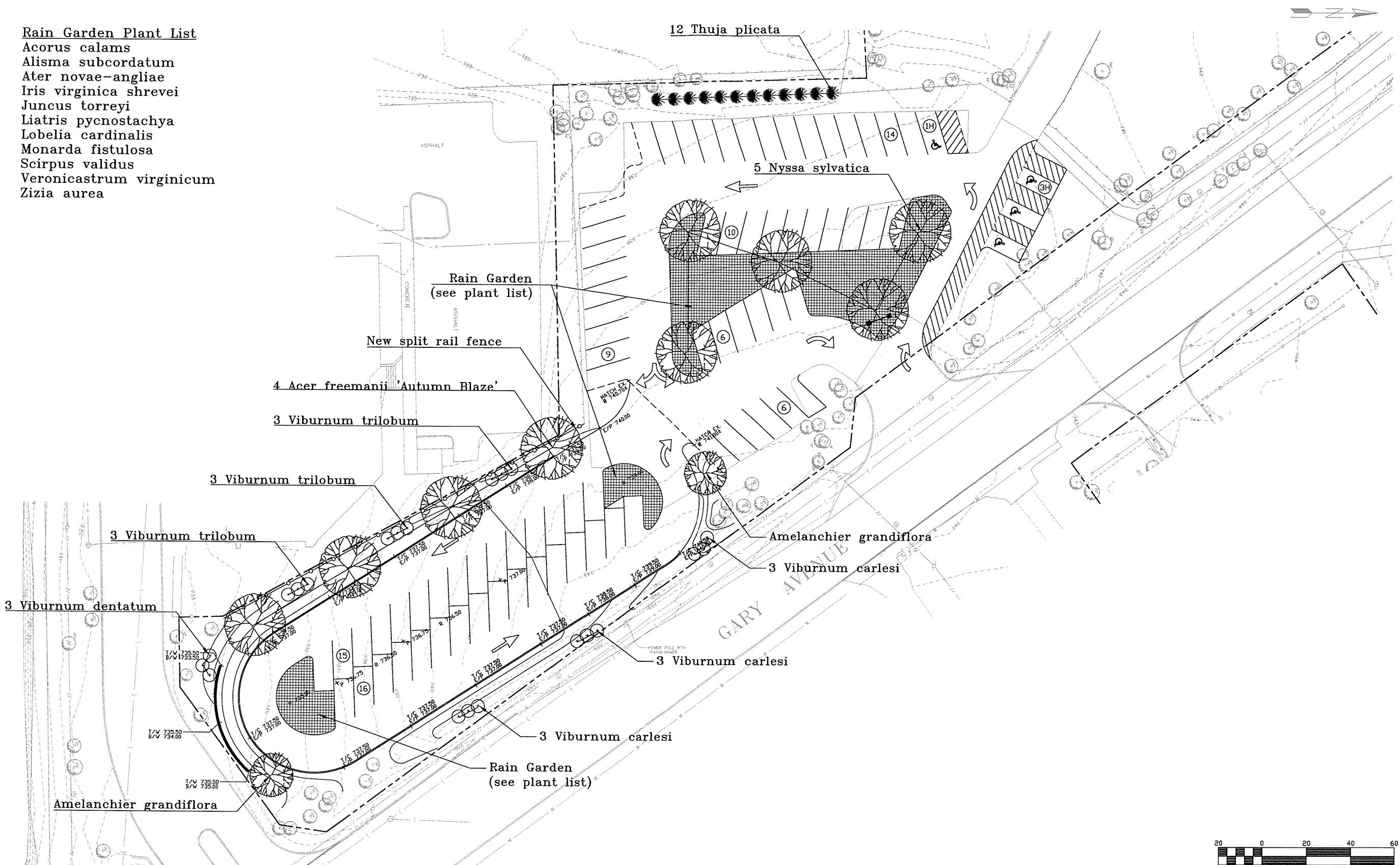
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file name: 290307
F101-park13-mp cosley/document/parking lot/landscape plan

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Sheet of

Rain Garden Plant List

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 Scirpus validus
 Veronicastrum virginicum
 Zizia aurea



WHEATON PARK DISTRICT
 102 E. WESLEY WHEATON IL, 60187
 (630) 665-4710

**COSLEY ZOO
 PARKING LOT EXPANSION
 LANDSCAPE PLAN**

drawn by:	SMH	revised by:	
date:	4/09	date:	
checked by:		revised by:	
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