

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.

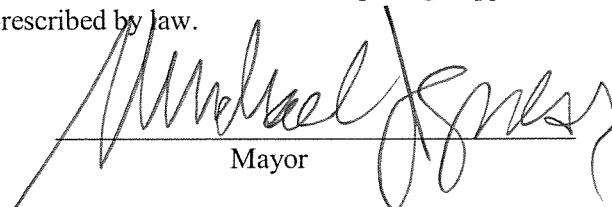
Section 4: The 105 Bridge Street Plat of Consolidation, as prepared by Daniel Sytsma, an Illinois Professional Land Surveyor, dated March 20, 2015 is hereby approved. The Mayor is authorized to sign the 105 Bridge Street Plat of Consolidation and the City Clerk is authorized and directed to attest to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


Aaron Bennett Hagan
City Clerk


Michael J. Gresk
Mayor

Roll Call Vote

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

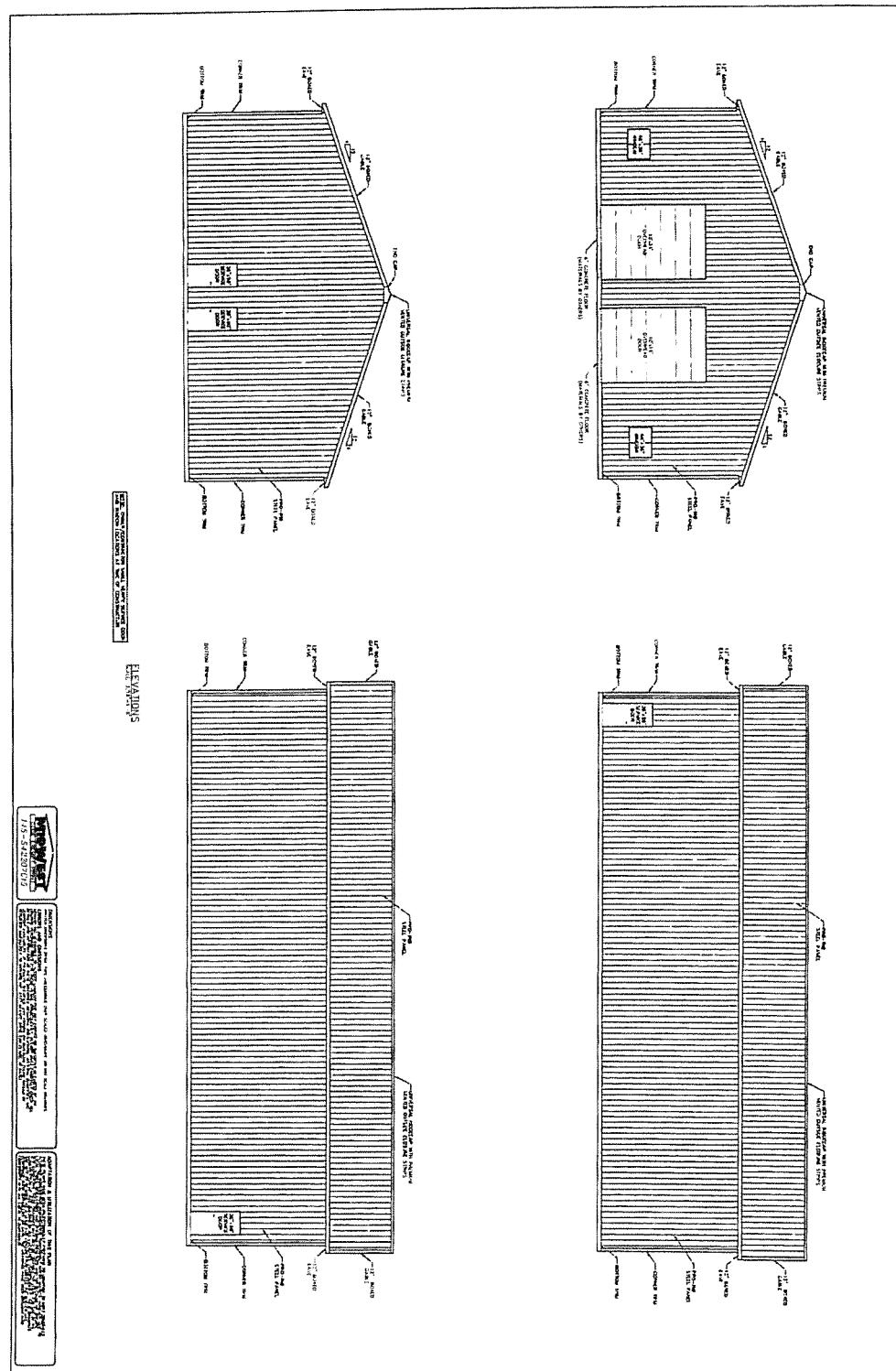
Nays: None

Absent: Councilman Suess

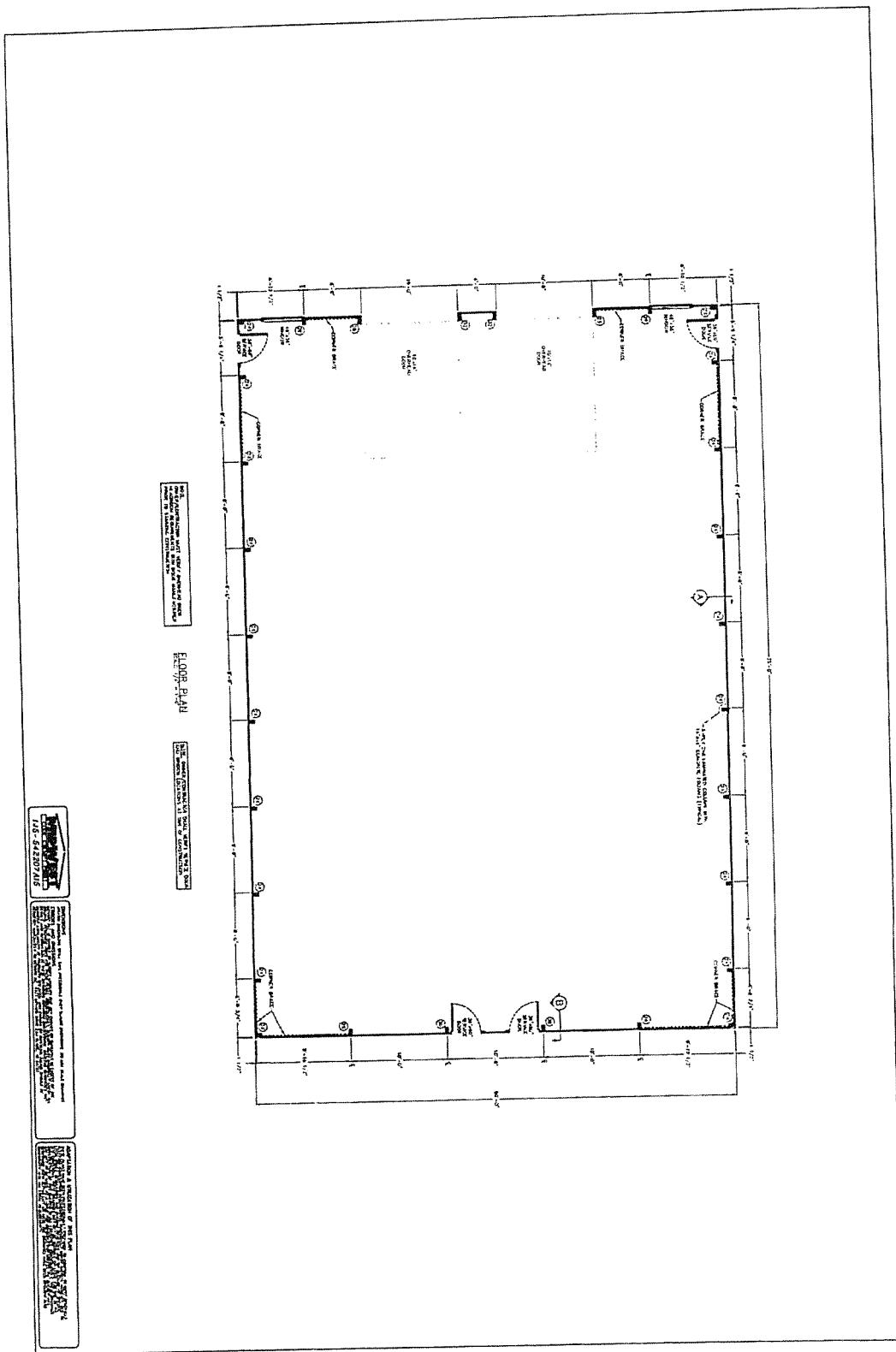
Motion Carried Unanimously

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

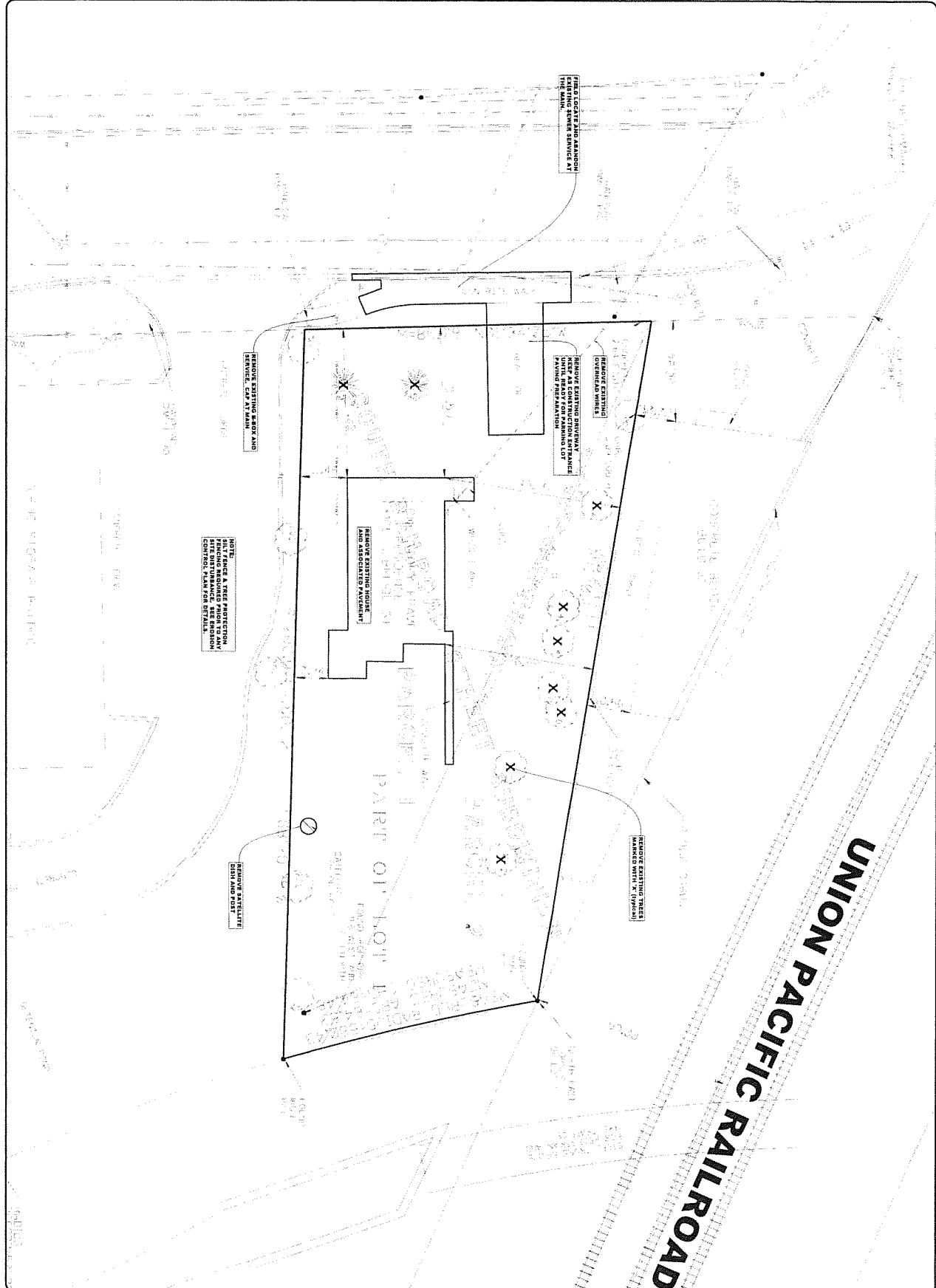
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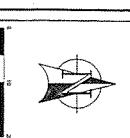
UNION P



FILE #	DATE	ARCHITECTURAL REVIEW	BY
1	10/16/2013	Revised per New Architectural Plan	PLS
DRAWING NO. 101-11000		WEBSTER, MCGRATH & AHLBERG, LTD.	
DRAWING NO. 101-11000		WMA	
LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE		Over 100 Years of Service to Maine	
307 South Main Street, Room 104 • Waterville, ME 04901-5007			
Drawing No. 101-11000-101			

105 BRIDGE ST. WHEATON, IL

Prepared for
SAM ANDREACCHI
41W 746 McDonald Road
South Elgin, IL 60124



BEDDING AND BACKFILL DETAIL

CATCH BASIN WITH FRAME AND BACKFILL FOR INLET

DESIGN SPECIFICATIONS

REVISIONS: (Initials)

DATE:

MODEL:

REV.:

DATE:

REV.:

