

ORDINANCE NO. F-1895

AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW THE CONSTRUCTION AND USE OF A 130,579 SQUARE FOOT SELF STORAGE FACILITY LOCATED AT 1830 EAST ROOSEVELT ROAD – ROC 1830 ROOSEVELT LLC

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow the construction and use of a 130,579 square foot self storage facility located at 1830 East Roosevelt Road, 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 September 9, 2015, September 22, 2015 and October 13, 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: The following described property has been and continues to be zoned and classified in the C-3 General Commercial District zoning classification:

PARCEL 1: THE WEST 15 FEET OF LOT 3 (EXCEPT THE NORTH 5 FEET THEREOF) AND ALL OF LOTS 4, 5, 6, 7, 8 AND 9 (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.

PARCEL 2: LOTS 14 THROUGH 22, BOTH INCLUSIVE AND THAT PART OF LOT 23 LYING WEST OF THE WEST LINE OF FRESH MARKET WEST RESUBDIVISION PER DOCUMENT NO. R2013-040569, 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.

PARCEL 3: LOT 1 (EXCEPT THE EAST 20 FEET THEREOF) AND (EXCEPT THAT PART DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 35.00 FEET; THENCE NORtherly parallel with the west line of said lot 1, 37.00 FEET; thence southwesterly 51.63 feet to the point of beginning) AND ALL OF LOTS 2, 3, 4 AND 5 IN BLOCK 35 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.: 05-22-200-018; 05-22-200-026; 05-22-204-046

The subject property is commonly known as 1830 East Roosevelt Road, 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 Plans”, prepared by Koziol Engineering, Lisle, IL, sheets 1-5, dated June 5, 2015 and revised

October 2, 2015 and "Preliminary Engineering Plans for 1830 East Roosevelt Road", prepared by Koziol Engineering, Lisle, IL, sheets C-0 - C-13, dated June 5, 2015 and revised July 20, 2015 and "Landscape Plan - 1830 Roosevelt Road, Wheaton, IL", prepared by Upland Design, Lisle, IL, sheet L-1, dated April 9, 2015 and revised August 13, 2015, subject to the following conditions:

1. The precast red brick panels at the base of the building shall be continued to the adjacent plane behind it; and
2. The exterior walls of the secondary buildings on the auxiliary parcel shall match the primary building in terms of materials, finishes and colors; and
3. A row of shrubs shall be added to the landscape plan in the lawn area in front of the primary building along Roosevelt Road; and
4. Additional landscaping shall be added to the landscape plan along the western edge of the auxiliary parcel; and
5. The City sanitary sewer and other utilities that may occupy the mid-block utility easement must be relocated and the easement abrogated by plat; and
6. Public sidewalks shall be constructed along the south parkway of Roosevelt Road in front of the subject property; and
7. A plat of re-subdivision shall be required for City Council approval prior to issuance of any permit for the proposed storage facility; and
8. Color samples shall be submitted for approval by the Director of Planning and Economic Development prior to issuance of a building permit.

Section 3: The applicant shall enter into a Fire Lane Designation and Enforcement Agreement with the City attached hereto as Exhibit "A".

Section 4: The Owner of the subject property shall maintain all landscaping and plantings on the subject property so that the number, quality and character of the landscaping shall not be less than that which is illustrated on the final approved landscape plan. In the event any landscaping, plantings or vegetations on the property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscaping vegetation and/or plantings with reasonably similar substitutes of original planting size or larger as directed by the City.

Section 5: 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 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.

ATTEST:


Sharon Bennett Hagan
City Clerk


Michael J. Mass
Mayor

Roll Call Vote

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

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: November 2, 2015
Published: November 3, 2015

EXHIBIT "A"

FIRE LANE DESIGNATION AND ENFORCEMENT AGREEMENT

(INSERT LEGAL(S) AND P.I.N(S))

RECITALS

WHEREAS, the OWNER(S) desire to establish Fire Lanes upon the Subject Property to improve the health and safety of the citizens of Wheaton; and

WHEREAS, the CITY believes that it is in the best interests of the public health and safety that Fire Lanes be established, maintained and enforced upon the Subject Property.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the OWNER(S) and CITY agree to the following in regards to the Subject Property:

1. The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S), shall identify the specific Fire Lane locations within the Subject Property which shall, pursuant to the terms of this Agreement and Ordinance No. be regulated. The specific locations of the Fire Lane(s) to be enforced shall be as set forth on the Site Plan (“Plan”) attached hereto and fully incorporated into this Agreement as Exhibit “ ”. The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S) or designated representative may from time to time mutually agree to amend the Fire Lane(s) location(s) as set forth in the Site Plan. At such time, the Site Plan shall be amended and appended to this Agreement as an Amended Exhibit “ ”.
2. The OWNER(S) are responsible for providing any required pavement markings.
3. The OWNER(S), at their sole expense, shall be responsible for obtaining, erecting and

maintaining the appropriate signage in accordance with applicable CITY and State of Illinois regulations and specifications.

4. The CITY shall inspect and approve the signage prior to entering into this Agreement. The CITY Fire Chief, Chief of Police or their designated representative may require additional signage and/or pavement markings, if it is later determined that the inspected and approved signage does not provide adequate notification of the established fire lanes.

5. Upon execution of this Agreement, the CITY will enforce the Fire Lane parking and standing prohibitions and the Fire Lane maintenance requirements contained in Sections 70-355 and 30-2 of the Wheaton City Code in regards to the Subject Property. No "special duty" to third persons shall be imposed by this Agreement. The CITY's enforcement obligation shall be legally the same as it is with all other ordinances.

6. This Agreement may be terminated by the City in its sole discretion by providing not less than thirty (30) days notice to the Owner of its intention to terminate this Agreement.

7. This Agreement shall be assignable by OWNER(S) to their successors in interest upon the sale or lease of the Subject Property.

8. The OWNER(S) hereby agrees to release and hold harmless, indemnify and defend (including the payment of all costs and attorneys' fees) the CITY, its Officers, Agents and Employees, in connection with any and all actions or claims for any loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

9. The sole remedy available to the OWNER(S), upon any breach of this Agreement by the CITY, shall be the termination of the Agreement. It is of the essence of this Agreement that the CITY shall not be liable in money damage for any breach of this Agreement.

10. Whenever notice to the CITY is required, it shall be addressed to:
City Clerk
City of Wheaton

303 West Wesley Street
Wheaton, IL 60189-0727

Whenever notice to the Owner is required, it shall be addressed to:

IN WITNESS WHEREOF, the parties hereto have executed this instrument by their duly authorized officers of the day and year first above written.

CITY OF WHEATON, ILLINOIS, a Municipal Corporation

BY: _____
City Manager

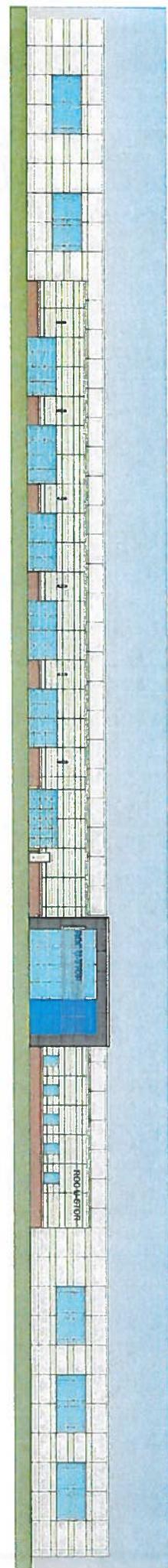
ATTEST: _____
City Clerk

BY: _____

ATTEST: _____

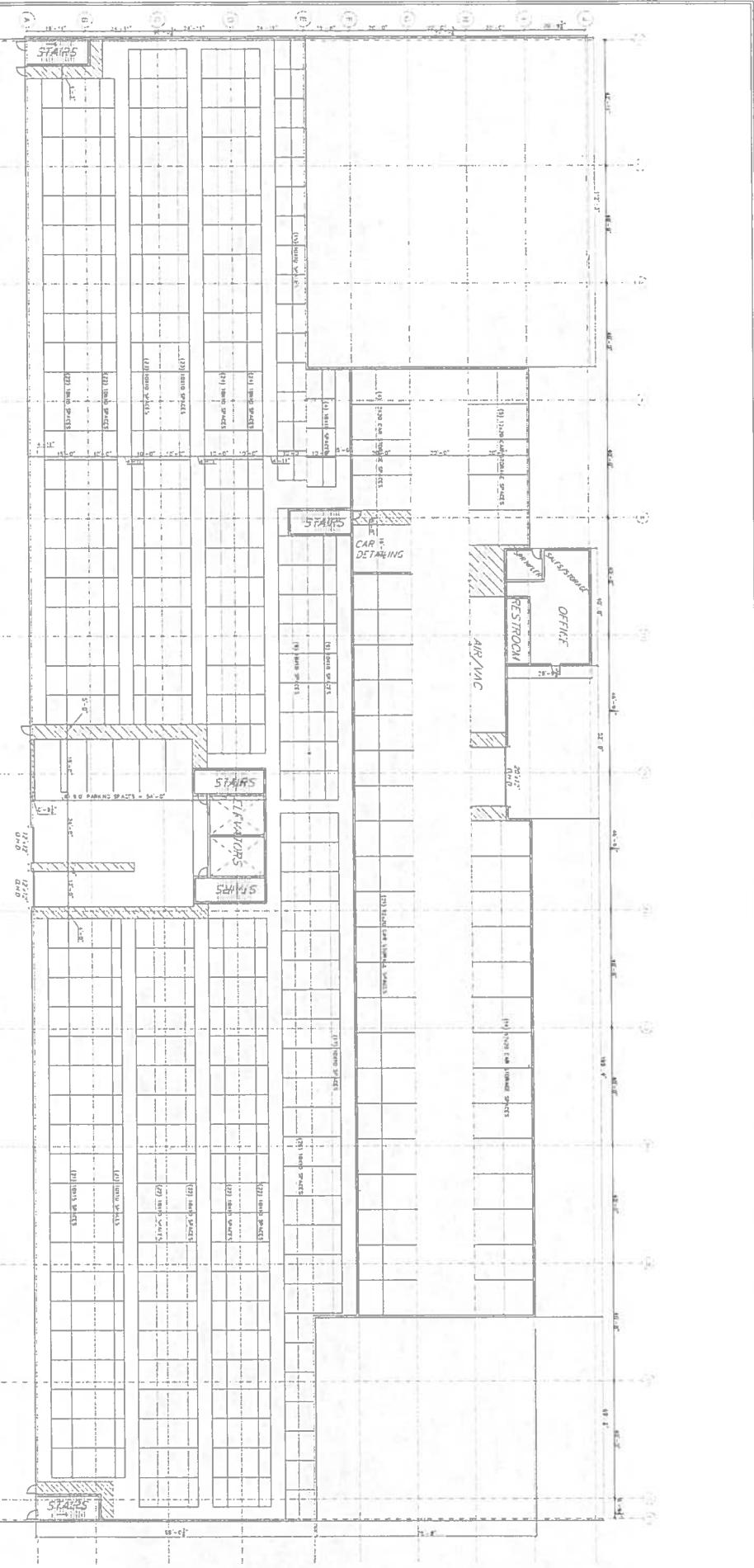
BY: _____

ATTEST: _____









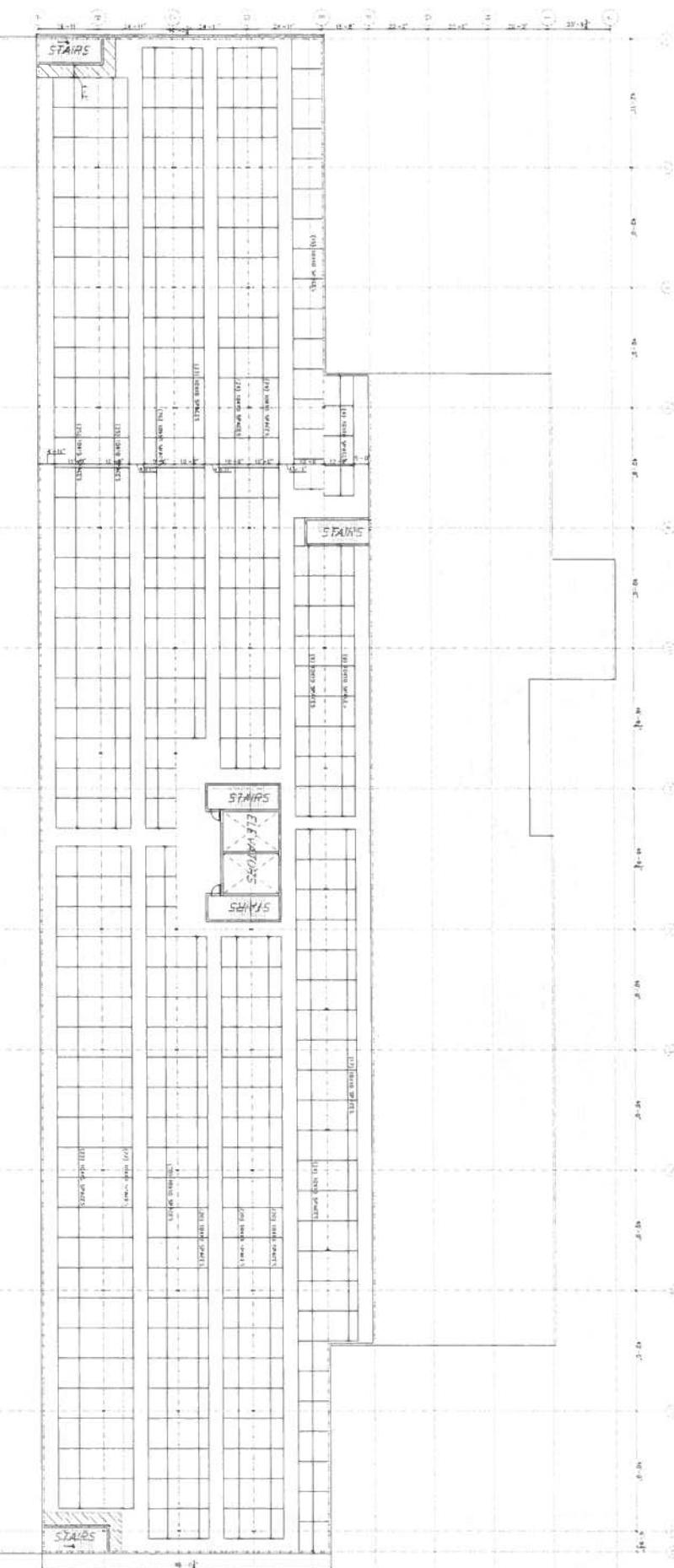
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

BUILDING SQUARE FOOTAGE	1,179 SF
OFFICE SPACE	334 SF
MECHANICAL	10,950 SF
CAR STORAGE	53,288 SF
STORAGE UNIT SPACE	53,288 SF
FIRST FLOOR	
SECOND FLOOR	
TOTAL BUILDING SQUARE FOOTAGE	126,739 SF
NUMBER OF STORAGE UNITS	
12x20 CAR STORAGE	44
10x10	598
10x15	88
<u>TOTAL NUMBER OF UNITS</u>	<u>730</u>

SECOND FLOOR PLAN

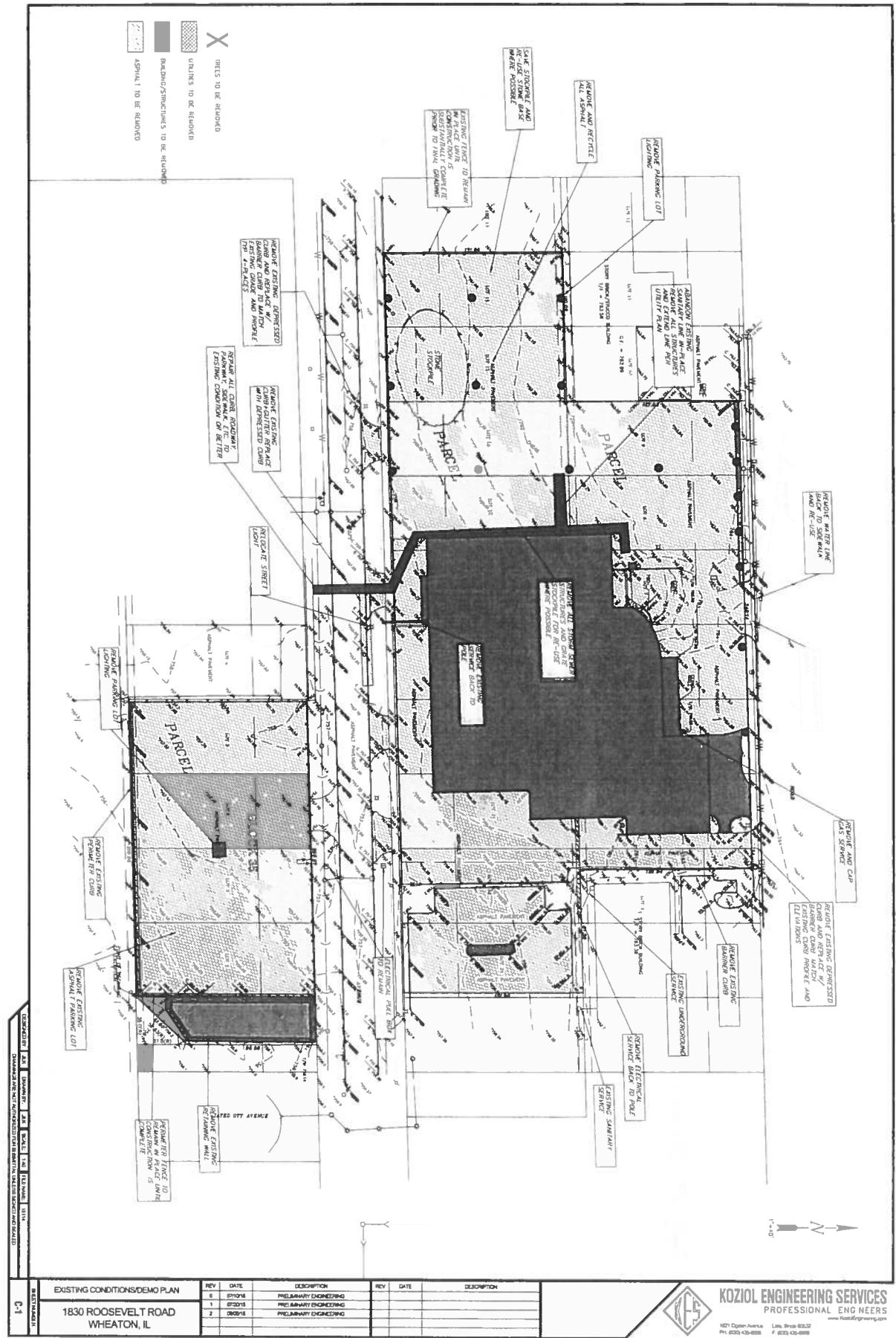
SCALE: 1/16" = 1'-0"

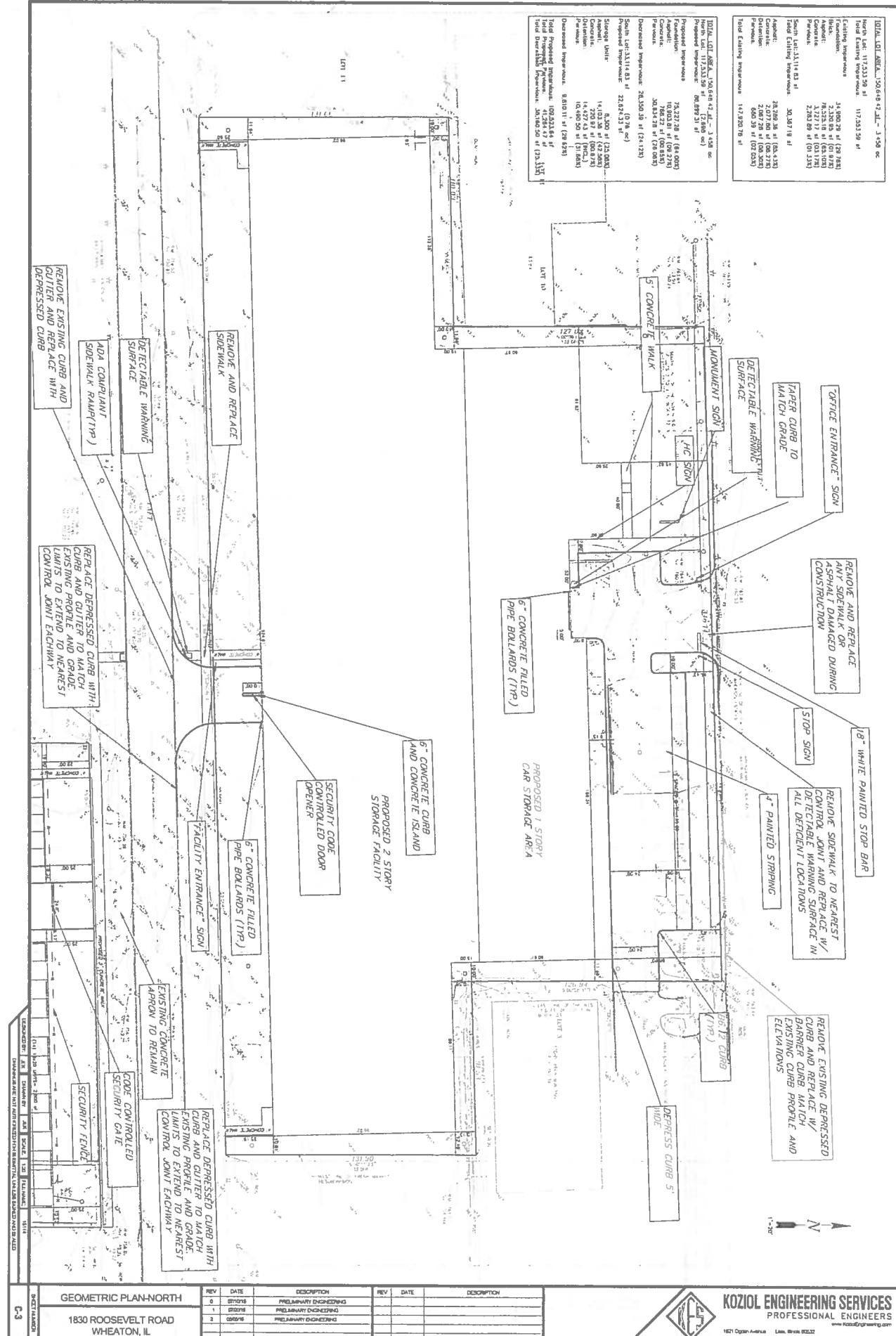


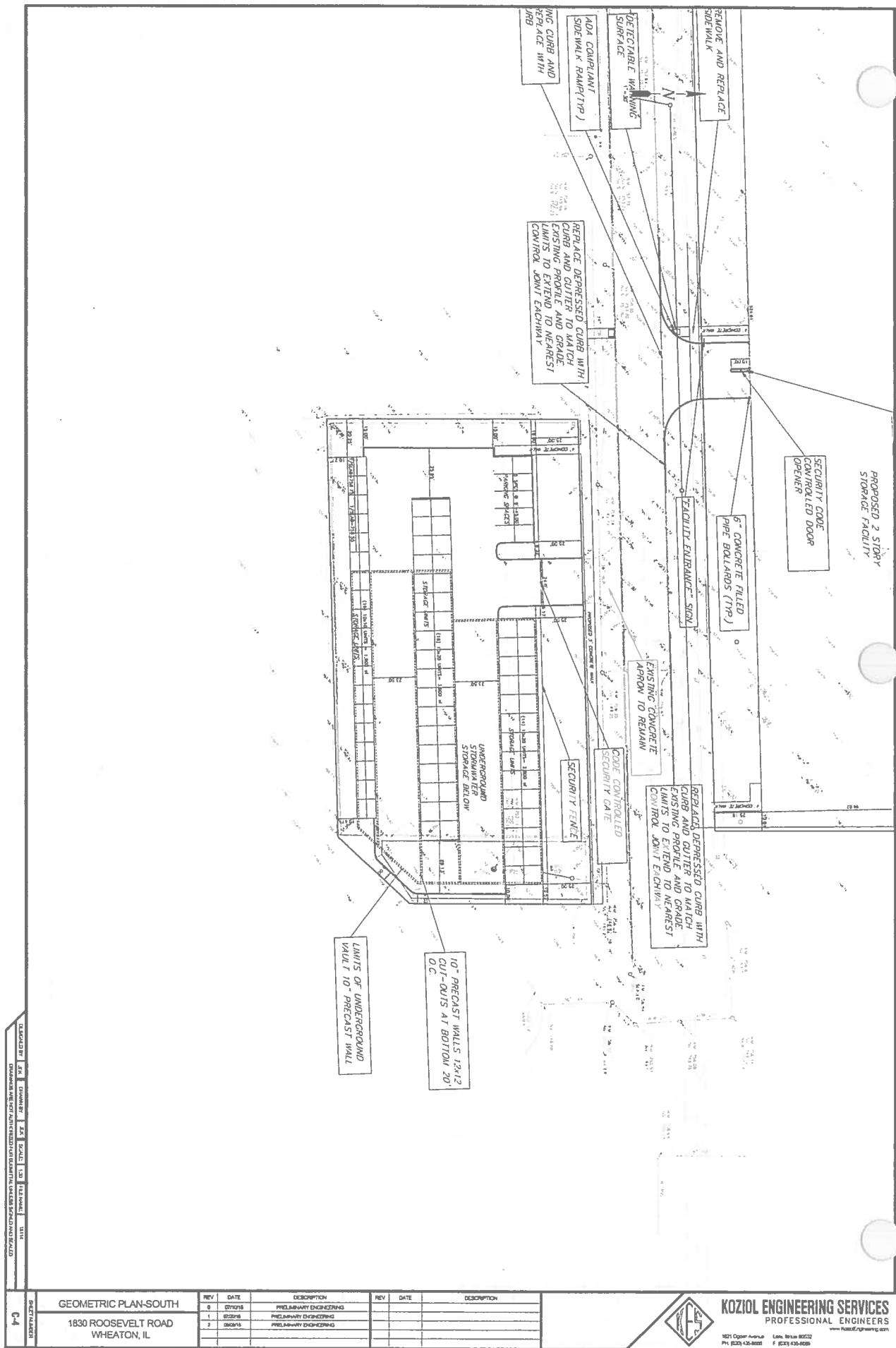
SECOND FLOOR PLAN		SCALE	REV	DATE	DESCRIPTION	DRAWN BY
		AS NOTED	8	8/17/11	CONCUT	JHM
PROJECT NUMBER						
1830 ROOSEVELT ROAD						
WHEATON, IL						

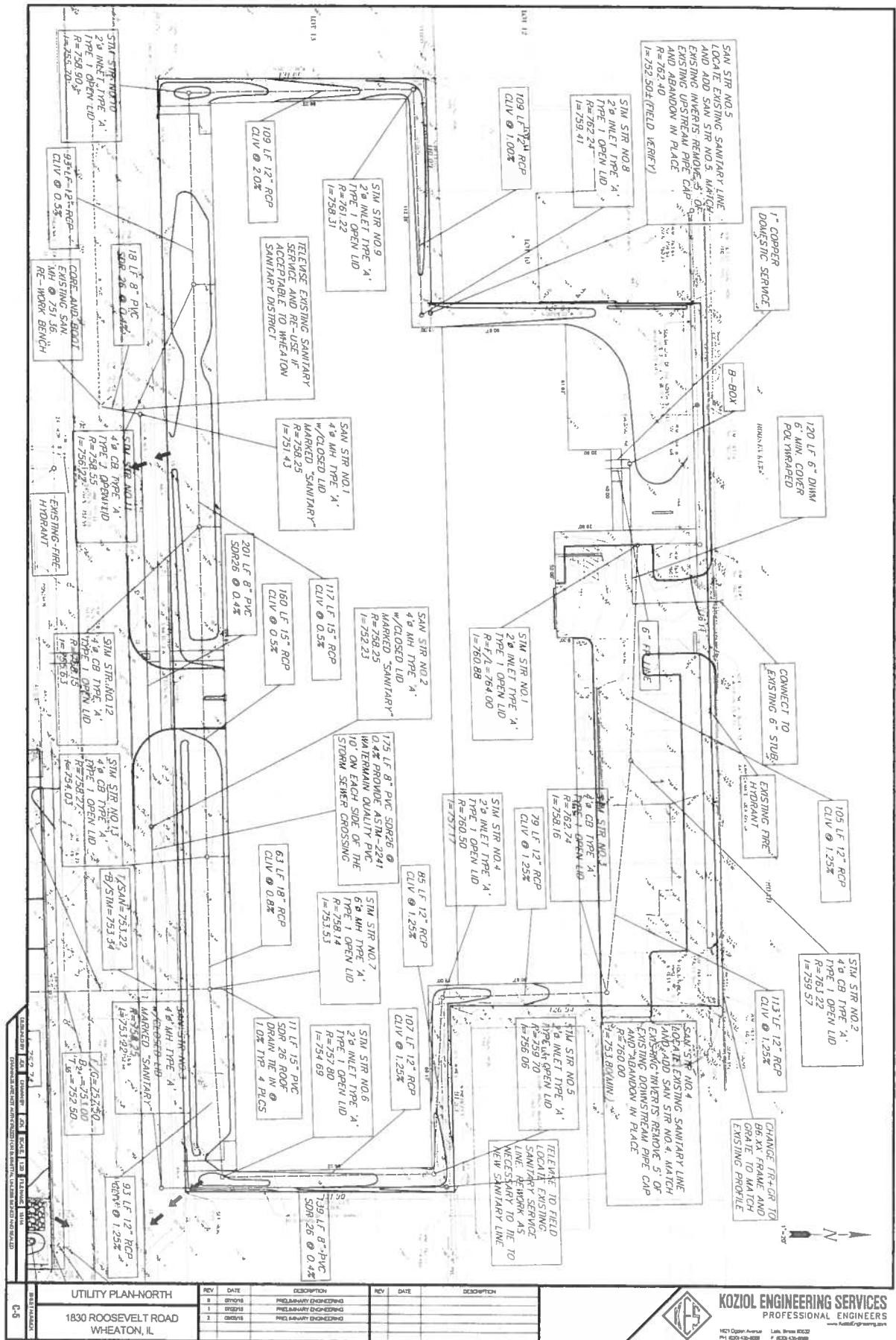
8/23/11

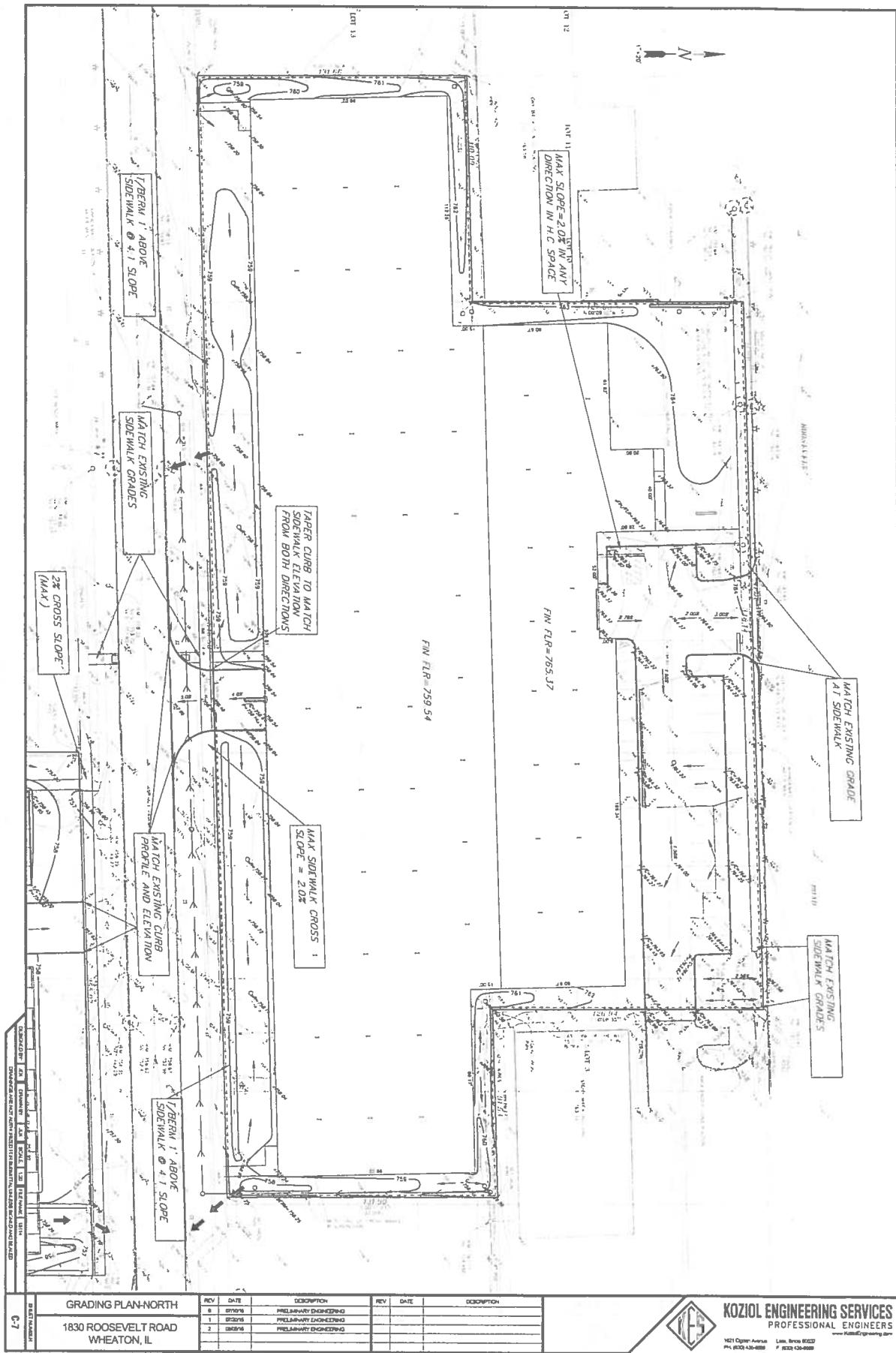


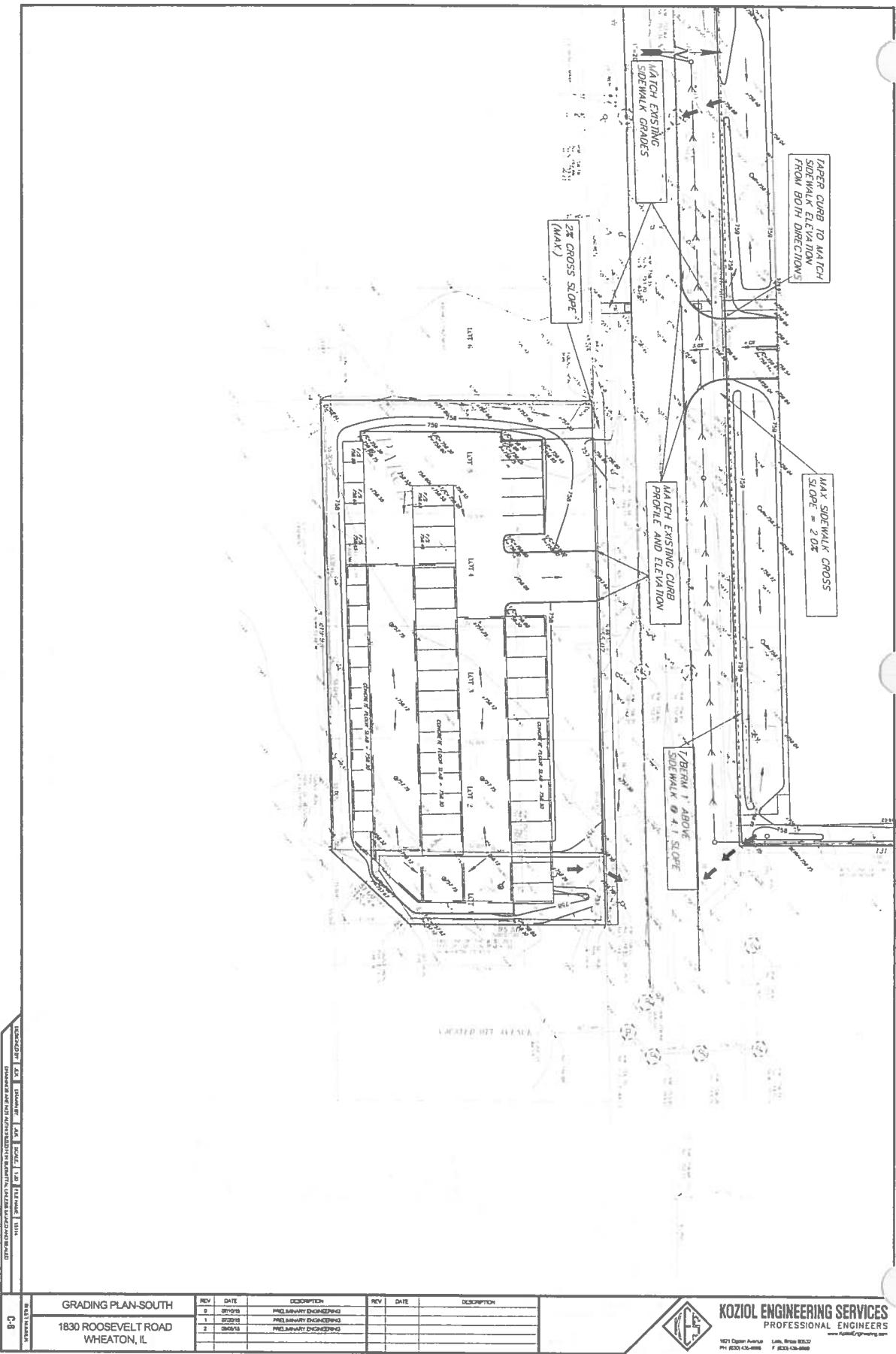


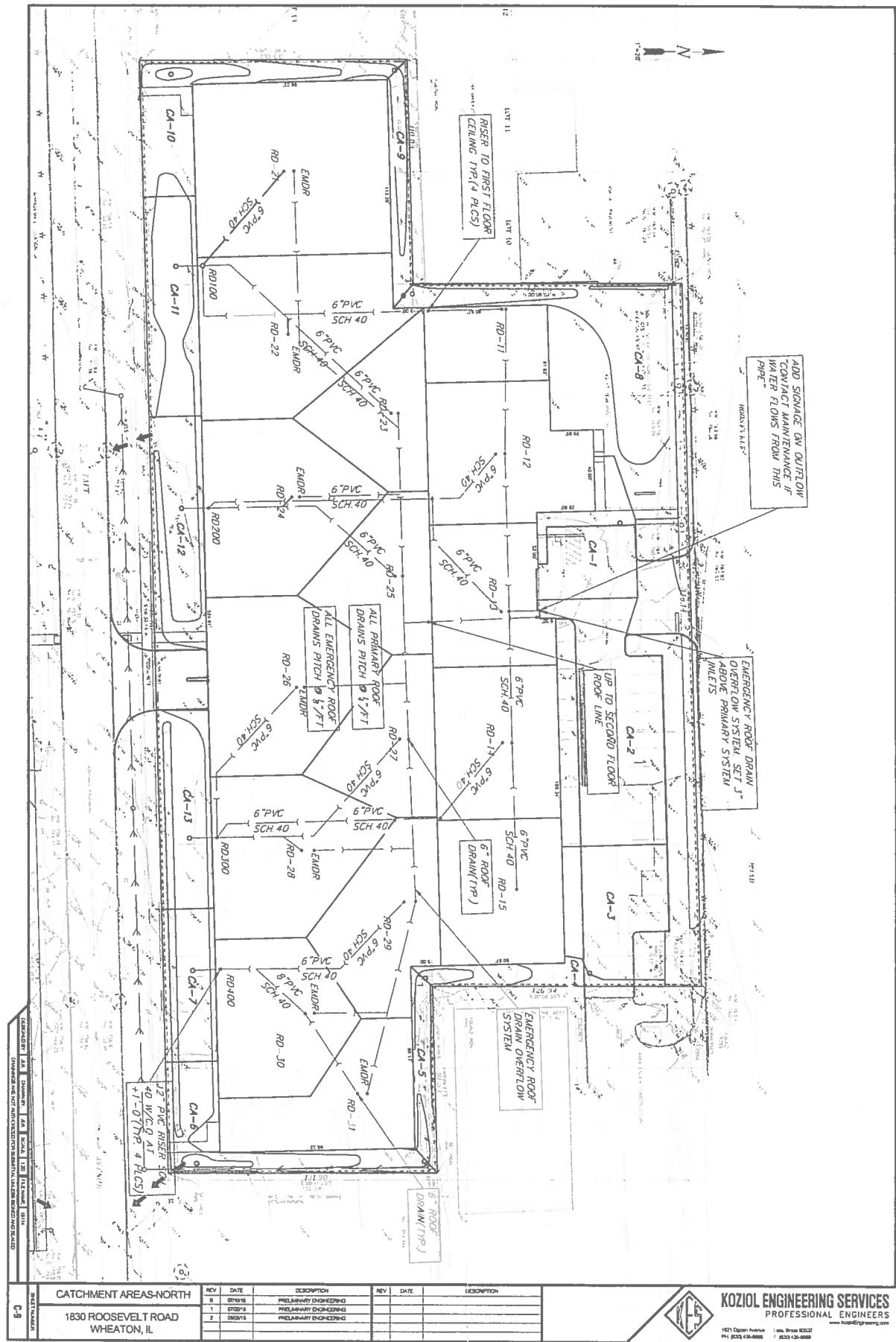








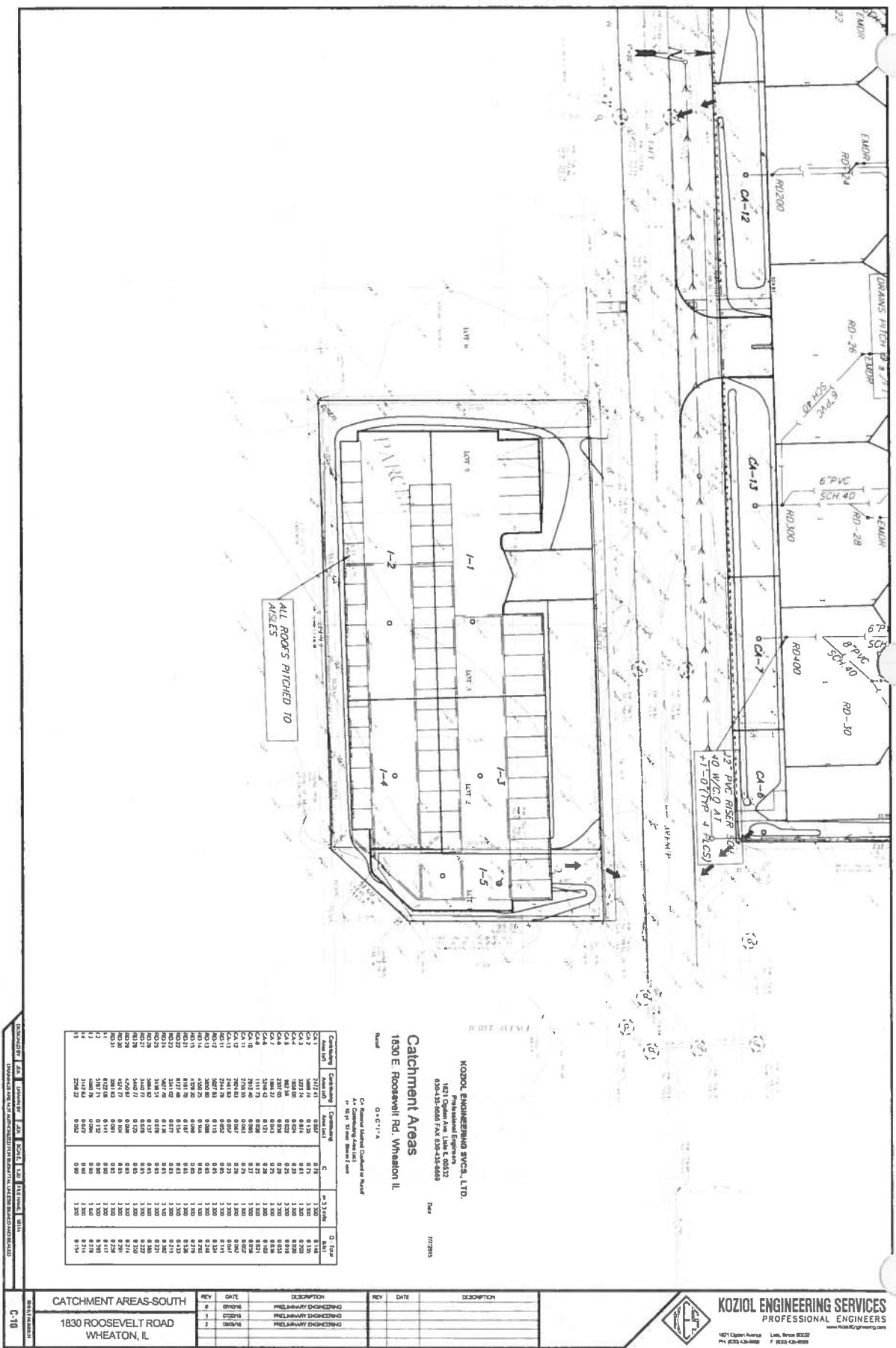




ADD SIGNAGE ON OUTFLOW
"CONTACT MAINTENANCE IF
WATER FLOWS FROM THIS
PIPE"

EMERGENCY ROOF DRAIN
OVERFLOW SYSTEM. SET 3"
ABOVE PRIMARY SYSTEM

KOZIOL ENGINEERING SERVICES
PROFESSIONAL ENGINEERS
www.KozioEngineering.com



TEMPORARY SEDIMENT TRAP

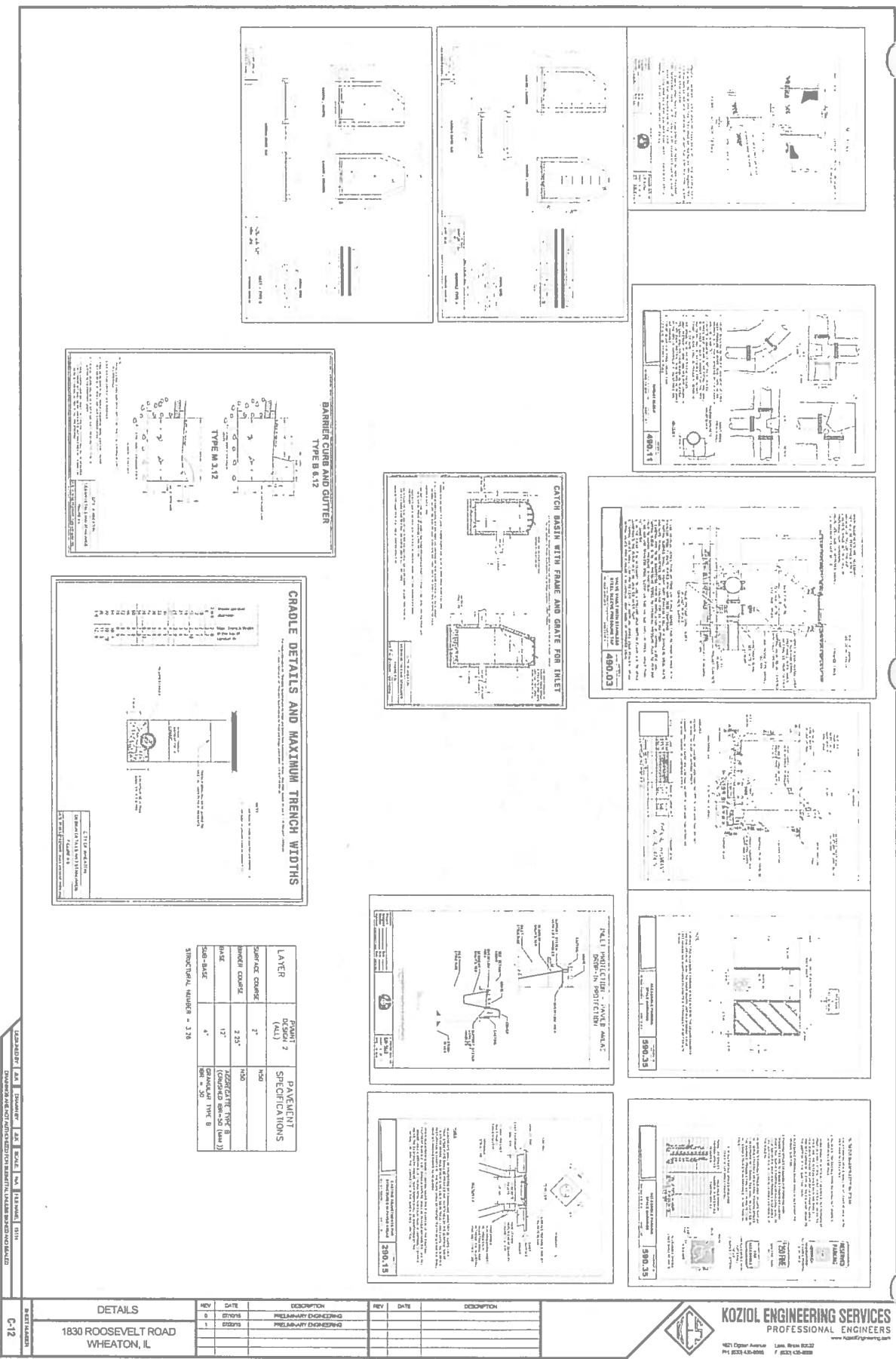
CROSS SECTION

Diagram illustrating a temporary sediment trap cross-section. The diagram shows a stream bed with various geological features and hydrological stages. Labels include: Temporary Sediment Trap, CROSS SECTION, Erosion, Sedimentation, Riparian Area, Groundwater, Soil, Roots, Flood Stage, Low Water Condition, Erosion, Sedimentation, Riparian Area, Groundwater, Soil, Roots, and Flood Stage. A scale bar indicates 0 to 30 ft.

STORM SECTION

Section	Width (ft)	Depth (ft)	Volume (cu ft)
0-10	10	1.5	150
10-20	10	1.5	150
20-30	10	1.5	150
Total	30	4.5	540

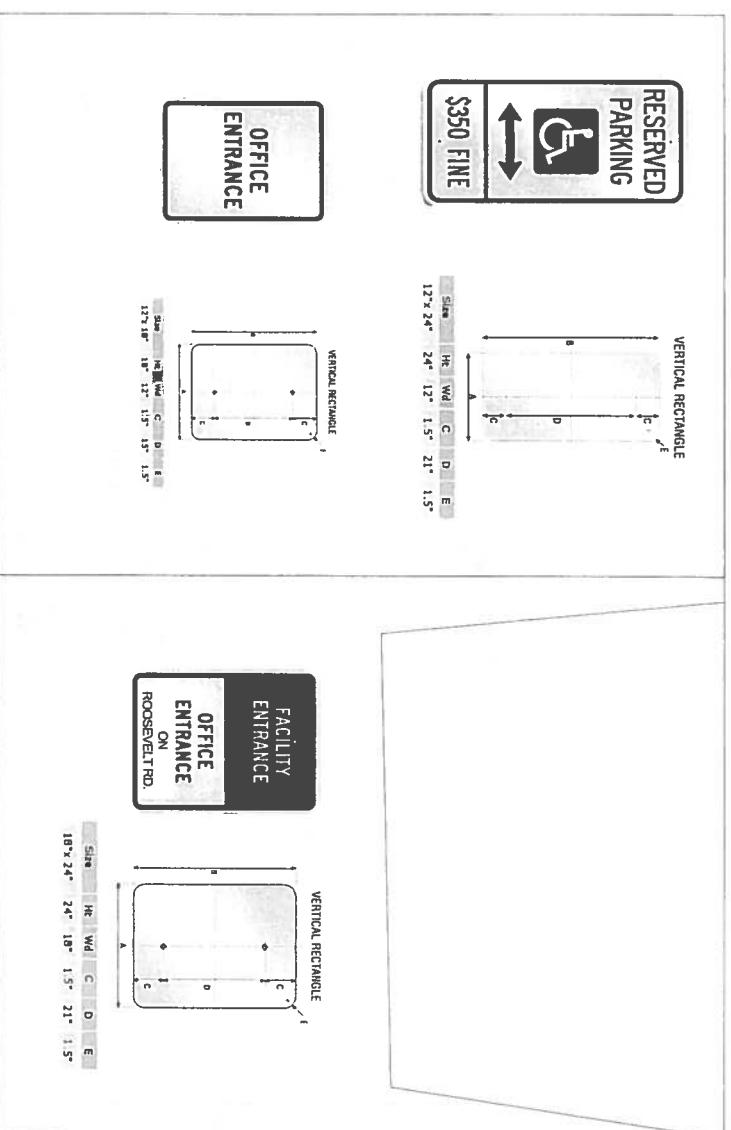
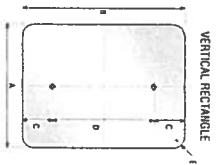
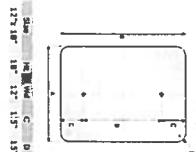
NRCS





VERTICAL RECTANGLE

Size: 12" x 24" Ht: 24" Wd: 12" C: 1.5" D: 21" E: 1.5"



EXCERPT FROM SIGNAGE DESIGN AGREEMENT
DRAFTS ARE NOT APPROVED UNTIL SIGNED AND MAILED

SIGNAGE DETAILS
1830 ROOSEVELT ROAD
WHEATON, IL

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	02/21/16	PRELIMINARY DRAFTING			
		PRELIMINARY DRAFTING			



KOZIOL ENGINEERING SERVICES
PROFESSIONAL ENGINEERS
1621 Ogden Avenue, Lombard, IL 60148
Ph: (847) 420-8222 Fax: (847) 420-8222
www.KoziolEngineering.com

