

ORDINANCE NO. F-1547

AN ORDINANCE GRANTING MULTIPLE FRONT YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 535-571 WEST LIBERTY DRIVE – ADELLE'S

WHEREAS, written application has been made requesting a variation to Article 19.5D of the Wheaton Zoning Ordinance to allow the construction of a new entry with a front yard setback of 4.0 feet in lieu of the required 15.0 feet and a variation to Article 19.5D of the Wheaton Zoning Ordinance to allow the construction of two outdoor dining spaces with front yard setbacks of 2.0 feet in lieu of the required 15.0 feet on certain property legally described herein and commonly known as 535-571 West Liberty Drive, Wheaton, Illinois; 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 February 8, 2011 to consider the variation request; and the Planning and Zoning Board has recommended approval of the variations; and

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 Wheaton Planning and Zoning Board, multiple front yard setback variations are granted in compliance with the following plans: "Adelle's Restaurant - Site Plan, Landscape Design Plan, Floor Plans and Elevations" prepared by LaPage and Associates, Wheaton, IL, dated September 30, 2010 and revised January 7, 2011, to allow construction on the following-described real estate:

The subject property is legally described as:

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LIBERTY DRIVE (AS NOW LOCATED) DISTANT 515 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17; THENCE NORTH AT RIGHT ANGLES TO THE NORTH LINE OF LIBERTY DRIVE (AS NOW LOCATED) 102.5 FEET, SAID LINE BEING THE EAST BOUNDARY LINE OF PROPERTY HERETOFORE CONVEYED TO THE STANDARD OIL COMPANY UNDER DOCUMENT NUMBER 117211, FILED JULY 9, 1914; THENCE IN A NORTHWESTERLY DIRECTION (MAKING AN ANGLE OF 105 DEGREES 23 MINUTES, MEASURED FROM SOUTH TO WEST, WITH THE LAST DESCRIBED LINE) 104.55 FEET, SAID LINE BEING NORTH LINE OF PROPERTY THEREFORE CONVEYED TO STANDARD OIL COMPANY UNDER SAID DOCUMENT NUMBER 117211; THENCE IN A NORTHERLY DIRECTION (MAKING AN ANGLE OF 105 DEGREES 23 MINUTES, MEASURED FROM EAST TO NORTH, WITH THE LAST DESCRIBED LINE), SAID LINE BEING AT RIGHT ANGLES TO THE NORTH LINE OF LIBERTY DRIVE (AS NOW LOCATED) TO A POINT DISTANT 75 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE MAIN TRACK OF THE GALENA UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 17; THENCE NORTHWESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE TO A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT 35 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE SOUTH MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS SAID MAIN TRACK CENTER LINE NOW EXISTS; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN

TRACK CENTER LINE TO A POINT 185.0 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 17; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 17 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LIBERTY DRIVE (AS NOW LOCATED); THENCE WESTERLY ALONG SAID NORTH LINE, AND THE EASTERLY EXTENSION THEREOF, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-407-005; 05-17-408-002

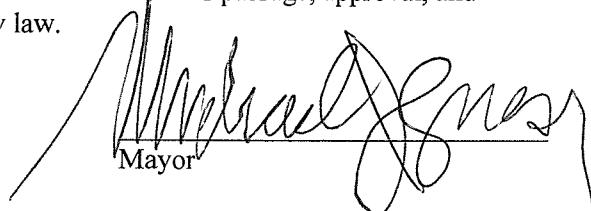
The subject property is commonly known as 535-571 West Liberty Drive, Wheaton, IL 60187.

Section 2: The variation provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

1. The approval is contingent on the applicant having continued rights to use parking spaces in the Wheaton Center Parking Garage; and
2. Employee parking shall be in the Wheaton Center Parking Garage or on-street.

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.



A handwritten signature in black ink, appearing to read "Michael J. Gresk". Below the signature, the word "Mayor" is printed in a small, sans-serif font.

ATTEST:



A handwritten signature in black ink, appearing to read "Sharon Barnett Hagan". Below the signature, the title "City Clerk" is printed in a small, sans-serif font.

Roll Call Vote

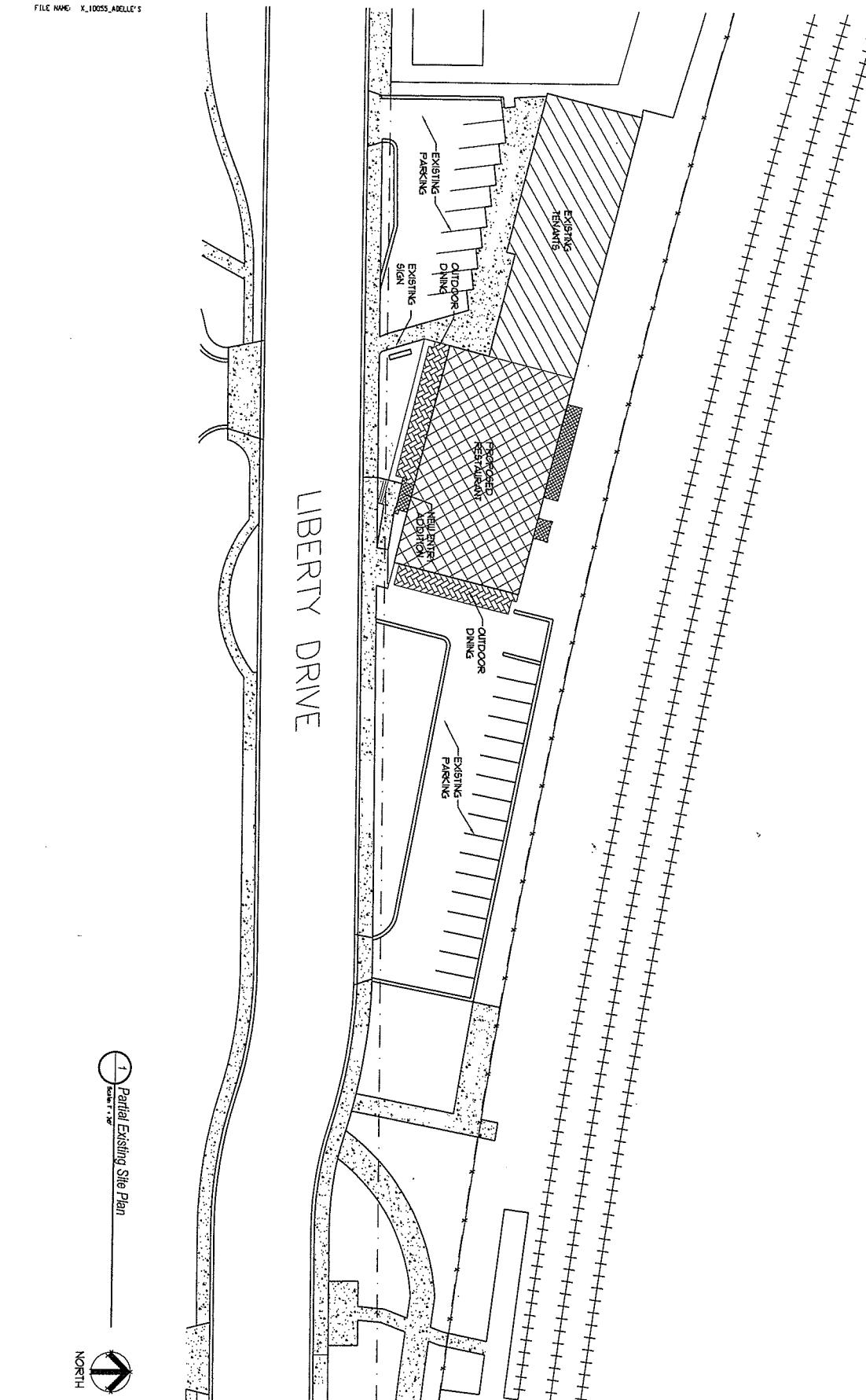
Ayes:	Councilman Mouhelis Mayor Gresk Councilman Prendiville Councilman Scalzo Councilwoman Corry Councilman Levine
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Nays:	None
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Absent:	Councilman Suess
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Motion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

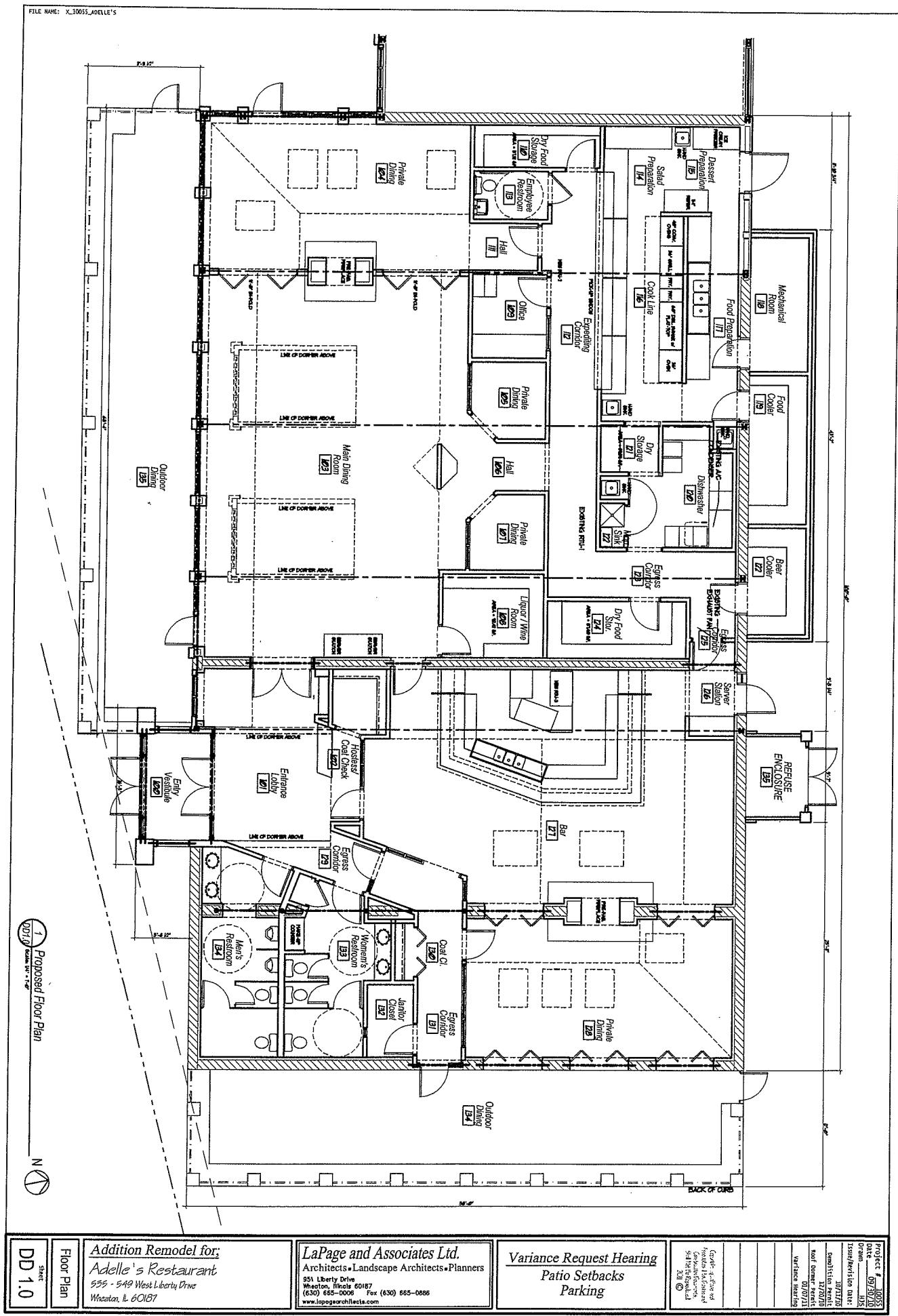
Passed: February 22, 2011
Published: February 23, 2011



Addition Remodel for;
Adelle's Restaurant
535 - 549 West Liberty Drive
Wheeling, # 60182

LaPage and Associates Ltd.
Architects • Landscape Architects • Planners
951 Liberty Drive
Wheaton, Illinois 60187
(830) 585-0005 Fax (830) 585-0585
www.lapagearchitects.com

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and Associates, Ltd.
Design and
Construction
Department, Smith Nat.

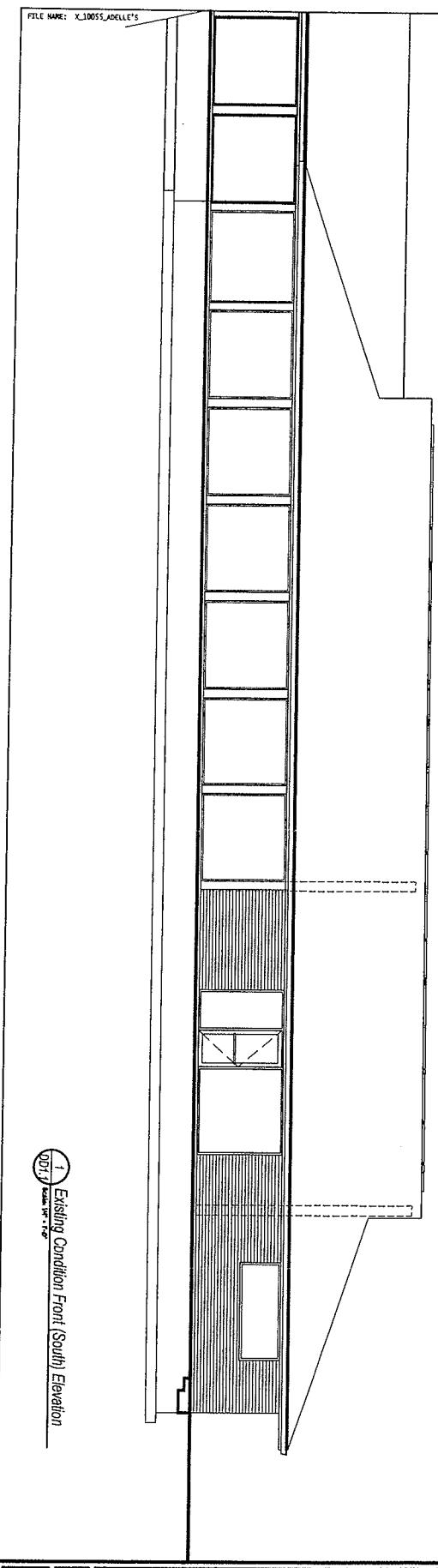


DD 1.0
Floor Plan
Sheet

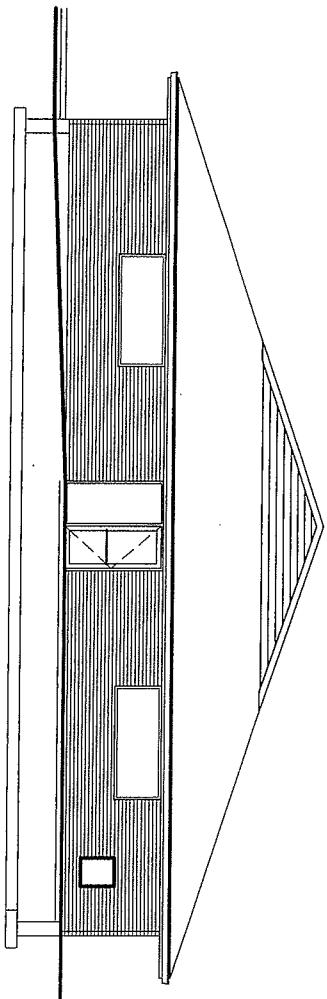
LaPage and Associates Ltd.
Architects • Landscape Architects • Planners
951 Liberty Drive
Wheaton, Illinois 60187
(630) 655-0006 Fax (630) 655-0885
www.lapageassociates.com

Variance Request Hearing
Patio Setbacks
Parking

Project #	1003/09/30/2015
Drawn	H25
Issue/Revision Date	
10/17/2015	
Demolition Period	12/20/2015
Roof Burner Person	DI/DT/PE/ST
Variance Hearing	
Comments	Comments to be added Comments to be added Comments to be added Comments to be added
Approved	2015-09-17

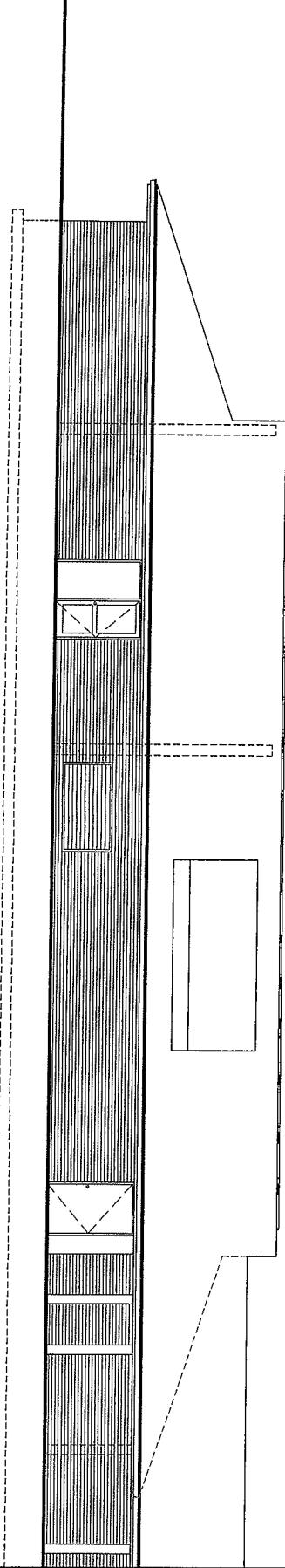


Existing Condition Right Side (East) Elevation



DD1.1	Sheet	Project # 10052005 Date 05/20/05 Drawn by [Signature] Issuance/Review Dates Demolition Permit Roof Removal Permit No. 10052005 Variances Requested Permit No. 10052005 Comments [Signature]
E.C. Elevs	LaPage and Associates Ltd. Architects • Landscape Architects • Planners 951 Liberty Drive Naperville, IL 60187 (630) 685-0006 Fax (630) 685-0886 www.lapagearchitects.com	Variance Request Hearing Patio Setbacks Parking
DD1.1	Addition Remodel for; Adelle's Restaurant 535 - 549 West Liberty Drive Wheaton, IL 60187	

FILE NAME: X_10055_ADELLE'S



1 Existing Condition Rear (North) Elevation
DD1.2 Section Line 1-1

DD1.2
Sheet

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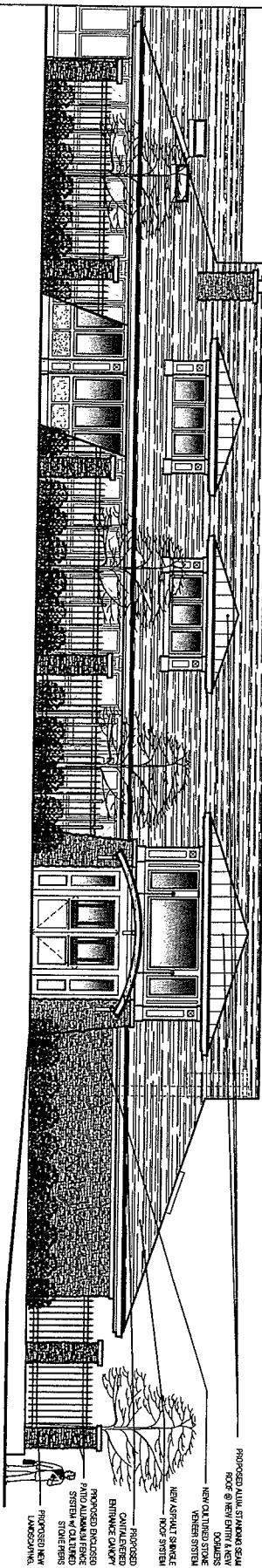
Addition Remodel for:
Adelle's Restaurant
555 - 549 West Liberty Drive
Wheaton, IL 60187

LaPage and Associates Ltd.
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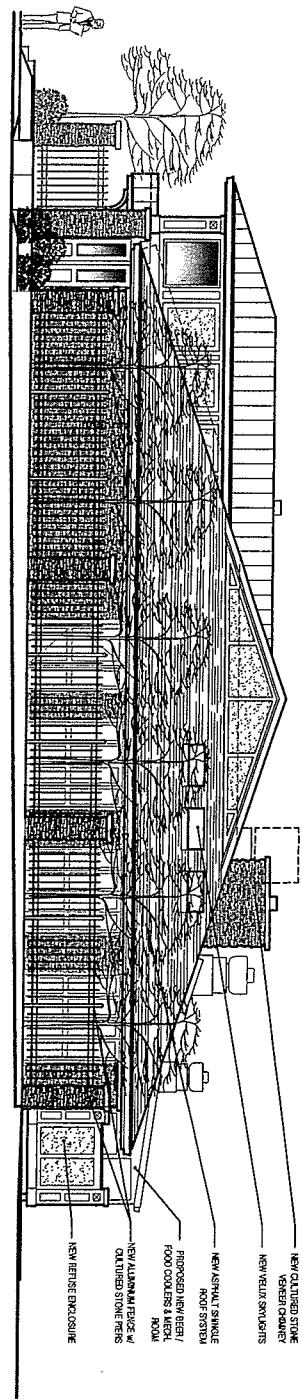
Variance Request Hearing
Patio Setbacks
Parking

Project #	100055
date drawn	09/30/03
Issue/Revision Date:	
Revision	10/21/03
Demolition Permit	
Roof Burner	07/20/03
Variance Hearing	01/07/03
Comments:	
1. Review all plans and permits. 100% inspection and documentation required. 2. No Permitted	

1 Proposed Front (South) Elevation
DD2.0



2 Proposed Right Side (East) Elevation
DD2.0



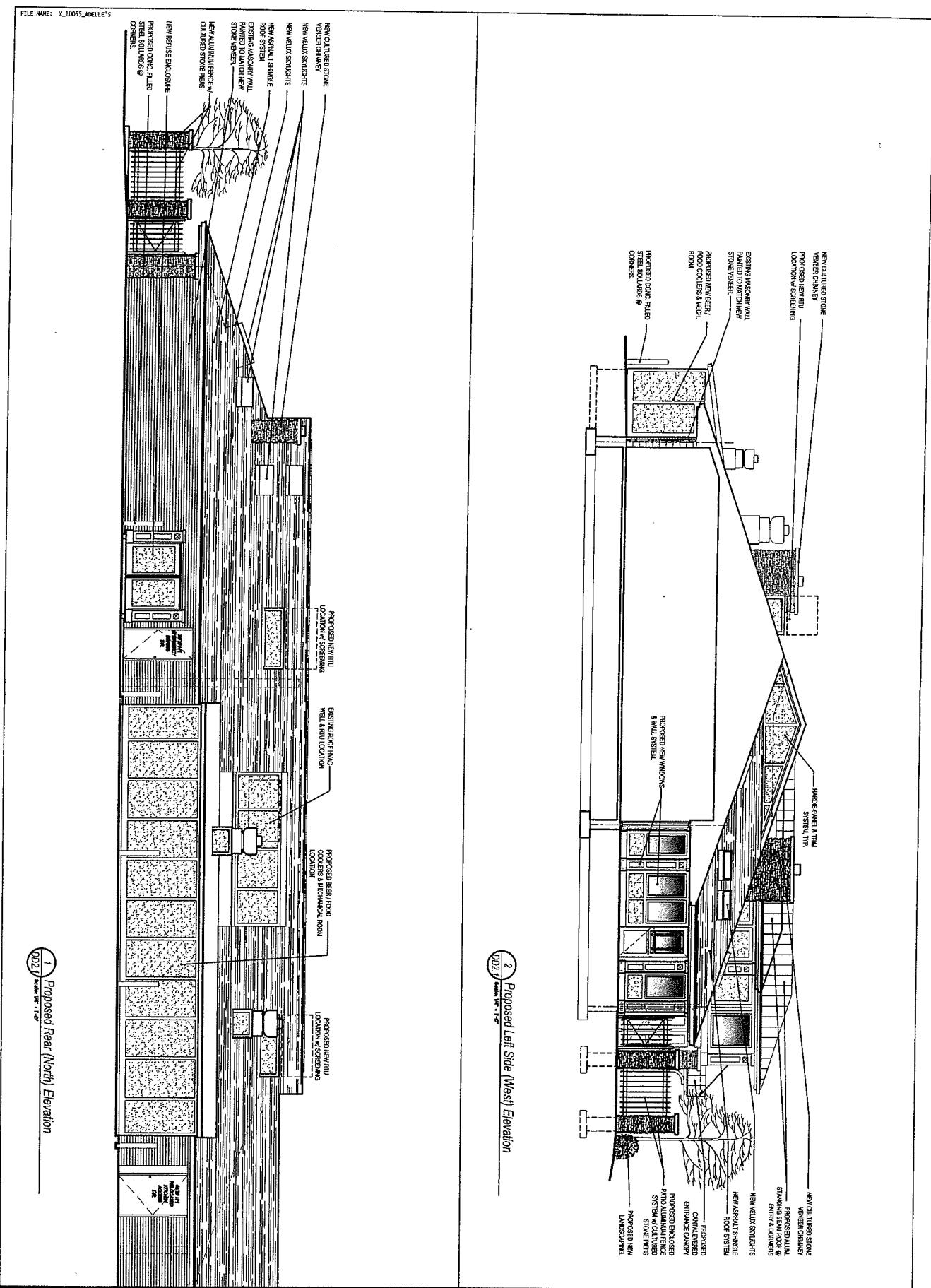
Elevations
DD2.0

Addition Remodel for;
Adelle's Restaurant
535 - 549 West Liberty Drive
Wheeler, IL 60187

LaPage and Associates Ltd.
Architects • Landscape Architects • Planners
851 Liberty Drive
Wheeler, Illinois 60187
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www.lapagearchitects.com

Variance Request Hearing
Patio Setbacks
Parking

Project # 10002
Date 07/20/02
Issue/Revision date:
new/1st Rev. 07/20/02
Rev. 07/20/02
Architect: LaPage
Solicitor: LaPage
Ver. 1st Rev. 07/20/02
Govt. all for ad
Permit 10002
Architect LaPage
Solicitor LaPage
Rev. 07/20/02



1
DD2.1
Proposed Rear (North) Elevation

Elevations
Sheet
DD2.1

Addition Remodel for:
Adelle's Restaurant
555 - 549 West Liberty Drive
Wheaton, IL 60187

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www.landscapearchitects.com

Variance Request Hearing
Patio Setbacks
Parking

Project # 100555
Date 09/30/10

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