

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 Ilekis Associates, Chicago, IL, March 6, 2014; and in further compliance with the following conditions, restrictions, and requirements:

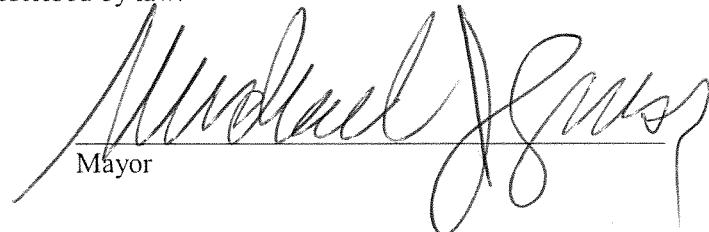
1. The type of plantings included on the landscape plan shall be consistent in type and design to the adjacent Fresh Market development, particularly along Roosevelt Road, and shall be subject to the reasonable approval of the Director of Planning and Economic Development;
2. All non-gate portions of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



Michael Gresk
Mayor

ATTEST:



Sean Bennett Hagan
City Clerk

Roll Call Vote

Ayes:	Councilman Suess Councilman Rutledge Mayor Gresk Councilwoman Pacino Sanguinetti Councilman Scalzo
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Nays:	None
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Absent:	Councilman Prendiville Councilman Saline
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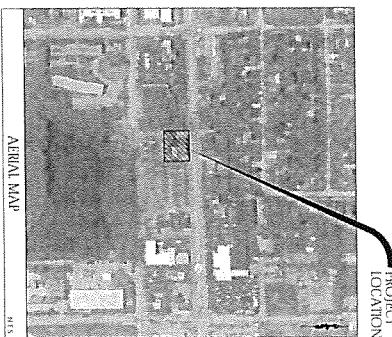
Motion Carried Unanimously

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

1910 E. ROOSEVELT ROAD

CITY OF WHEATON, ILLINOIS

PRELIMINARY SITE DEVELOPMENT PLANS



INDEX OF DRAWINGS

INDEX OF DRAWINGS	
SHEET NO	DRAWING TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	SITE DEMONSTRATION
C3.0	SITE FLOW/STORM AND PAYING PLAN
C4.0	SITE UTILITIES PLAN
C5.0	SITE GRADING AND EROSION CONTROL PLAN
C6.0	SITE FROZEN AND THAWED CONSTRUCTION ITEMS
C6.1	CONSTRUCTION DETAILS
C7.0	GENERAL CONDITIONS AND DETAILED SPECIFICATIONS

BENCHMARKS

UTILITY CONTACTS

UTILITY CONTACTS	
1. STATE AND MUNICIPAL GOVERNMENT	2. PRIVATE AND PUBLIC UTILITIES
2. CITIES	3. CONTRACTORS
3. STATE GOVERNMENT	4. ENGINEERS
4. STATE GOVERNMENT	5. INSURANCE COMPANIES
5. STATE GOVERNMENT	6. POLICE AND FIRE DEPARTMENTS
6. STATE GOVERNMENT	7. PUBLIC UTILITIES
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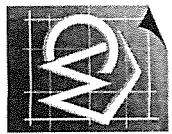
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ABBREVIATIONS

CONTACT ME AT 833-880-8073



48 HOURS (2 working days) BEFORE YOU CALL



CIVWORKS
Consulting, LLC

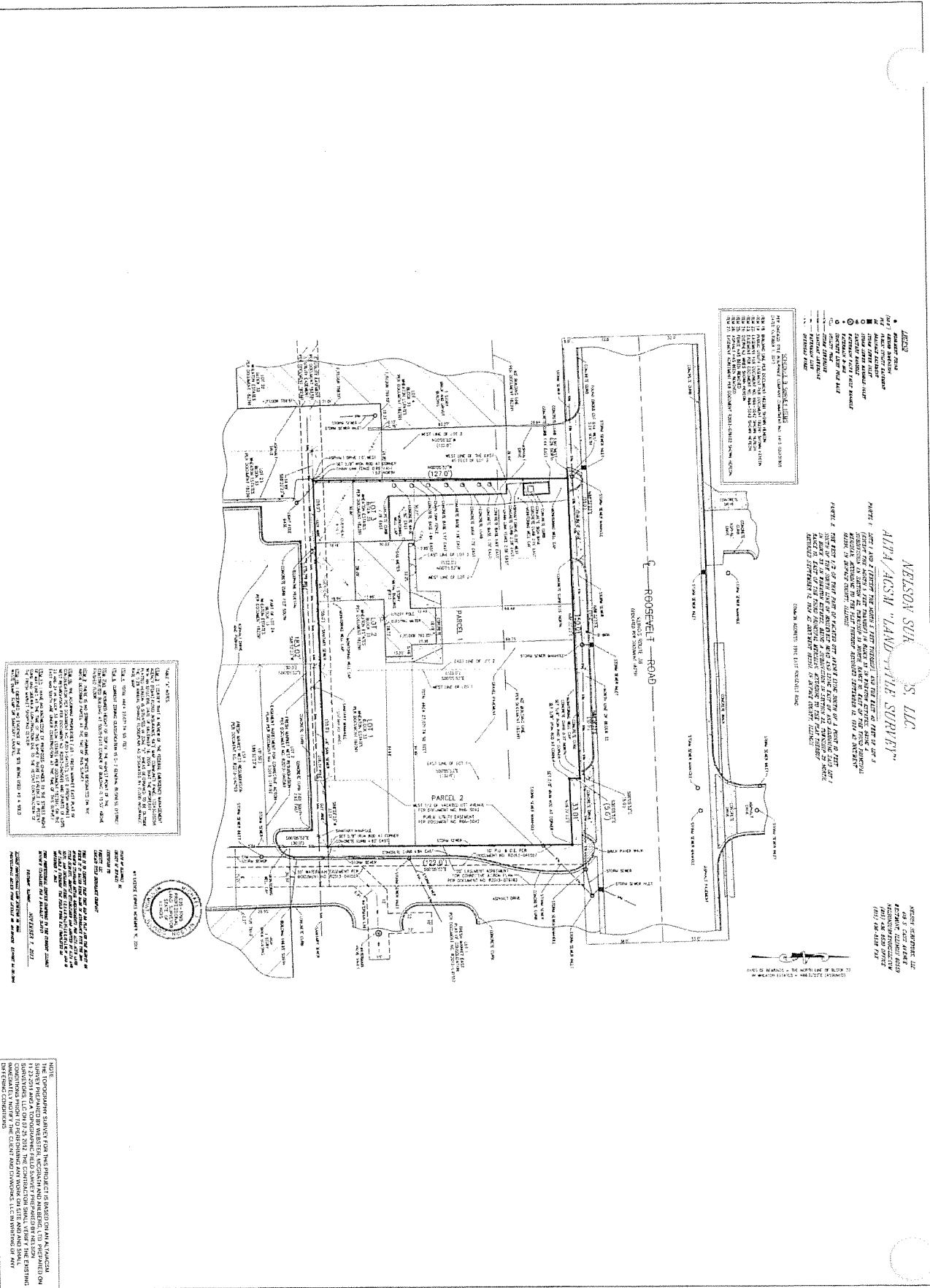


COVER SHEET
D. E. ROOSEVELT ROA
TY OF WHEATON, IL

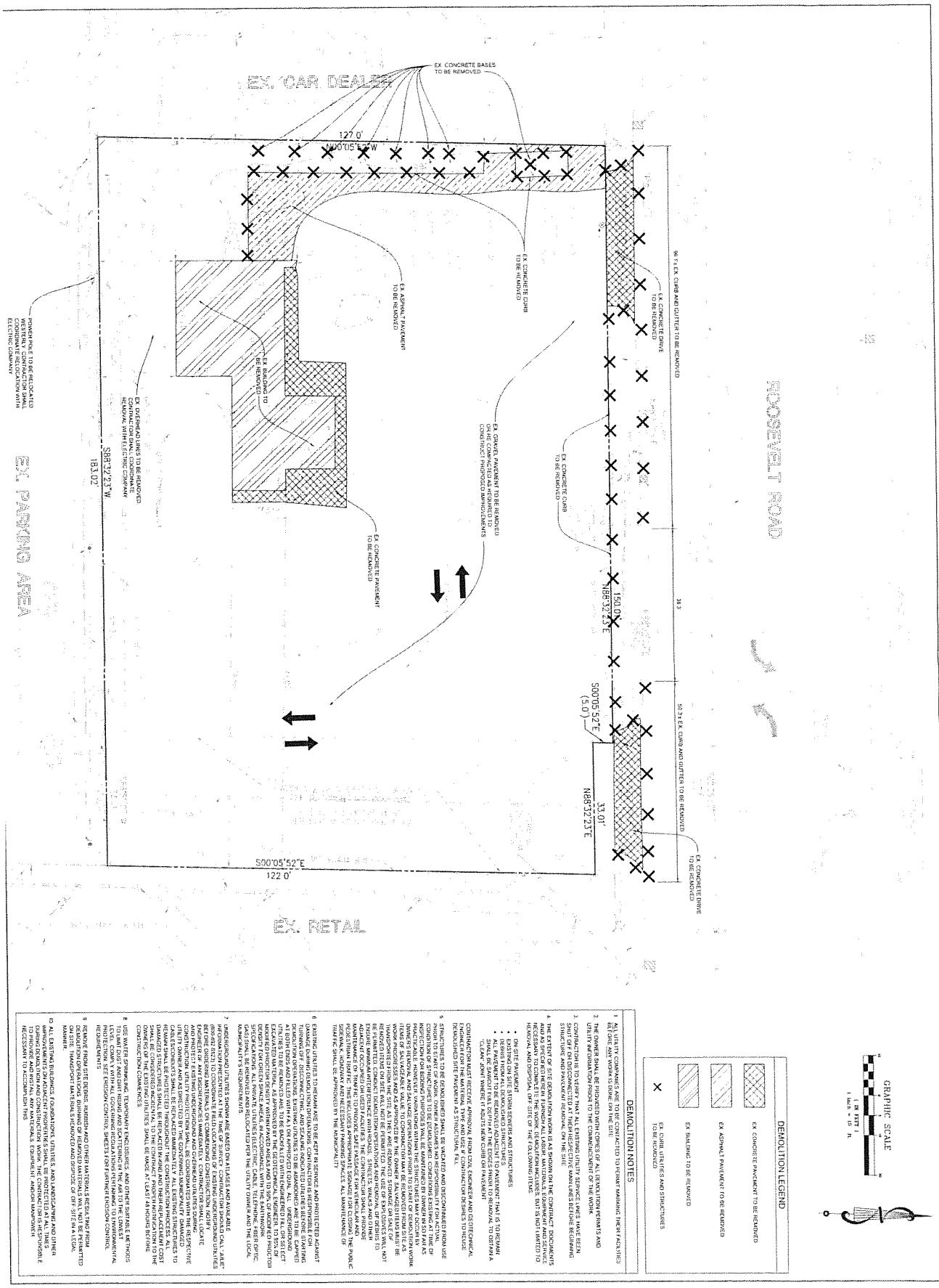


CivWorks Consulting, LLC
Civil Engineers • Planners • Development Consultants

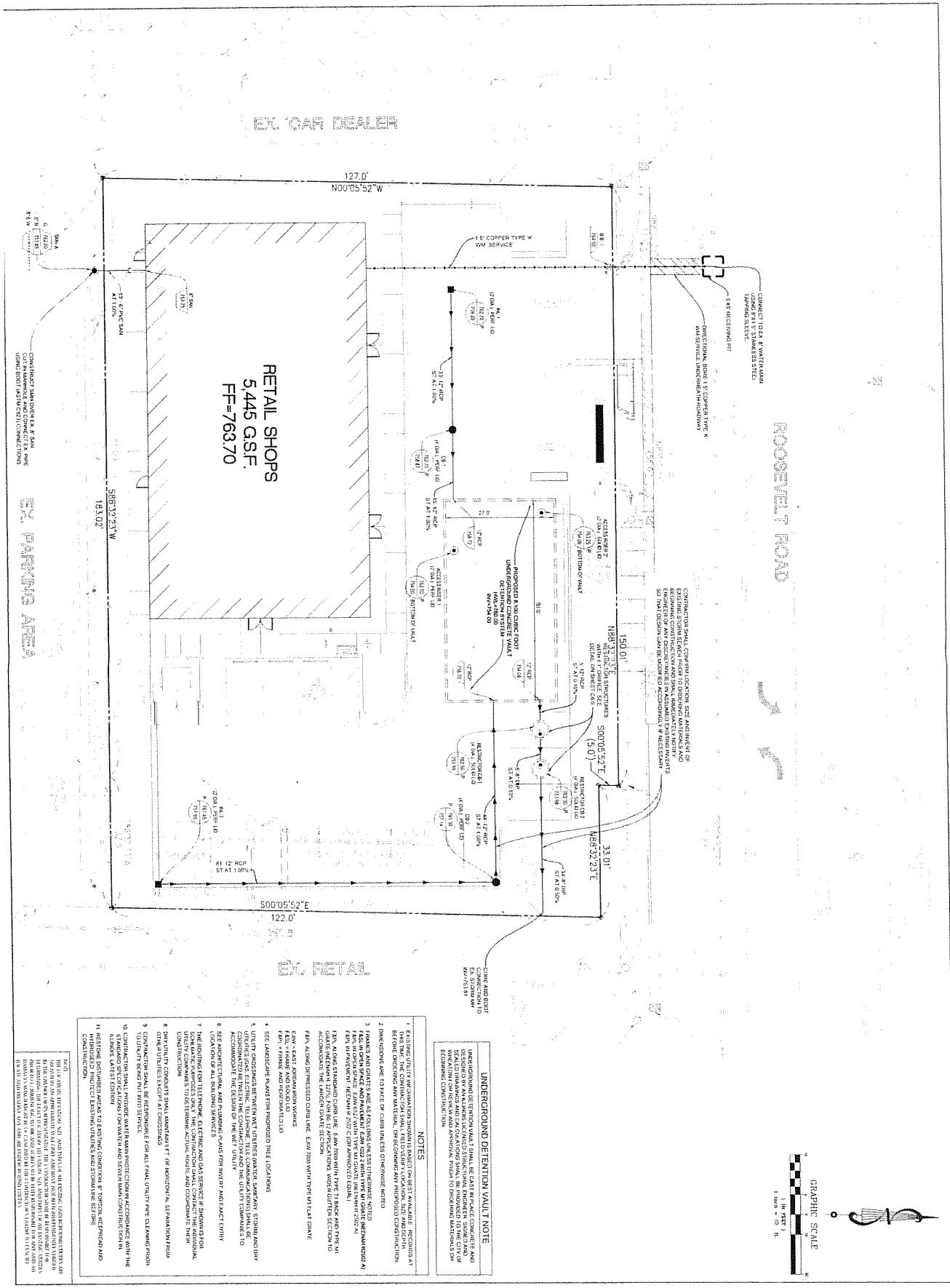
REVIEW SET - PENDING APPROVAL - NOT FOR CONSTRUCTION

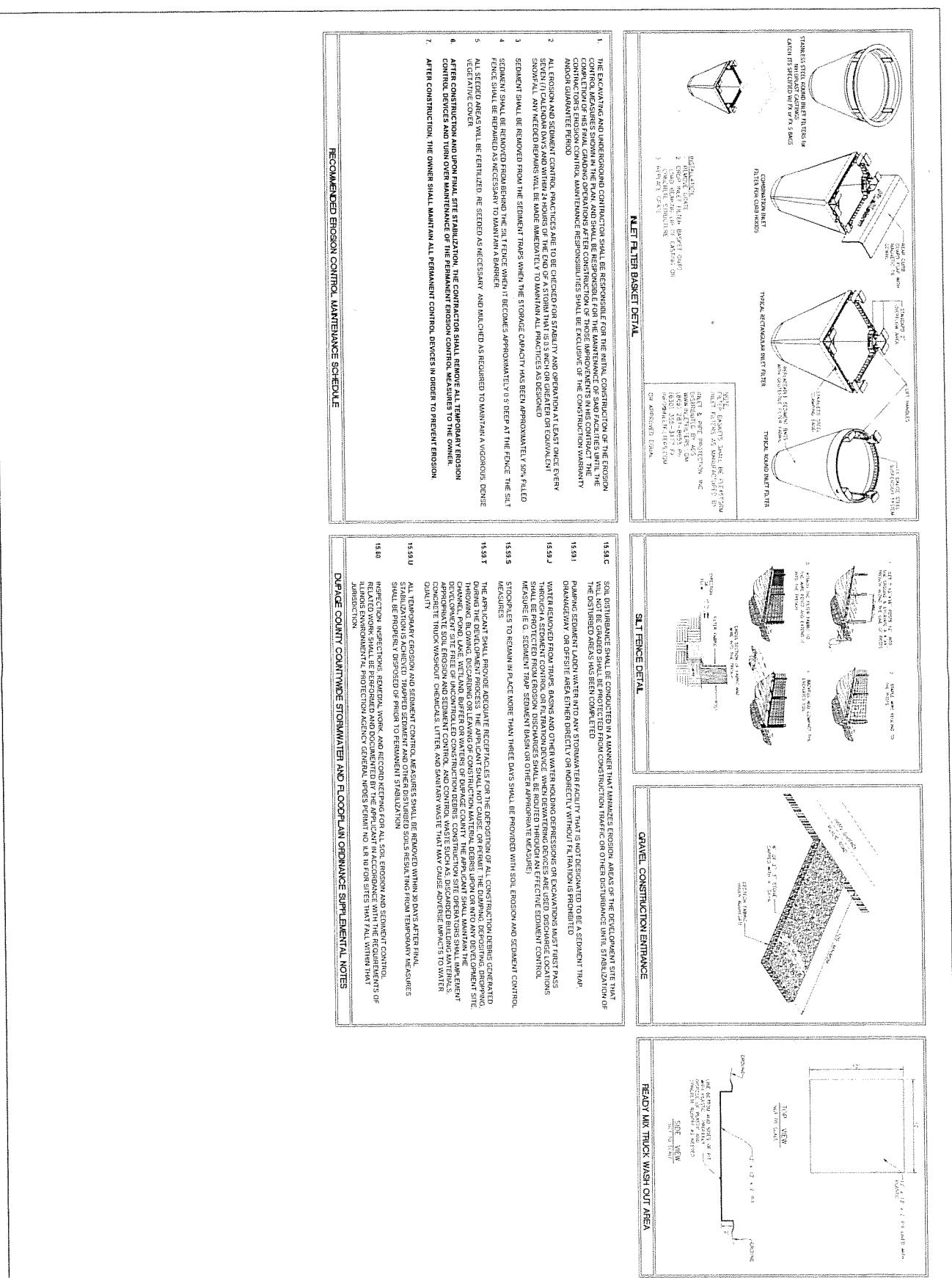


EXISTING CONDITIONS		PLANS PREPARED FOR	CIVIL ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS		REVISIONS
1910 E. ROOSEVELT ROAD		VEQUITY LLC less 100' frontage, site #35 TAX MAP # 8 40.915 155.988	 CivWorks Consulting, LLC		2815 W. 15TH ST. SUITE 140 THE ALCO BLDG. CHICAGO, IL 60612 (773) 525-1010 (773) 525-1011 Email: info@civworks.com Web: www.civworks.com
CITY OF WHEATON, IL					
C1.0					
SHEET NO.					

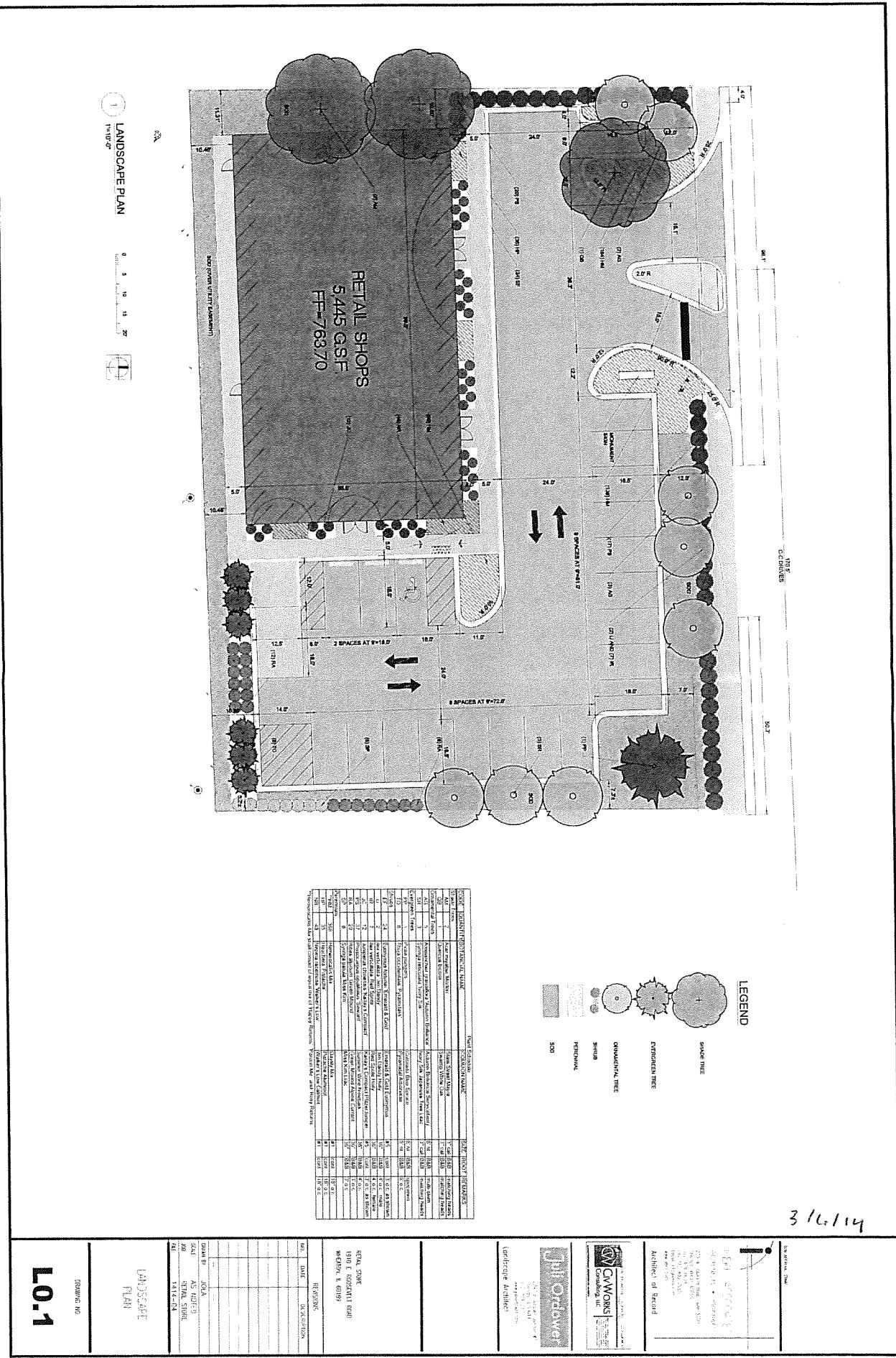


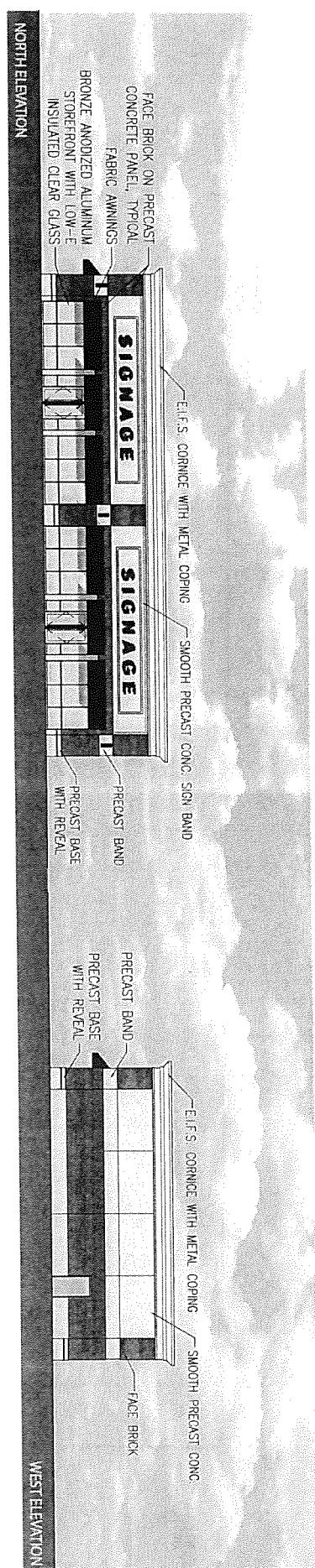
SITE DEMOLITION PLAN		PLANS PREPARED FOR	REVIEWS	
			VEQUITY LLC	CIVI ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS
1910 E. ROOSEVELT ROAD		1910 E. ROOSEVELT ROAD	 CIVI WORKS Consulting, LLC	
CITY OF WHEATON, IL		1910 E. ROOSEVELT ROAD CITY OF WHEATON, IL	300 W. FREDERICK, SUITE 100 CLEVELAND, OH 44103-3947 (216) 631-9910 (800) 333-9938 FAX: (216) 631-9916 E-mail: civworks@civi.com Web: www.civi.com	
FILE NUMBER	DATE	PLANS PREPARED BY		
C2.0	4/10/2014	VEQUITY LLC		
NAME	DATE			



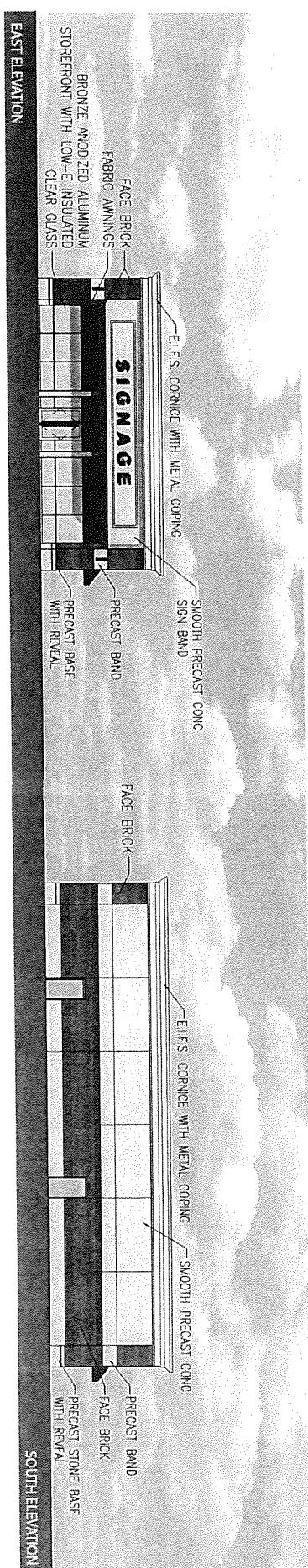


		SOIL EROSION AND SEDIMENT CONTROL DETAILS		PLANNED PREPARED FOR	CIVIL ENGINEERS PLANNERS DEVELOPMENT CONSULTANTS	PERMIT NUMBER
		1910 E. ROOSEVELT ROAD	VEQUITY, LLC 100 EAST 35TH STREET, SUITE 310 CHICAGO, IL 60611 PHONE: 312.421.1000			
		CITY OF WHEATON, IL		CivWORKS Consulting, LLC		00000000000000000000000000000000
SHEET NO. C5.1		DETAILS SUBJECT TO BOUNDING APPROVAL NOT FOR CONSTRUCTION				
DRAFT NUMBER 100-000000						





NORTH ELEVATION



EAST ELEVATION

ROOSEVELT RETAIL, WHEATON IL
BUILDING ELEVATIONS

0' 5' 10' 20' 30'

LENS ASSOCIATES
Architects Planners