

ORDINANCE NO. F -1452

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PUD AMENDMENT AT 1000
WEST PRAIRIE AVENUE – WHEATON SPORTS CENTER**

WHEREAS, written application has been made to consider a Special Use Permit request for a PUD Amendment to allow the seasonal use of an air supported structure over the easterly-most tennis courts located along the southern edge of the Subject Property at 1000 West Prairie Avenue; and

WHEREAS, the applicant is also requesting approval to amend the existing landscaping plan to add landscaping, fencing and approximately 450 square feet of asphalt pavement to the PUD along the common boundary of the Subject Property and 1100 Wheaton Oaks Court in addition to approval of an off-premises business sign to be located at the northeast corner of the PUD for the use and benefit of the property owner at 1100 Wheaton Oaks Court; 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 May 27, 2009 to consider a Special Use Permit request for a PUD Amendment; and the Planning and Zoning Board recommended that the request be granted and approved.

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, a Special Use Permit for a PUD Amendment is granted for the Wheaton Sports Center, all on the following-described property:

LOT 1 IN WHEATON SPORTS CENTER PLAT OF CONSOLIDATION IN THE SOUTH ½ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1990 AS DOCUMENT R90-49415, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-306-049

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a Special Use Permit for a PUD Amendment is granted to allow (i) the installation, use and maintenance of a seasonal air supported structure over the two easterly most tennis courts as identified on the Amended PUD Plan and East Elevation Exhibit and (ii) the installation, use and maintenance of a directional sign to be located at the southwest corner of Prairie Avenue and Wheaton Oaks Court, as identified on the Amended PUD Plan and the Preliminary Landscape Plan, for the benefit of the property located immediately south of the Subject Property at 1100 Wheaton Oaks Court, subject to an easement agreement being entered between the two property owners of 1000 West Prairie Avenue and 1100 Wheaton Oaks Court, all in full compliance with the following plans: "Amended PUD Plan", prepared by Webster, McGrath & Ahlberg, Wheaton, IL dated March 10, 2009; "East Elevation Exhibit", prepared by Webster, McGrath & Ahlberg, Wheaton, IL dated June 23, 2008; "Preliminary Landscape Plan", prepared by Gary Weber, Wheaton, IL dated October 29, 2008 and revised May 21, 2009.

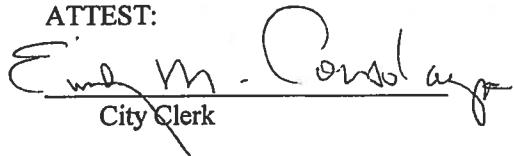
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 J. Gresk
Mayor

ATTEST:



Emily M. Consalvo
City Clerk

Roll Call Vote:

Ayes: Councilman Prendiville
Councilman Scalzo
Councilman Suess
Councilwoman Corry
Councilman Levine
Councilman Mouhelis
Mayor Gresk

Nays: None

Absent: None

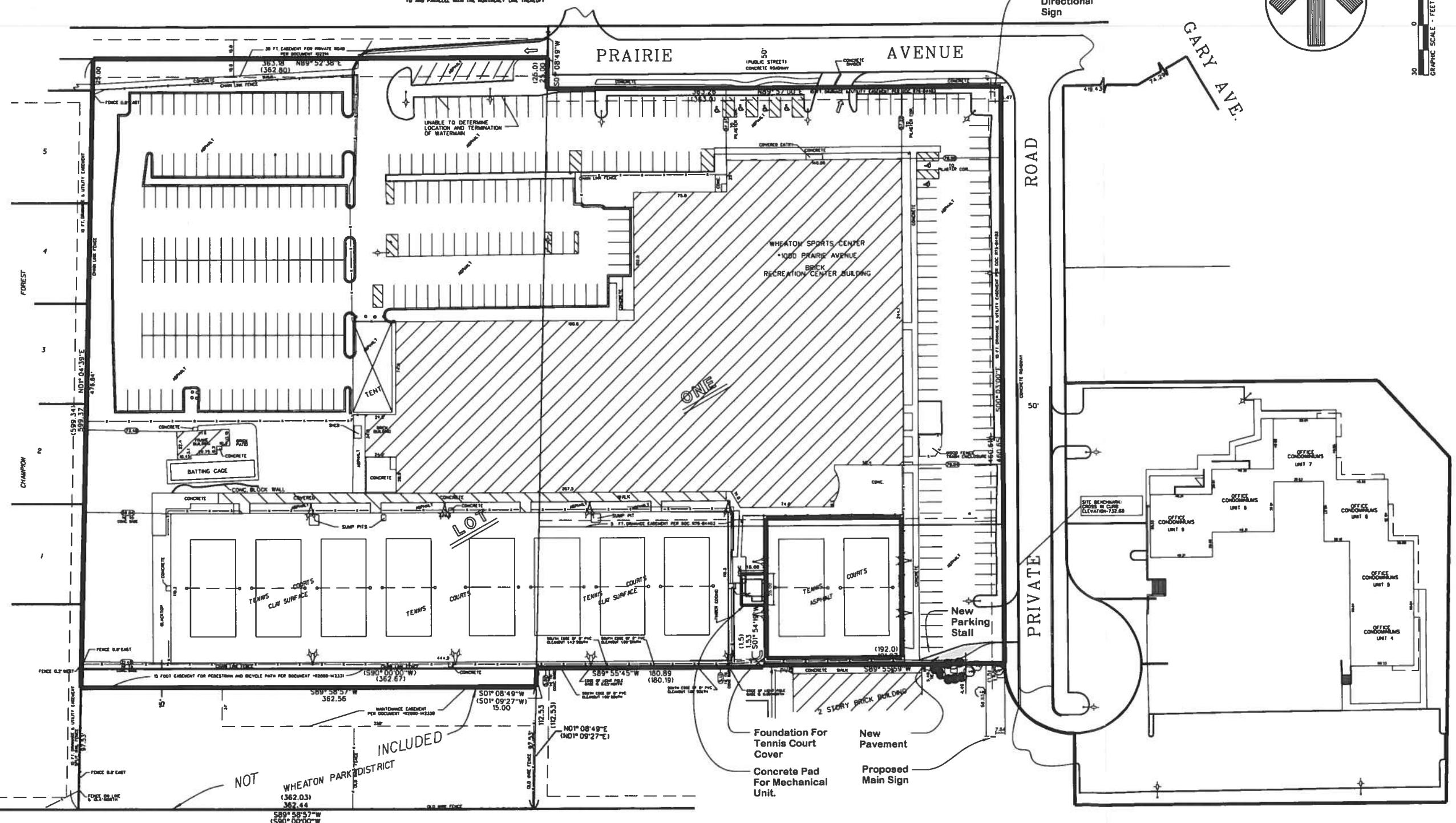
Motion Carried Unanimously

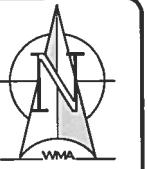
Passed: November 2, 2009
Published: November 3, 2009

WHEATON SPORT CENTER - AMENDED P.U.D. PLAN

LOT 1 IN WHEATON SPORTS CENTER PLAT OF CONDOMINIUM IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1980 AS DOCUMENT #80-49415, IN DUKE COUNTY, UTAH.
EXCISING EXHIBITION

ALL THAT PART OF LOT 1 LYING SOUTH AND BORDERING THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST NORTHWEST CORNER OF THE NINETEEN (19) DEGREES 00 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAD LOT 1701 FOR A DISTANCE OF 40.31 FEET TO A SW CORNER OF SAD LOT 1701; thence 19 DEGREES 00 MINUTES 27 SECONDS SO 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE THAT IS PARALLEL TO THE WEST LINE OF LOT 1701 FOR A DISTANCE OF 30.625 FEET TO THE WEST LINE OF SAD LOT 1701; except therefore the NORTH 14 FEET 11 1/2 INCHES TO AND PARALLEL WITH THE NORTHWEST LINE THEREOF.





20
0
20
GRAPHIC SCALE • FEET

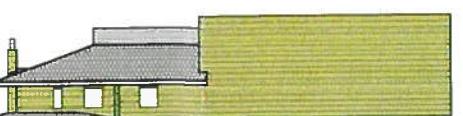
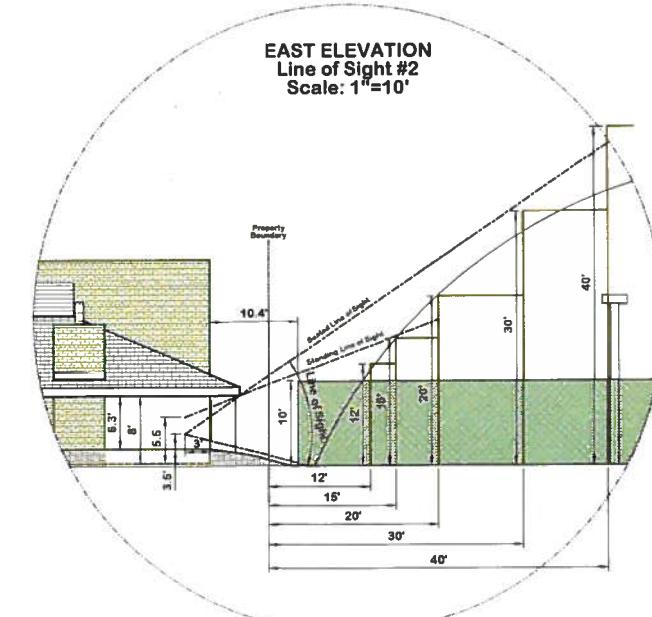
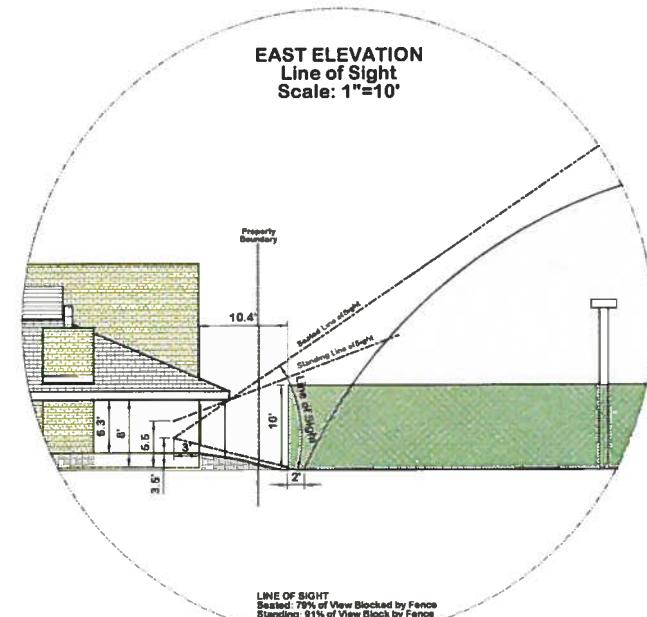


EAST ELEVATION (Existing)
Scale: 1"=20'



EAST ELEVATION (Proposed)
Scale: 1"=20'

See "EAST Elevation
Line of Sight"



NORTH ELEVATION
(of E.P. Doyle)

WMA
WEBSTER, MCGRATH & AHLBERG LTD.
LAWRENCE, WEBSTER, MCGRATH & AHLBERG LTD., ARCHITECTURE
One South Meridian Street, Suite 1100, Indianapolis, Indiana 46240-1100
(317) 262-7167 Fax: (317) 262-7168
Drawing Form 1-Letter No. 134-903-01
Drawing Form 1-Letter No. 134-903-01

LINE OF SIGHT
Seated: 79% of View Blocked by Fence
Standing: 91% of View Blocked by Fence

LINE OF SIGHT
Seated: 79% of View Blocked by Fence
Standing: 91% of View Blocked by Fence

WHEATON SPORT
CENTER
WHEATON SPORT CENTER
Prepared For:
1000 W. Prairie
Wheaton, IL 60187
608-649-0887

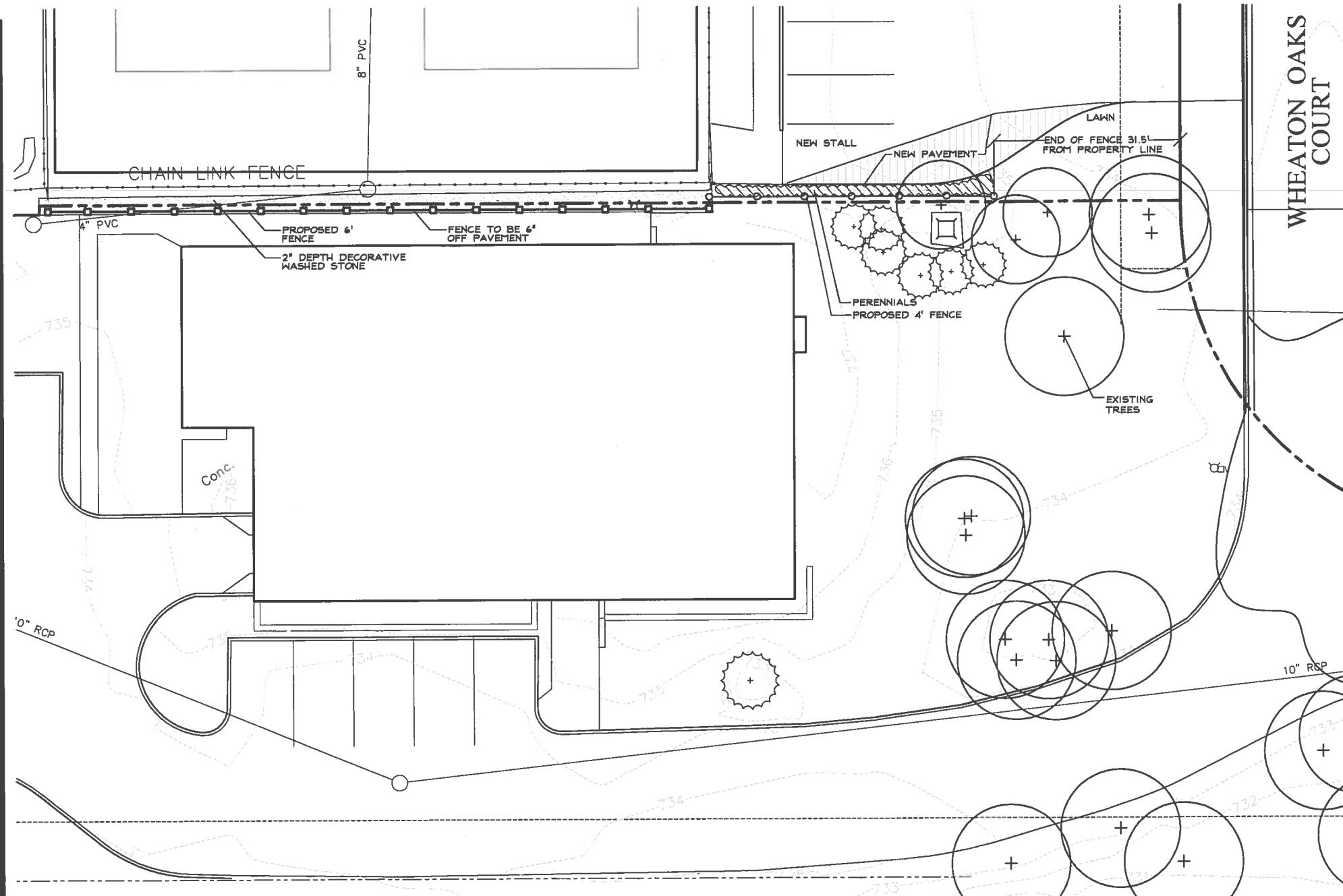
EAST ELEVATION
EXHIBIT

EX-1

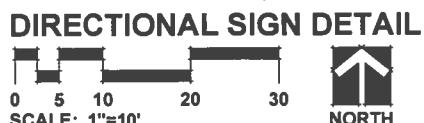
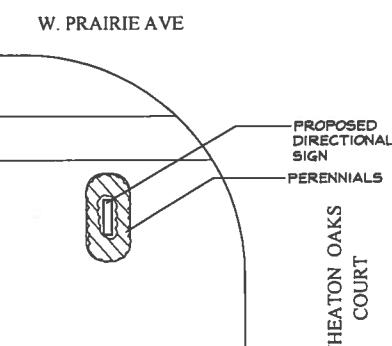
PRELIMINARY LANDSCAPE PLAN

WHEATON, ILLINOIS

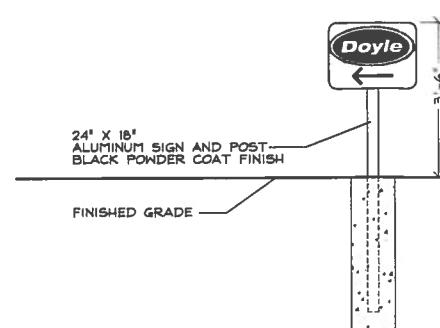
DOYLE / WHEATON SPORTS CENTER



LANDSCAPE PLAN

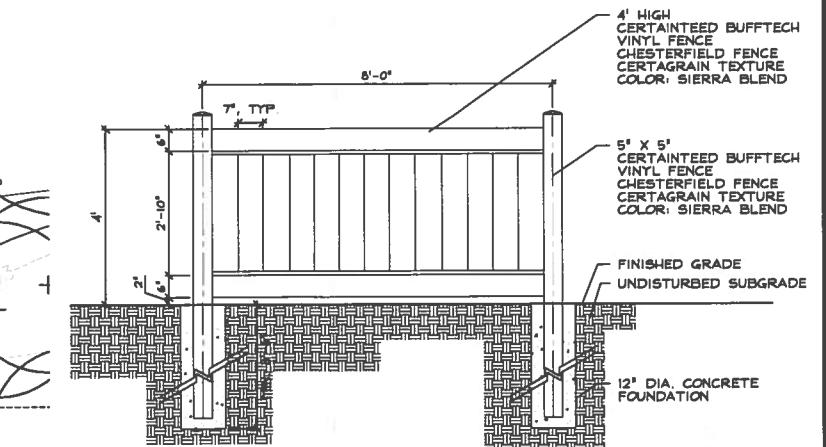
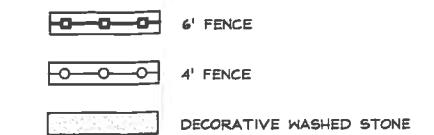


DIRECTIONAL SIGN ELEVATION
SCALE: 1/2"=1'-0"

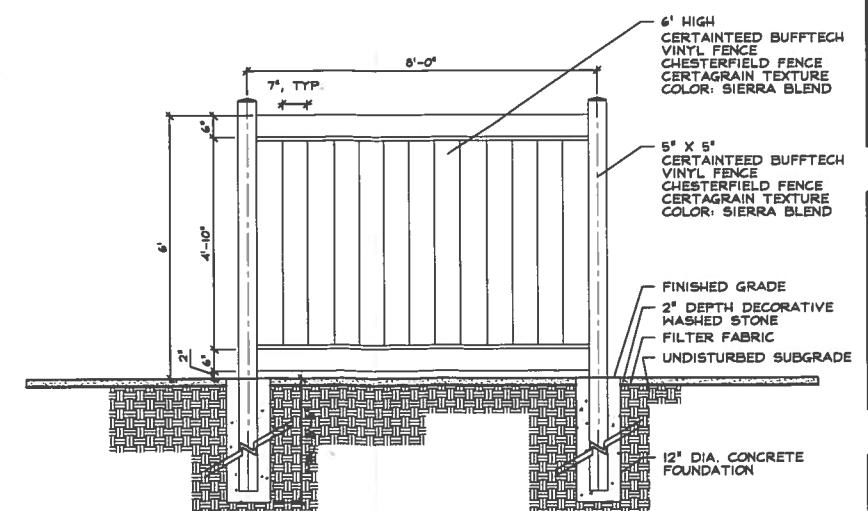


REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
PERENNIALS AND ORNAMENTAL GRASSES			
	Hosta sieboldiana 'Frances Williams'	1 Gal.	18" O.C.
	Hosta 'William Hosta'	1 Gal.	18" O.C.
	Hemerocallis 'Happy Returns'	1 Gal.	HAPPY RETURNS DAYLILY
	Pennisetum alopecuroides 'Hameln'	1 Gal.	24" O.C.
	Rudbeckia 'Goldsturm'	1 Gal.	GOLDSTURM BLACK-EYED SUSAN
	Sedum 'Autumn Joy'	1 Gal.	AUTUMN JOY SEDUM
	Salvia x superba 'East Friesland'	1 Gal.	EAST FRIESLAND SALVIA



4' FENCE DETAIL
SCALE: 1/2"=1'-0"



6' FENCE DETAIL
SCALE: 1/2"=1'-0"

3 5/21/09
2 4/14/09
1 3/9/09
REVISIONS

DATE 10/29/08
PROJECT NO. DS0801
DRAWN LAB
CHECKED GRW
SHEET NO. 1

PLAT CDR

1 OF 1