

ORDINANCE NO. F-1791

AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT (PUD) ALLOWING THE CONSTRUCTION AND OPERATION OF A NEW COMMERCIAL BUILDING AT 1910 EAST ROOSEVELT ROAD – VEQUITY LLC

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, by the issuance of a planned unit development (PUD) allowing the construction and operation of a new commercial building at 1910 East Roosevelt Road, 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 May 13, 2014 to consider the issuance of the PUD; and the Board has recommended the issuance of the PUD; and

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 C-3 General Commercial District zoning classification:

LOTS 1 AND 2 (EXCEPT THE NORTH 5 FEET THEREOF), AND THE EAST 40 FEET OF LOT 3 (EXCEPT THE NORTH 5 FEET THEREOF) IN BLOCK 33 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.

THE WEST ½ OF THAT PART OF VACATED OTT AVENUE LYING SOUTH OF A POINT 10 FEET SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND LYING EAST OF AND ADJOINING SAID LOT 1 IN BLOCK 33 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-22-200-019

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a PUD is hereby issued on the subject property to allow the construction and operation of a new commercial building, in full compliance with the plans entitled “1910 East Roosevelt Road - Preliminary Site Development Plans”, Sheets C0.0 - C7.0, prepared by CivWorks Consulting, Chicago, IL, dated March 6, 2014; “1910 East Roosevelt Road - Landscape Plan”, prepared by Juli Ordower, Chicago, IL, dated March 6, 2014; “1910 East Roosevelt Road - Building Elevations”, prepared by Ileakis Associates, Chicago, IL, March 6, 2014; and in further compliance with the following conditions, restrictions, and requirements:

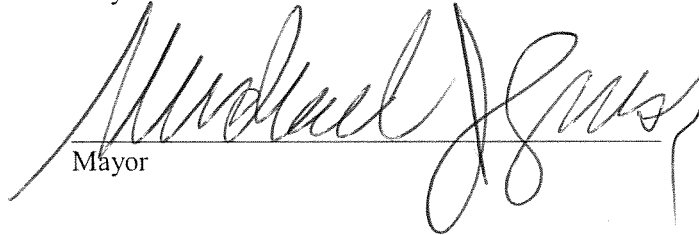
1. The type of plantings included on the landscape plan shall be consistent in type and design to the adjacent Fresh Market development, particularly along Roosevelt Road, and shall be subject to the reasonable approval of the Director of Planning and Economic Development;
2. All non-gate portions of the proposed trash enclosure shall be constructed of masonry to match the proposed building; and

3. Prior to issuance of a site development permit, the applicant shall submit a lighting plan that complies with the requirements of the Zoning Ordinance and is consistent with the lighting used on the adjacent Fresh Market development.

Section 3: The demolition of the existing structures located on the Subject Property shall be authorized by this Ordinance. Demolition of said structures, however, 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 prior to the building demolition.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: 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: Councilman Suess
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo

Nays: None

Absent: Councilman Prendiville
Councilman Saline

Motion Carried Unanimously

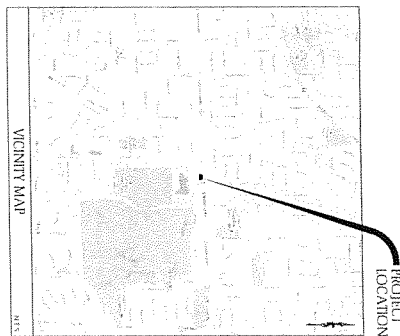
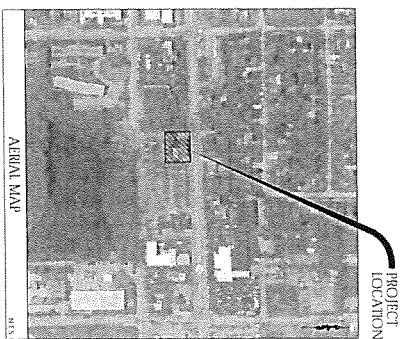
Passed: June 2, 2014
Published: June 3, 2014

1910 E. ROOSEVELT ROAD

CITY OF WHEATON, ILLINOIS

PRELIMINARY SITE DEVELOPMENT PLANS

EXISTING	PROPOSED	DESCRIPTION
1	2	EXISTING PAVEMENT
3	4	PROPOSED PAVEMENT
5	6	PROPOSED SIDEWALK
7	8	PROPOSED DRIVEWAY
9	10	PROPOSED DRIVEWAY
11	12	PROPOSED DRIVEWAY
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99	100	PROPOSED DRIVEWAY



SHEET NO.	DRAWING TITLE
C-0	COVER SHEET
C-1	EXISTING CONDITIONS
C-2	SITE DEMOLITION PLAN
C-3	SITE DIMENSIONAL AND PAVING PLAN
C-4	SITE UTILITY PLAN
C-5	SITE GRADING AND EROSION CONTROL PLAN
C-6	SOIL EROSION AND SEDIMENT CONTROL DETAILS
C-7	CONSTRUCTION DETAILS
C-8	GENERAL CONDITIONS AND RELATED SPECIFICATIONS

ABBREVIATIONS

SYMBOL	DESCRIPTION
1	EXISTING PAVEMENT
2	PROPOSED PAVEMENT
3	PROPOSED SIDEWALK
4	PROPOSED DRIVEWAY
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BENCHMARKS

SYMBOL	DESCRIPTION
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UTILITY CONTACTS

SYMBOL	DESCRIPTION
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CONTACT NAME AT RHT
OR 800-892-0123
48 HOURS (2 working days) BEFORE RHT NC

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CivWorks
Consulting, LLC
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184 005714

SHEET NO.
C-0.0

COVER SHEET
1910 E. ROOSEVELT ROAD
CITY OF WHEATON, IL

PREPARED BY
VEQUITY, LLC
1111 N. WILSON AVE. SUITE 100
WHEATON, IL 60187

CIVIL ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS
CivWorks
Consulting, LLC
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WHEATON, IL 60187
P: 630.330.1111
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E: info@civworksllc.com
W: www.civworksllc.com

OFFICIAL RECORD

1. THE ABOVE NAMED PARTY HAS BEEN ADVISED THAT THE
2. UNITED STATES DEPARTMENT OF JUSTICE IS CURRENTLY
3. CONDUCTING AN INVESTIGATION INTO THE ALLEGED
4. VIOLATION OF THE FEDERAL BUREAU OF INVESTIGATION
5. ACT OF 1970, AND THAT THE ABOVE NAMED PARTY IS
6. BEING CONSIDERED AS A SUSPECT IN THIS MATTER.
7. THE ABOVE NAMED PARTY IS ADVISED THAT THE
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29. ACT OF 1970, AND THAT THE ABOVE NAMED PARTY IS
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[illegible][illegible][illegible][illegible]

NOTE: TOPOGRAHY SURVEY FOR THIS PROJECT IS BASED ON AN ALTA/MCAI SURVEY PREPARED BY WEBSTER FIELD SURVEY AND ALBERG, LTD. PREPARED ON 11-22-2011 AND A TOPOGRAHY FIELD SURVEY PREPARED BY NELSON CONSTRUCTORS, LLC ON 01-25-2012. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO BEGINNING ANY WORK ON SITE AND SHALL IMMEDIATELY NOTIFY THE CLIENT AND DOWDROS, LLC IN WRITING OF ANY UNDESIRABLE CONDITIONS.

SHEET NO. C1.0

EXISTING CONDITIONS
1910 E. ROOSEVELT ROAD
CITY OF WHEATON, IL

PLANS PREPARED FOR

VEQUITY, LLC

1000 15TH STREET NORTH #75
CHAS. BROOK, NC
36081-0175



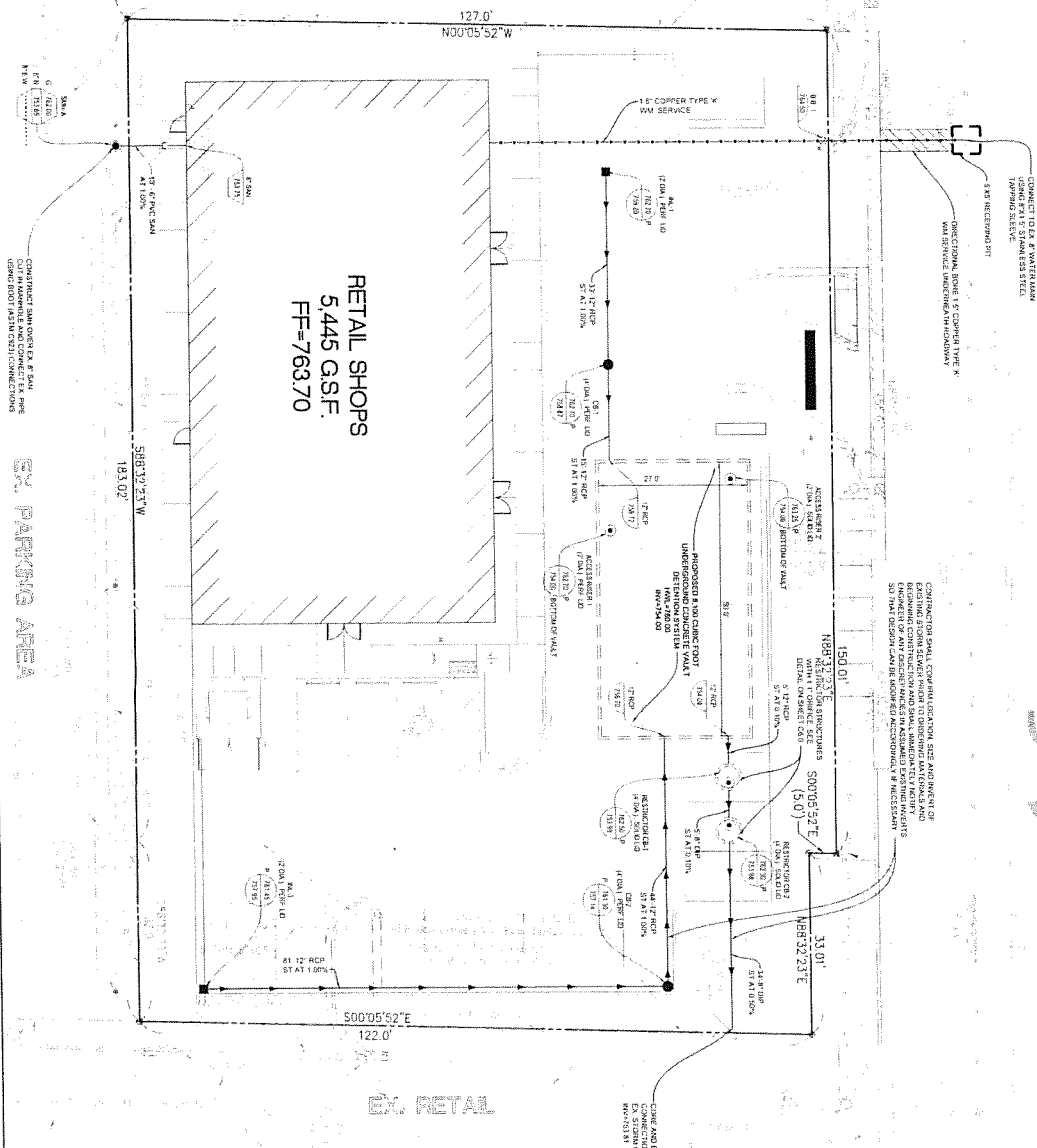
CIVIL ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

CivWorks

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ROOSEVELT ROAD



GRAPHIC SCALE

1 inch = 10 ft.

UNDERGROUND DETENTION VAULT SHALL BE CAST IN PLACE CONCRETE DESIGNED BY AN ARCHITECT LICENSED STRUCTURAL ENGINEER. SEaled DRAWINGS AND CALCULATIONS SHALL BE PROVIDED TO THE NATIONAL CHAIRMAN REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS BEGINNING CONSTRUCTION.

NOTES

1. **THE PROBLEM** – The problem is that the current system is not working properly. It is not able to handle the increasing number of requests and is causing a lot of frustration for the users.
2. **THE SOLUTION** – The solution is to develop a new system that is more efficient and can handle a larger number of requests. This will involve upgrading the hardware and software, and implementing a new database system.
3. **THE IMPLEMENTATION** – The implementation will be done in several stages. First, the hardware will be upgraded. Then, the software will be updated. Finally, the new database system will be implemented.
4. **THE RESULTS** – The results of the implementation will be measured in terms of the number of requests handled per hour and the time taken to process each request. It is expected that the new system will be able to handle up to 10,000 requests per hour and process each request in less than 10 seconds.
5. **THE CONCLUSION** – The conclusion is that the new system is a significant improvement over the current system. It is more efficient, faster, and can handle a larger number of requests. This will result in a better user experience and a more successful business.

[illegible]

SITE UTILITY PLAN
1910 E. ROOSEVELT ROAD
CITY OF WHEATON, IL

PLANS PREPARED BY
VEQUITY, LLC
1400 HIGH STREET, SUITE 1
CLARK, MICHIGAN 48306
PHONE 412-900-0000



CIVIL ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS

CivWORKS
Consulting, LLC

28701 FARMER ROAD
CITY OF RICHMOND, VA 23260
Ph: (513) 947-0070
Fax: (513) 637-9458
E-mail: info@civworks.com
Web: www.civworks.com

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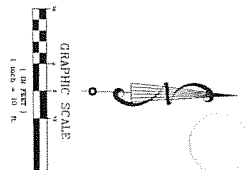
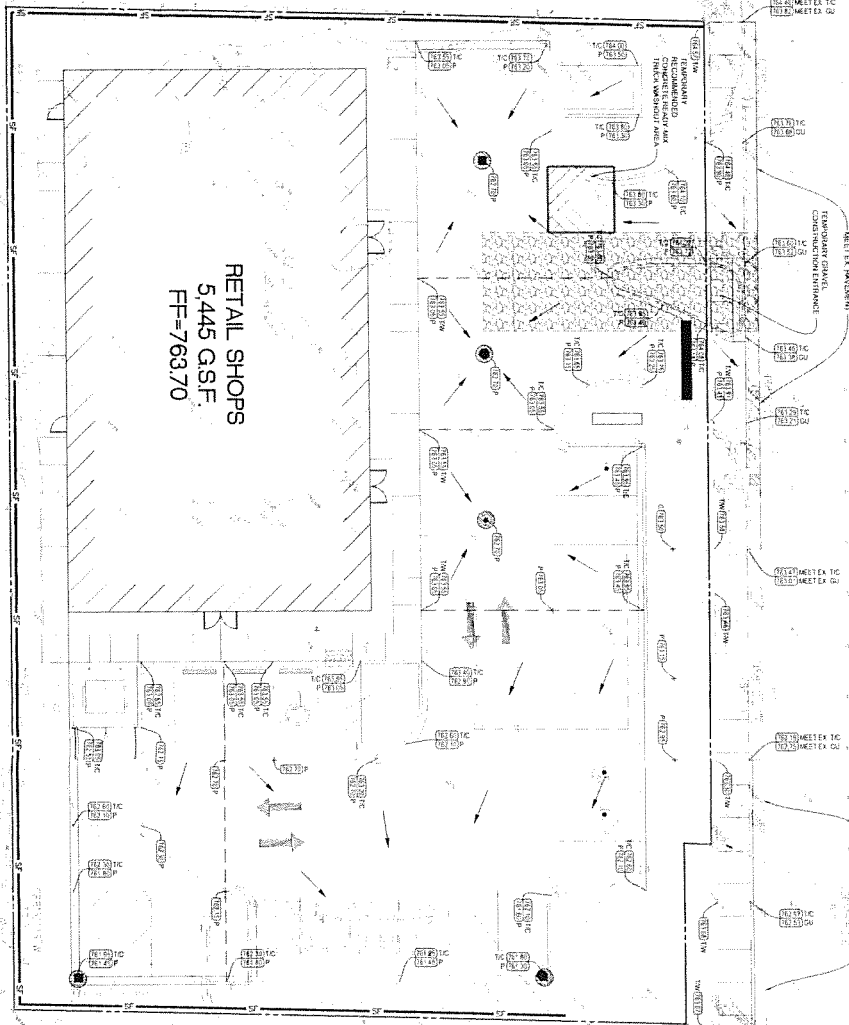
REVIEW SET - PENDING APPROVAL - NOT FOR CONSTRUCTION

EX. CAR DEALER

ROOSEVELT ROAD

EX. PARKING AREA

RETAIL SHOPS
5,445 GSF
FF=763.70



GRADING NOTES

1. ALL ELEVATIONS SHOWN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. PROPOSED 2.0% MAX 1:50% MAX CROSS SLOPE AND 5.0% MAX LONGITUDINAL SLOPE ON ALL ON SITE DRIVEWAYS. ALWAYS MAINTAIN POSITIVE DRAINAGE.
4. EXISTING TOPOGRAPHIC SURFACE HAS BEEN PREPARED BY OTHERS. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE EXISTING CONSTRUCTION PRIOR TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
5. SET LANDSCAPE PLANTS ON MORE INFORMATION ON SITE LAMPSHEDING.

SUGGESTED CONSTRUCTION SEQUENCE

1. INITIAL SITE FENCE AT LOCATION AS INDICATED ON THE PLAN.
2. CONSTRUCT TEMPORARY EROSION CONTROL MEASURES.
3. SITE DRAINAGE/TEMPORARY PAVEMENT THAWING AND ACCESS MATERIAL.
4. CUT AND FILL PAVEMENT LOT TO SLOPE.
5. CONSTRUCT LANDSCAPING AND INTERIOR/EXTERIOR DRIVEWAYS.
6. MAINTAIN STORM SEWERS, ETC. INSTALLED IN PROTECTION BY AND AROUND DRAINAGE STRUCTURES AS THEY ARE CONSTRUCTED.
7. COMPLETE TOPSOIL, PLACEMENT AND PERMANENT SEDIMENTATION AND LANDSCAPING.
8. REMOVE AND REPAIR EXISTING OR TEMPORARY EROSION CONTROL MEASURES.

EROSION AND SEDIMENT CONTROL NOTES

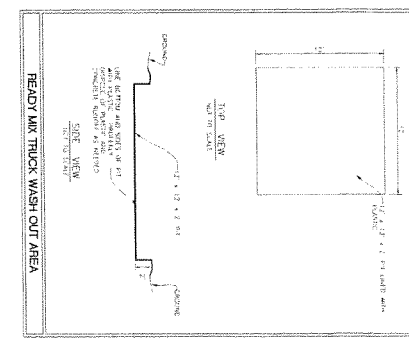
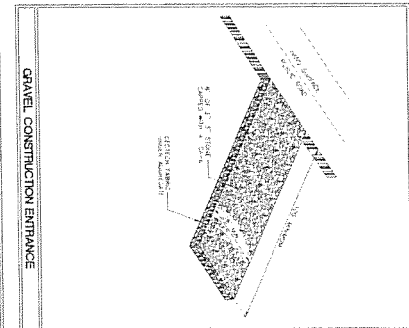
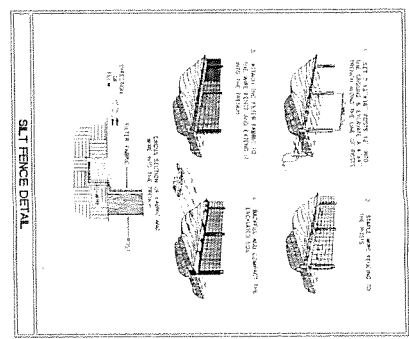
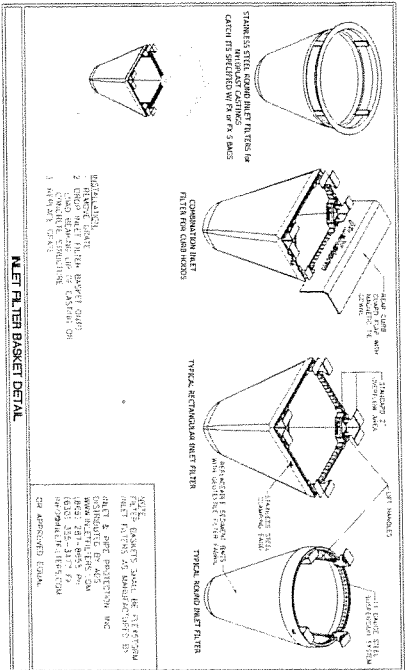
1. CONSTRUCTION TO INITIAL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
2. CONSTRUCTION TO INITIAL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF ANY EXISTING CONSTRUCTION TO EXISTING CONSTRUCTION ENTRANCE.
3. CONSTRUCTION TO INITIAL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF ANY EXISTING CONSTRUCTION TO EXISTING CONSTRUCTION ENTRANCE.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
5. THE SURFACE OF STORM SEWERS SHALL BE MAINTAINED TO OR BELOW THE FINISHED GRADE OF THE ADJACENT STORM SEWER.
6. IF A STORM SEWER IS TO BE INSTALLED, IT SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF THE ADJACENT STORM SEWER.
7. THE SITE OF STORM SEWERS SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
8. THE SITE OF STORM SEWERS SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
9. THE SITE OF STORM SEWERS SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.
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12. THE SITE OF STORM SEWERS SHALL BE PROTECTED WITH EROSION CONTROL MEASURES.

SITE GRADING AND
EROSION CONTROL PLAN
1910 E. ROOSEVELT ROAD
CITY OF WHEATON, IL

PLANS PREPARED BY
VELOCITY, LLC
1111 N. WILSON AVE.
WHEATON, IL 60187
TEL: 630.399.1111
WWW.VELOCITY-LLC.COM

CIVIL ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS
CivWORKS
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REVIEW SET - PENDING APPROVAL - NOT FOR CONSTRUCTION



1. THE EXCAVATING AND UNDERGROUND CONSTRUCTION SHALL BE RESPONSIBLE FOR THE INITIAL CONSTRUCTION OF THE EROSION CONTROL MEASURES SHOWN IN THE PLAN AND AFTER CONSTRUCTION OF THESE IMPROVEMENTS IN HIS CONTRACT THE CONTRACTOR'S EROSION CONTROL MAINTENANCE RESPONSIBILITIES SHALL BE EXCLUSIVE OF THE CONSTRUCTION WARRANTY AND/OR GUARANTEE PERIOD.
2. ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE CHECKED FOR STABILITY AND OPERATION AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 1/4" INCH OR MORE IN EQUIVALENT RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
3. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAPS WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED.
4. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SILT FENCE SHALL BE REPAIRED AS NECESSARY AND MAINTAINED AS REQUIRED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
5. ALL SEDIMENT AREAS WILL BE FERTILIZED, RE SEEDING AS NECESSARY AND MULCHED AS REQUIRED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
6. AFTER CONSTRUCTION AND UPON FINAL SITE STABILIZATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES AND TURN OVER MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES TO THE OWNER.
7. AFTER CONSTRUCTION, THE OWNER SHALL MAINTAIN ALL PERMANENT CONTROL DEVICES IN ORDER TO PREVENT EROSION.

- 15.41C SOIL DISTURBANCE SHALL BE CONDUCTED IN A MANNER THAT MINIMIZES EROSION. AREAS OF THE DEVELOPMENT SITE THAT WILL NOT BE GRADED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL STABILIZATION OF THE DISTURBED AREAS HAS BEEN COMPLETED.
- 15.41D PAVING SEDIMENT LOOSE WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY OR OFF-SITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT THE PERMIT IS PROHIBITED.
- 15.41E WATER REMOVED FROM TRAPS, BASINS AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL OR FILTRATION DEVICE. WHEN DRAINAGE DEVICES ARE USED DRAINAGE DEVICES SHALL BE PROTECTED FROM TRAFFIC, BASINS AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL OR FILTRATION DEVICE. WHEN DRAINAGE DEVICES ARE USED DRAINAGE DEVICES SHALL BE PROTECTED FROM TRAFFIC, BASINS AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL OR FILTRATION DEVICE.
- 15.41F SEDIMENT TRAP, SEDIMENT BASIN OR OTHER APPROPRIATE MEASURES SHALL BE PROVIDED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DEBRIS SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DEBRIS SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.
- 15.41G ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DEBRIS SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.
- 15.41H INSPECTION INSPECTIONS, REMEDIAL WORK, AND RECORD KEEPING FOR ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO REMOVAL OF THE MEASURES.
- 15.41I RELATIONSHIP TO ENVIRONMENTAL PROTECTION AGENCY GENERAL INQUIRIES PERMIT NO. 18-B FOR SITES THAT FALL WITHIN THAT JURISDICTION.

DISPACE COUNTY COUNTYDE STORMWATER AND FLOODPLAIN ORDINANCE SUPPLEMENTAL NOTES

[illegible]

Figure 1 consists of two schematic diagrams, (a) and (b), showing the cross-sections of a two-story building with a basement. Diagram (a) is labeled 'Section A-A' and shows the basement, ground floor, and roof. Diagram (b) is labeled 'Section B-B' and shows the ground floor and roof. The diagrams include various dimensions and labels for different parts of the building.

Dimensions (in meters):

- Basement floor to Ground floor floor: 2.5
- Ground floor floor to Roof floor: 2.5
- Basement floor to Basement ceiling: 2.5
- Ground floor floor to Ground floor ceiling: 2.5
- Roof floor to Roof ceiling: 2.5
- Basement floor to Basement wall: 2.5
- Ground floor floor to Ground floor wall: 2.5
- Roof floor to Roof wall: 2.5
- Basement floor to Basement ceiling: 2.5
- Ground floor floor to Ground floor ceiling: 2.5
- Roof floor to Roof ceiling: 2.5

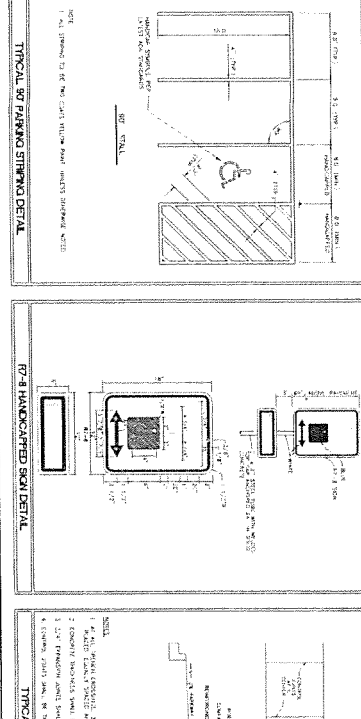
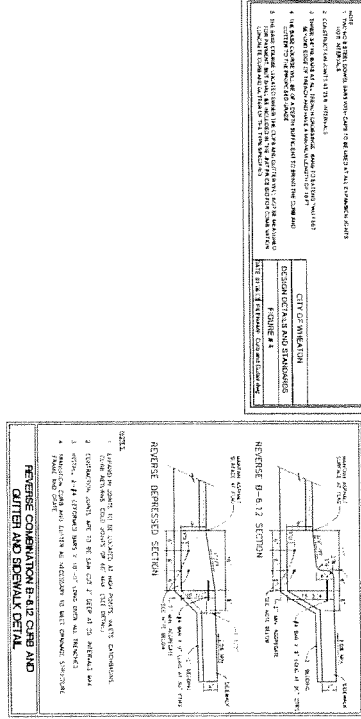
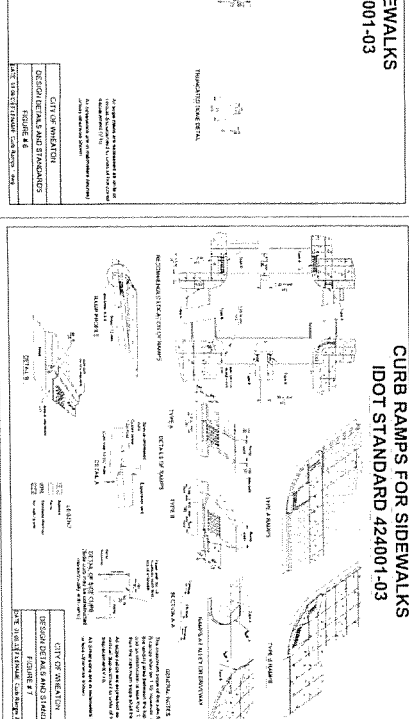
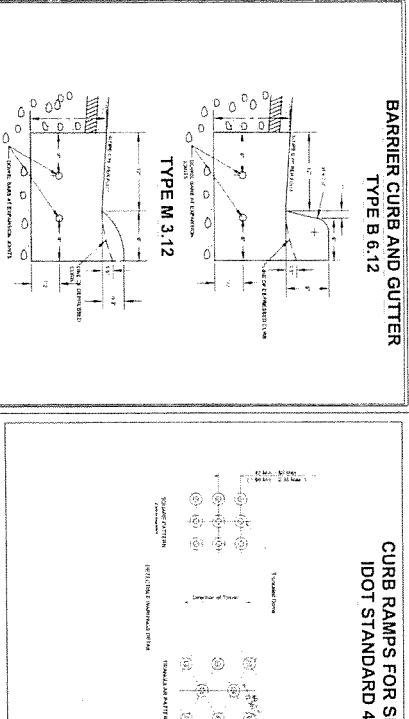
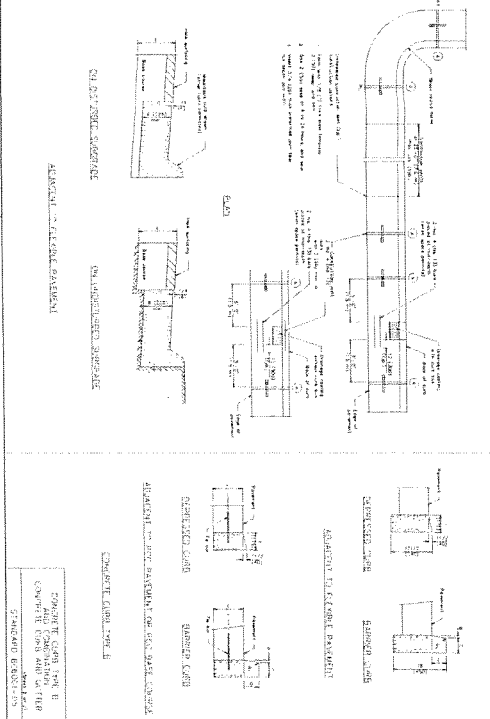
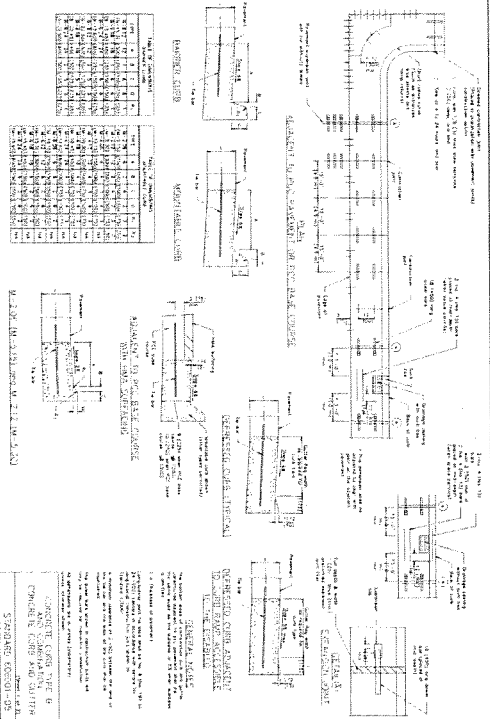
Labels:

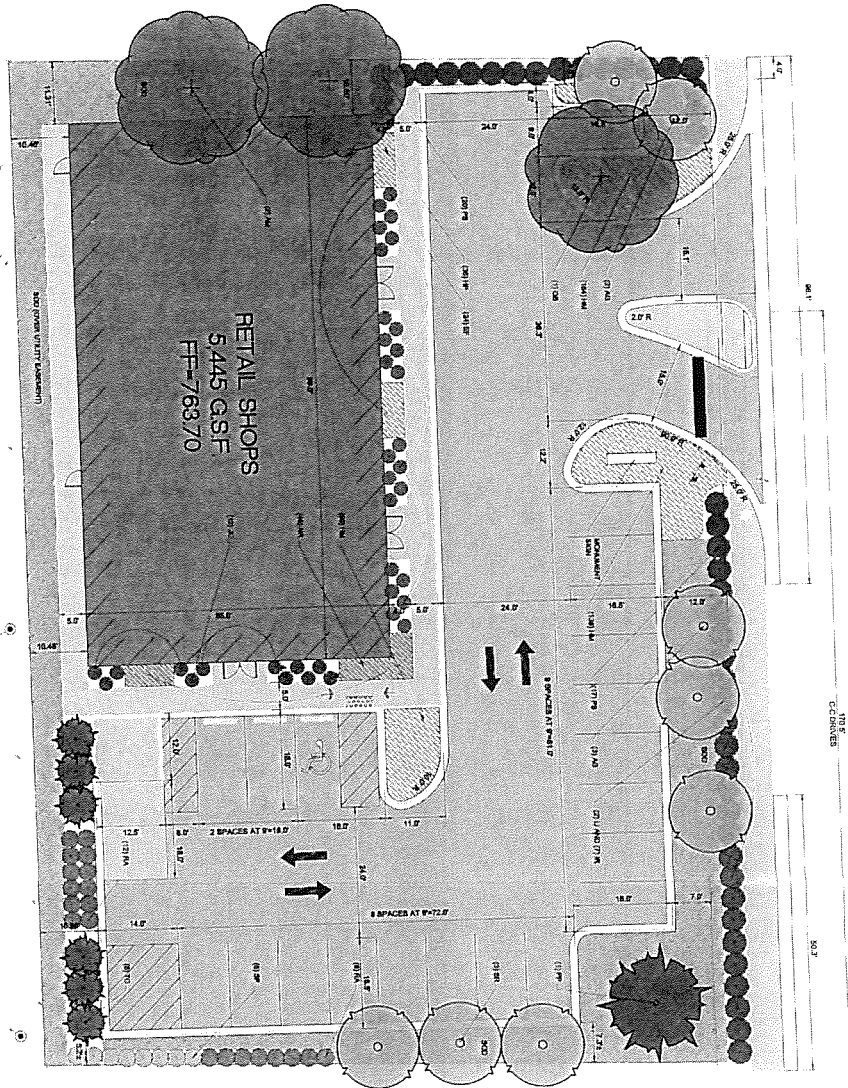
- Basement
- Ground floor
- Roof
- Basement floor
- Ground floor floor
- Roof floor
- Basement wall
- Ground floor wall
- Roof wall
- Basement ceiling
- Ground floor ceiling
- Roof ceiling
- Basement floor slab
- Ground floor floor slab
- Roof floor slab
- Basement wall slab
- Ground floor wall slab
- Roof wall slab
- Basement ceiling slab
- Ground floor ceiling slab
- Roof ceiling slab

[illegible][illegible][illegible]

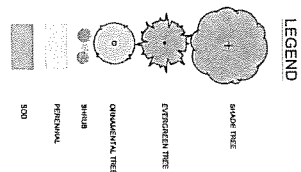
PIPE CONNECTION TO EXISTING MANHOLE DETAIL

[illegible][illegible]





LANDSCAPE PLAN
1"=10'-0"



NO.	PLANT	PLANT TYPE	PLANT NAME	PLANT SIZE	PLANT QUANTITY	PLANT NOTES
1	BRUSH TREE	BRUSH TREE	BRUSH TREE	10'-12'	10	BRUSH TREE
2	EVERGREEN TREE	EVERGREEN TREE	EVERGREEN TREE	10'-12'	10	EVERGREEN TREE
3	DECIDUOUS TREE	DECIDUOUS TREE	DECIDUOUS TREE	10'-12'	10	DECIDUOUS TREE
4	SHRUB	SHRUB	SHRUB	10'-12'	10	SHRUB
5	PERENNIAL	PERENNIAL	PERENNIAL	10'-12'	10	PERENNIAL
6	SOIL	SOIL	SOIL	10'-12'	10	SOIL

3/6/14

LO.1

DRAWING NO.

LANDSCAPE
PLAN

SCALE: AS NOTED

DATE: 11/14/14

RETAIL STORE

1010 E. GORDON ROAD

MILWAUKEE, WI 53219

Landscape Architect

Julie Ordover

ORDOVER CONSULTING, LLC

Architect of Record

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MILWAUKEE, WI 53219
TEL: 414.224.2244
WWW.ORDOVERCONSULTING.COM

3/6/14

3/6/14

