

ORDINANCE NO. F-1855

AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW THE CONSTRUCTION AND USE OF A 3,750 SQUARE FOOT POLE BUILDING FOR A CONTRACTOR OFFICE AND SHOP WITH 9 ON-SITE PARKING SPACES AT 105 BRIDGE STREET - ANDREACCHI

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow the construction and use of a 3,750 square foot pole building for a contractor office and shop with 9 on-site parking spaces at 105 Bridge Street, Wheaton, IL ("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 March 10, 2015 and March 24, 2015 to consider the PUD request; and the Planning and Zoning Board has recommended that the request be granted and approved.

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

Section 1: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, PUD approval is granted to allow the construction and use of a 3,750 square foot pole building for a contractor office and shop with 9 on-site parking spaces on the following-described property:

PARCEL 1: LOT 1 (EXCEPT THAT PART CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD BY DOCUMENT 101744) OF SOUTH RAILROAD STREET SUBDIVISION, A SUBDIVISION OF LOT 5 OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH RAILROAD STREET SUBDIVISION RECORDED MARCH 27, 1906 AS DOCUMENT 87061, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 1 OF SOUTH RAILROAD STREET SUBDIVISION, AFORESAID, LYING NORTH OF THE SOUTH LINE OF THE NORTHERLY 55.00 FEET OF SAID LOT 1 (MEASURED ON THE EASTERLY AND WESTERLY LINES OF SAID LOT), AND SOUTH OF A LINE DESCRIBED AS COMMENCING AT A POINT IN THE EAST LINE OF BRIDGE STREET, WHICH POINT IS 50 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE CENTER MAIN TRACK OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTH ALONG THE EAST LINE OF BRIDGE STREET, 55.0 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED AND RUNNING THENCE SOUTHEASTERLY TO A POINT IN THE EASTERLY LINE OF SAID LOT, WHICH IS 50.00 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SAID MAIN TRACK.

P.I.N. 05-17-406-002

The subject property is commonly known as 105 Bridge Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, PUD approval is granted in full compliance with the following plans: "Building Elevations and Floor Plan", prepared by Midwest, dated March 20, 2015, "Final Engineering Plans for: 105 Bridge Street", prepared by Webster, McGrath & Ahlberg, Wheaton, IL, sheets C0 - C5.2, L-1 dated July 9, 2014

and revised March 19, 2015 and "105 Bridge Street Plat of Consolidation", prepared by Daniel Sytsma, dated March 20, 2015, subject to the following conditions:

1. The exterior overhead door placement shown on the floor plan and building elevations should be shifted slightly to the north to better match up with the proposed drive aisle shown on the engineering plans (including site plan and landscape plan); and
2. The landscape plan shall be revised to include a new parkway tree on Bridge Street subject to the approval of the Director of Planning and Economic Development.

Section 3: The demolition of the existing structure located on the Subject Property shall be authorized by this Ordinance. Demolition of said structure, 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.

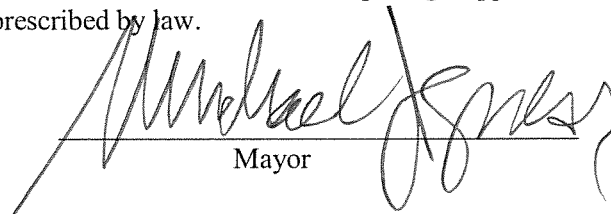
Section 4: The 105 Bridge Street Plat of Consolidation, as prepared by Daniel Sytsma, an Illinois Professional Land Surveyor, dated March 20, 2015 is hereby approved. The Mayor is authorized to sign the 105 Bridge Street Plat of Consolidation and the City Clerk is authorized and directed to attest to the signature of the Mayor.

Section 5: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 6: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:


City Clerk


Mayor

Roll Call Vote

Ayes: Councilman Scalzo
Councilwoman Corry
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline

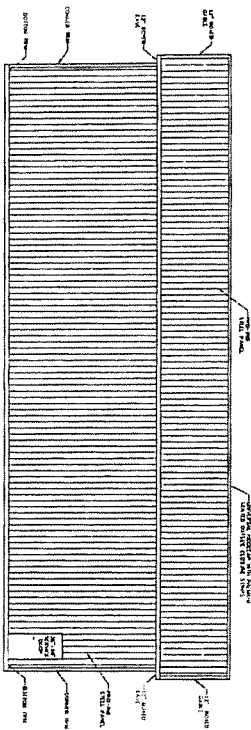
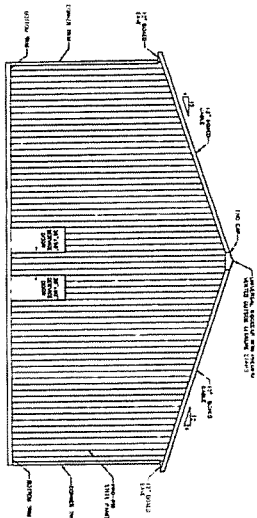
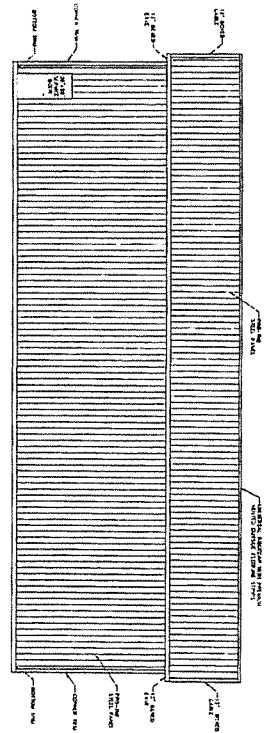
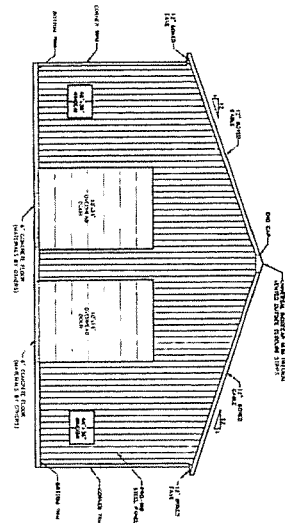
Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

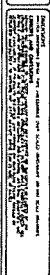
Passed: April 6, 2015
Published: April 7, 2015

03/20/15



1/2" = 1'-0"

ELEVATIONS



[illegible]

Final Engineering Plans for:
105 BRIDGE STREET

City of Wheaton, DuPage County, Illinois
SE ¼ Section 17 - Township 39 N - Range 10 E

PACCEL 1

PARCEL 2

THAT PART OF LOT 10 OF SOUTH HAVEN ROAD STREET SUBDIVISION, HING HONG, OF THE SOUTH LINE OF THE HIGHWAY IS 31.6 FEET OF SAID LOT 10, MEASURED AS THE EASTERLY AND WESTERLY LINES OF SAID LOT 10 AND SOUTH OF A LINE DESCRIBED AS FOLLOWS, TO WIT: A LINE BEING THE WESTERLY LINE OF THE CENTER MAIN TRUCK OF CHICAGO AND NORTHWESTERN RAILWAY COMPANY THENCE SOUTH BY THE EAS LINE OF BROOK STREET, 35.0 FEET TO THE CORNER OF SAID LINE TO BE THE SOUTHWESTERLY LINE OF SAID MAIN TRUCK, 50.0 FEET TO THE CENTER LINE OF SAID MAIN TRUCK, 50.0 FEET SOUTHWESTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID MAIN TRUCK.

THE UNIVERSITY OF CHICAGO

1" = 2000'



7

SHEET INDEX

- C-0 COVER SHEET
- C-1 EXISTING CONDITIONS
- C-1.2 DEMOLITION PLAN
- C-2 PAVING & LAYOUT PLAN
- C-3 GRAVING & EROSION CONTROL PLAN
- C-4 UTILITY PLAN
- C-5 DETAILS - 1
- C-5.1 DETAILS - 2
- C-5.2 DETAILS - 2

L-1 LANDSCAPE PLAN

LEGEND

- [illegible]

DOUGLAS BENJAMIN

DAMAGE PARTY BENCHMARK (105) AND LIGHT STATIONS
LOCATED ALONG THE NORTH SIDE OF LIBERTY DRIVE,
NORTHWEST OF A STREET INTERSECTION WITH CARLTON AVENUE.
STATIONS 43 FEET NORTH OF THE CENTERLINE OF LIBERTY
DRIVE, 21 FEET EAST OF THE CENTERLINE OF CARLTON AVENUE.
ELEVATION 759.01 FEET (THE POINT END OF AN ELMWOOD WALL
ELABORATE 15.20 FEET (PARADISE).

SITE BENCHMARK

CROSS CUTS IN THE EAST CORNER OF BRIDGE STREET
CROSSING LIBERTY DRIVE, LOCATED AT THE NORTHWEST
CORNER OF THE PROPERTY BOUNDARY BETWEEN BRIDGE STREET
AND CARLTON AVENUE. ELEVATION 759.01 (HARDWARE)

STATE OF KENTUCKY
COUNTY OF BOWLING GREEN

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public for Kentucky

STEPHEN MARK RICHARDS

274

COVER SHEET

7-11

WEBSTER, McGRATH & AHLBERG, LTD.

WMA

LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

Over A Half Century of Service to Clients

607 South Main Street / 18th Floor - Minneapolis, Minnesota 55402
PH 612-338-7000 FAX 612-338-7001
HOURS: 9:00 AM - 5:00 PM (Tuesdays)

105 BRIDGE ST. WHEATON, IL

Prepared For
SAM ANDREACCHI
4155 T&B McDonald Road
South Elgin, IL 60124
847-664-0649



DATE 3/18/2015
FILE E:\ACTIVE\JPKD\CTG-W2506-173810-Dup\page145R.dwg
MODEL C:\

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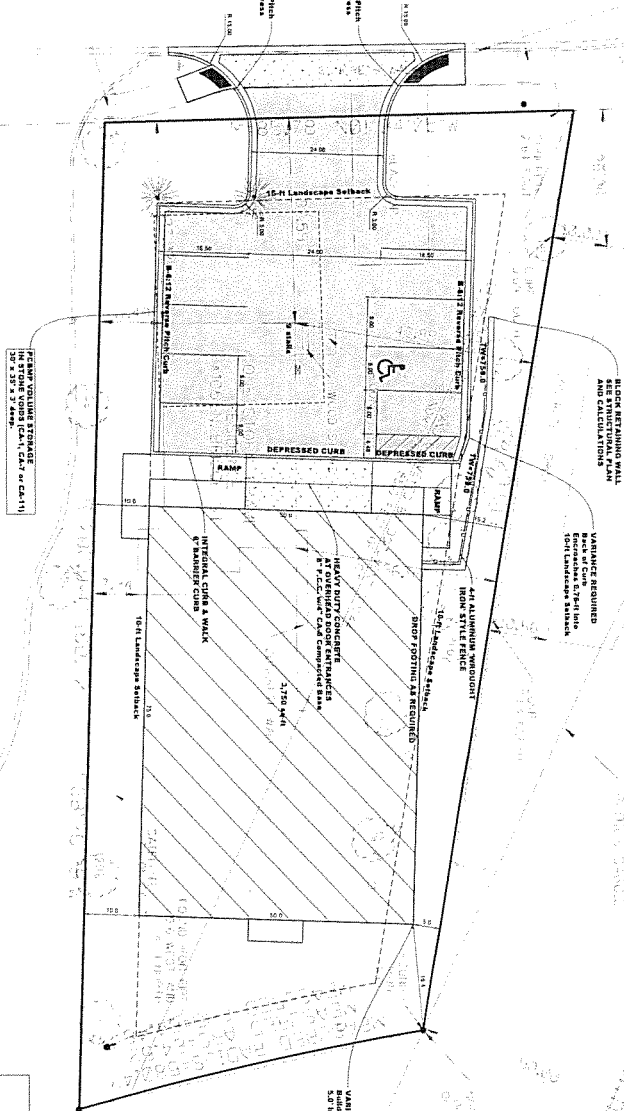
CITY OF WINSTON-SALEM, NC
Matheson Building Project - 35-01
 Front Vard and Building Setback - 25 ft
 Front Vard and Building Setback - 15 ft
 Side Vard and Building Setback - 10 ft
 Rear Vard and Building Setback - 10 ft
 Total Vard and Building Setback - 100 ft

PARKING SUMMARY:
 General Commercial Requirements = 2.75 per 1,000 sq ft
 Warehouse Requirements = 0.5 per 1,000 sq ft
 Proposed General Commercial Space = 2,750 sq ft
 Proposed Warehouse Space = 1,000 sq ft
 Total Space = 3,750 sq ft

**Total Required Spaces = 2.75 x 2,750 / 200
 = 3.75 (1500) / 200
 = 18.75 (9) spaces**

Total Proposed Spaces = 8 regular + 1 ADA = 9 Total

BRIDGE STREET



BLOCK RETAINING WALL
SEE STRUCTURAL PLAN
AND CALCULATIONS

VARIANCE REQUIRED

... VARIANCE REQUIRED
Building Corner Encroaches
5.0' into Landscape Setback

PAVEMENT SECTIONS

CONCRETE PAVEMENT

2" CONCRETE - 4000 PSI min
 8" CONCRETE - 4000 PSI min
 See Minimum Standard Detail #11 for Expansion & Tolerant Construction Details

CONCRETE SUBGRADE

2" CONCRETE - 4000 PSI min
 2" POLYSTYRENE INSULATION BOARD - 1" R
 10" AGGREGATE BASE (CAL #1) TYPICAL

COMPACTED SUBGRADE

ILLINOIS PRAIRIE PATH

105 BRIDGE ST. WHEATON, IL

Prepared For:
SAM ANDREACCHI
4100 745 McDonald Road
South Oxnard, IL 60124
815.461.4046

WEBSTER, McGRATH & AHLBERG, LTD.

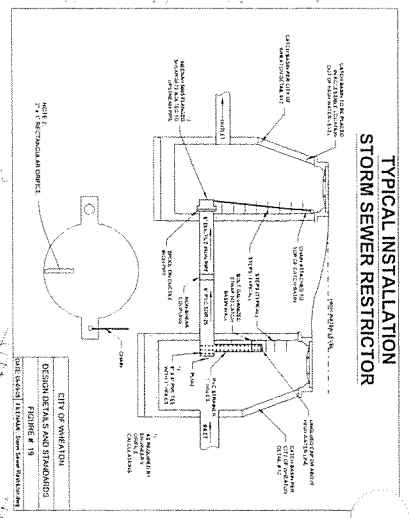
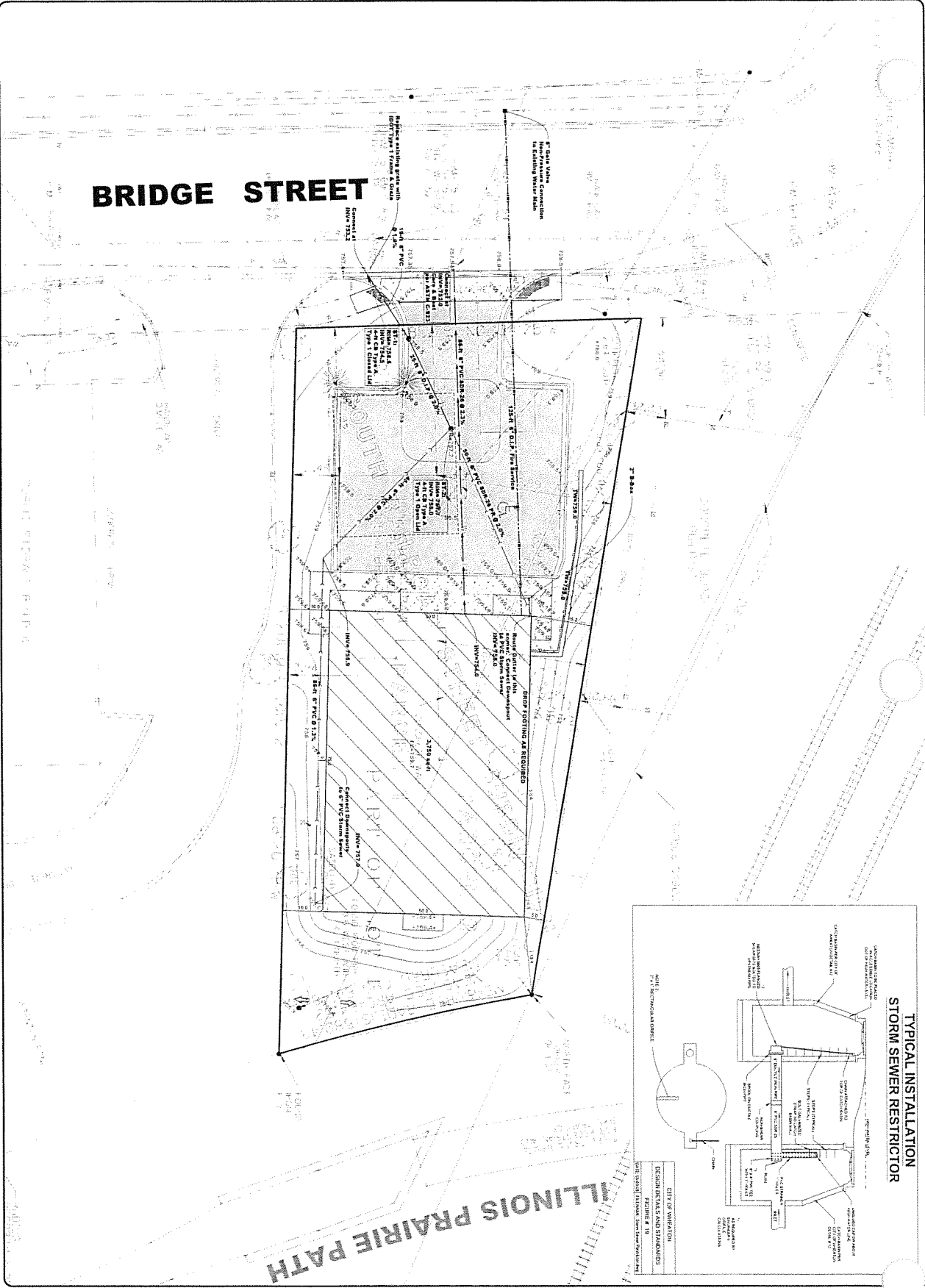
WMA

Over 20 Years of Service to Clients

PAVING
LAYOUT
PLAN
C-2

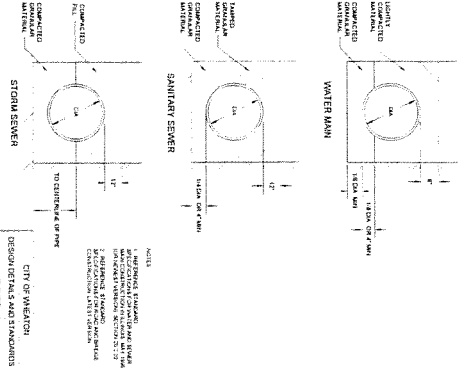


DATE: 5-16-80 PAGE NO.



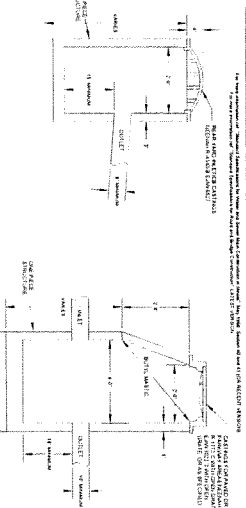
UTILITY PLAN C-4		WEBSTER, McGRATH & AHLBRECHT, LTD. WMA LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE Over 100 Years of Service to Clients 267 South Riverside, Suite 100 • Wheaton, Illinois 60187 Phone: 630.344.1100 Fax: 630.344.1101 Internet: www.wma.com	105 BRIDGE ST. WHEATON, IL Prepared for: SAM ANDREACCHI 1101 N. Ardmore Road South Elgin, IL 60120 815-464-5551	NORTH 0 10 20 FEET SCALE: 1" = 20'
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BEDDING AND BACKFILL DETAIL



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 8
PMT 10/20/10 (AMC) - Sanitary and Storm Sewer

CATCH BASIN WITH FRAME AND GRATE FOR INLET

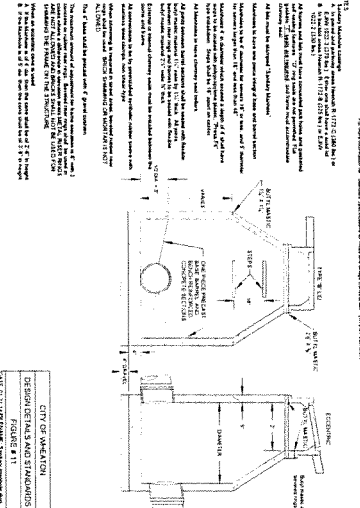


CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 9
PMT 10/20/10 (AMC) - Sanitary and Storm Sewer

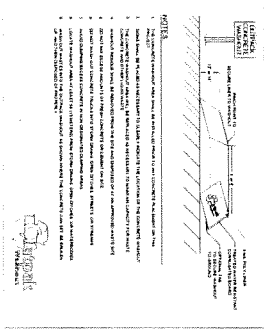
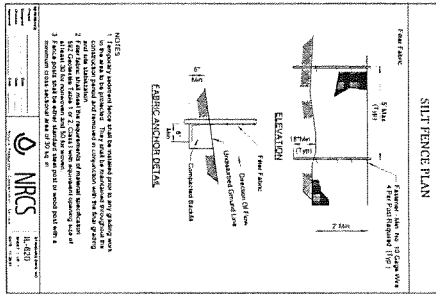
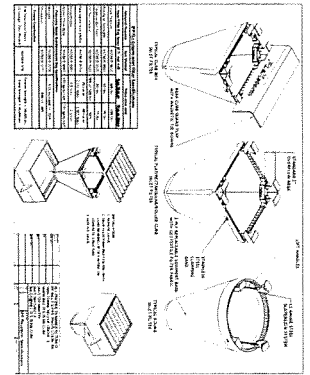
CRADLE DETAILS AND MAXIMUM TRENCH WIDTHS

Inside conduit diameter	Max. Trench Width
12"	48"
18"	54"
24"	60"
30"	66"
36"	72"
42"	78"
48"	84"
54"	90"
60"	96"
66"	102"
72"	108"
78"	114"
84"	120"
90"	126"
96"	132"
102"	138"
108"	144"
114"	150"
120"	156"
126"	162"
132"	168"
138"	174"
144"	180"
150"	186"
156"	192"
162"	198"
168"	204"
174"	210"
180"	216"
186"	222"
192"	228"
198"	234"
204"	240"
210"	246"
216"	252"
222"	258"
228"	264"
234"	270"
240"	276"
246"	282"
252"	288"
258"	294"
264"	300"
270"	306"
276"	312"
282"	318"
288"	324"
294"	330"
300"	336"
306"	342"
312"	348"
318"	354"
324"	360"
330"	366"
336"	372"
342"	378"
348"	384"
354"	390"
360"	396"
366"	402"
372"	408"
378"	414"
384"	420"
390"	426"
396"	432"
402"	438"
408"	444"
414"	450"
420"	456"
426"	462"
432"	468"
438"	474"
444"	480"
450"	486"
456"	492"
462"	498"
468"	504"
474"	510"
480"	516"
486"	522"
492"	528"
498"	534"
504"	540"
510"	546"
516"	552"
522"	558"
528"	564"
534"	570"
540"	576"
546"	582"
552"	588"
558"	594"
564"	600"
570"	606"
576"	612"
582"	618"
588"	624"
594"	630"
600"	636"
606"	642"
612"	648"
618"	654"
624"	660"
630"	666"
636"	672"
642"	678"
648"	684"
654"	690"
660"	696"
666"	702"
672"	708"
678"	714"
684"	720"
690"	726"
696"	732"
702"	738"
708"	744"
714"	750"
720"	756"
726"	762"
732"	768"
738"	774"
744"	780"
750"	786"
756"	792"
762"	798"
768"	804"
774"	810"
780"	816"
786"	822"
792"	828"
798"	834"
804"	840"
810"	846"
816"	852"
822"	858"
828"	864"
834"	870"
840"	876"
846"	882"
852"	888"
858"	894"
864"	900"
870"	906"
876"	912"
882"	918"
888"	924"
894"	930"
900"	936"
906"	942"
912"	948"
918"	954"
924"	960"
930"	966"
936"	972"
942"	978"
948"	984"
954"	990"
960"	996"
966"	1002"
972"	1008"
978"	1014"
984"	1020"
990"	1026"
996"	1032"
1002"	1038"
1008"	1044"
1014"	1050"
1020"	1056"
1026"	1062"
1032"	1068"
1038"	1074"
1044"	1080"
1050"	1086"
1056"	1092"
1062"	1098"
1068"	1104"
1074"	1110"
1080"	1116"
1086"	1122"
1092"	1128"
1098"	1134"
1104"	1140"
1110"	1146"
1116"	1152"
1122"	1158"
1128"	1164"
1134"	1170"
1140"	1176"
1146"	1182"
1152"	1188"
1158"	1194"
1164"	1200"
1170"	1206"
1176"	1212"
1182"	1218"
1188"	1224"
1194"	1230"
1200"	1236"
1206"	1242"
1212"	1248"
1218"	1254"
1224"	1260"
1230"	1266"
1236"	1272"
1242"	1278"
1248"	1284"
1254"	1290"
1260"	1296"
1266"	1302"
1272"	1308"
1278"	1314"
1284"	1320"
1290"	1326"
1296"	1332"
1302"	1338"
1308"	1344"
1314"	1350"
1320"	1356"
1326"	1362"
1332"	1368"
1338"	1374"
1344"	1380"
1350"	1386"
1356"	1392"
1362"	1398"
1368"	1404"
1374"	1410"
1380"	1416"
1386"	1422"
1392"	1428"
1398"	1434"
1404"	1440"
1410"	1446"
1416"	1452"
1422"	1458"
1428"	1464"
1434"	1470"
1440"	1476"
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1452"	1488"
1458"	1494"
1464"	1500"
1470"	1506"
1476"	1512"
1482"	1518"
1488"	1524"
1494"	1530"
1500"	1536"
1506"	1542"
1512"	1548"
1518"	1554"
1524"	1560"
1530"	1566"
1536"	1572"
1542"	1578"
1548"	1584"
1554"	1590"
1560"	1596"
1566"	1602"
1572"	1608"
1578"	1614"
1584"	1620"
1590"	1626"
1596"	1632"
1602"	1638"
1608"	1644"
1614"	1650"
1620"	1656"
1626"	1662"
1632"	1668"
1638"	1674"
1644"	1680"
1650"	1686"
1656"	1692"
1662"	1698"
1668"	1704"
1674"	1710"
1680"	1716"
1686"	1722"
1692"	1728"
1698"	1734"
1704"	1740"
1710"	1746"
1716"	1752"
1722"	1758"
1728"	1764"
1734"	1770"
1740"	1776"
1746"	1782"
1752"	1788"
1758"	1794"
1764"	1800"
1770"	1806"
1776"	1812"
1782"	1818"
1788"	1824"
1794"	1830"
1800"	1836"
1806"	1842"
1812"	1848"
1818"	1854"
1824"	1860"
1830"	1866"
1836"	1872"
1842"	1878"
1848"	1884"
1854"	1890"
1860"	1896"
1866"	1902"
1872"	1908"
1878"	1914"
1884"	1920"
1890"	1926"
1896"	1932"
1902"	1938"
1908"	1944"
1914"	1950"
1920"	1956"
1926"	1962"
1932"	1968"
1938"	1974"
1944"	1980"
1950"	1986"
1956"	1992"
1962"	1998"
1968"	2004"
1974"	2010"
1980"	2016"
1986"	2022"
1992"	2028"
1998"	2034"
2004"	2040"
2010"	2046"
2016"	2052"
2022"	2058"
2028"	2064"
2034"	2070"
2040"	2076"
2046"	2082"
2052"	2088"
2058"	2094"
2064"	2100"
2070"	2106"
2076"	2112"
2082"	2118"
2088"	2124"
2094"	2130"
2100"	2136"
2106"	2142"
2112"	2148"
2118"	2154"
2124"	2160"
2130"	2166"
2136"	2172"
2142"	2178"
2148"	2184"
2154"	2190"
2160"	2196"
2166"	2202"
2172"	2208"
2178"	2214"
2184"	2220"
2190"	2226"
2196"	2232"
2202"	2238"
2208"	2244"
2214"	2250"
2220"	2256"
2226"	2262"
2232"	2268"
2238"	2274"
2244"	2280"
2250"	2286"
2256"	2292"
2262"	2298"
2268"	2304"
2274"	2310"
2280"	2316"
2286"	2322"
2292"	2328"
2298"	2334"
2304"	2340"
2310"	2346"
2316"	2352"
2322"	2358"
2328"	2364"
2334"	2370"
2340"	2376"
2346"	2382"
2352"	2388"
2358"	2394"
2364"	2400"
2370"	2406"
2376"	2412"
2382"	2418"
2388"	2424"
2394"	2430"
2400"	2436"
2406"	2442"
2412"	2448"
2418"	2454"
2424"	2460"
2430"	2466"
2436"	2472"
2442"	2478"
2448"	2484"
2454"	2490"
2460"	2496"
2466"	2502"
2472"	2508"
2478"	2514"
2484"	2520"
2490"	2526"
2496"	2532"
2502"	2538"
2508"	2544"
2514"	2550"
2520"	2556"
2526"	2562"
2532"	2568"
2538"	2574"
2544"	2580"
2550"	2586"
2556"	2592"
2562"	2598"
2568"	2604"
2574"	2610"
2580"	2616"
2586"	2622"
2592"	2628"
2598"	2634"
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2610"	2646"
2616"	2652"
2622"	2658"
2628"	2664"
2634"	2670"
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2646"	2682"
2652"	2688"
2658"	2694"
2664"	2700"
2670"	2706"
2676"	2712"
2682"	2718"
2688"	2724"
2694"	2730"
2700"	2736"
2706"	2742"
2712"	2748"
2718"	2754"
2724"	2760"
2730"	2766"
2736"	2772"
2742"	2778"
2748"	2784"
2754"	2790"
2760"	2796"
2766"	2802"
2772"	2808"
2778"	2814"
2784"	2820"
2790"	2826"
2796"	2832"
2802"	2838"
2808"	2844"
2814"	2850"
2820"	2856"
2826"	2862"
2832"	2868"
2838"	2874"
2844"	2880"
2850"	2886"
2856"	2892"
2862"	2898"
2868"	2904"
2874"	2910"
2880"	2916"
2886"	2922"
2892"	2928"
2898"	2934"
2904"	2940"
2910"	2946"
2916"	2952"
2922"	2958"
2928"	2964"
2934"	2970"
2940"	2976"
2946"	2982"
2952"	2988"
2958"	2994"
2964"	3000"

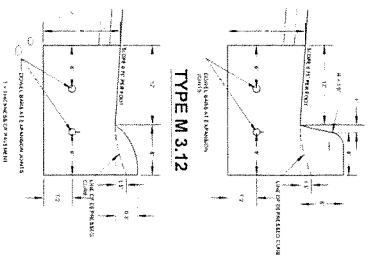
CITY OF WHEATON SANITARY MANHOLE



CITY OF WHEATON

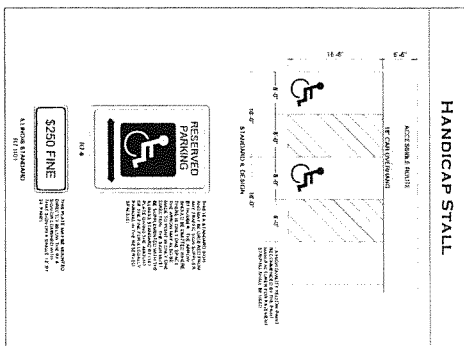


Barrier Curb and Gutter Type B 6.12



Notes:
 1. Barrier curb and gutter shall be constructed in accordance with the following:
 2. Barrier curb and gutter shall be constructed in accordance with the following:
 3. Barrier curb and gutter shall be constructed in accordance with the following:
 4. Barrier curb and gutter shall be constructed in accordance with the following:
 5. Barrier curb and gutter shall be constructed in accordance with the following:

Handicap Stall



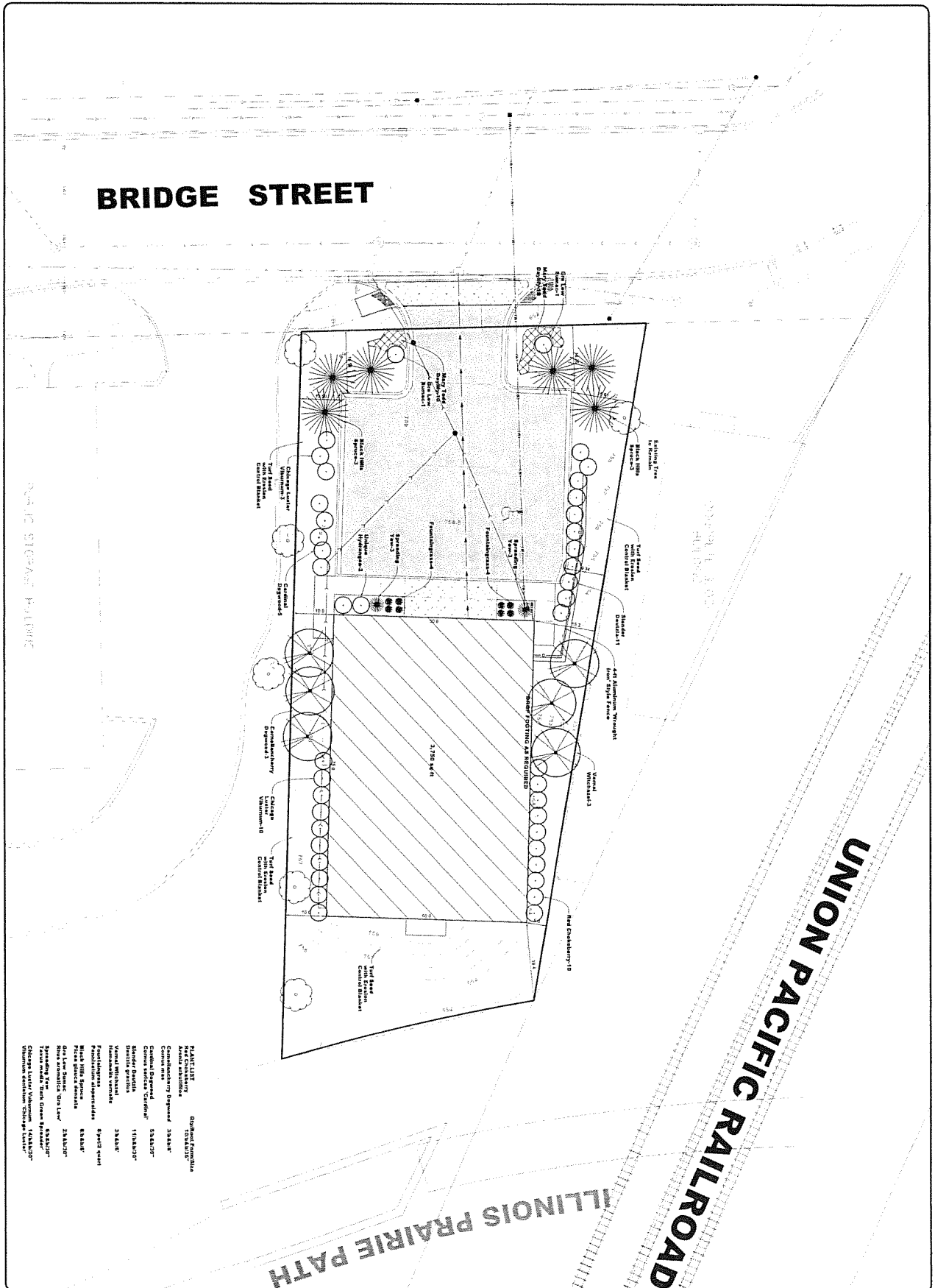
105 Bridge St. Wheaton, IL

Proposed by:
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 South Elgin, IL 60124
 Tel: 815-399-1000

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NO.	DATE	REVISION
1	05-18-2011	Revised per new Architectural Plan
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C-5.2



DATE	BY	REVISION	DESCRIPTION
01-16-2015	WJ	1	Revised per new Architecture Plan
01-16-2015	WJ	2	
01-16-2015	WJ	3	
01-16-2015	WJ	4	
01-16-2015	WJ	5	
01-16-2015	WJ	6	
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01-16-2015	WJ	91	
01-16-2015	WJ	92	

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