

**ORDINANCE NO. F-1631**

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP  
AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT  
DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL**

**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, ( Zoning Map) to subdivide, rezone, reclassify and secure Planned Unit Development Approval for a mixed-use development on the former Hubble Middle School property located at 603 South Main Street and the Wheaton Park District property located at 600 South Main Street; hereinafter collectively referred to as “Subject Property”, all on certain property legally described herein within the city limits of Wheaton, Illinois (“City”); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code, the Wheaton Zoning Ordinance, and the 1998 intergovernmental agreement between Wheaton Park District and the City of Wheaton, a public hearing was conducted by the Wheaton City Council on February 13, 2012 and continued to and concluded on February 27, 2012; and

**WHEREAS**, the application proposes to subdivide the Subject property and rezone proposed Lot 1, located at the northwest corner of Roosevelt and Naperville Roads, to the C-5 Planned Commercial District to allow the construction of a +/- 73,815 square foot grocery store and associated parking. The application also proposes the rezoning of proposed Lot 6, located at the northwest corner of Roosevelt Road and Main Street, to the C-5 Planned Commercial District to accommodate a future office building, medical office building, bank or financial institution with a special use permit to provide sales or service directly to customers in vehicles. Proposed Lots 1 and 6 are to be developed and owned by Bradford Equities LLC or a limited liability company affiliated with Bradford Equities LLC; hereafter referred to as “Developer.” The application further proposes maintaining the zoning of proposed Lots 2, 3, 4, 5 and 7 as R-4 Residential and to allow the restoration and preservation of the existing gymnasium of the former Hubble Middle School and re-grading of the existing recreation areas for continued use by the Wheaton Park District; hereafter referred to as “Park District.”

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1: Recitals.** The above-stated Recitals are hereby restated and incorporated into this Section 1 as though fully set forth herein.

**Section 2: Legal Description.** The Subject Property is legally described in the attached Exhibit “A.”

The Subject Property is commonly known as the former Hubble Middle School property located at 603 South Main Street and the Wheaton Park District property located at 600 South Main Street, all located in Wheaton, IL 60187.

**Section 3: Zoning.** Pursuant to the Findings of Fact made and determined by the Mayor and City Council, the Zoning Map is hereby amended by rezoning proposed Lots 1 and 6 from the R-4

Residential District to the C-5 Planned Commercial District. Proposed Lots 2, 3, 4, 5 and 7 shall remain zoned in the R-4 Residential District.

**Section 4: Planned Unit Development Approval.** A special use permit for a planned unit development for the Subject Property is hereby approved. This approval allows for the construction of +/- 73,815 square foot grocery store and associated parking on proposed Lot 1. The grocery store use shall include, but not be limited to, the sale of food, prepared food, drug and health products, and alcohol (provided a liquor license is applied for and obtained), and shall also include a restaurant. This approval also allows for the development of proposed Lot 6 with an office building, medical office building, bank or financial institution only. This approval also grants a special use to allow service directly to customers in vehicles, up to four drive-thru lanes on proposed Lot 6 only. Finally, this approval allows for the restoration and preservation of the existing gymnasiums of the former Hubble Middle School and a re-grading of the existing recreation areas for continued use by the Wheaton Park District.

**A. Approved P.U.D. Plans.** The Subject Property shall be developed in full compliance with the P.U.D. plans, hereby approved by the City, and entitled:

1. "Preliminary Engineering Plans for Wheaton - Mariano's" prepared by V3 Companies, Woodridge, IL, sheets C1.0 – C7.1, dated November 8, 2011 and revised February 8, 2012.
2. "Mariano's Elevations and Floor Plan" prepared by Solomon Cordwell Buenz, Chicago, IL, sheets 1-11, dated November 8, 2011 and revised February 23, 2012.
3. "Mariano's Landscape Plan" prepared by Hitchcock Design Group, Chicago, IL, dated November 8, 2011 and revised February 20, 2012.
4. "Park District Gymnasium Exhibit" prepared by the Wheaton Park District, Wheaton, IL, sheets 1-2, dated February 23, 2012.
5. "Wheaton Central Park Exhibit" prepared by the Wheaton Park District, Wheaton, IL, dated February 23, 2012.
6. "Central Park/ Hubble Athletic Fields Concept Plans" prepared by the Wheaton Park District, Wheaton, IL, sheets 1-3, dated February 23, 2012.
7. "Preliminary Plat of Mariano's Resubdivision" prepared by V3 Companies, Woodridge, IL, dated November 2, 2011 revised January 11, 2012
8. "Photometrics Plan" as prepared by WLS Lighting, dated January 11, 2012
9. "Signage Plan" as prepared by V3, dated January 11, 2012

Except as stated herein, the above-stated P.U.D. Plans are approved by the City in their entirety. To the extent of any conflict, ambiguity or inconsistency between the terms, provisions or standards contained in this Ordinance and the terms, provisions or standards, either presently existing or hereafter adopted, of the City's Development Ordinances, the terms, provisions and standards of this Ordinance shall govern and control.

**B. Conditions and Restrictions Upon Development and Use.** The development and use of the Subject Property shall be in compliance with the following conditions, restrictions, and requirements:

1. Development of proposed Lot 6 shall be limited to one building with a maximum floor area of 11,000 square feet; a maximum building height of 35 feet

or 2 1/2 stories, whichever is less; height restrictions will exclude roof top equipment screening, parapets, and other similar architectural features; a maximum building lot coverage of 33 1/3 percent; a minimum of 25% of the lot shall be landscaped (this 25% may include setback areas and interior parking lot landscaping); scaling of building mass to replicate a residential structure through the use of varied horizontal wall dimensions, varied roof heights, placement of windows and doors, etc.; and minimum yards for the building and lot as required by Article VI of the Zoning Ordinance. Prior to the issuance of an occupancy permit for proposed Lot 6, a public sidewalk shall be constructed along the west side of Main Street from the Main Street/Roosevelt Road intersection to connect to the existing pathway system in proposed Lot 7. The purpose of these requirements is to satisfy the City's Comprehensive Plan.

2. The Park District has acknowledged that portions of Main Street adjacent to Lots 3, 4, 5 and 7, is the subject of a proposed Downtown Strategic Planning Process which will include the development of a "streetscape/gateway plan" which may include enhancing the Main Street right-of-way and adjacent landscaping as a streetscape/gateway feature of Wheaton's downtown area. The Park District will coordinate, to the extent feasible, in the installation of any proposed landscape features adjacent to the Main Street right-of-way with the proposed Downtown Strategic Planning Process. In the event that the "streetscape/gateway plan" is not available for the Park District review by the first growing season following the one year anniversary of the issuance of an occupancy permit for the proposed grocery store, the Park District shall proceed with the Wheaton Central Park Exhibit plan. Other than the Park District's commitment to implement the Wheaton Central Exhibit plan, the Park District shall not be obligated to participate in the funding of the proposed "streetscape/gateway plan."
3. Prior to the issuance of an occupancy permit for the proposed grocery store, a pathway shall be constructed by the Park District which provides access from Main Street to the grocery store and gymnasiums. It is acknowledged that this pathway may cross Central Park Drive in one location as set forth in the Park District's Central Park/Hubble Athletic Fields Concept Plans.
4. Prior to issuance of an occupancy permit, all sidewalk squares adjacent the Subject Property identified by the City as receiving a defective score of High ("H"), the criteria of such defects are more fully described in Exhibit B of the staff memorandum, "Pilot Sidewalk Inspection Project/Southeast Quadrant," dated October 20, 2011, shall be removed and replaced with a new sidewalk squares by the Developer and Park District.
5. The Developer shall at its sole cost construct the widened west bound lane for Roosevelt Road to accommodate proposed dual left turn lanes for north bound Naperville Road, as well the proposed deceleration lane on Roosevelt Road, as depicted on the Site Plan Exhibit, prepared by V3 Companies and dated February 16, 2012. In the event that re-signalization of Roosevelt Road and Naperville

Road, to accommodate dual left turn lanes for north bound Naperville are approved by IDOT, at any time, the Developer shall pay the City 10% of the total costs of the design and construction of these intersection improvements, or ~~\$30,000.00~~ \$40,000.00, whichever amount is less. All proposed intersection improvements described in this paragraph are subject to obtaining permits from the Illinois Department of Transportation. In the event IDOT does not approve such intersection improvements within three (3) years from the date of an occupancy permit for the proposed grocery store, then this payment obligation of Developer is null and void.

6. The Developer shall add City decorative street lighting along Naperville Road from Roosevelt Road to Indiana Street, and similar or identical private decorative street lighting along the private grocery store roadway. If similar lighting is employed it shall be subject to the reasonable approval of the City Planner. The cost for the design, purchase of, and construction of this lighting along Naperville Road only, shall be divided evenly between the City and the Developer. Unless otherwise agreed to between the parties, the Developer shall pay the initial costs for the design, purchase of and construction of this lighting along Naperville Road only, and the City shall reimburse the Developer for fifty percent (50%) of all such costs within thirty (30) days of the City's receipt of an invoice from the Developer. The Developer will have the ability to separately invoice the City for costs incurred at the completion of design and/or the ordering of street lighting poles and at final acceptance of improvements.
7. The "Preliminary Plat of Mariano's Resubdivision" prepared by V3 Companies, Woodridge, IL, dated November 8, 2011 and revised January 11, 2012, is hereby approved. Prior to the issuance of a site development permit, the Developer and Park District shall submit a final plat of resubdivision for City Council review and approval. All easements shown on said Preliminary Plat as "to be vacated" shall be shown as "hereby vacated" on the Final Plat of Mariano's Resubdivision, and the City agrees to vacate such easements.
8. The Developer and Park District shall enter into a Fire Lane Designation and Enforcement Agreement with the City in substantial compliance with Exhibit "A."
9. The demolition of the existing structures located on the Subject Property is hereby authorized. Demolition of said structures shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners two weeks prior to the building demolition. Crushing of the existing structures on site will be allowed in accordance with all applicable rules and regulations. Demolition and all other construction operations will be

permitted Monday thru Sunday during regular working hours 7:00 am to 7:00 pm.

10. The Developer shall be responsible for the maintenance of the private road on proposed Lot 1 in a first-class manner similar to other such roads located throughout the Chicago metropolitan area.
11. A cross access easement shall be recorded on the Subject Property at the expense of the Developer and Park District to allow for Park District access and egress to the private road as depicted on the approved plans. The cross access agreement shall be shown on the Final Plat of Subdivision of the Subject Property and shall be subject to the reasonable approval of the City Attorney.
12. The Developer and Park District shall maintain all landscaping and plantings on the Subject Property so that the number, quality, and character of the landscaping shall not be less than that which is illustrated on the approved landscape plan or as described in subparagraph 2 of this Ordinance. In the event any landscaping, plantings, or vegetation on the Subject Property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscape vegetation and/or plantings with reasonably similar substitutes of original size, as directed by the City.
13. The Park District may continue to utilize the existing recreational field lights upon the Subject Property. In the event such field lights are temporarily disconnected and/or removed during the grading of the Subject Property, such field lights may be reconnected and/or reinstalled upon the completion of the grading and re-used without further approvals.
14. Signage for the proposed grocery store will be consistent in size and style as depicted on the approved Mariano's Elevations and Floor Plan. Lot 6 will be allowed (2) monument signs, one along Roosevelt Road and one at the Main Street access point.
15. The Developer and its contractors will be able to have machinery and trucks cross Main Street between the hours of 7:00 am to 5:00 pm. as approved by the Director of Engineering.
16. The requirements set forth in paragraphs 1 through 15 above, shall inure to the benefit of and remain the obligations of the parties, their successors and assigns.

**Section 5: Water and Sanitary Sewer Service.** The City shall allow connection of the Subject Property to the City's water mains and sanitary sewers at locations as shown in the approved P.U.D. Plans. The City shall not require Developer and/or Park District to oversize any connections to said systems or perform any other system repairs, improvements or extensions unless same is required for fire suppression or domestic water use attributable to the development.

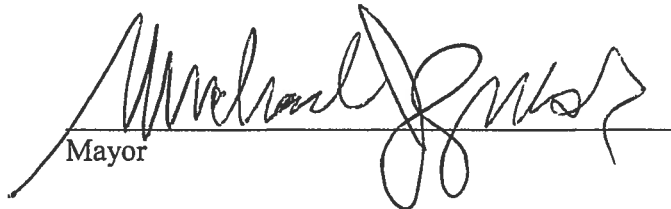
**Section 6: Preliminary Grading and Preparation of Subject Property for Development.** The Developer and/or Park District shall have the right, prior to the final plat of subdivision being signed by all required parties and recorded by the Recorder of Deeds, and prior to determination by IDOT and/or DDOT as to any intersection improvements at Roosevelt Road and Naperville Road, to obtain a demolition permit and act upon said permit, to grade the Subject Property, grade and install all stormwater improvements, and install underground utilities, provided that (i) all final engineering for such improvements have been approved by the City, (ii) all permits for such improvements have been obtained and all applicable security for these improvements have been posted. All such work shall be at Developer and/or Park District's risk.

**Section 7: Ordinances.** The Subject Property shall be developed according to the City Code of Ordinances, the Zoning Ordinance, the Sign Ordinance, the Landscape Ordinance, the Subdivision Control Ordinance, and any other City Code, Ordinance or Regulation (collectively defined herein as "Development Ordinances") existing as of the date of this Ordinance. If development of the Subject Property is delayed due to the actions or inaction of the Illinois Department of Transportation, the County of DuPage, or other governmental entities, any amendment to the Development Ordinances made after the date of this Ordinance, shall not apply to the Subject Property for the two year period following the adoption of this Ordinance, provided the Developer is pursuing approvals in good faith and with due diligence. Notwithstanding the foregoing, if any of the Development Ordinances are hereafter amended or adopted as to life safety issues which are applied uniformly within the City, then said new or amended Development Ordinances shall apply to the subject property.

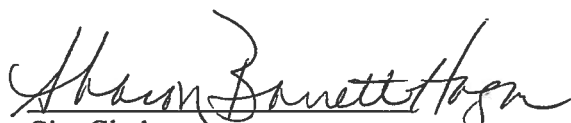
**Section 8:** This special use permit, and the conditions, restrictions, and requirements recited herein, shall be considered a declaration of restrictive covenants and shall be binding upon the Subject Property and its owners, its successors, assigns, and grantees; this ordinance shall be recorded in the office of the Recorder of Deeds, DuPage County, Illinois.

**Section 9:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 10:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote:

Ayes: Councilwoman Ives  
Mayor Pro Tem Mouhelis  
Councilman Rutledge  
Councilwoman Pacino Sanguinetti  
Councilman Scalzo  
Councilman Suess

Nays: None

Absent: Mayor Gresk

Passed: March 19, 2012  
Published: March 20, 2012

**EXHIBIT "A"**

**FIRE LANE DESIGNATION AND ENFORCEMENT AGREEMENT**

THIS AGREEMENT is made and entered into this 16<sup>th</sup> day of June 2014, by and between the City of Wheaton, an Illinois Municipal Corporation, 303 W. Wesley Street, Wheaton, Illinois 60189 (hereinafter referred to as ("CITY") and SPANDRO LUKASZ 4 LLC (hereinafter referred to as "OWNER(S)"), OWNER(S) of the property located at 625 S. MAIN ST., within the corporate limits of the City of Wheaton, Illinois (hereinafter referred to as "Subject Property"), and which is legally described below:

(INSERT LEGAL(S) AND P.I.N(S))

**RECITALS**

WHEREAS, the OWNER(S) desire to establish Fire Lanes upon the Subject Property to improve the health and safety of the citizens of Wheaton; and

WHEREAS, the CITY believes that it is in the best interests of the public health and safety that Fire Lanes be established, maintained and enforced upon the Subject Property.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the OWNER(S) and CITY agree to the following in regards to the Subject Property:

1. The City Fire Chief, Chief of Police or their designated representative and OWNER(S), shall identify the specific Fire Lane locations within the Subject Property which shall, pursuant to the terms of this Agreement and Ordinance No. 1631 be regulated. The specific locations of the Fire Lane(s) to be enforced shall be as set forth on the Site Plan ("Plan") attached hereto and fully incorporated into this Agreement as Exhibit " . " The City Fire Chief, Chief of Police or their designated representative and OWNER(S) or designated representative may from time to time mutually agree to amend the Fire Lane(s) location(s) as set forth in the Site Plan. At such time, the Site Plan shall be amended and appended to this Agreement as an Amended Exhibit " . "

2. The OWNER(S) are responsible for providing any required pavement markings.
3. The OWNER(S), at their sole expense, shall be responsible for obtaining, erecting and maintaining the appropriate signage in accordance with applicable City and State of Illinois regulations and specifications.
4. The CITY shall inspect and approve the signage prior to entering into this Agreement. The City Fire Chief, Chief of Police or their designated representative may require additional signage and/or pavement markings, if it is later determined that the inspected and approved signage does not provide adequate notification of the established fire lanes.
5. Upon execution of this Agreement, the CITY will enforce the Fire Lane parking and standing prohibitions and the Fire Lane maintenance requirements contained in Sections 70-355 and 30-2 of the Wheaton City Code in regards to the Subject Property. No "special duty" to third persons shall be imposed by this Agreement. The CITY's enforcement obligation shall be legally the same as it is with all other ordinances.
6. This Agreement may be terminated by either party by providing not less than thirty (30) days notice to the other party of the intention to terminate this Agreement.
7. This Agreement shall be assignable by OWNER(S) to their successors in interest upon the sale or lease of the Subject Property.
8. The OWNER(S) hereby agree to release and hold harmless, indemnify and defend (including the payment of all costs and attorneys' fees) the CITY, its Officers, Agents and Employees, in connection with any and all actions or claims for any loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.
9. The sole remedy available to the OWNER(S), upon any breach of this Agreement by the CITY, shall be the termination of the Agreement. It is of the essence of this Agreement that the CITY shall

not be liable in money damage for any breach of this Agreement.

10. Whenever notice to the CITY is required, it shall be addressed to:  
City Clerk  
City of Wheaton  
303 West Wesley Street  
Wheaton, IL 60189-0727

Whenever notice to the Owner is required, it shall be addressed to:

SPALFORD WHEATON 1 LLC  
30 S WACKER DR  
#2850  
CHICAGO, IL 60606

IN WITNESS WHEREOF, the parties hereto have executed this instrument by their duly authorized officers of the day and year first above written.

CITY OF WHEATON, ILLINOIS, a Municipal Corporation

BY: Wendell Rose  
City Manager

ATTEST: Sharon Barrett Hogan  
City Clerk

BY: Carl [Signature]  
OWNER

ATTEST: [Signature]

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_





**FOR**

# WHEATON - MARIANO'S

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| C6.9 | PRELIMINARY LAYOUT PLAN  |
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| C6.9 | PRELIMINARY CONSTRUCTION DETAILS                               |
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**LOCATION MAP**



**VICINITY MAP**

**RECOVER**

**Snodford Real Estate Companies**  
10 South Wacker Drive, Suite 2000  
Chicago, Illinois 60604  
312 755-8019  
Contact Dan Skunk

**STUDY**

**V3 Computers**  
7205 Jarrow Avenue  
Woodbridge, Ontario L4L 1Y7  
609 724 8200 ext. 100  
609 724 8212 Fax

**Project Manager:** John R. Brown, P.E.  
**Design Engineer:** Chris Norrish, P.E.

ORIGINAL ISSUED DATE: NOVEMBER 8, 2011

ORIGINAL ORDER DATE: NOVEMBER 1, 2011



THE



**VZ Companies**  
7225 Jones Avenue  
Woodridge, IL 60017  
630.734.9300 phone  
630.734.9303 fax  
[www.vzco.com](http://www.vzco.com)

**file, Vercore, Viscusi.**—The right to freedom of expression.

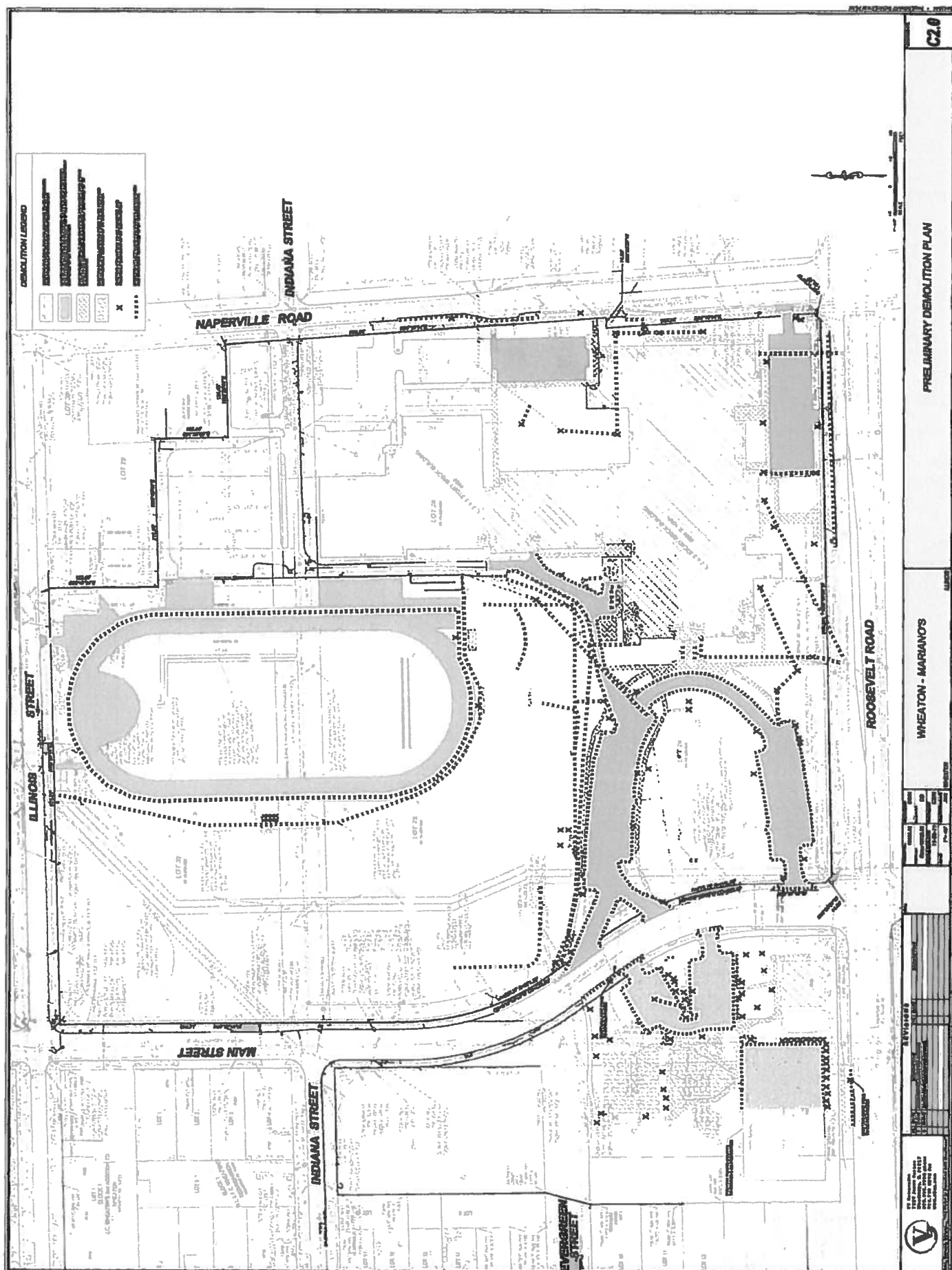
**REMARKS:**

[illegible]

[illegible][illegible][illegible]

**André, owner of Total Life Insurance, Inc., and his wife, Suzanne, are not the only individuals who have benefited from the insurance industry's commitment to diversity. In fact, the industry has a long history of supporting diversity in the workplace.**

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NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. VERIFY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
3. ALL EXISTING UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
4. ALL NEW UTILITIES TO BE INSTALLED AS SHOWN ON THIS PLAN.
5. ALL EXISTING AND NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS AND NATIONAL PLUMBING, MECHANICAL AND ELECTRICAL CODES.
6. ALL EXISTING AND NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS AND NATIONAL SANITARY AND SEWERAGE CODES.
7. ALL EXISTING AND NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS AND NATIONAL GAS CODES.
8. ALL EXISTING AND NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
9. ALL EXISTING AND NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS AND NATIONAL ELECTRICAL CODES.
10. ALL EXISTING AND NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS AND NATIONAL COMMUNICATIONS CODES.

INDIANA STREET  
NAPERVILLE ROAD

ILLINOIS STREET

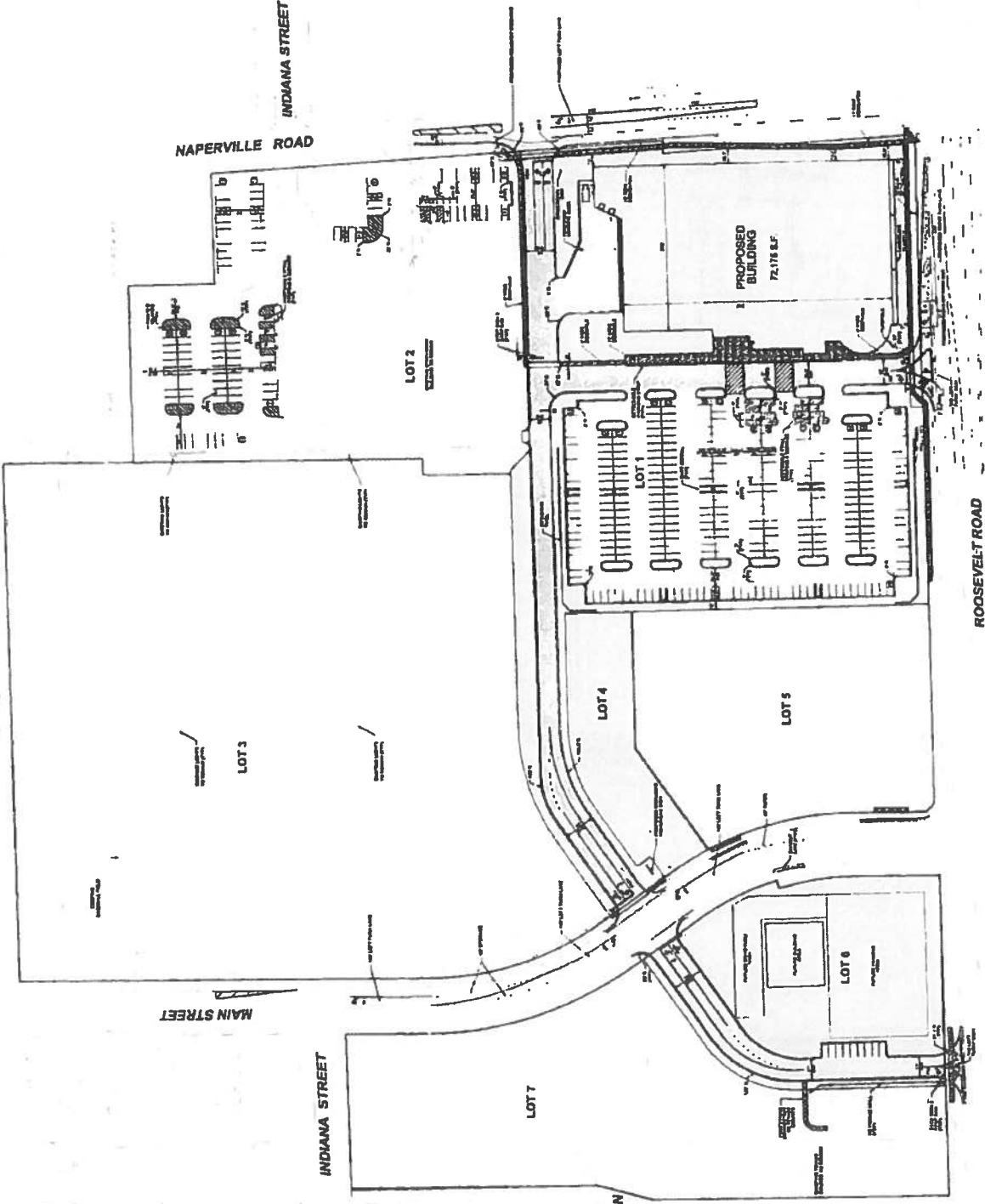
MAIN STREET

INDIANA STREET

EVERGREEN STREET

ROOSEVELT ROAD

PAVING LEGEND	
	REGULAR BITUMINOUS PAVEMENT
	HEAVY DUTY BITUMINOUS PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE DETAILS
	PARKING SUMMARY
	PARKING SPACES
	PARKING OBSTACLES



C3.0

PRELIMINARY LAYOUT PLAN

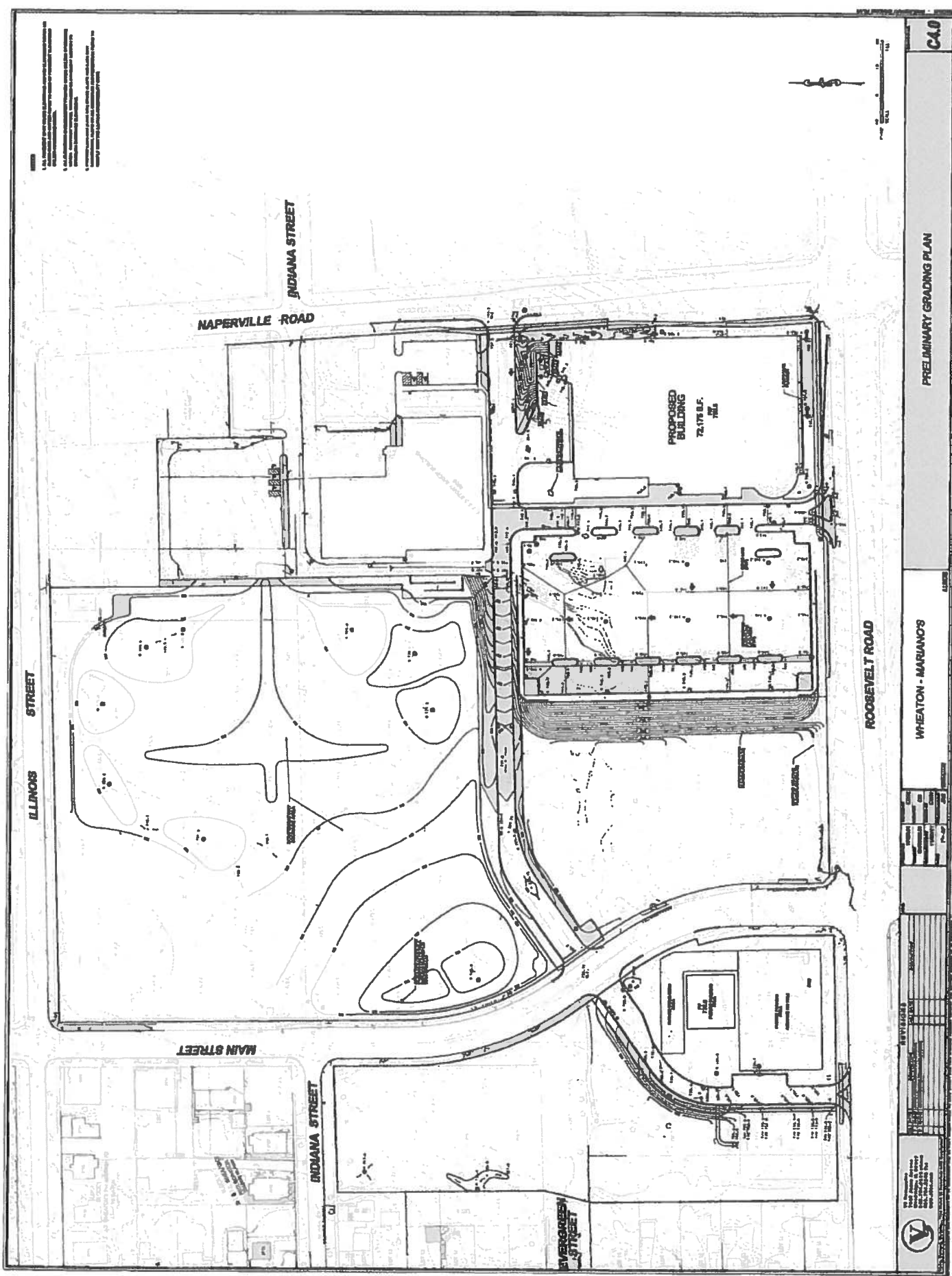
WHEATON - MARIANO'S

NO.	DATE	REVISION
1	10/10/10	ISSUED FOR PERMIT

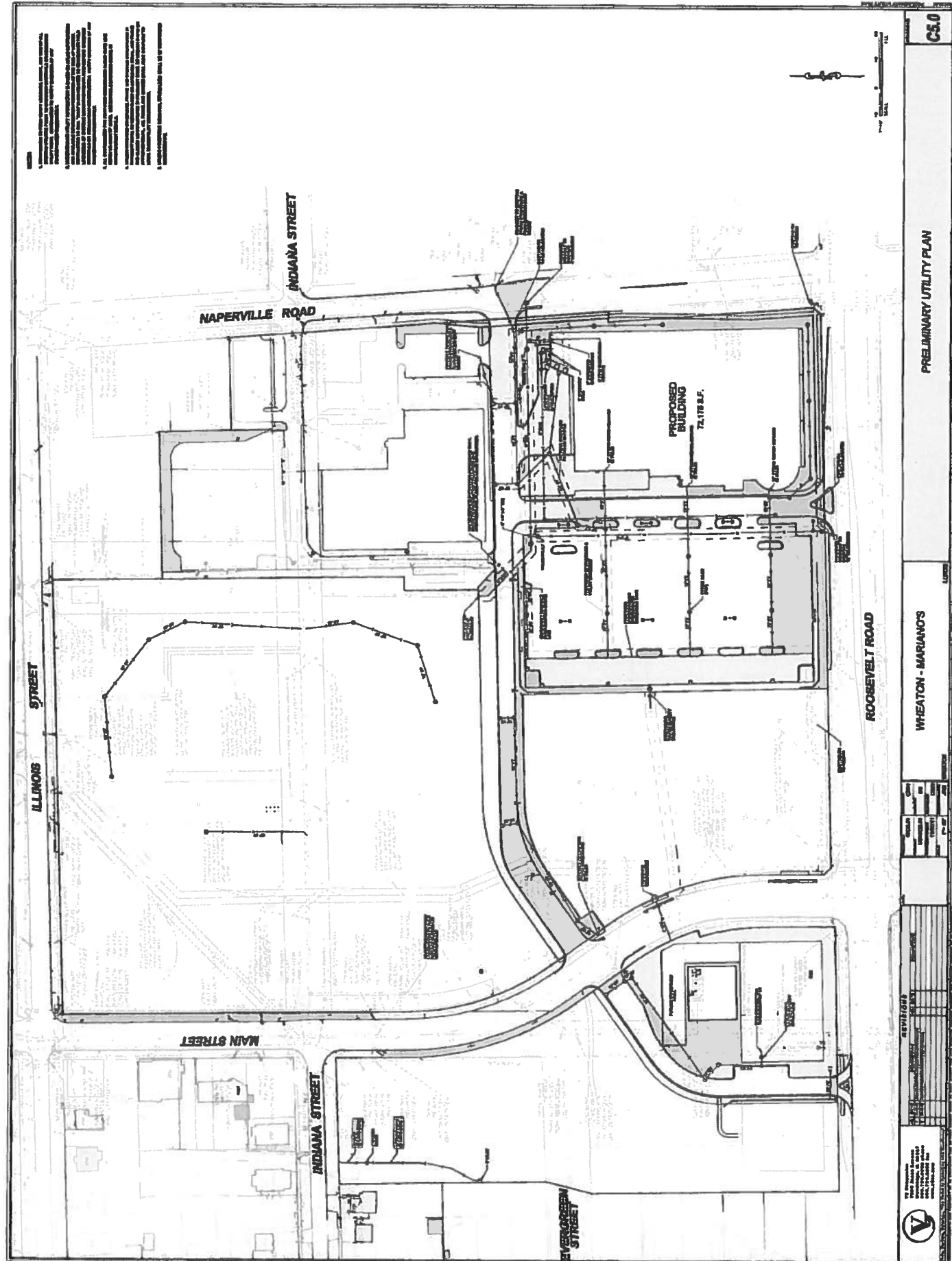
NO.	DATE	REVISION
1	10/10/10	ISSUED FOR PERMIT

WHEATON - MARIANO'S  
1000 N. WILSON AVE.  
WHEATON, IL 60187  
TEL: 630.344.1111  
FAX: 630.344.1112  
WWW.WHEATONMARIANOS.COM

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



1. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

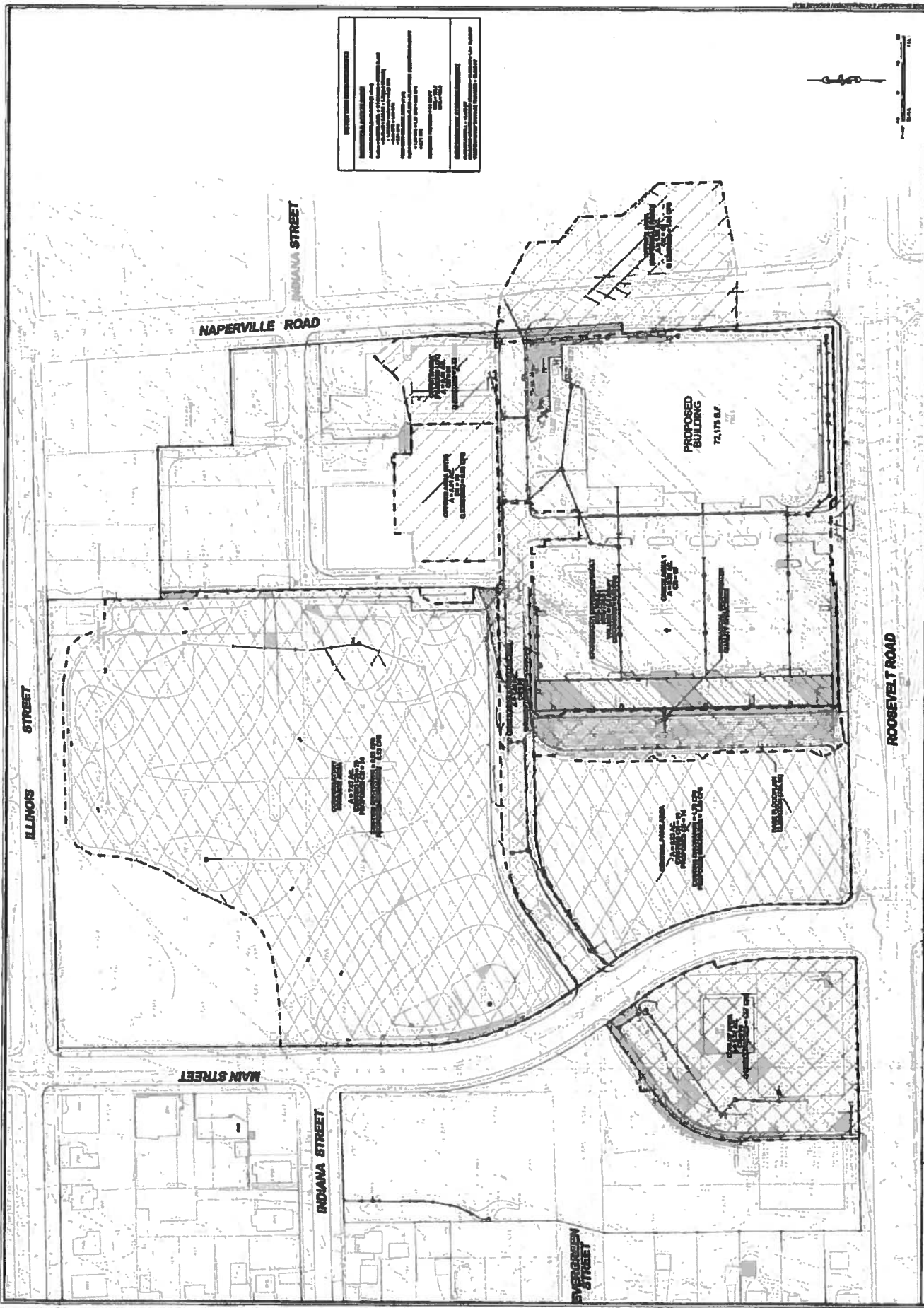


NO.	DATE	BY	CHKD.	DESCRIPTION
1	01/11/2011	WHEATON		PRELIMINARY STORMWATER MANAGEMENT & COMPENSATORY STORAGE PLAN

NO.	DATE	BY	CHKD.	DESCRIPTION
1	01/11/2011	WHEATON		PRELIMINARY STORMWATER MANAGEMENT & COMPENSATORY STORAGE PLAN



NO.	DATE	BY	CHKD.	DESCRIPTION
1	01/11/2011	WHEATON		PRELIMINARY STORMWATER MANAGEMENT & COMPENSATORY STORAGE PLAN



<p>11 ZERO CURB DETAIL</p>		<p>16 INTEGRAL CURB DETAIL</p>		<p>21 LANDSCAPE SIDEWALK EDGE</p>		<p>JENTS AT SIDEWALK</p>		<p>CONCRETE SIDEWALK</p>		<p>CONCRETE SIDEWALK</p>		<p>CONCRETE SIDEWALK</p>		<p>CONCRETE SIDEWALK</p>	
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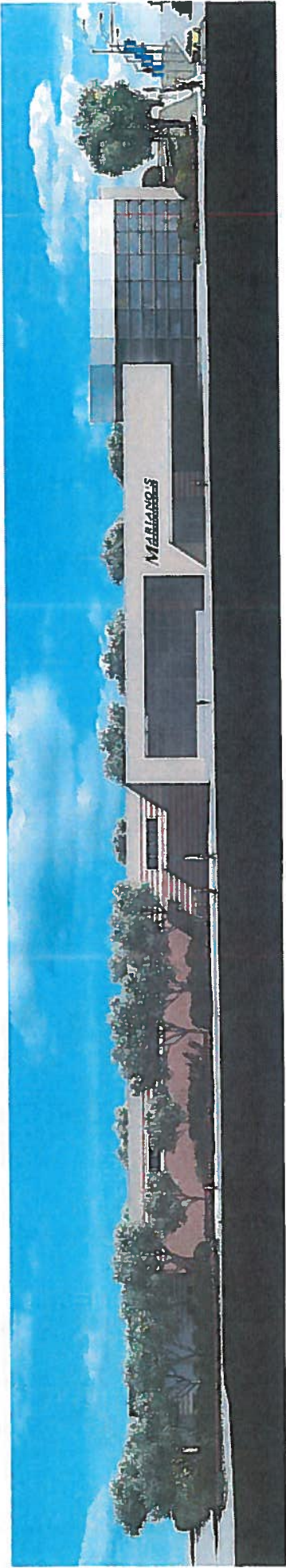
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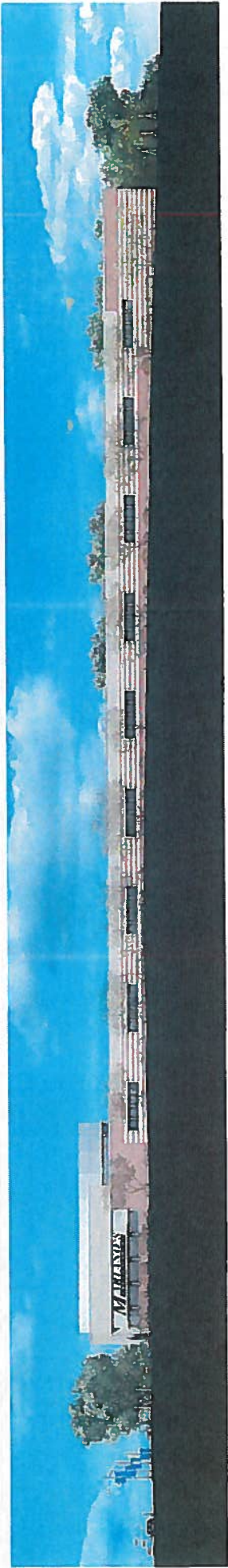
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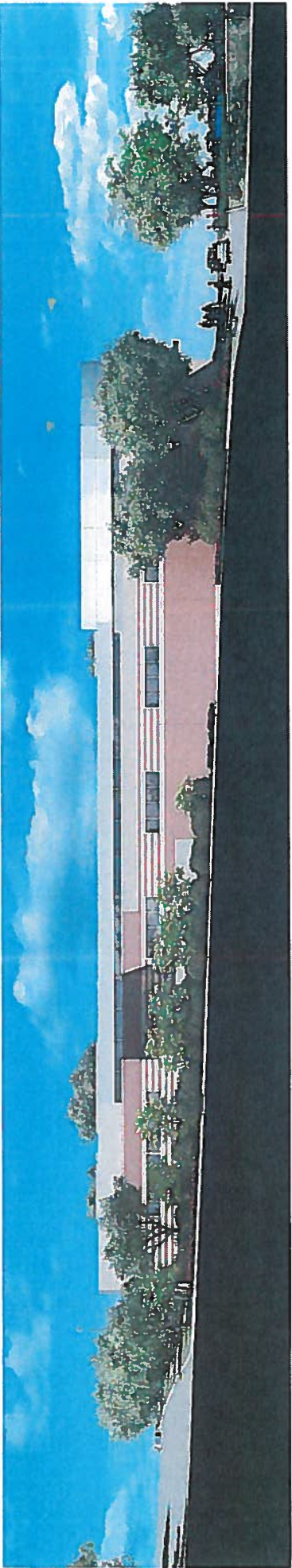




02/23/12

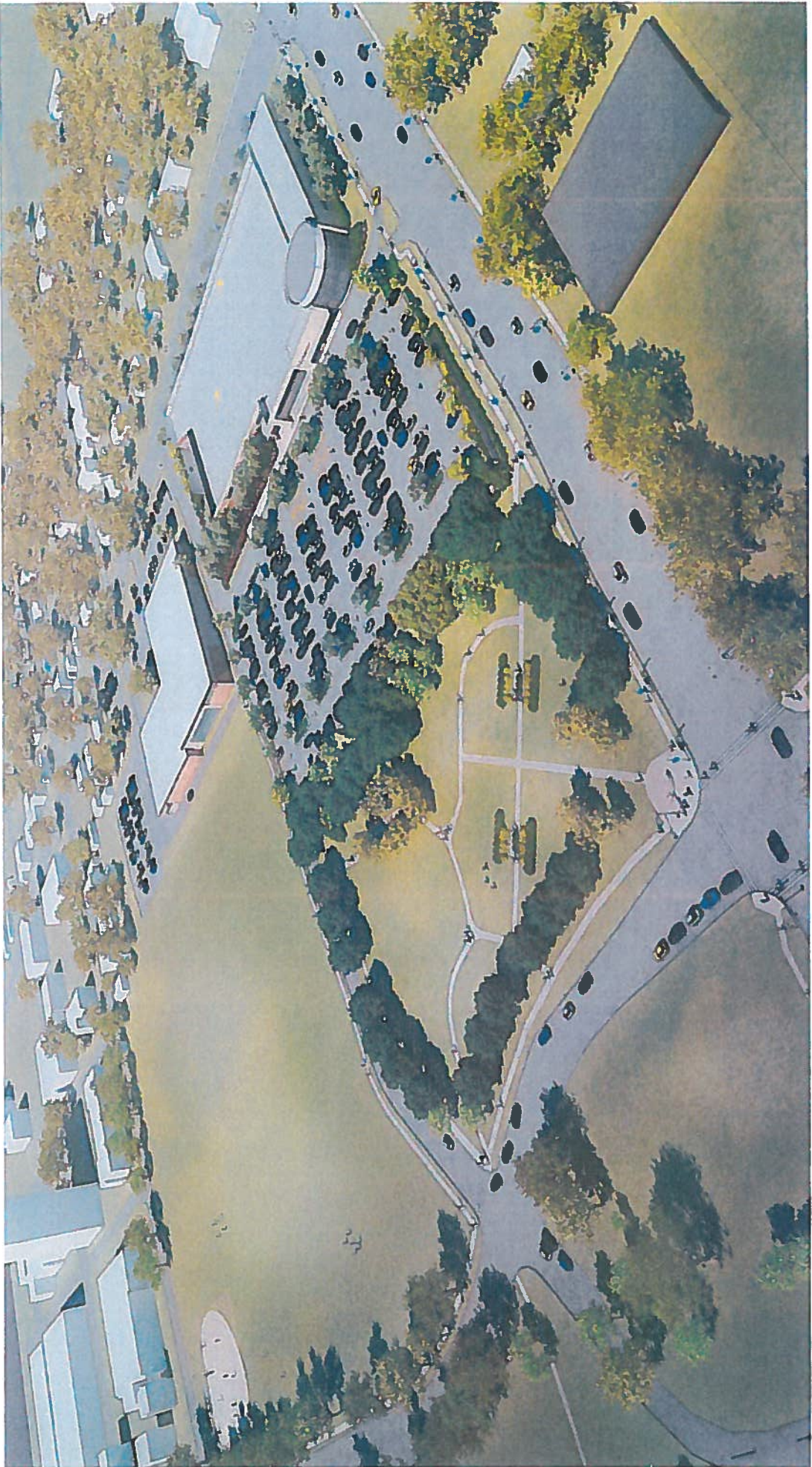


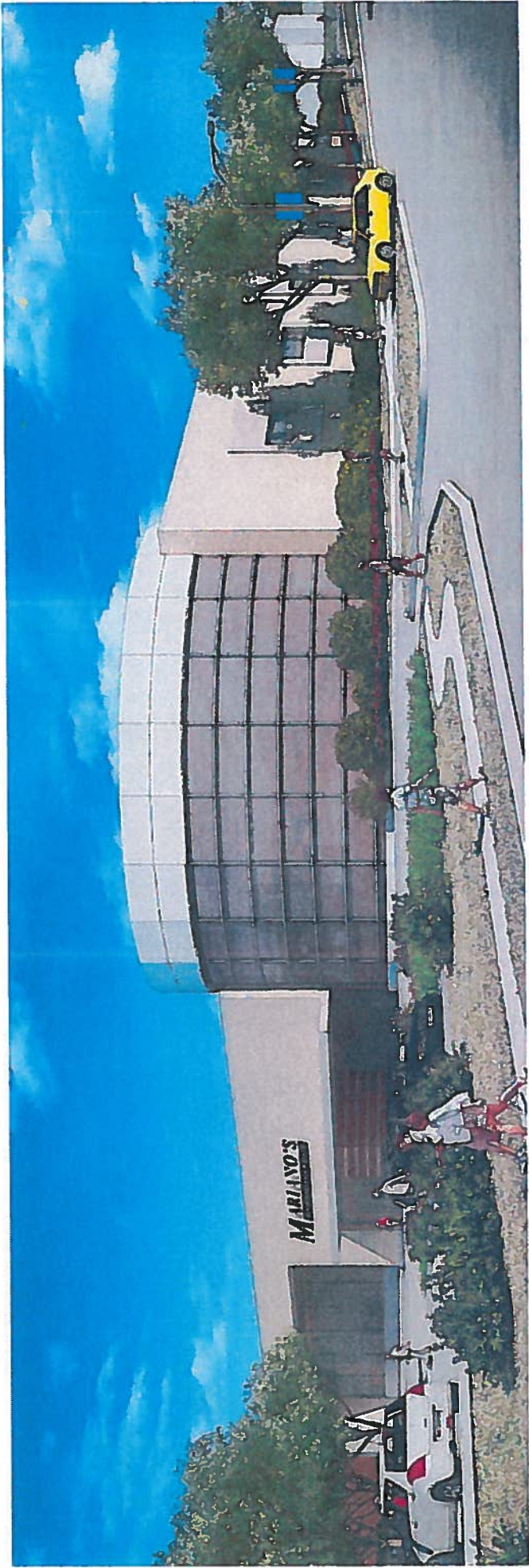


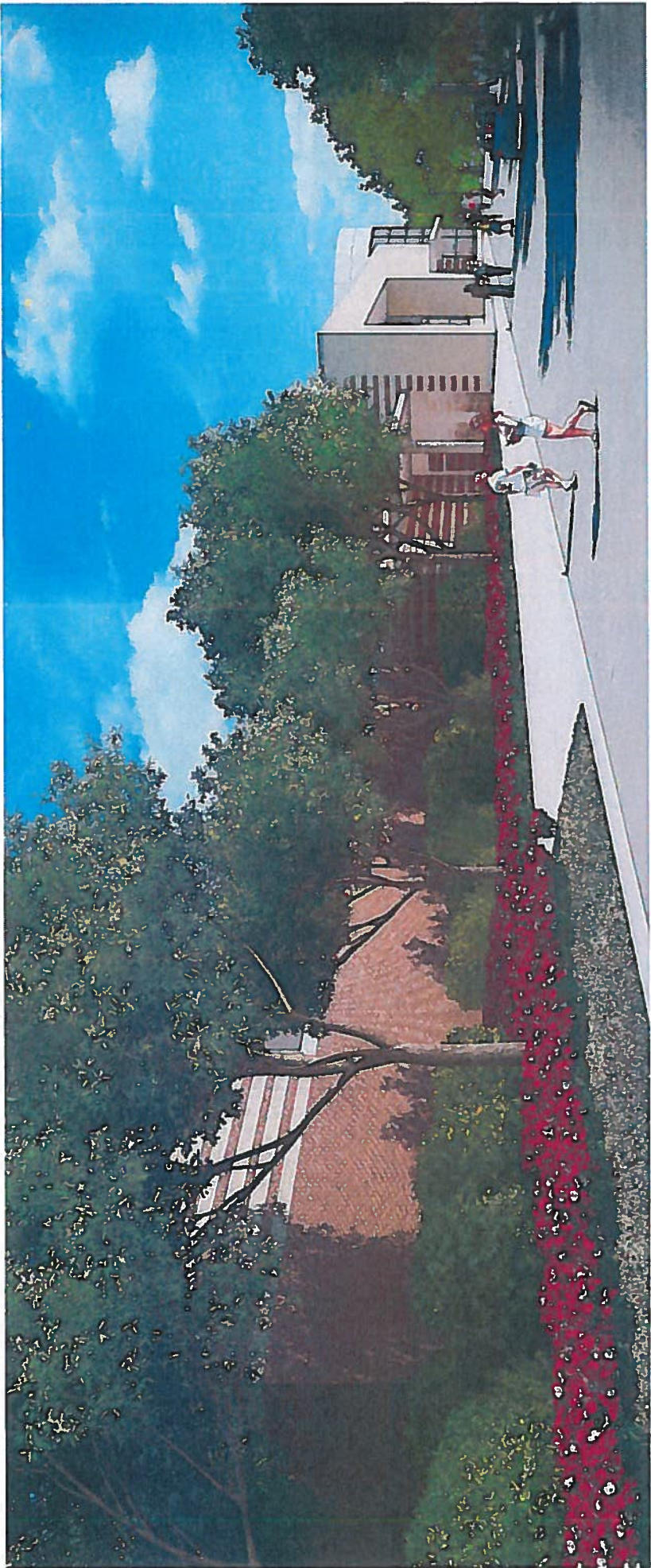


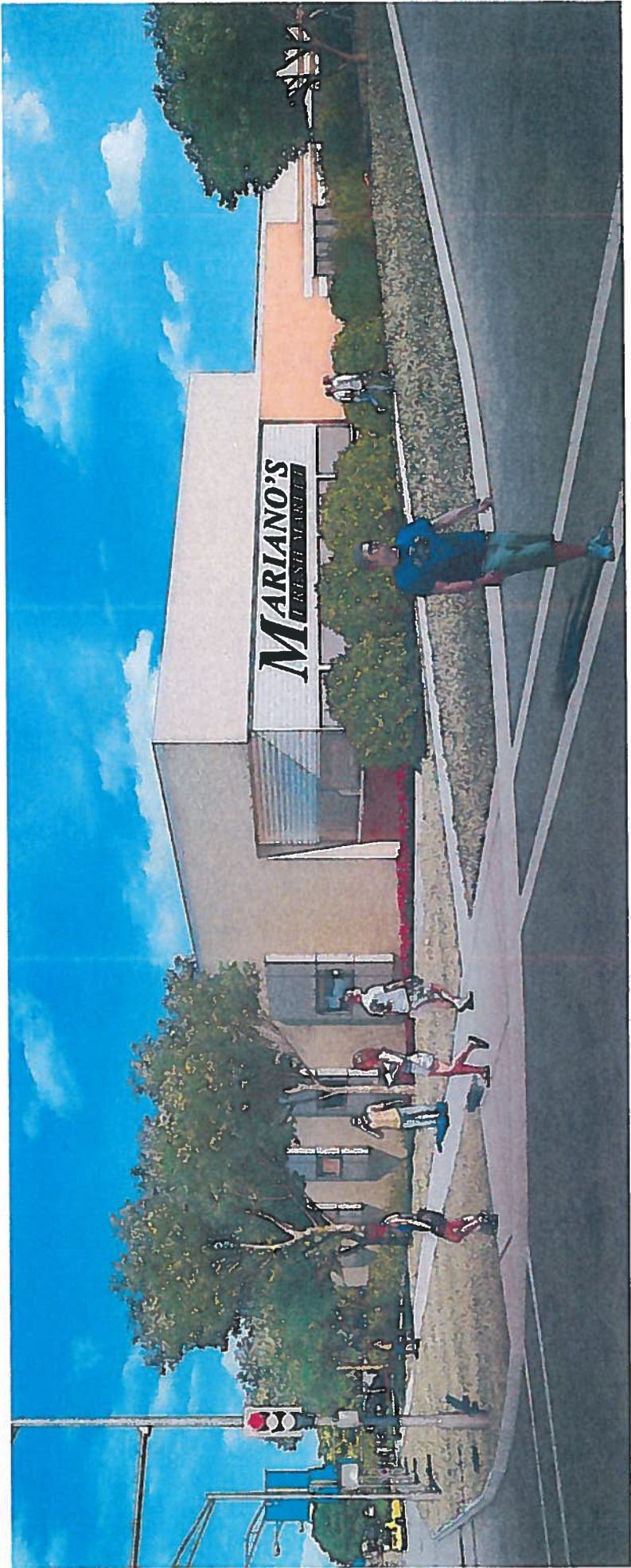


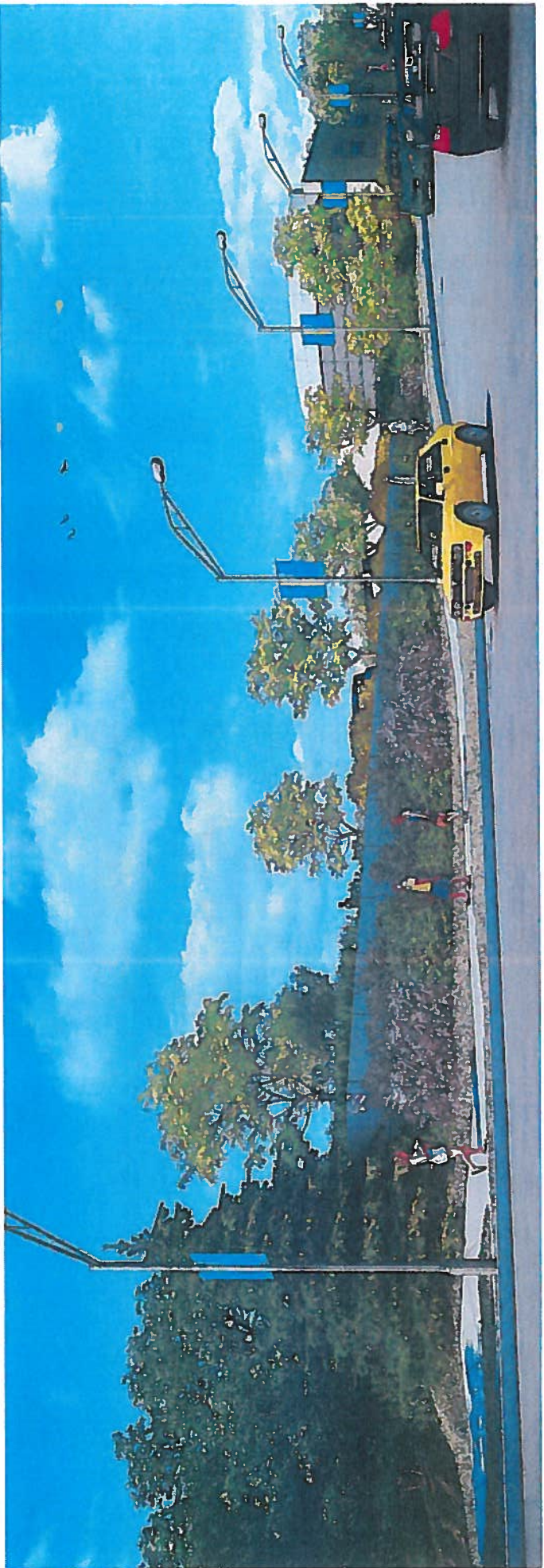
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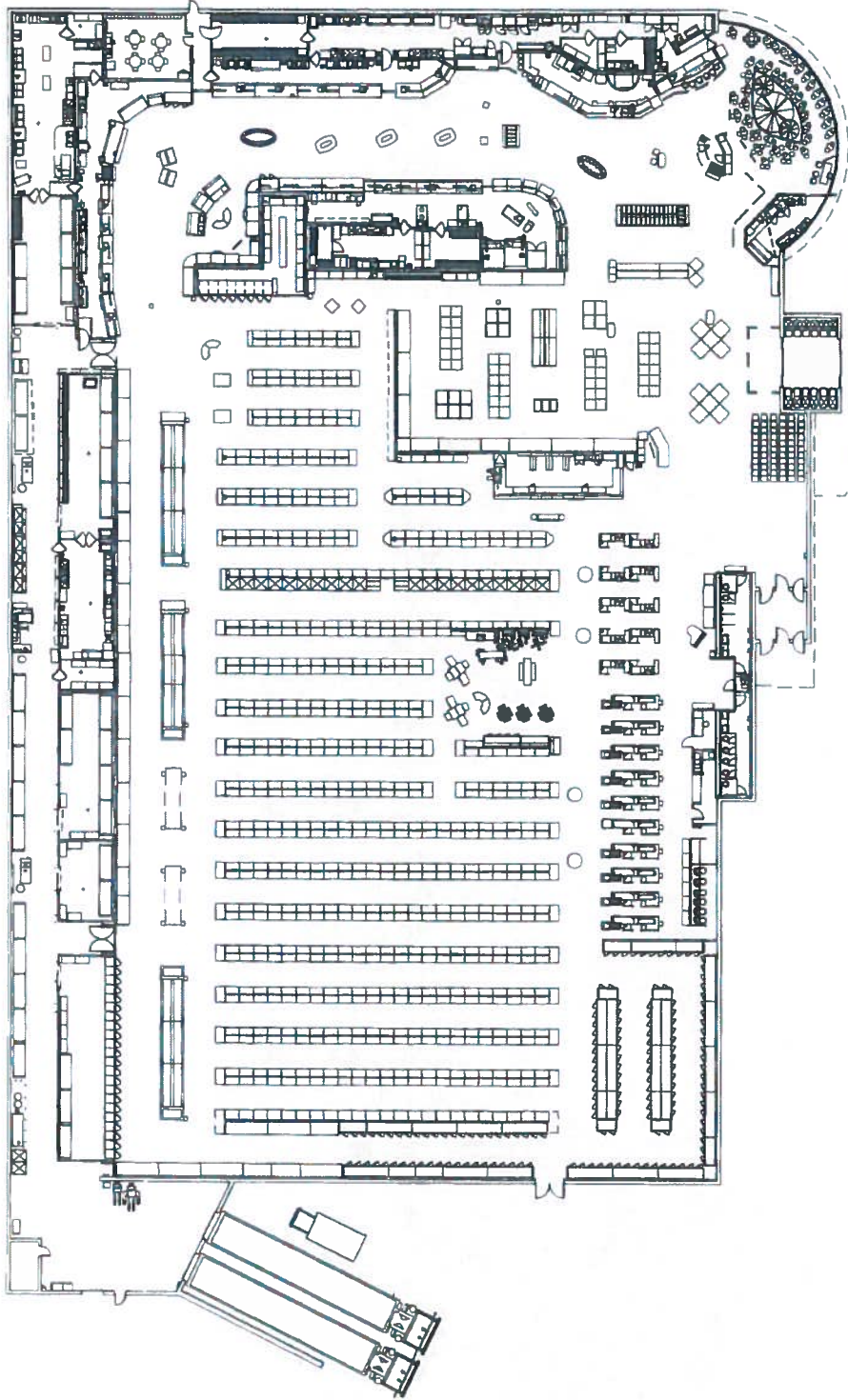












01.10.2012  
201047000

STORE PLAN  
MARIANO'S WHEATON  
Roundy's Supermarkets / Bradford Real Estate Cos.



130 N. Western Drive  
Suite 103  
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T 312.634.2100  
F 312.634.2181  
Richard@pulp.com

PREPARED FOR  
**Companies**  
7323 Avenue American  
Westborough, IL 60591

estimated. Vagueness decreases as the number of items included in the scale increases. The number of items included in the scale is determined by the number of items that are included in the scale. The number of items included in the scale is determined by the number of items that are included in the scale.

[illegible]

SCALE IN FEET  
1" = 40'

30' 45' 120'

NORTH

SHEET NUMBER

L2.1

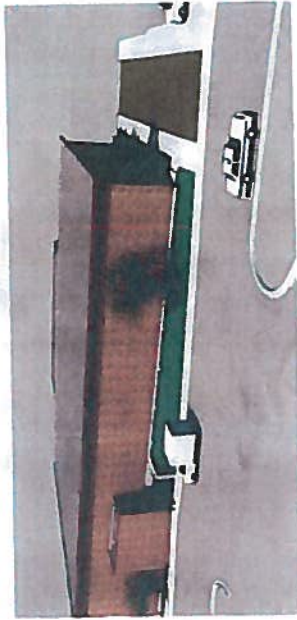
© 2011 Holmbeck Design Group



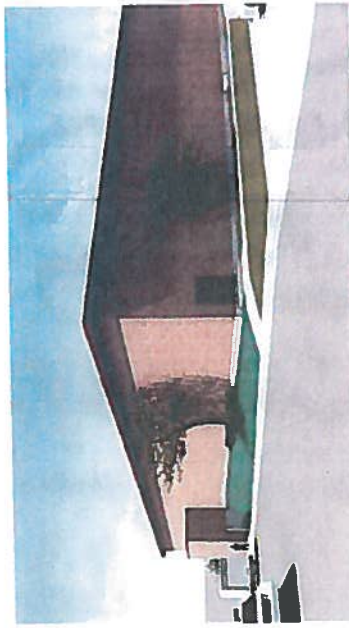
EXISTING WEST VIEW



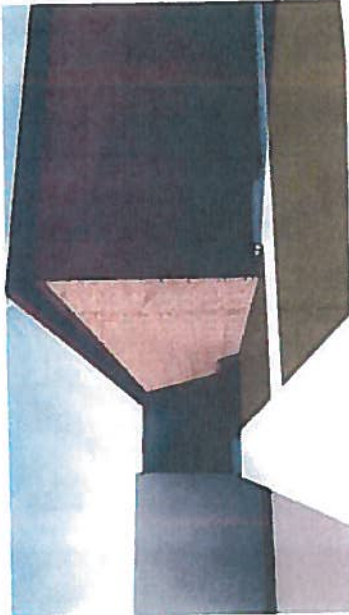
PROPOSED SOUTHWEST VIEW



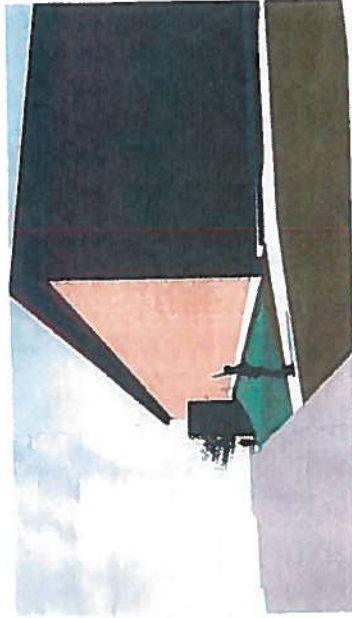
PROPOSED SOUTHEAST AERIAL VIEW



PROPOSED SOUTHWEST VIEW



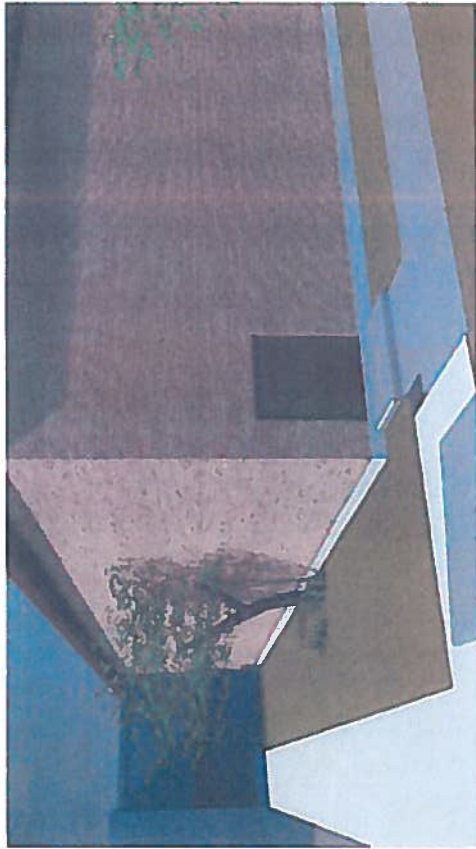
EXISTING SOUTHEAST VIEW



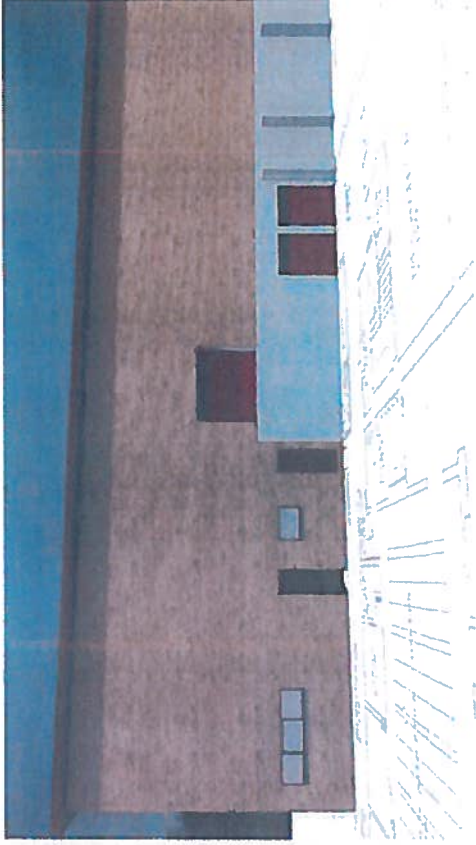
PROPOSED SOUTHEAST VIEW

**EXISTING PARK DISTRICT GYMNASIUM**

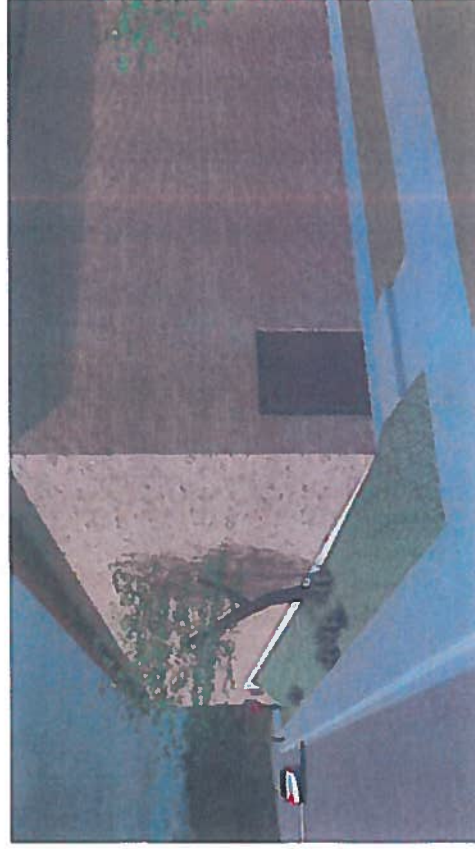
WHEATON, ILLINOIS



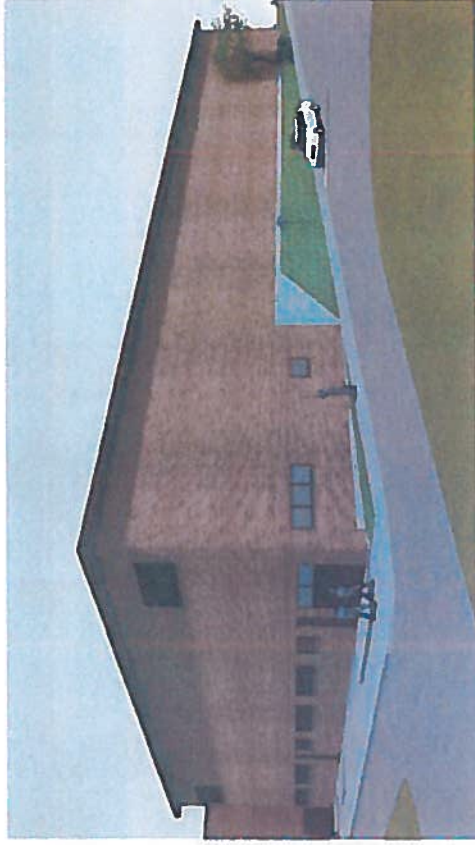
Existing Southeast View



Existing South Elevation after School demolition



Proposed Southeast View

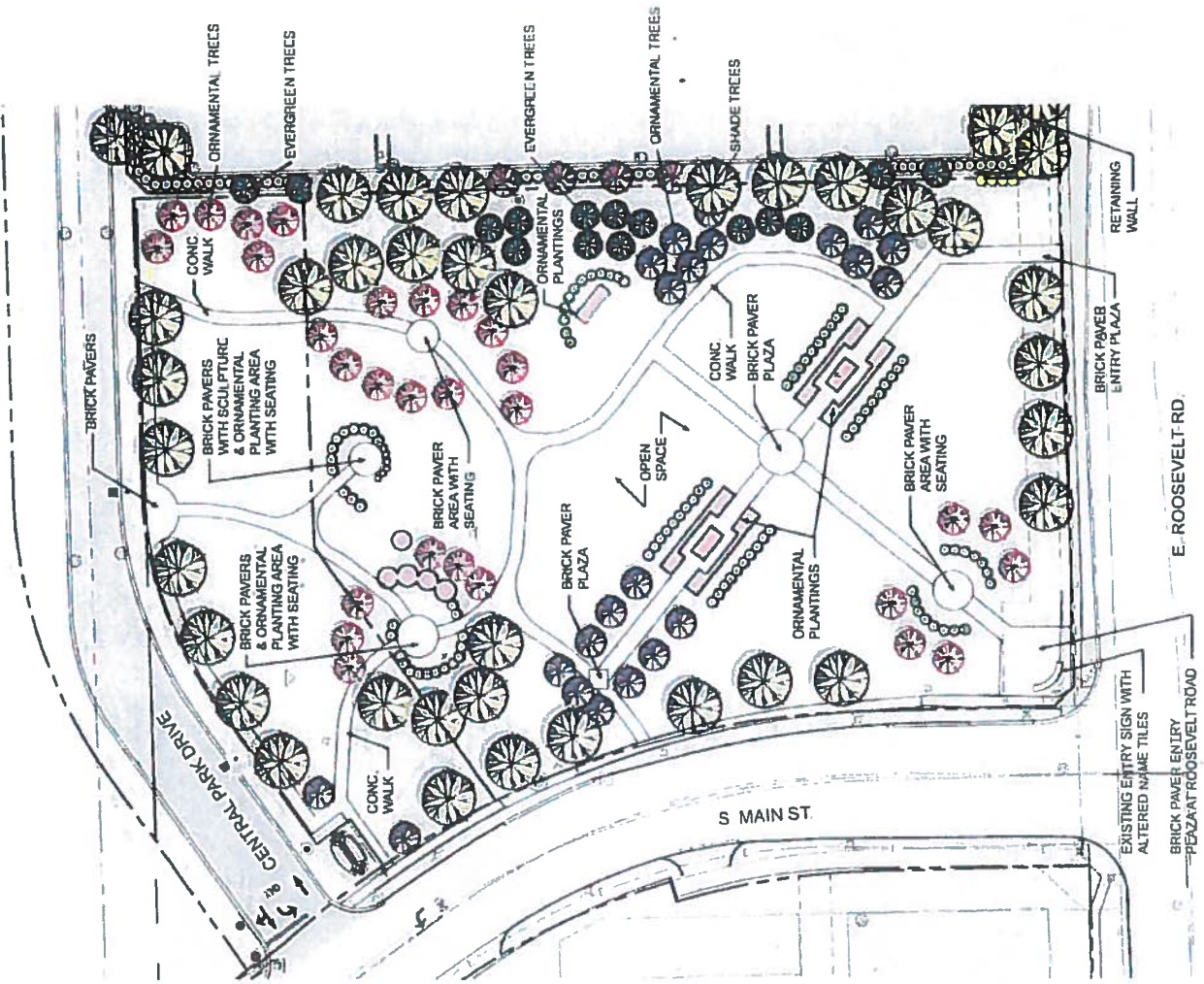


Proposed Southwest View

**PARK DISTRICT GYMNASIUM EXHIBIT**

NTS

08/23/12

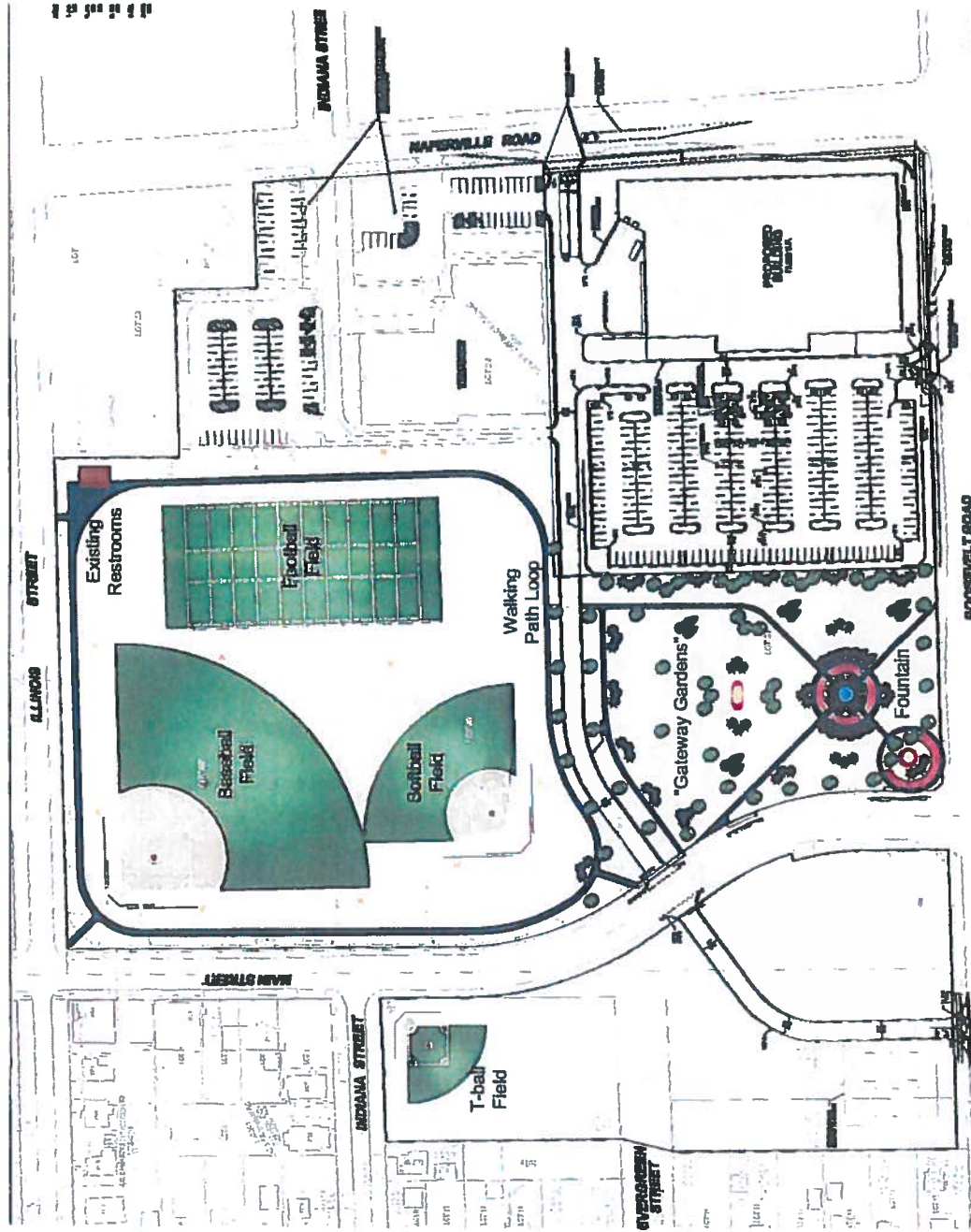


# Central Park/ Hubble Athletic Fields Concept Plan 1



SCALE 1" = 140'

Field	Bases	Outfield
Baseball:	90'	320'
Softball:	60'	200'
T-ball:	50'	100'

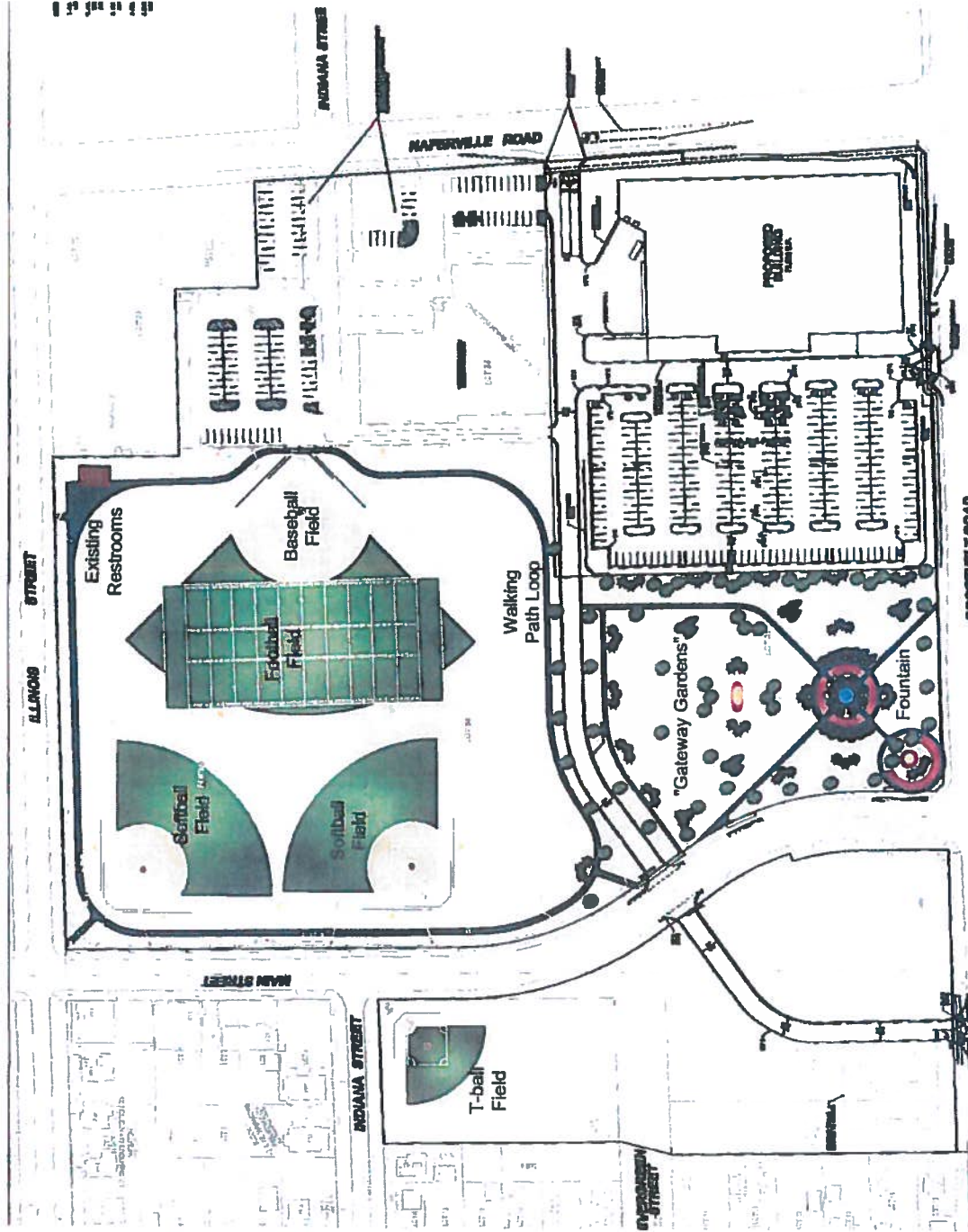


# Central Park/ Nubble Athletic Fields Concept Plan 2



SCALE 1" = 140'

Field	Bases	Outfield
Baseball:	90'	320'
Softball:	60'	200'
T-ball:	50'	100'

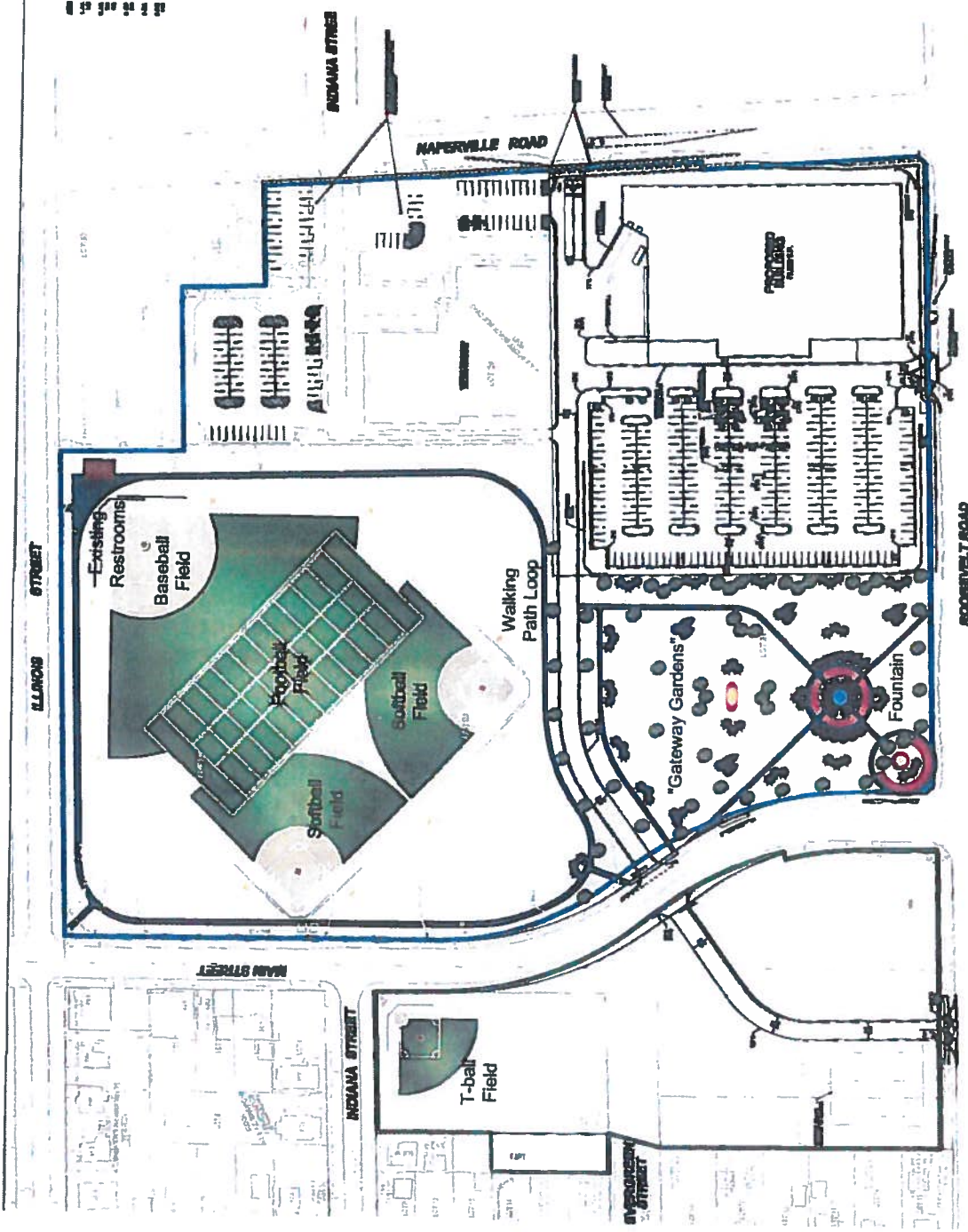


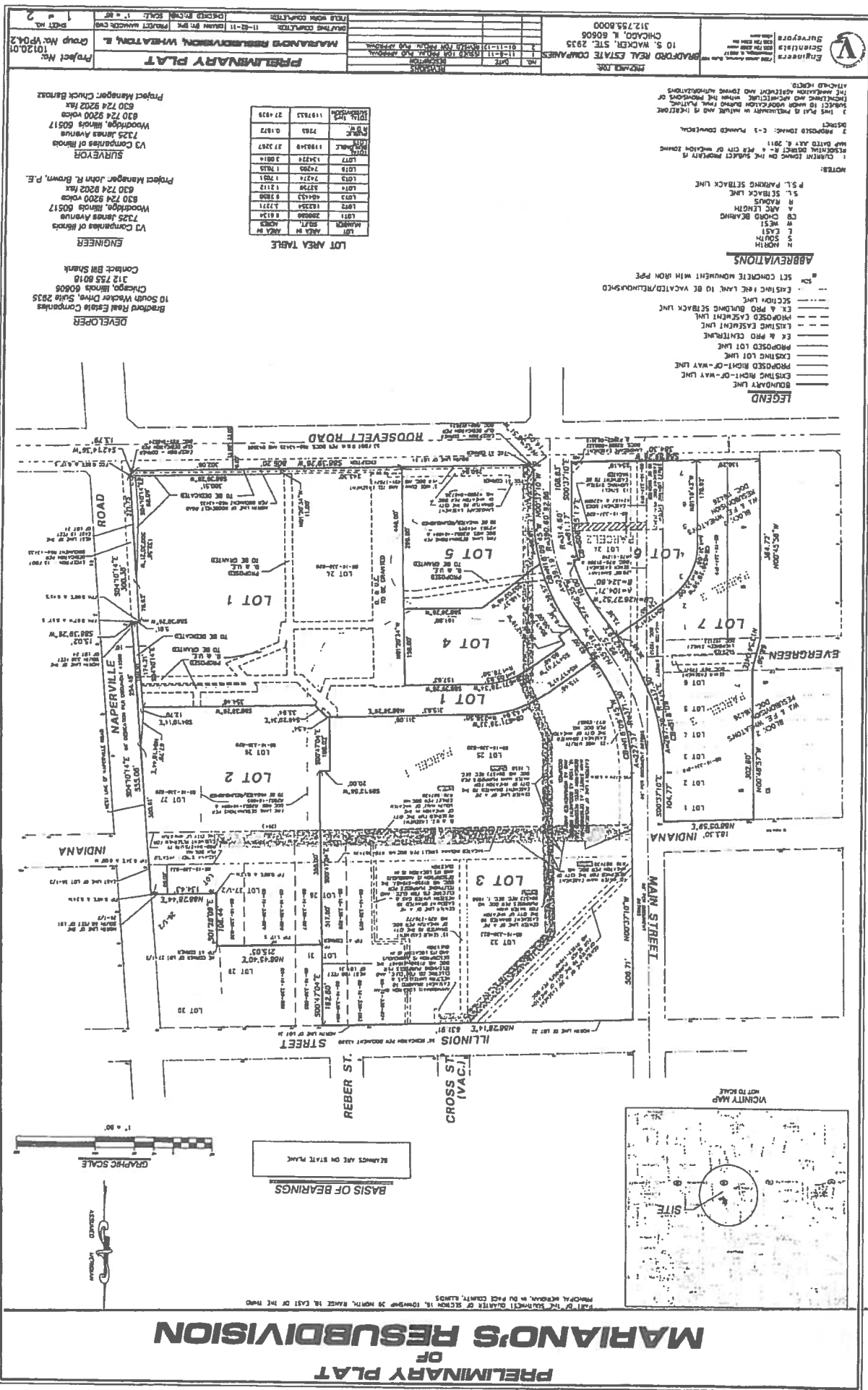
# **Central Park / Runway Athletic Fields Concept Plan 3**



SCALE 1" = 140'

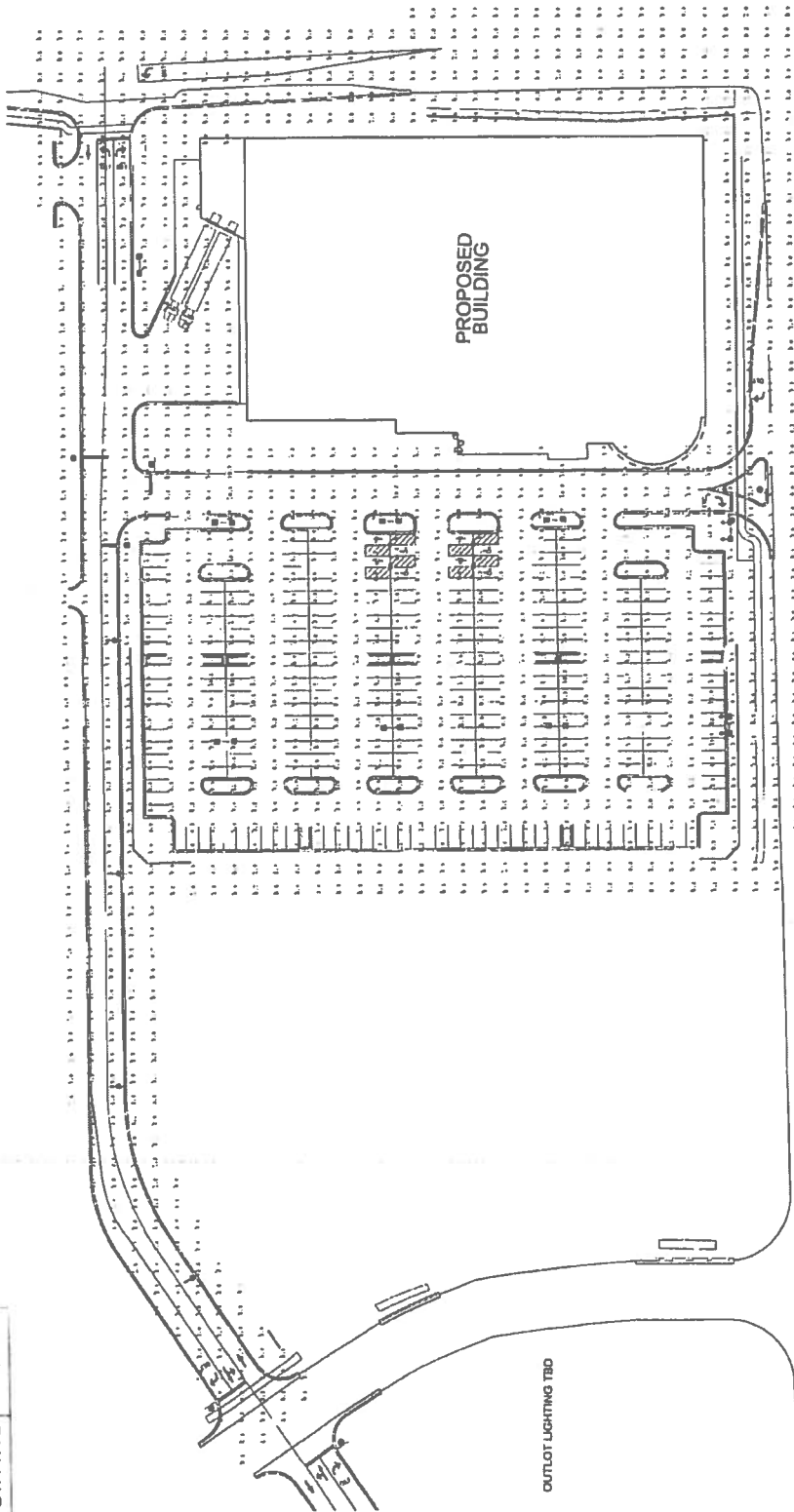
Field	Bases	Outfield
Baseball:	90'	320'
Softball:	60'	200'
T-ball:	50'	100'





REV #	DATE	BY:
1	01/11/12	J.P.

# REVISIONS



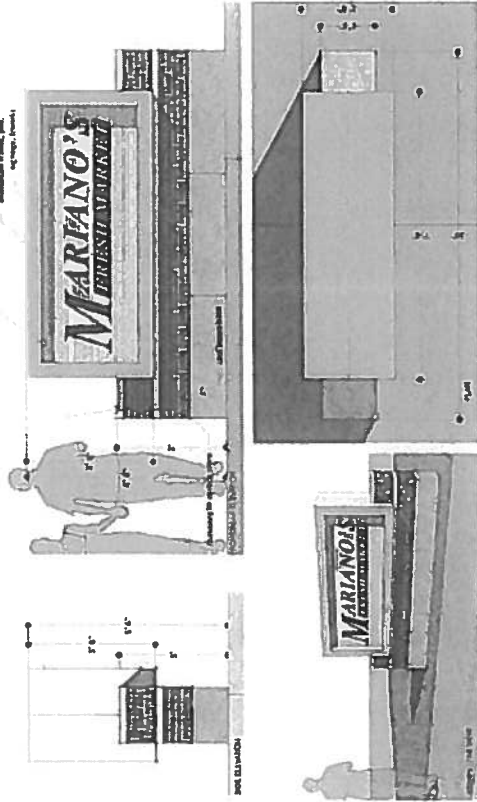
OUTLET LIGHTING TSD

Calculation Summary	Units	Area	Max	Min	Req/Min	2-Footer	Project
Label	FC	6.45	12.5	0	6.45	12.50	15
PARTIAL SUMMARY	FC	2.45	9.5	0.5	8.63	22.75	
SUMMARY SUMMARY	FC						

Summary Table	Label	Area	Max	Min	Req/Min	2-Footer	Project
Label	FC	6.45	12.5	0	6.45	12.50	15
PARTIAL SUMMARY	FC	2.45	9.5	0.5	8.63	22.75	
SUMMARY SUMMARY	FC						

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER ASSURES THAT THE LAYOUT IS BASED ON THE INFORMATION PROVIDED AND DOES NOT GUARANTEE THE ACCURACY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

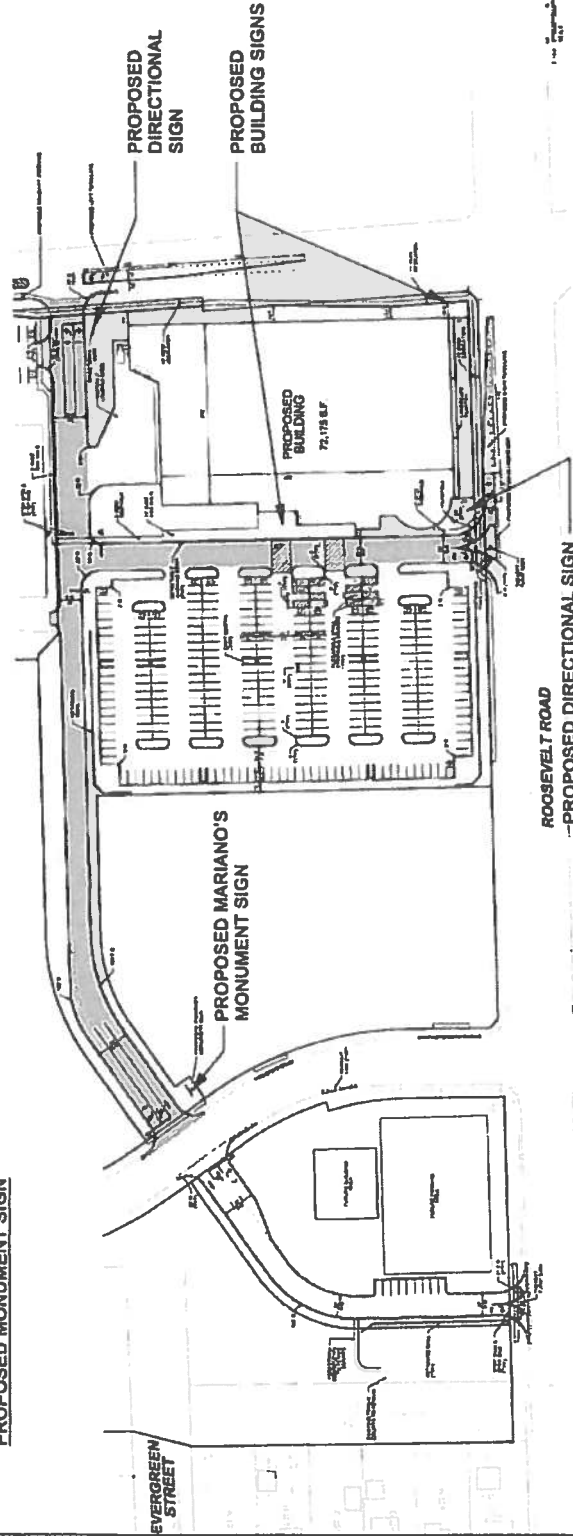
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM A STANDARD LAMP BATTERIES IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE MAY VARY DUE TO VARIATIONS IN LAMP BATTERIES, LUMINAIRE VOLTAGE, TOLERANCE IN LAMP AND OTHER VARIABLE FIELD CONDITIONS.



PROPOSED MONUMENT SIGN



CONCEPTUAL DIRECTIONAL SIGN



ROOSEVELT ROAD  
- PROPOSED DIRECTIONAL SIGN

WHEATON - MARIANO'S

PRELIMINARY LAYOUT PLAN

C3.0

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	11-15-07	WJ	WJ
2	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
3	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
4	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
5	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
6	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
7	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
8	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
9	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ
10	REVISED PER CITY COMMENTS	11-15-07	WJ	WJ

