

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.

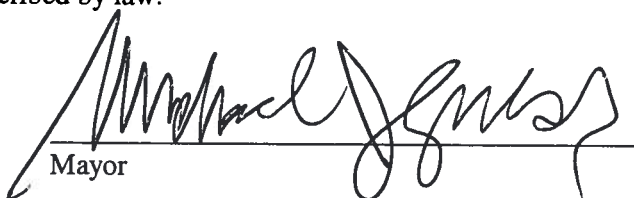
Section 3: Only one housing structure in the PUD may be occupied as a Group Care Home unless a Group Care Home License subsequently issues for the second housing structure or a single license issues for the two housing structures.

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

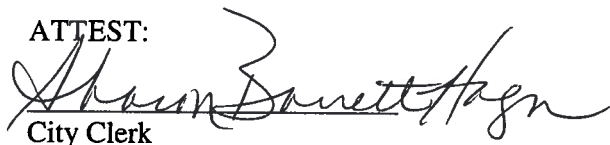
Section 5: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

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.


Mayor

ATTEST:


City Clerk

Roll Call Vote

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

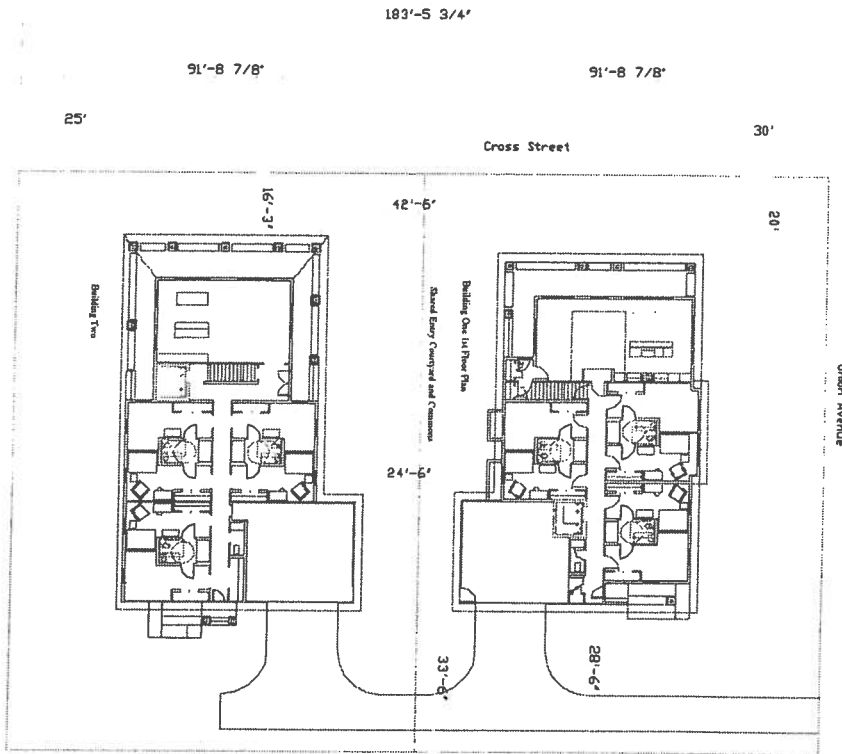
Nays: None

Absent: Mayor Gresk

Motion Carried Unanimously

Passed: November 5, 2012
Published: November 6, 2012

North
Site Plan



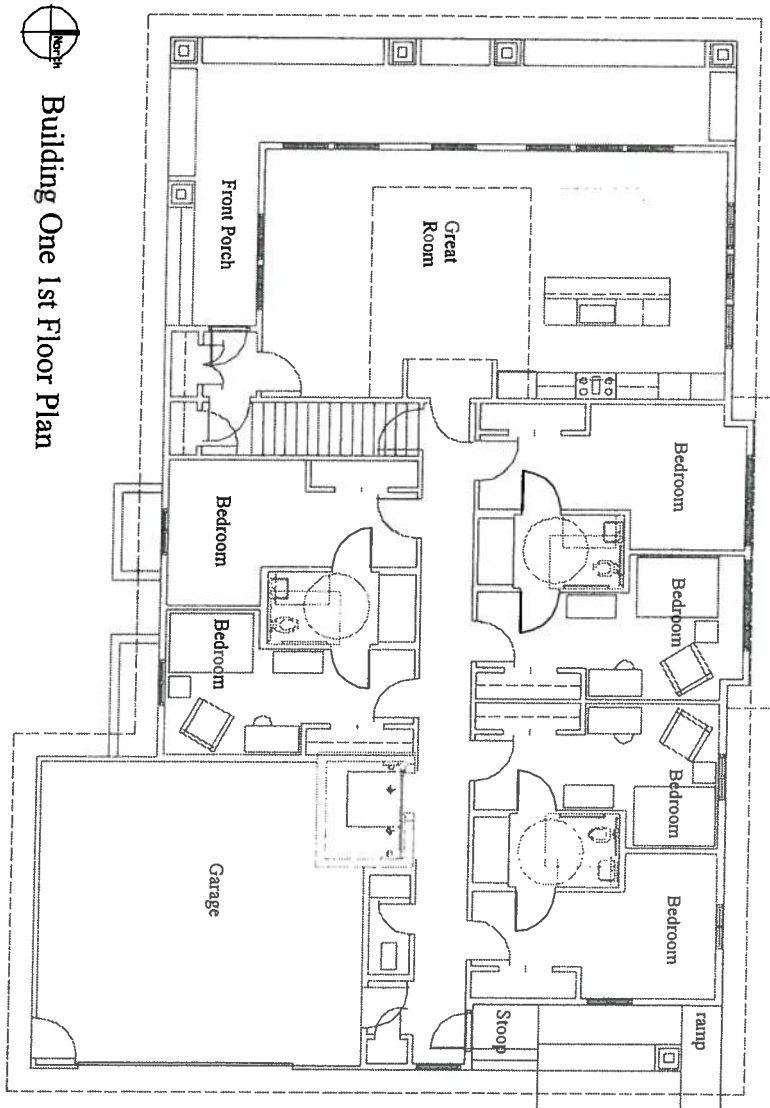
New Construction for Cross Street Properties

315 and 319 North Cross Street Wheaton IL

No.	Building	Area	Notes
1	Building One	1,200 sq ft	See Notes
2	Building Two	1,200 sq ft	See Notes

For more information
Contact: Ronald R. Creswell
ARCHITECTURE
1777 North State Street, Wheaton, IL
Tel: (630) 471-1234
Fax: (630) 471-1235

Project Name: _____
Project Number: _____
Sheet: 1 of 1



Building One 1st Floor Plan

New Construction for Cross Street Properties

315 and 319 North Cross Street Wheaton IL

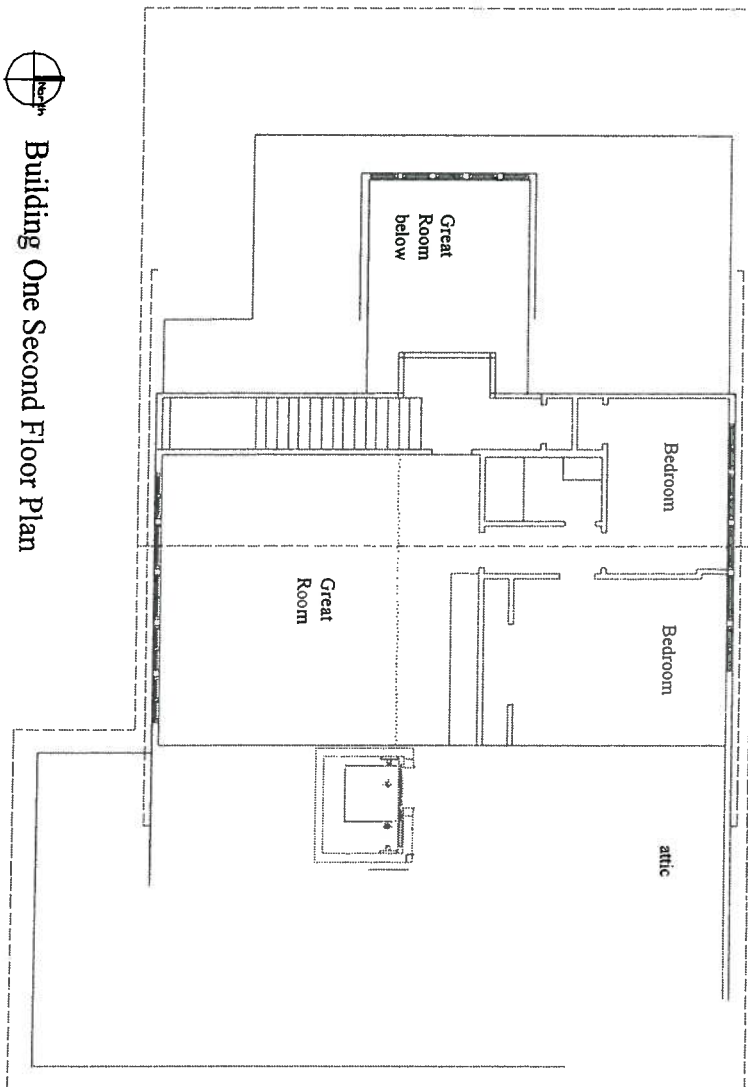
No.	Room	Area	Notes
1	Living Room	12'-0" x 12'-0"	
2	Kitchen	10'-0" x 10'-0"	
3	Bathroom	5'-0" x 5'-0"	
4	Bedroom	10'-0" x 10'-0"	
5	Bedroom	10'-0" x 10'-0"	
6	Bedroom	10'-0" x 10'-0"	
7	Bedroom	10'-0" x 10'-0"	
8	Bedroom	10'-0" x 10'-0"	
9	Bedroom	10'-0" x 10'-0"	
10	Bedroom	10'-0" x 10'-0"	
11	Bedroom	10'-0" x 10'-0"	
12	Bedroom	10'-0" x 10'-0"	
13	Bedroom	10'-0" x 10'-0"	
14	Bedroom	10'-0" x 10'-0"	
15	Bedroom	10'-0" x 10'-0"	
16	Bedroom	10'-0" x 10'-0"	
17	Bedroom	10'-0" x 10'-0"	
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19	Bedroom	10'-0" x 10'-0"	
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92	Bedroom	10'-0" x 10'-0"	
93	Bedroom	10'-0" x 10'-0"	
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96	Bedroom	10'-0" x 10'-0"	
97	Bedroom	10'-0" x 10'-0"	
98	Bedroom	10'-0" x 10'-0"	
99	Bedroom	10'-0" x 10'-0"	
100	Bedroom	10'-0" x 10'-0"	

For more information
Ronald R. Creswell
ARCHITECTURE
 1111 North State Street, Wheaton, IL
 60187-1111
 Tel: 630/261-1111
 Fax: 630/261-1111

Scale	1" = 1'-0"
Sheet	2



Building One Second Floor Plan



New Construction for
Cross Street Properties
315 and 319 North Cross Street Wheaton IL

No.	Issued/Revised	Date
1	Issued/Revised	11-20-02

Ronald R. Creswell
ARCHITECTURE

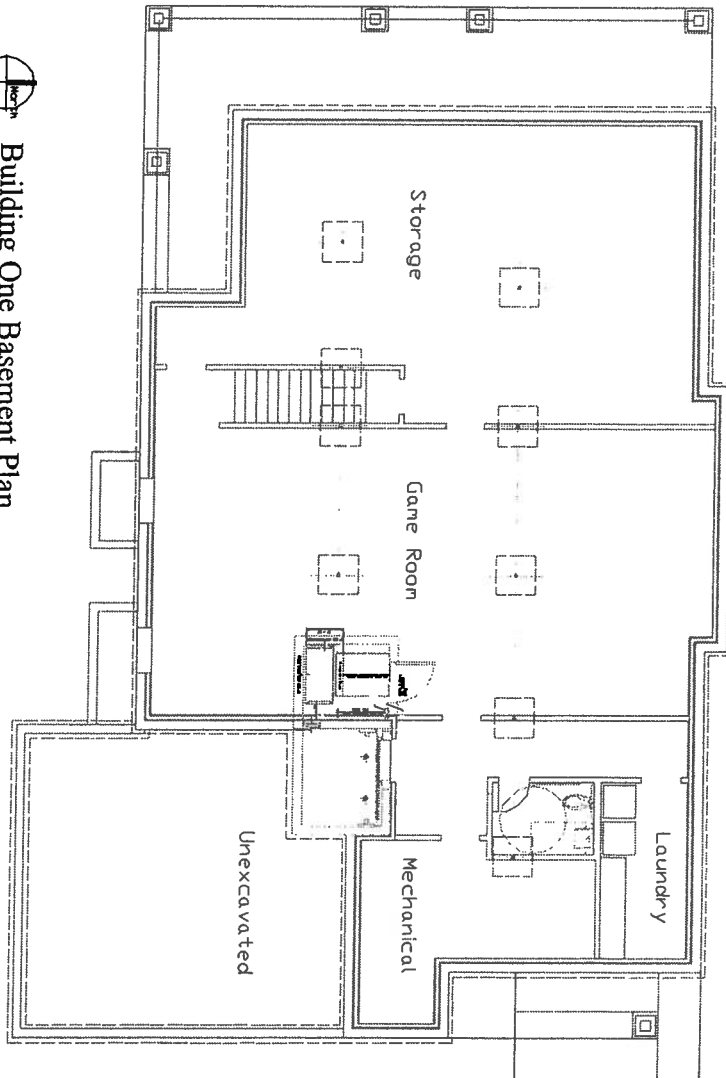
1414 North State Street, Wheaton, IL
60187-1111
Tel: 630-330-1111 Fax: 630-330-1112

Project Name and Address

Sheet	3
Of	3



Building One Basement Plan



New Construction for
Cross Street Properties
315 and 319 North Cross Street Wheaton IL

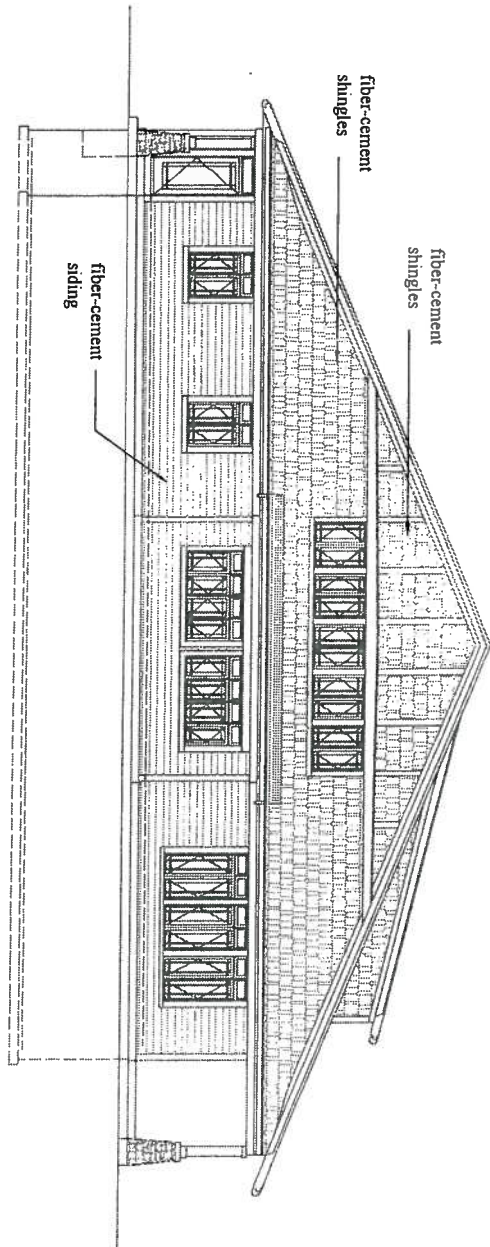
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2	Basement	12-20-10
3	Basement	12-20-10
4	Basement	12-20-10

Ronald R. Caswell
ARCHITECTURE

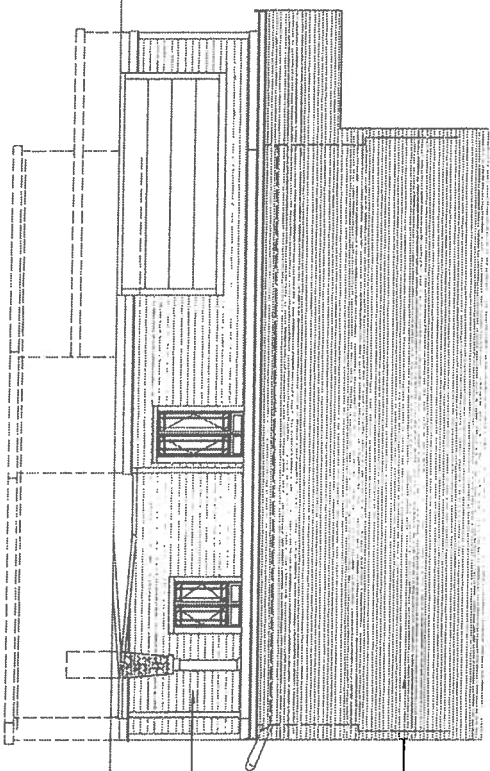
1714 South State Street, Wheaton, IL
60187-1001
Tel: 630-261-1111 Fax: 630-261-1112

© 2010 Ronald R. Caswell

Sheet	4
Scale	1/4" = 1'-0"



Building One North
Elevation



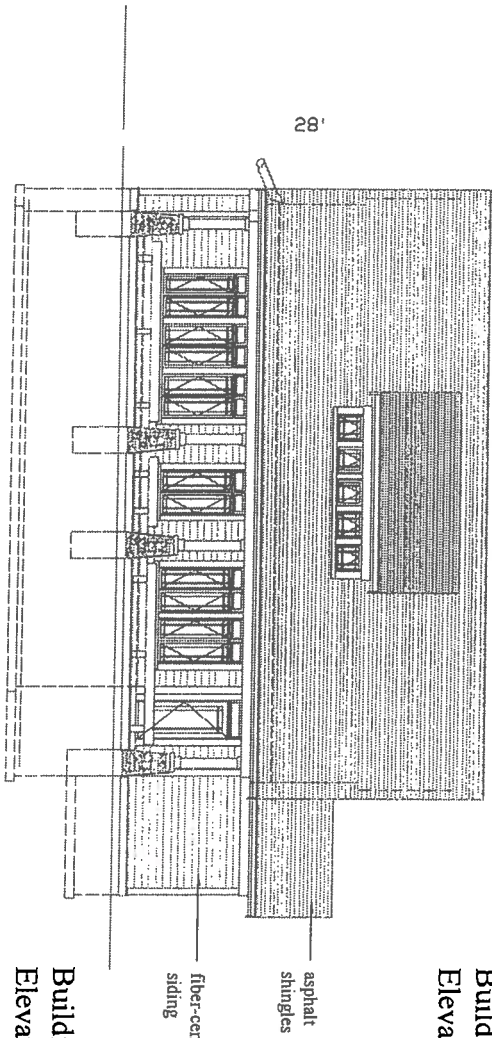
Building One East
Elevation

New Construction for
Cross Street Properties
 315 and 319 North Cross Street Wheaton IL

No.	Issued For	Date
1	Issued For	

For more information
 Ronald R. Creswell
 ARCHITECTURE
 1111 North Cross Street Wheaton, IL
 60187-1111 or 630-333-1111
 E. L. Lumber Co. 811-1111

5



Building One South Elevation

Building One West Elevation

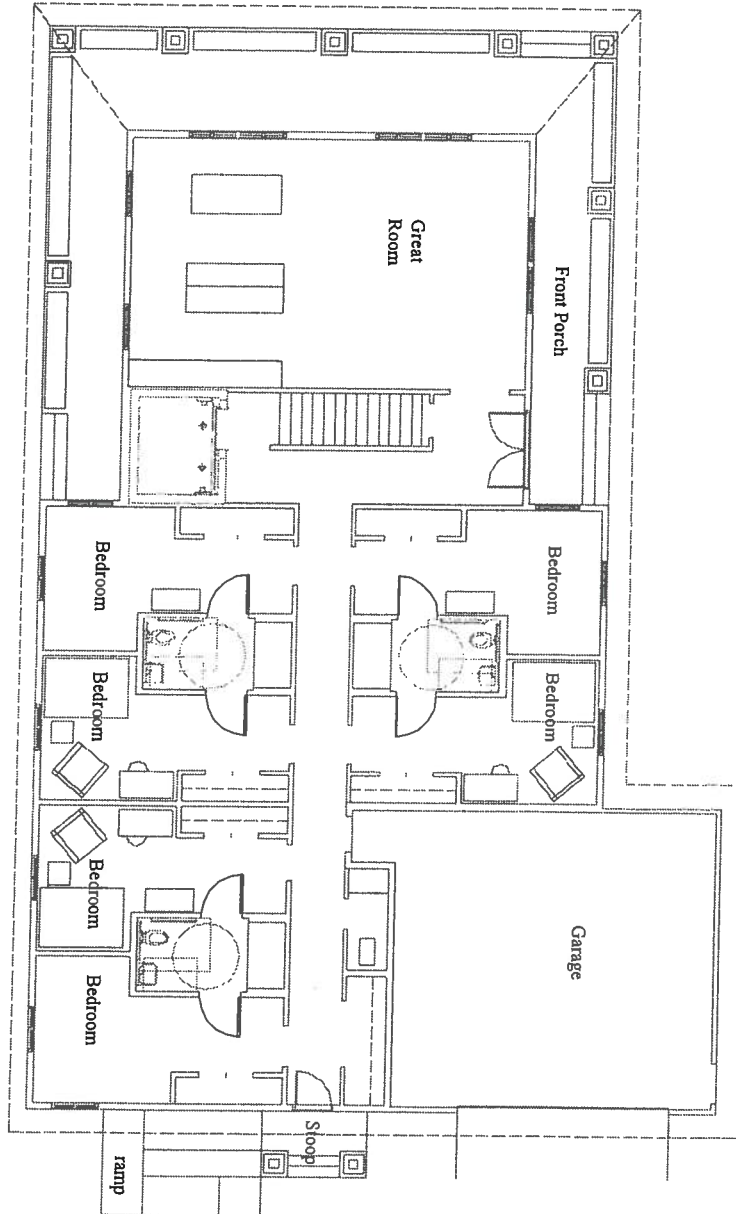
315 and 319 North Cross Street Wheaton 11

Ronald R. Creswell
ARCHITECTURE

"14 North Second Street Milwaukee, Wisc.
 4-14-1917 430-440 Cambridge St.
 St. Lawrence 409 41-1250 Page 1-14-1917."

Capital flows in US dollars

Name _____ Date _____ 	Page 6
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Building Two 1st Floor Plan

Garage 24' x 24'

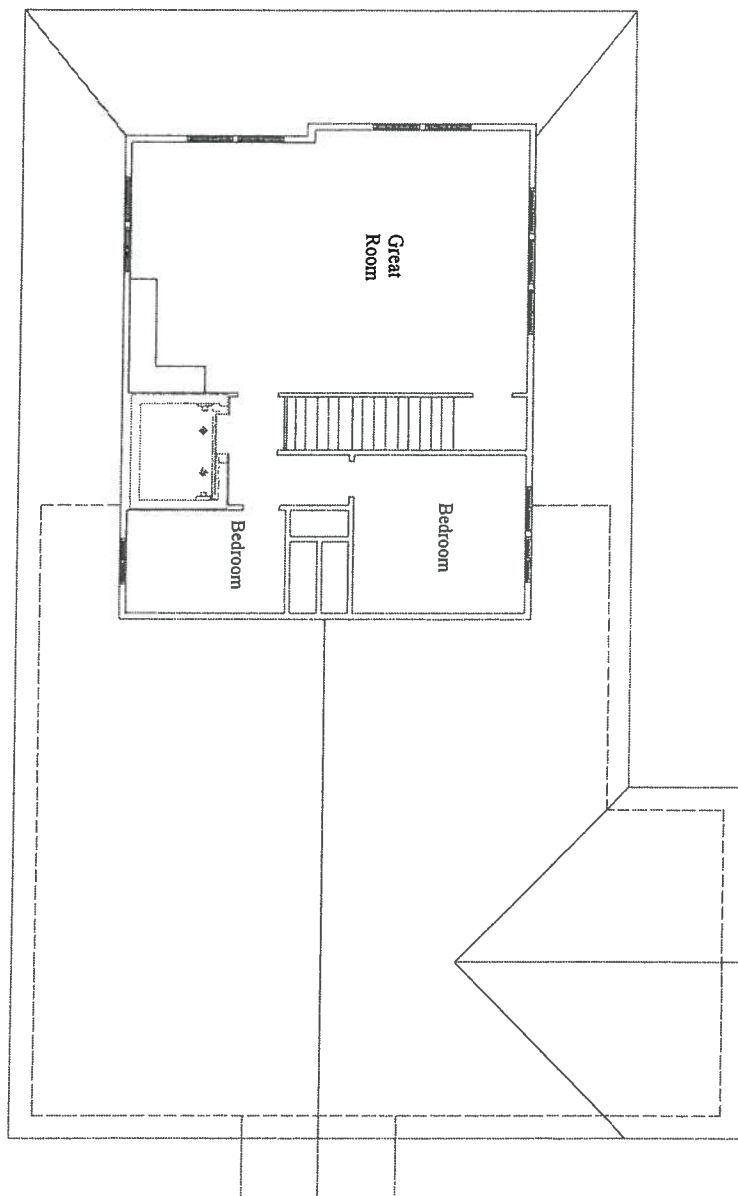
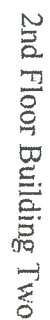
New Construction for
Cross Street Properties
 315 and 319 North Cross Street Wheaton IL

#	Issued	Revised
1	Issued	Revised

For more information
Ronald R. Creswell
 ARCHITECTURE
 1111 North Lake Street, Wheaton, IL
 60187-1111
 Tel: (708) 441-1111
 Fax: (708) 441-1112

Printed on 11/11/11

Scale	1" = 12'-0"
Sheet	7



New Construction for
Cross Street Properties
315 and 319 North Cross Street Wheaton, IL

Ron Stone and August
Ronald R. Creswell
ARCHITECTURE
 319 Peach Street
 Whittier, IL
 60422-1717
 815/261-1717
 Fax: 815/261-1717
 E-mail: rcreswell@att.net
 Website: www.rrcreswell.com
 Lic. No. 001-02256 Exp. 11-30-2012

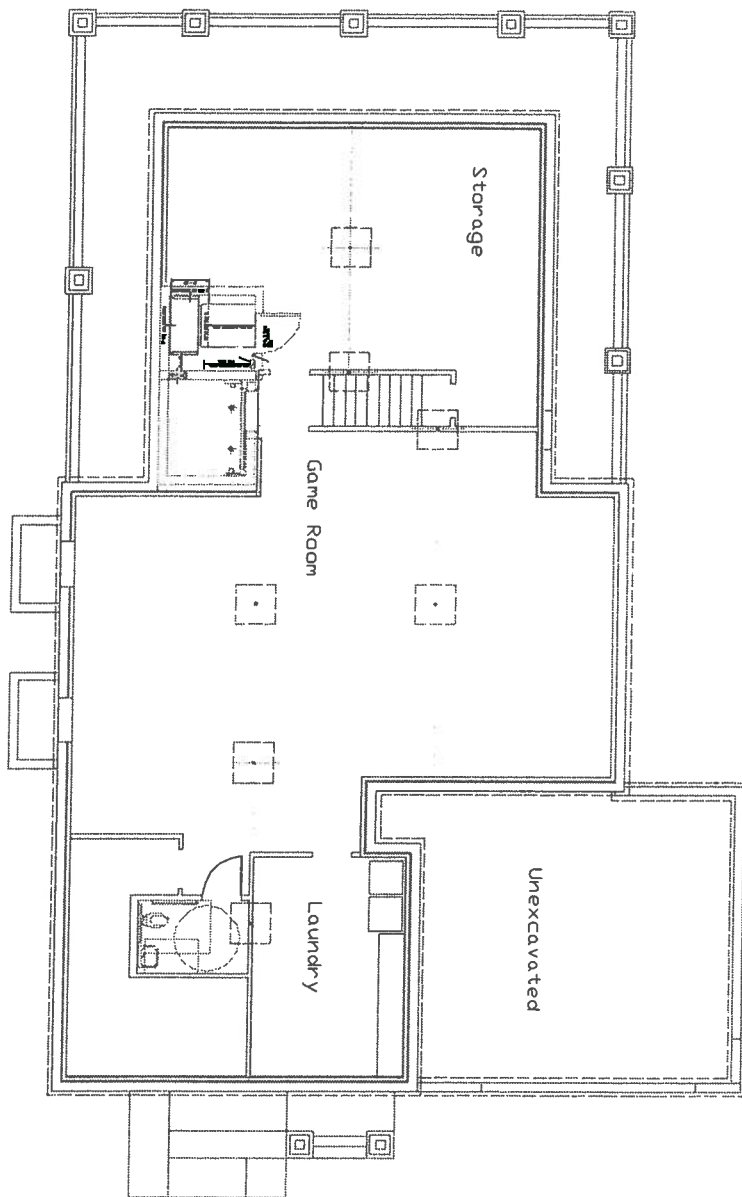
1	Zachary Document	1-30-11
Rev.	Revision/Changes	Dates

Product Name and Address

8	
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Building Two Basement Plan



Creswell Builders

New Construction for
Cross Street Properties
315 and 319 North Cross Street Wheaton IL

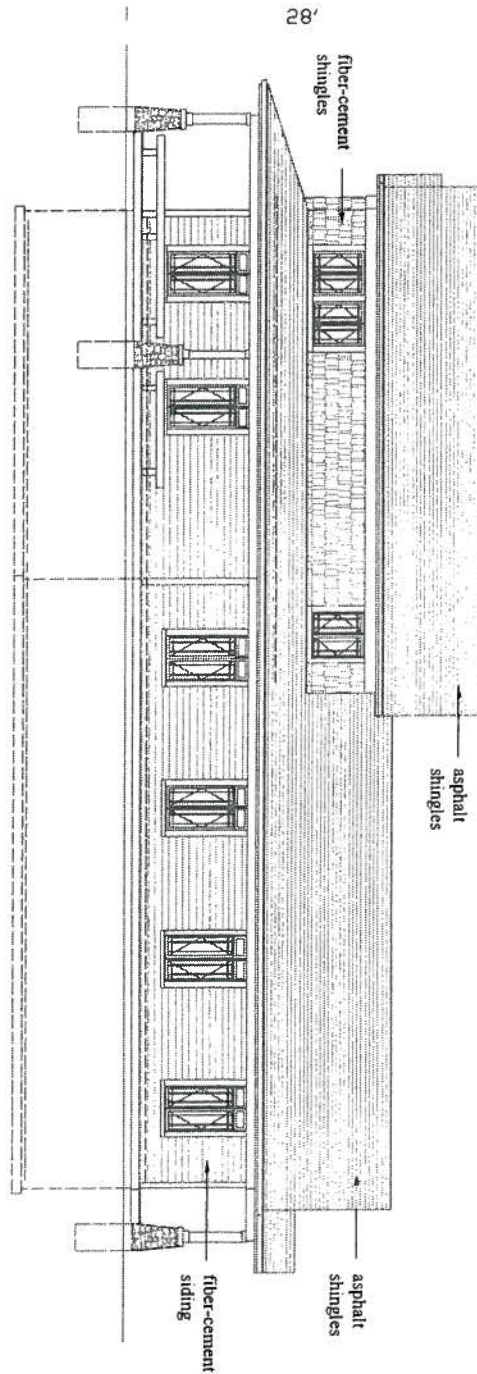
No.	Task/Requirement	Start/End	Notes
1	Basement	10-20-20	Check

For Plans and Details
Ronald R. Creswell
ARCHITECTURE

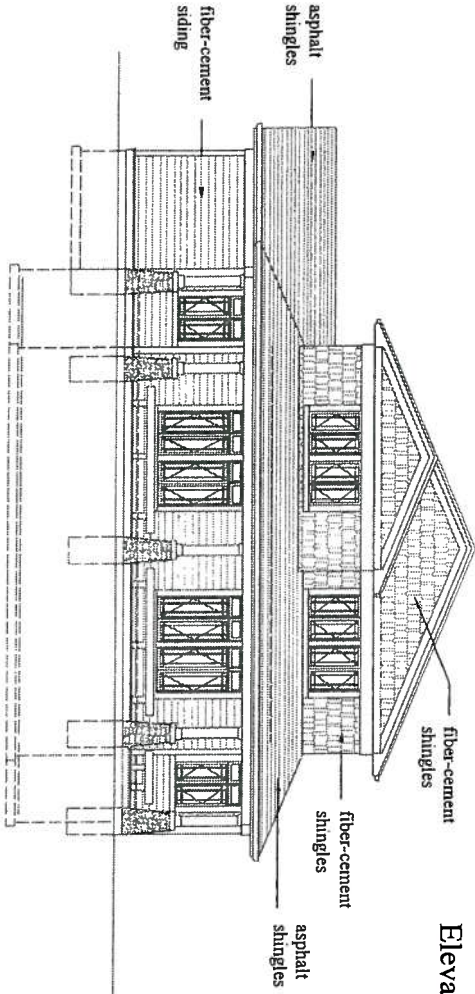
701 North Cross Street, Wheaton, IL
Tel: 630/333-1111 Fax: 630/333-1112
E: ronald@rrcreswell.com

Project Name and Address

Project	Task
Basement	9



Building Two South
Elevation



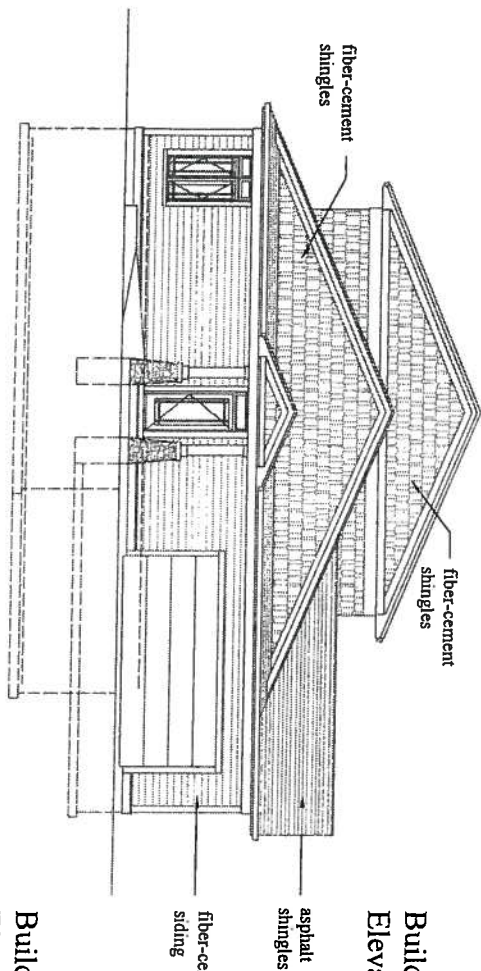
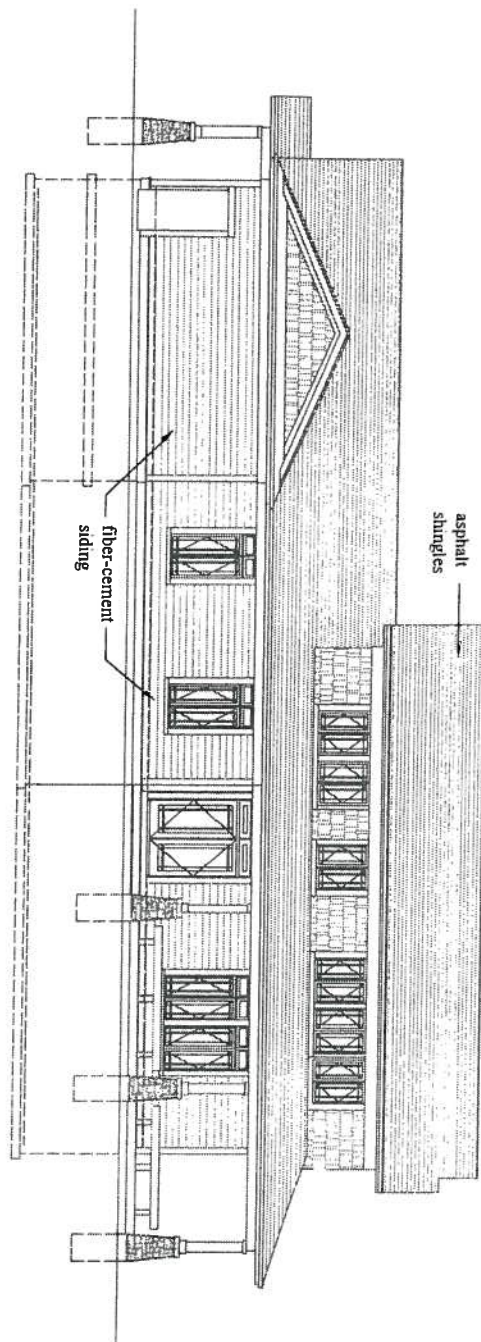
Building Two West
Elevation

New Construction for
Cross Street Properties
315 and 319 North Cross Street Wheaton IL

1	2	3	4
1	2	3	4
5	6	7	8
9	10	11	12

For more information
Ronald R. Creswell
ARCHITECTURE
11111 North Cross Street Wheaton, IL
60187-1111
Tel: 630-833-1111 Fax: 630-833-1112

10



Building Two North Elevation

Building Two East Elevation

Summary: 11/04/04

New Construction for
Cross Street Properties
315 and 319 North Cross Street Wheaton, IL

1	Zerbing Document	1-20-1
File	Reinhardt case	Date

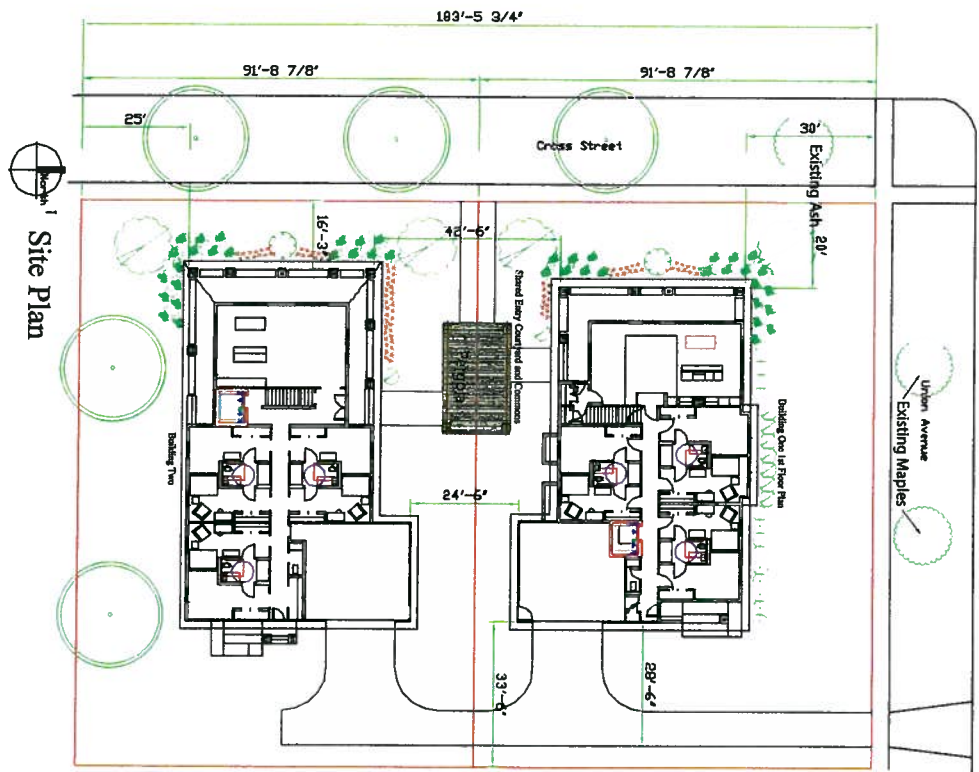
Ronald R. Creswell
ARCHITECTURE
1477 South Grand Street, Meriden, CT
430-547-1177 ron@creswell.com
20 Lawrence St. 06458 Fax 430-547-2012

Project Name and Address

三 二 一	三 二 一	三 二 一
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PLANT KEY

- Red Sunset Maple
- Red Jewel Crabapple
- Dense Yews
- Shadblow Service Berry
- Burning Bush
- Annabelle Hydrangea
- Stella De Oro Daylilies



Site Plan

Landscaping Plan for Cross Street Properties

315 and 319 North Cross Street Wheaton IL

1	zoning	06/11/22
2	site plan	06/11/22
3	landscape plan	06/11/22
4	details	06/11/22

Kingsland
Development Corp.
3150 MacArthur Blvd, Suite 100
Wheaton, IL 60187
630.955.1100

Project Name and Address

1	1
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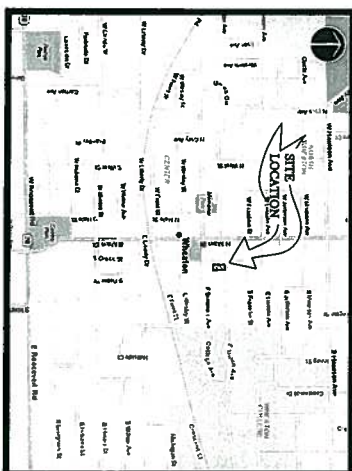
STARS FAMILY SERVICES LOT 1, SAINT JOHN LUTHERAN CHURCH RESUBDIVISION WHEATON, ILLINOIS

LEGEND

EXISTING	PROPOSED
CHS & CUTTER	W
WATER	E
ELECTRIC	O
GAS	C
SEWER	S
STORM SEWER	ST
STORM MANHOLE	SM
SEWER MANHOLE	SE
CATCH BASIN	CB
INLET	I
VALVE VAULT	V
BOUYALD BOX	B
GAS VALVE	G
UTILITY	U
CONTOUR	XXX
PAV	XXX
CONCRETE MONUMENT	XXX
ELECTRIC TRANSMISSION	XXX
ELECTRIC METER	XXX
WELL	XXX
FLARED END SECTION	XXX
FLAT POLE	XXX
CUT WIRE	XXX
LOST POLE	XXX
STREET LIGHT	XXX
PARKING SPACE COUNT	XXX
MAIL BOX	XXX
POST	XXX
POWER POLE	XXX
SIGN	XXX
VIEW DETECTOR	XXX
TREE CENTER	XXX
GAS METER	XXX
CULVERT	XXX

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

PROPOSED

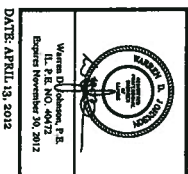
CHS & CUTTER	W
WATER	E
ELECTRIC	O
GAS	C
SEWER	S
STORM SEWER	ST
STORM MANHOLE	SM
SEWER MANHOLE	SE
CATCH BASIN	CB
INLET	I
VALVE VAULT	V
BOUYALD BOX	B
GAS VALVE	G
UTILITY	U
CONTOUR	XXX
PAV	XXX
CONCRETE MONUMENT	XXX
ELECTRIC TRANSMISSION	XXX
ELECTRIC METER	XXX
WELL	XXX
FLARED END SECTION	XXX
FLAT POLE	XXX
CUT WIRE	XXX
LOST POLE	XXX
STREET LIGHT	XXX
PARKING SPACE COUNT	XXX
MAIL BOX	XXX
POST	XXX
POWER POLE	XXX
SIGN	XXX
VIEW DETECTOR	XXX
TREE CENTER	XXX
GAS METER	XXX
CULVERT	XXX

WARNING



DJA CIVIL ENGINEERS & SURVEYORS
DAVE JOHNSON and ASSOCIATES, Ltd.
312 E. Fair Street, Wheaton, IL 60187
Tel: 630 758 9558
www.DJAssociates.net

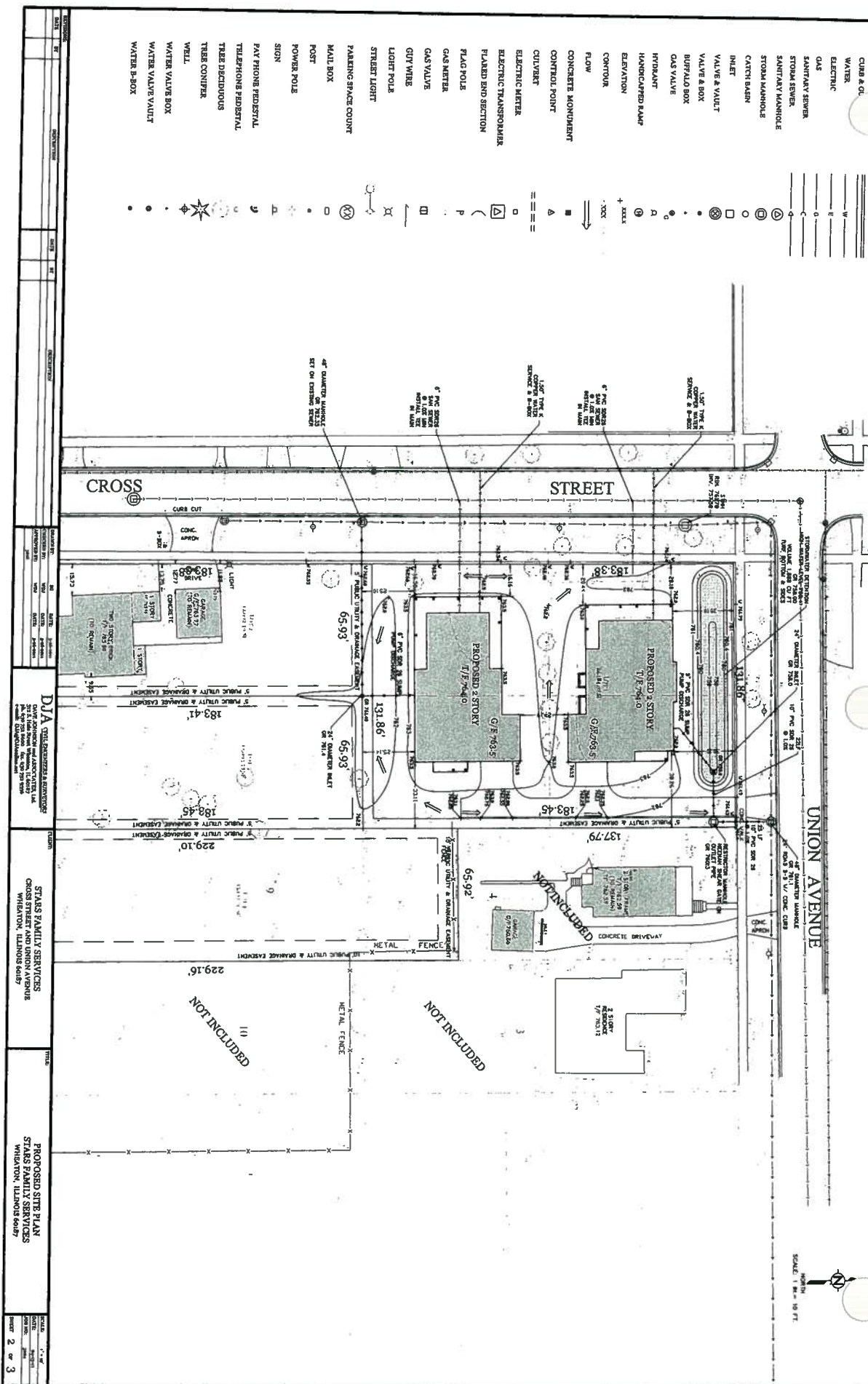
BENCHMARK:
TOP OF IRON PIPE AT THE
NORTHWEST CORNER OF LOT 1.
ELEVATION 761.88



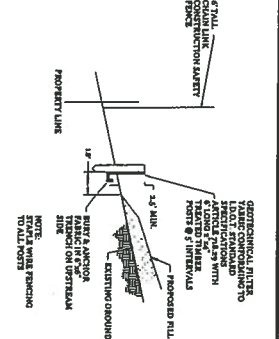
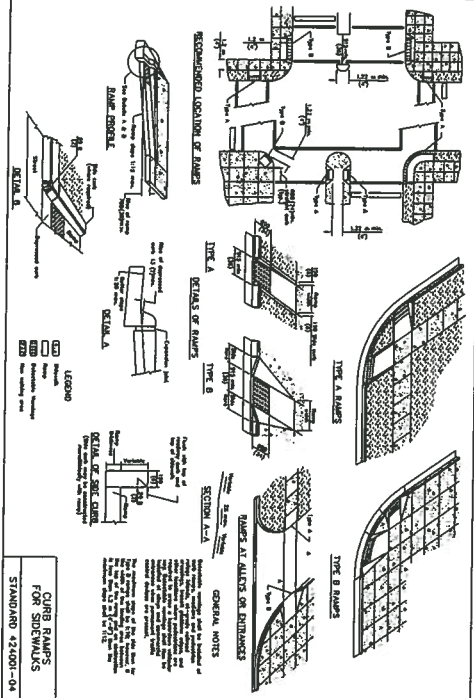
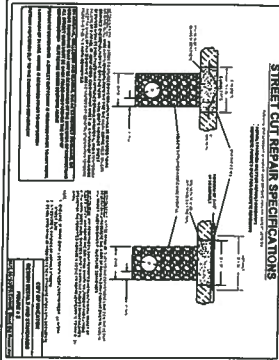
DATE: APRIL 13, 2012

FGEND

- | | |
|----------------------|-----|
| CLUB & CO.
WATER | W |
| ELECTRIC | E |
| GAS | G |
| SANITARY SEWER | S |
| STORM SEWER | ST |
| SANITARY MANHOLE | SM |
| STORM MANHOLE | STM |
| CATCH BASIN | CB |
| INLET | I |
| VALVE & VAULT | V |
| VALVE & BOX | VB |
| BUFFALO BOX | B |
| GAS VALVE | GV |
| HYDRANT | H |
| HAND-CAPIED FLAG | HF |
| ELEVATION | E |
| CONTOUR | C |
| FLOW | F |
| CONCRETE MONUMENT | CM |
| CONTROL POINT | CP |
| CULVERT | C |
| ELECTRIC METER | EM |
| ELECTRIC TRANSFORMER | ET |
| FLARED END SECTION | FES |
| FLAG POLE | FP |
| GAS METER | GM |
| GAS VALVE | GV |
| GUY WIRE | GW |
| LOFT POLE | LP |
| STREET LIGHT | SL |
| PARKING SPACE COUNT | PC |
| MAIL BOX | MB |
| POST | P |
| POWER POLE | PP |
| SION | S |
| PAY PHONE PEDESTAL | PP |
| TELEPHONE PEDESTAL | TP |
| TREE DECIDUOUS | D |
| TREE CONIFER | C |
| WELL | W |
| WATER VALVE BOX | WV |
| WATER VALVE VAULT | WVV |
| WATER B-BOX | WB |



STREET CUT REPAIR SPECIFICATIONS

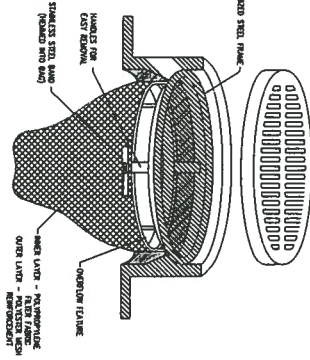


SOIL STABILIZATION CHART

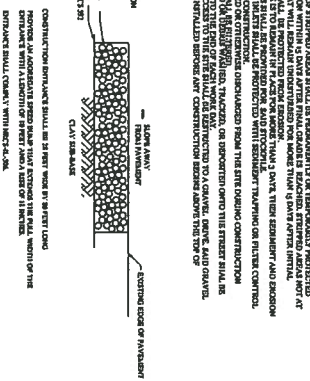
SOIL TYPE	STABILIZATION METHOD	REMARKS
CLAY	1. Lime stabilization	For clay soils, lime stabilization is recommended.
SAND	2. Cement stabilization	For sand soils, cement stabilization is recommended.
GRAVEL	3. Gravel stabilization	For gravel soils, gravel stabilization is recommended.
ROCK	4. Rock stabilization	For rock soils, rock stabilization is recommended.
PEAT	5. Peat stabilization	For peat soils, peat stabilization is recommended.
ORGANIC	6. Organic stabilization	For organic soils, organic stabilization is recommended.
WATER-BEARING	7. Water-bearing stabilization	For water-bearing soils, water-bearing stabilization is recommended.
EXPANSIVE	8. Expansive stabilization	For expansive soils, expansive stabilization is recommended.
SLUMPY	9. Slumpy stabilization	For slumpy soils, slumpy stabilization is recommended.
LIQUEFIED	10. Liquefied stabilization	For liquefied soils, liquefied stabilization is recommended.

GENERAL NOTES

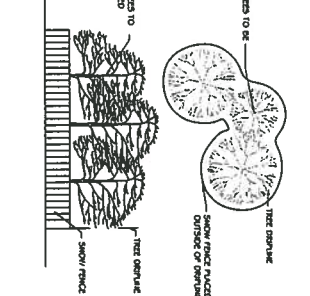
1. PROVIDE PROTECTIVE FENCING ALONG ALL MAJOR THROTTLES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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INLET PROTECTIVE SEDIMENT TRAP



CONSTRUCTION ENTRANCE DETAIL



PROTECTIVE TREE FENCING



DATE	BY	REVISION	DATE	BY	REVISION
11/10/01	JD	1	11/10/01	JD	1
11/10/01	JD	2	11/10/01	JD	2
11/10/01	JD	3	11/10/01	JD	3

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