

ORDINANCE NO. F-1677

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE CONSTRUCTION AND USE OF A GROUP CARE HOME FOR DEVELOPMENTALLY-DISABLED INDIVIDUALS AT THE SOUTHEAST CORNER OF CROSS STREET AND UNION AVENUE - STARS FAMILY SERVICES

WHEREAS, written application has been 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 for a planned unit development (PUD) to allow the construction and use of a group care home for developmentally-disabled individuals at the Southeast Corner of Cross Street and Union Avenue; the facility is proposed as two housing structures united by a common courtyard that will be constructed in two phases; total occupancy in the combined facility, including staff persons, would be limited to 15 individuals, all on the property legally described herein within the city limits of Wheaton, Illinois, ("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 June 19, 2012 to consider the issuance of the PUD; and the Board has recommended the issuance of the PUD; and

WHEREAS, a single group care license has been authorized by the City Group Home Care Commission based on the licensing definition of a Group Care Home in the City Code; and

WHEREAS, the second housing structure cannot be occupied as a Group Care Home without the issuance of a group care home license for the operation of two or a combined Group Care Home facility; and

WHEREAS, the PUD plan complies with the requirements of the Wheaton Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Wheaton 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-4 Residential District zoning classification:

LOT 1 IN ST. JOHN LUTHERAN CHURCH PLAT OF RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2012 AS DOCUMENT #R2012-057759 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-129-015

The subject property is commonly known as the Southeast Corner of Cross Street and Union Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a planned unit development (PUD) is granted to allow the construction and use of a group care home for developmentally-disabled individuals at the Southeast Corner of Cross Street and Union Avenue, in full compliance with the plans entitled "Cross Street Properties - Floor Plans and Elevations", sheets 1-11, prepared by Ronald Cresswell, Wheaton, IL, dated January 30, 2012; "Cross Street Properties - Landscape Plan", prepared by Ronald Cresswell, Wheaton, IL, dated April 11, 2012; and "STARS Family Services - Preliminary Engineering Plans", sheets 1-3, prepared by Dave Johnson and

Associates, Wheaton, IL, dated April 13, 2012.

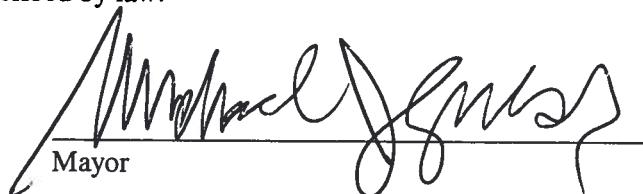
Section 3: Only one housing structure in the PUD may be occupied as a Group Care Home unless a Group Care Home License subsequently issues for the second housing structure or a single license issues for the two housing structures.

Section 4: Any bus pick-ups and drop-offs shall occur on Cross Street.

Section 5: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

Section 6: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 7: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Mouhelis

Mayor

ATTEST:



Sean Bennett Hagen

City Clerk

Roll Call Vote

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

Nays:	None
-------	------

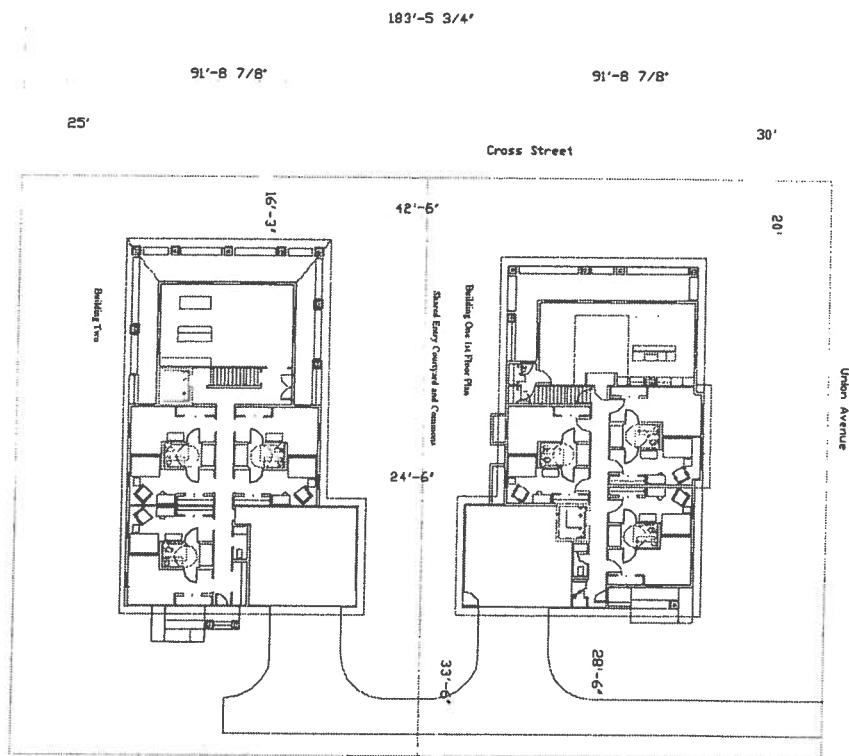
Absent:	Mayor Gresk
---------	-------------

Motion Carried Unanimously

Passed: November 5, 2012

Published: November 6, 2012

 **Site Plan**



New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL



Architectural Services

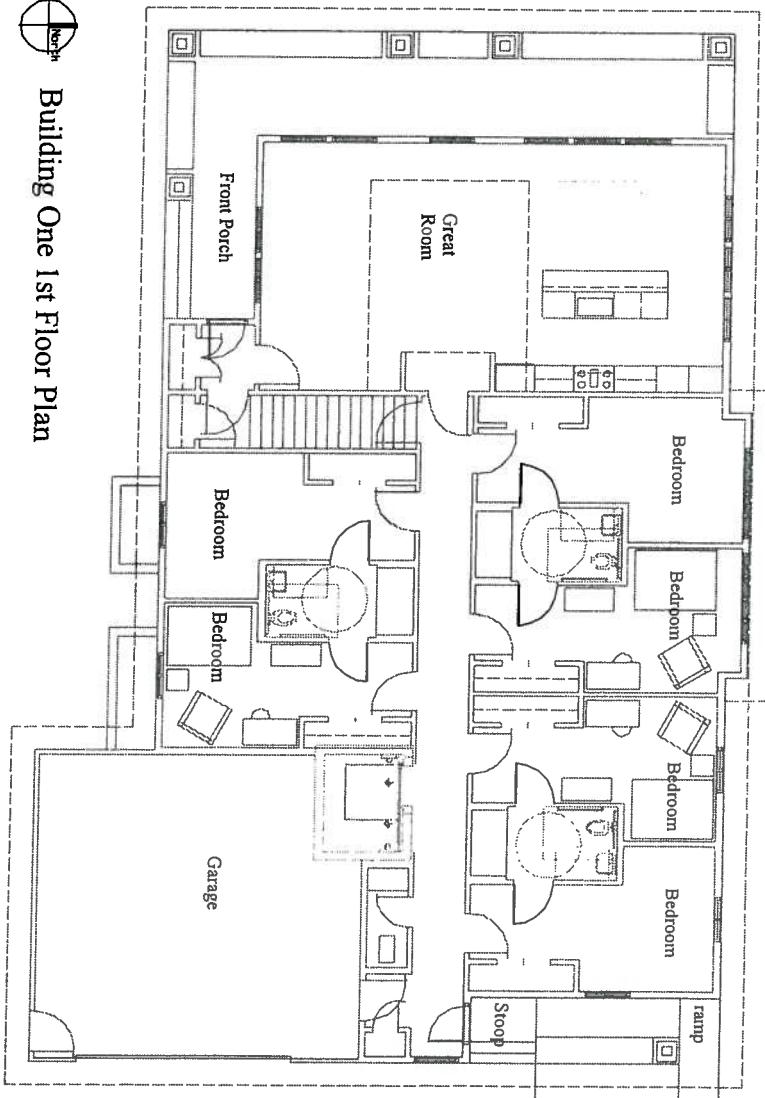
Ronald R. Creswell
ARCHITECTURE

100 North Main Street • Wheaton, IL
60187-3117 • roncreswell@comcast.net

IL License # 091-0123456 City 11-08-2012

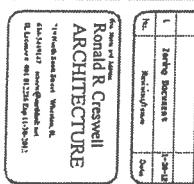
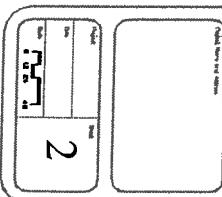
A compass rose with a vertical line pointing upwards labeled 'North'.

Building One 1st Floor Plan



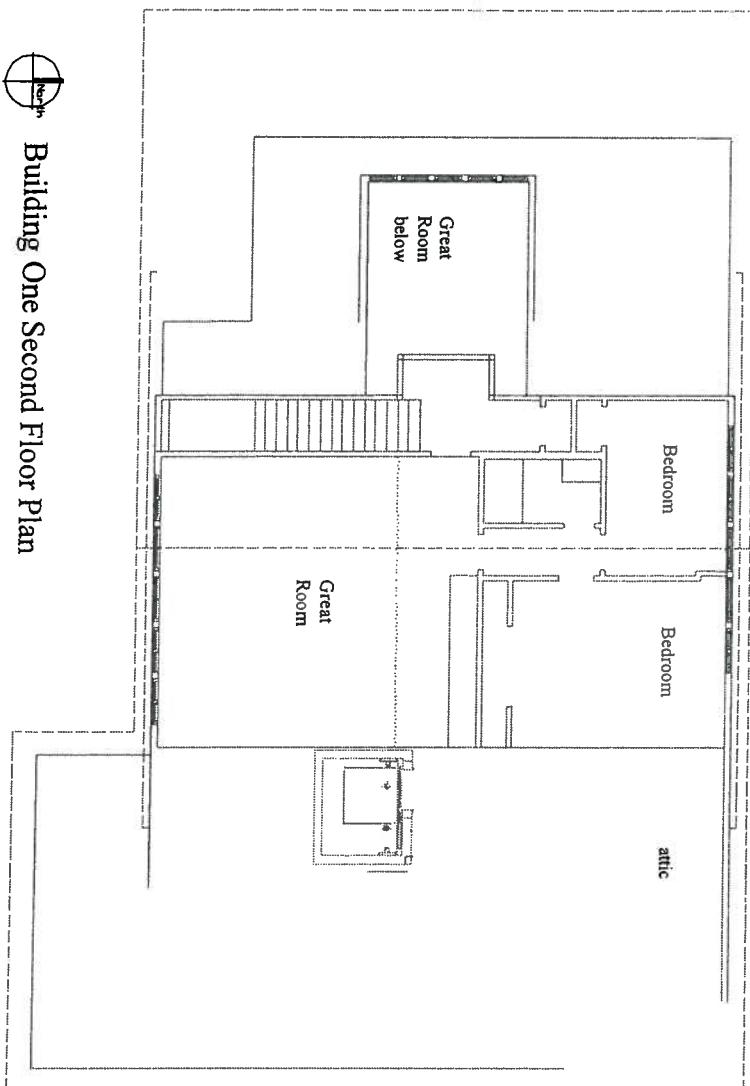
New Construction for **Cross Street Properties**

315 and 319 North Cross Street Wheaton 11





Building One Second Floor Plan



New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL

3

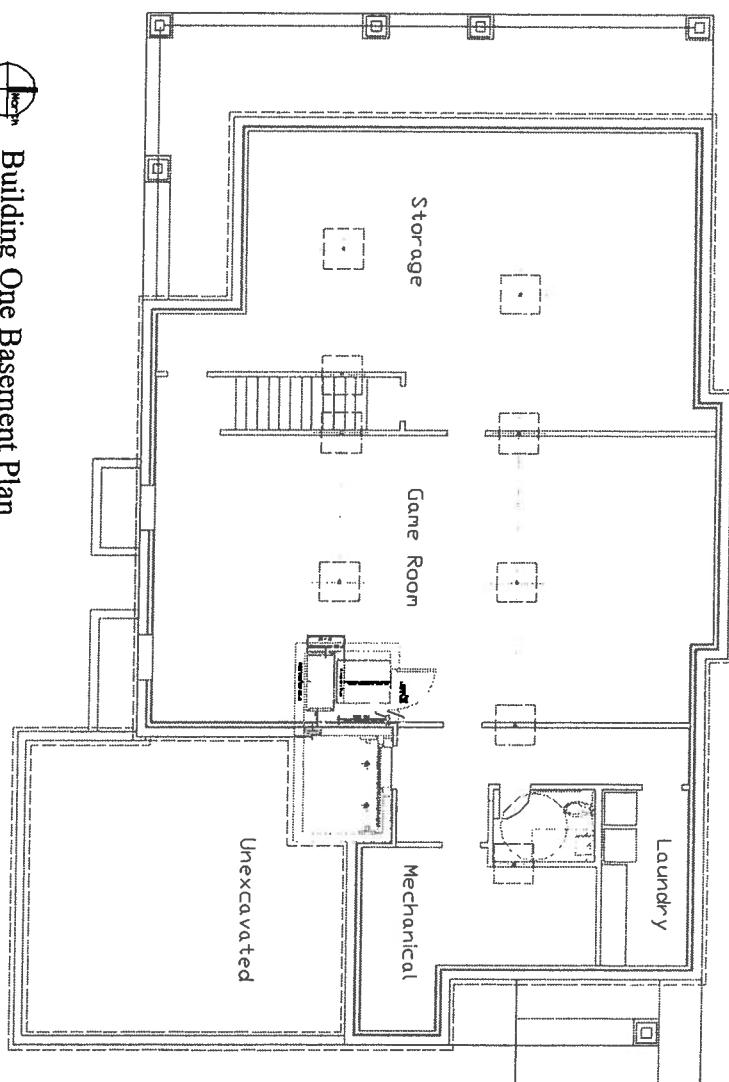
Print Name or Address

Ronald R. Creswell
ARCHITECTURE
315 North Cross Street, Wheaton, IL
60187-2700 • (708) 534-2200
(708) 534-9919 • FAX (708) 534-2201

General Plans



Building One Basement Plan



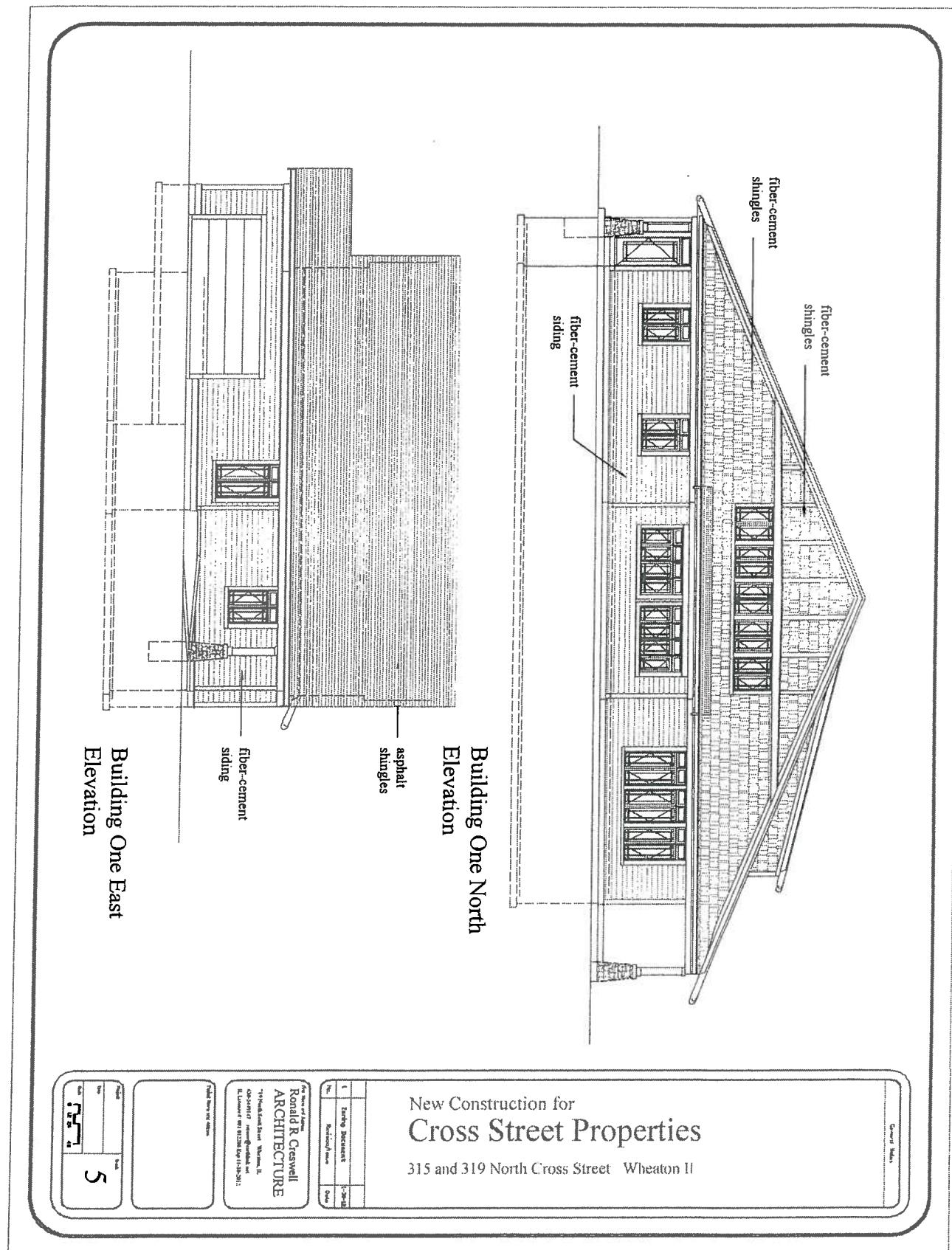
New Construction for Cross Street Properties

315 and 319 North Cross Street Wheaton IL

4

Architectural Services
Ronald R. Creswell
ARCHITECTURE
1900 North Cicero Avenue, Suite 200
Wheaton, IL 60187-3002
(708) 925-0000

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20



Building One North Elevation

New Construction for **Cross Street Properties**

315 and 319 North Cross Street Wheaton 11

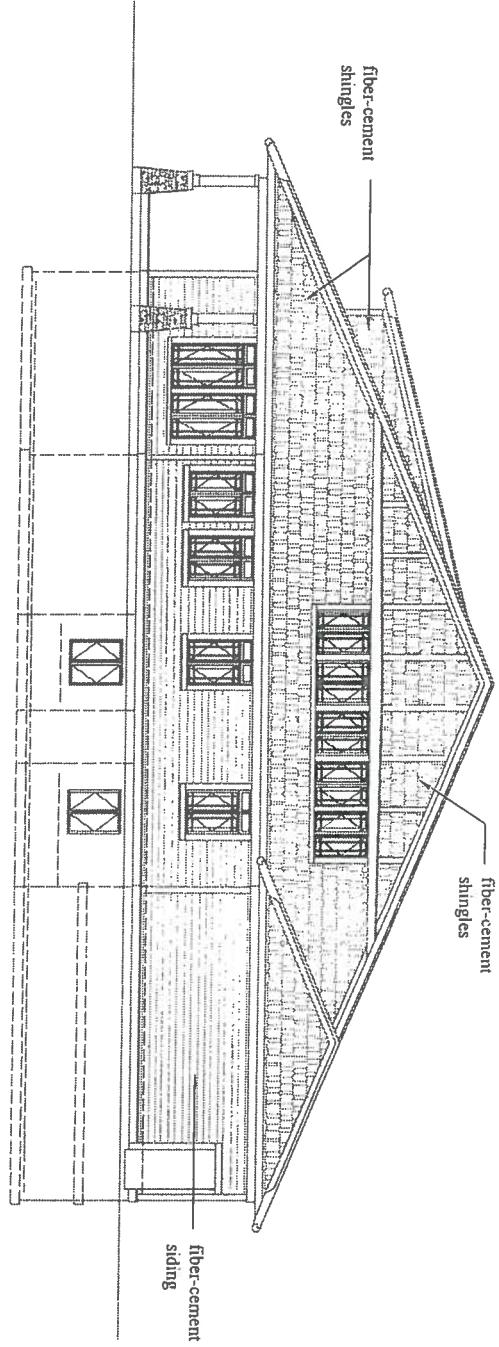
Building One East Elevation

Permit No. and Address
Ronald R. Creswell
ARCHITECTURE

३८५

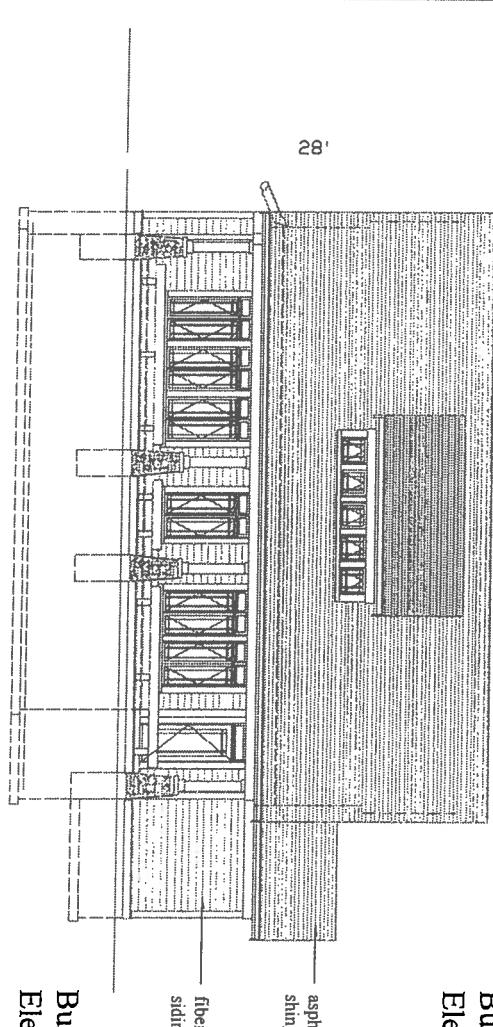
5

Building One South
Elevation



28'

Building One West
Elevation



fiber-cement
siding
asphalt
shingles

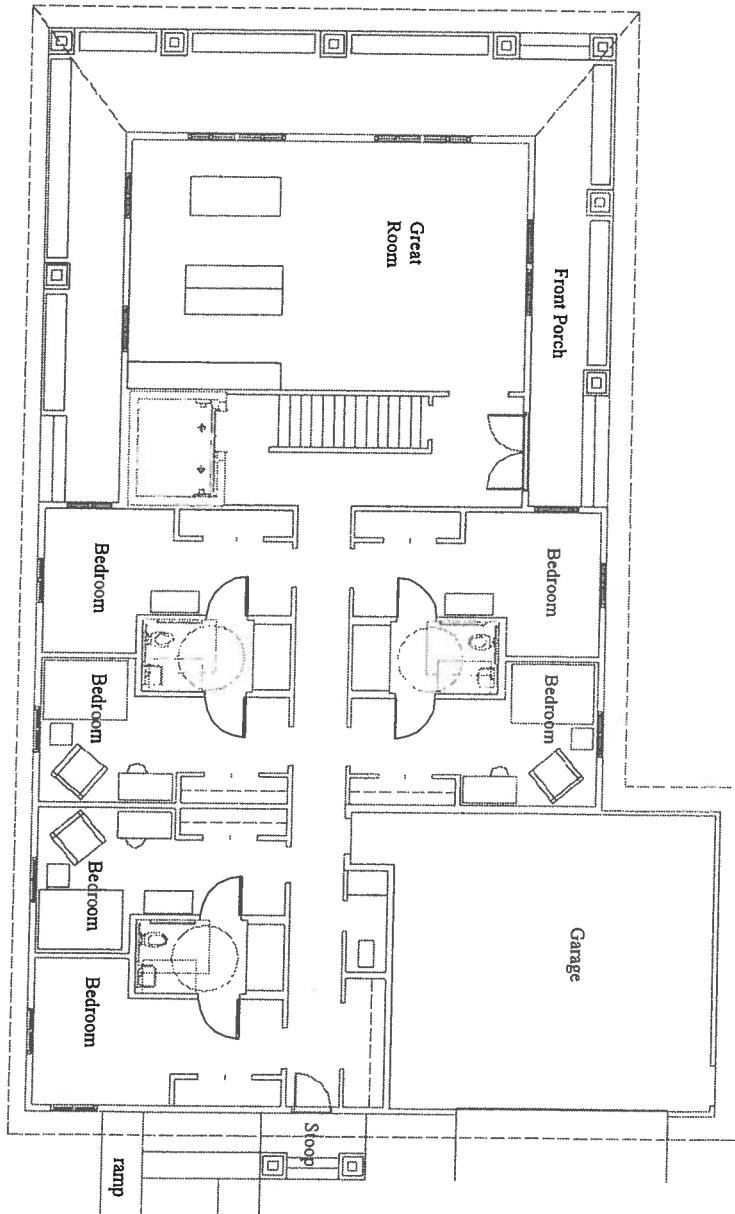
New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL

6

Group 10

 Building Two 1st Floor Plan



New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL

Ronald R. Creswell
ARCHITECTURE

100 North Michigan Avenue • Chicago, IL
312.544.4212 • www.RonCreswell.com

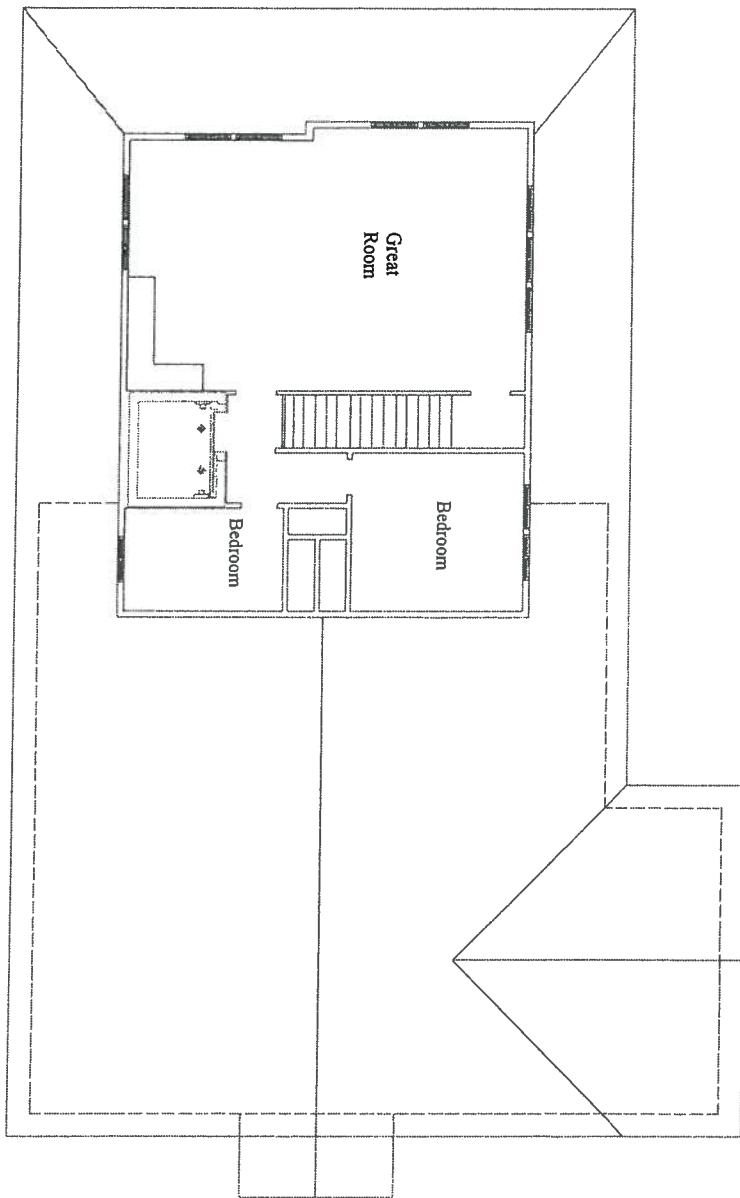
11 Lincoln Park West • Chicago, IL 60652
312.243.2812 • www.RonCreswell.com

Printed on Recycled Paper

7

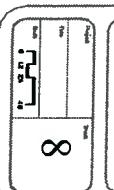


2nd Floor Building Two



New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton II

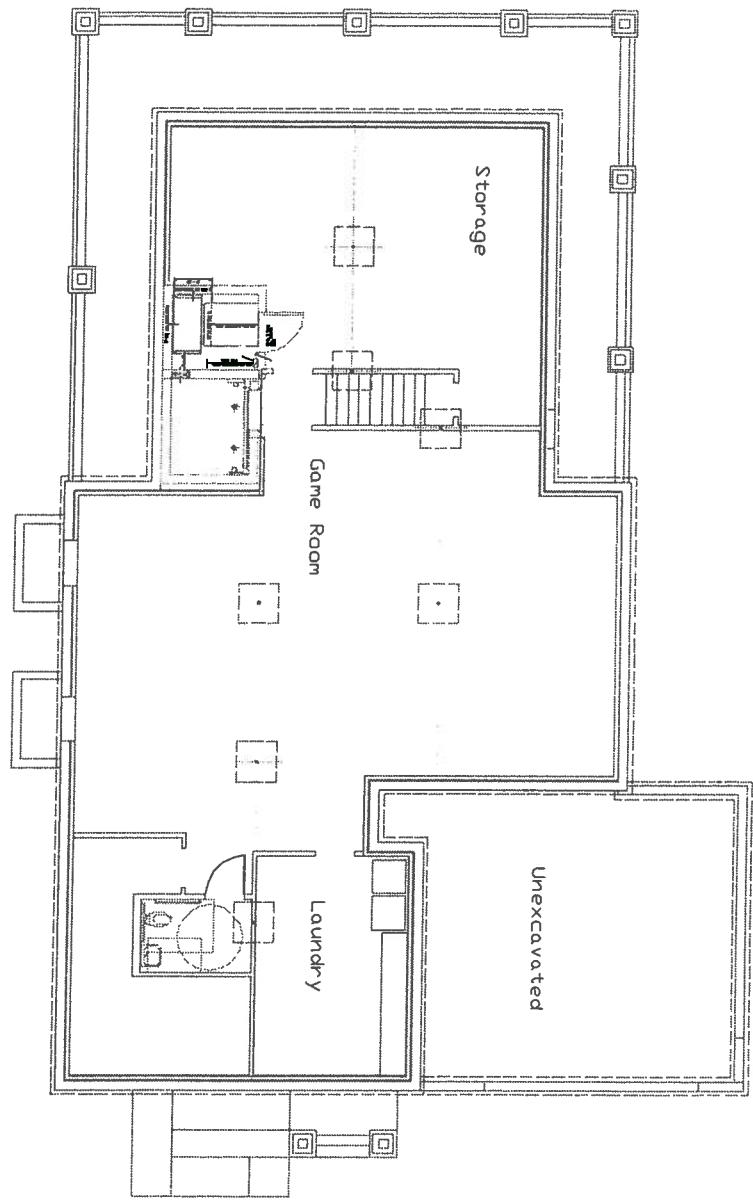


8

Ronald R. Crewell
ARCHITECTURE
1717 Northport Drive, Wheaton, IL
60187-3117 (312) 662-0000
H. L. L. Construction Inc. (312) 662-0002

Compt. Hahn

 Building Two Basement Plan



Unexcavated

New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL

9

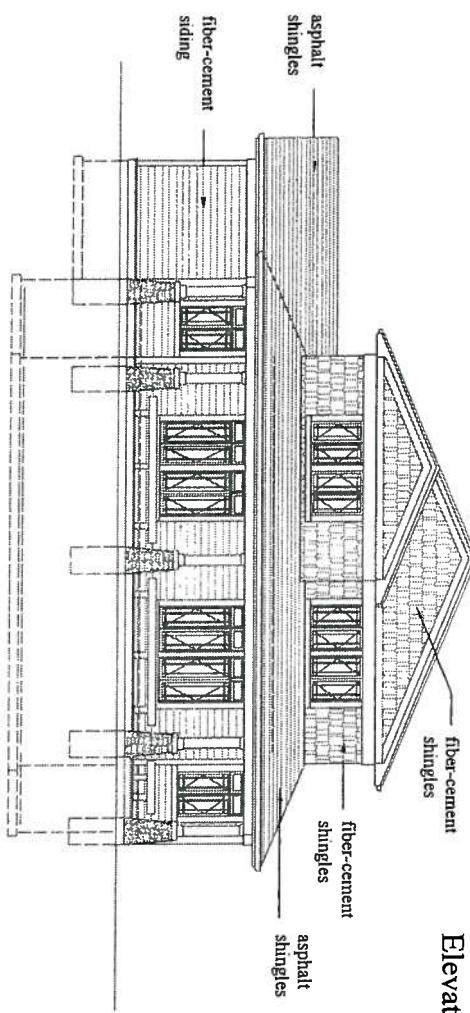
Printed Name and Address

Mr. Newell A. Adams
Ronald R. Creswell
ARCHITECTURE

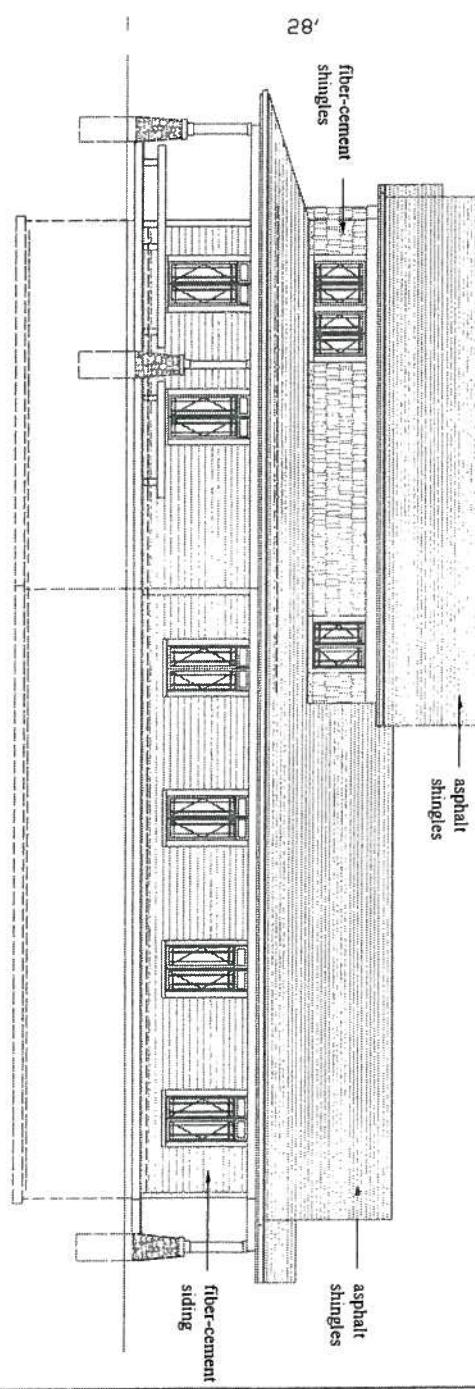
100 West Cross Street Wheaton IL
(312) 595-1117 e-mail: roncreswell@aol.com
IL License # 011-11238 Reg # 11-285-01

County: DuPage

Building Two West
Elevation



Building Two South
Elevation



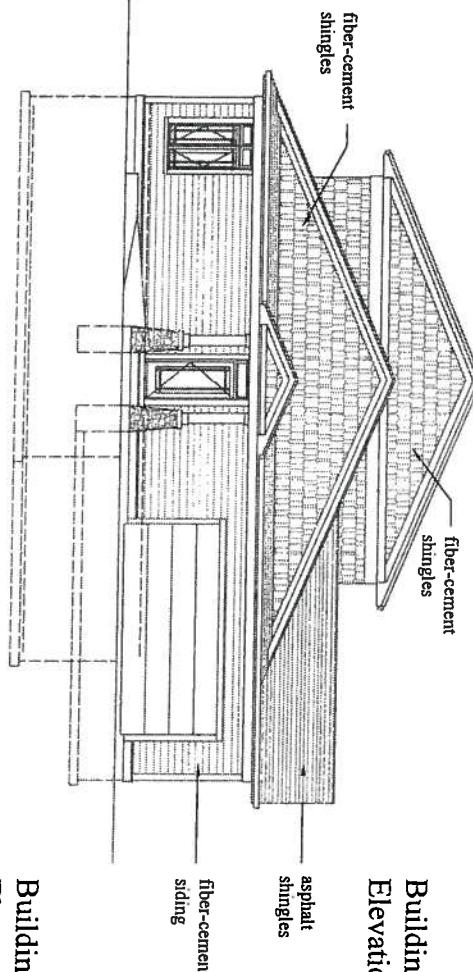
New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL

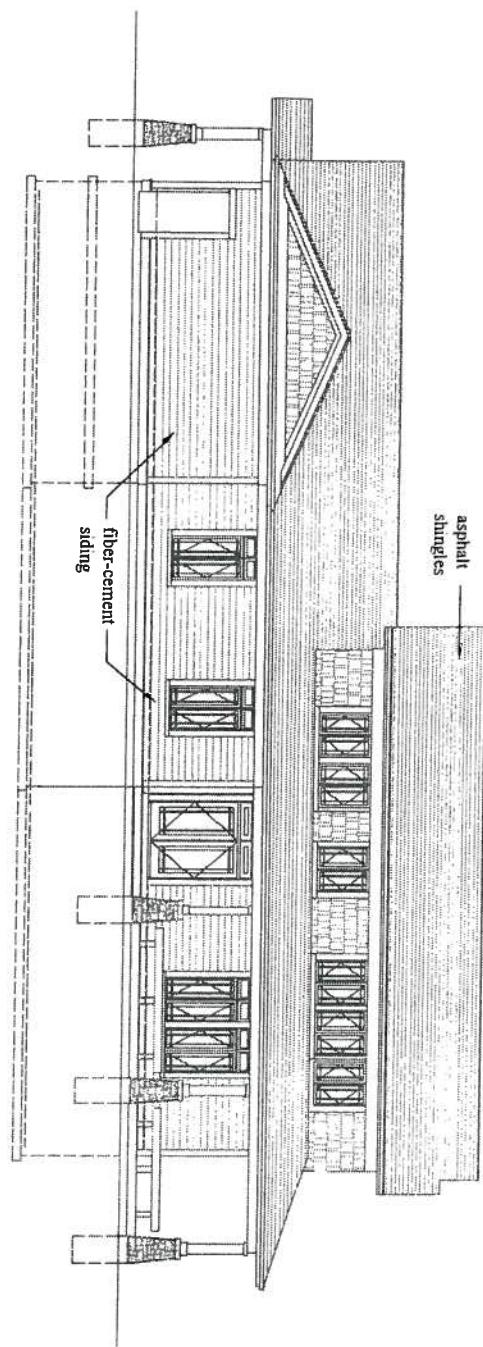
Ronald R. Creswell
ARCHITECTURE
111 North Franklin • Wheaton, IL
(312) 696-1212 • (708) 667-1212

Permit Request	Permit
Permit	Permit
Permit	Permit

Building Two East
Elevation



Building Two North
Elevation



New Construction for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL

Architectural Services
Ronald R. Creswell
ARCHITECTURE
1700 Kildare Drive, Wheaton, IL
(312) 671-1000 (312) 671-1000

11

PLANT KEY

Red Sunset Maple

Red Jewel Crabapple

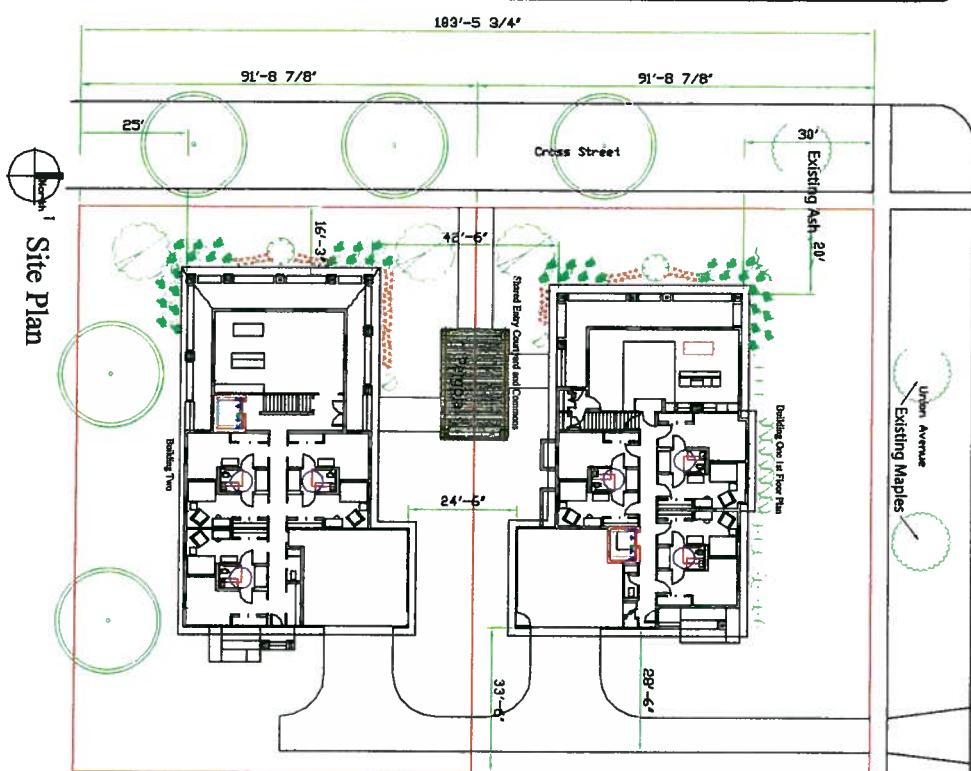
Dense Yews

Shadow Service Berry

Burning Bush

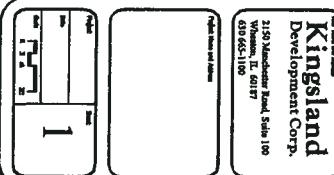
Annabelle Hydrangea

Stella De Oro Daylilies



Landscaping Plan for
Cross Street Properties

315 and 319 North Cross Street Wheaton IL



1	2
1	2
1	2

LEGEND

LOT 1, SAINT JOHN LUTHERAN CHURCH RESUBDIVISION
WHEATON, ILLINOIS

STARS FAMILY SERVICES

WHEATON, ILLINOIS

EXISTING

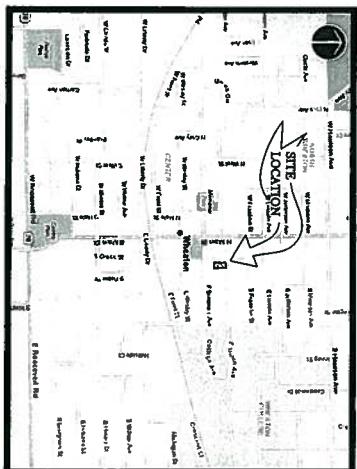
CURB & GUTTER	WATER
EDUCTRIC	W
GAZ	C
SANTARY SEWER	O
STORM SEWER	C
STORM MANHOLE	+
STORM DRAIN	+
CATCH BASIN	○
INLET	□
VALVE, VALVE	◎
BUFFALO BOX	●
GAZ VALVE	●
INTERRA	□
CONTRO	□
PIPE	W
CONCRETE MONUMENT	W
ELECTRIC TRANSFORMER	□
ELECTRIC METER	□
TELE	+
PILED END SECTION	+
PILE POLE	+
COT WIRE	—
LIGHT POLE	—
STREET LIGHT	—
PARKING SPACE COUNT	◎
MAIL BOX	□
POST	—
POWER POLE	—
SIGN	—
TELE DISCOUNCER	—
TELE CENTER	—
GAZ METER	—
COLVENT	—

PROPOSED

CURB & GUTTER	WATER
EDUCTRIC	W
GAZ	O
SANTARY SEWER	O
STORM SEWER	+
STORM DRAIN	+
VALVE, VALVE	◎
BUFFALO BOX	●
GAZ VALVE	●
INTERRA	□
CONTRO	□
PIPE	W
CONCRETE MONUMENT	W
ELECTRIC TRANSFORMER	□
ELECTRIC METER	□
TELE	+
PILED END SECTION	+
PILE POLE	+
COT WIRE	—
LIGHT POLE	—
STREET LIGHT	—
PARKING SPACE COUNT	◎
MAIL BOX	□
POST	—
POWER POLE	—
SIGN	—
TELE DISCOUNCER	—
TELE CENTER	—
GAZ METER	—
COLVENT	—

INDEX TO DRAWINGS

1. COVER SHEET
2. PROPOSED SITE IMPROVEMENTS
3. DETAILS



SITE LOCATION MAP (N.T.S.)

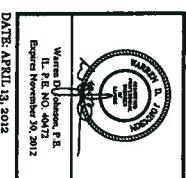
PREPARED FOR:

STARS FAMILY SERVICES
P.O. 1388
WHEATON, IL 60187

(630) 258-4077

DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 S. Hale Street, Wheaton, IL 60187
Ph. 609-722-8600 Fax 609-722-9555
www.DJAOnline.net

BENCHMARK,
TOP OF IRON PIPE AT THE
NORTHWEST CORNER OF LOT 1.
ELEVATION 701.88



DATE: APRIL 13, 2012

EGEND

