

ORDINANCE NO. F-1916

AN ORDINANCE GRANTING REZONING, SPECIAL USE PERMIT AND VARIATION APPROVAL TO ALLOW THE CONSTRUCTION AND USE OF A PARKING LOT FOR THE WHEATON EYE CLINIC ON A SEPARATE LOT WITHIN 300 FEET OF THE BUILDING OR USE SERVED AT 214 AND 220 EAST COLE AVENUE – E.P. DOYLE AND SONS

WHEREAS, written application has been made requesting rezoning (from the R-3 Residential District to the O-R Office Research District), special use permit (to allow the construction and use of a parking lot on a separate lot within 300 feet of the building or use served) and variation (to allow an east interior side yard landscape setback of 12.66 feet in lieu of the required 15.0 feet) approval to allow the construction and use of a parking lot for the Wheaton Eye Clinic on a separate lot within 300 feet of the building or use served on the following-described property, all on property located at 214 and 220 East Cole Avenue, 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 December 8, 2015 to consider the rezoning, special use permit and variation 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, rezoning, special use permit and variation approval is granted to allow the construction and use of a parking lot for the Wheaton Eye Clinic on a separate lot within 300 feet of the building or use served on the following-described property:

THE NORTH 275 FEET (EXCEPT THE WEST 100 FEET) OF LOT 8 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND CO'S GENEVA ROAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179449 AND CERTIFICATE OF CORRECTION FILED AUGUST 5, 1924 AS DOCUMENT 180974, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-108-010; -011

The subject property is commonly known as 214 and 220 East Cole Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, rezoning, special use permit and variation approval is granted in full compliance with the following plans: “Wheaton Eye Clinic - Landscape Plan”, prepared by Couture Landscape Construction, Lombard, IL, dated November 3, 2015, “Wheaton Eye Clinic - BMP Plan”, prepared by Gary R. Weber Associates, Inc., Wheaton, IL, sheets 1 - 2, dated November 11, 2015 and “Final Site Development Plans for Wheaton Eye Clinic”, prepared by Cemcon, Aurora, IL, sheets 1 - 10, dated October 23, 2015, subject to the following conditions:

1. A new parkway tree shall be installed on the west side of the full access drive onto Cole Avenue in conformance with the requirements of the Zoning Ordinance; and
2. The applicant shall provide for City Council approval a plat of resubdivision that consolidates the two parcels to one parcel under single ownership.

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.

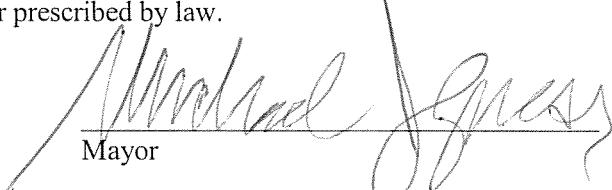
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:



Shannan Hagan
City Clerk


Michael Gress
Mayor

Roll Call Vote

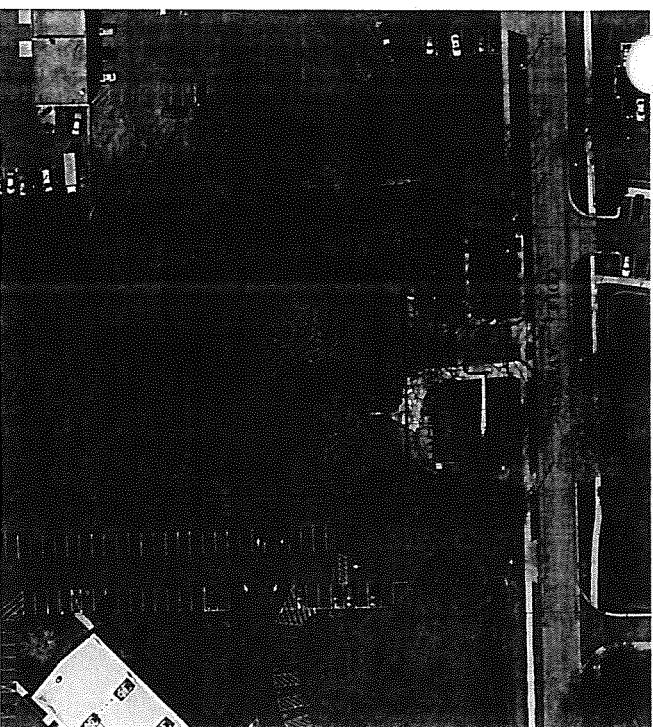
Ayes: Councilman Suess
Councilman Prendiville
Councilman Rutledge
Mayor Gress
Councilman Saline
Councilman Scalzo

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

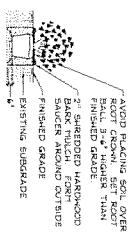
Passed: December 21, 2015
Published: December 22, 2015



GENERAL NOTES

- 1 Contractor shall verify underground utility lines and is responsible for any damage.
- 2 Contractor shall apply any existing conditions in the field prior to construction.
- 3 Project quantities shown are for contractor's convenience only. The Contractor shall be paid in accordance with the contract.
- 4 The customer selected contractor the right to inspect crews and materials at any time.
- 5 Work shall conform to American Standard for **Steel** **Structures**, **State of Illinois** **Construction** **Steel** **Structures** and Local **Specified** **Requirements**.
- 6 Contractor shall receive and pay for all permits, fees, and inspection fees necessary for the proper erection of this work and delivery of all materials to the site.
- 7 The customer shall be responsible for all costs of removal of any materials.
- 8 General Conditions for acceptance work for additional requirements.

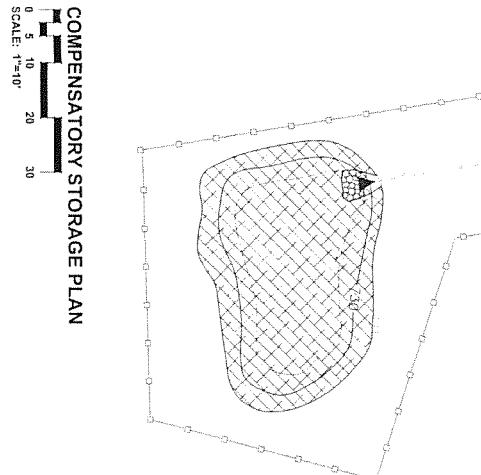
PLANTING DETAILS



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE

- For the proper execution of this work and comply with all codes applicable to the work.
- 7. **General Conditions and Specifications for landscape work for additional requirements**

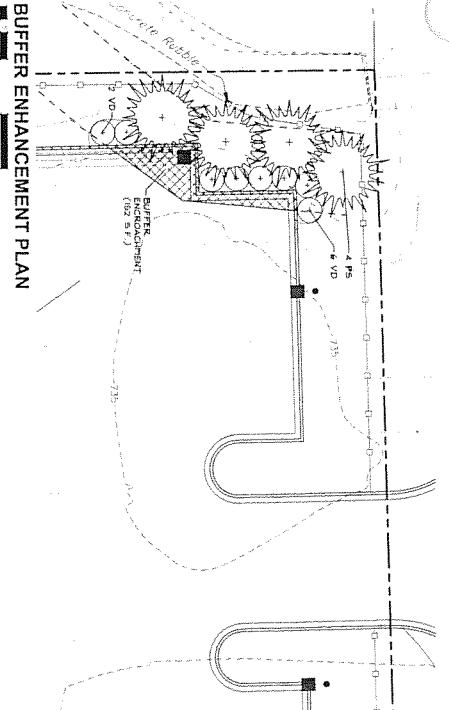
COMPENSATORY STORAGE PLAN



EVERGREEN

Key	Quantity	Botanical/Common Name	Status	Name	
				Plant	Flower
H-5	4	EVERGREEN TREES			
		YEW (MAHOGNY)			
		PALE PINCH			

BUFFER ENHANCEMENT PLAN



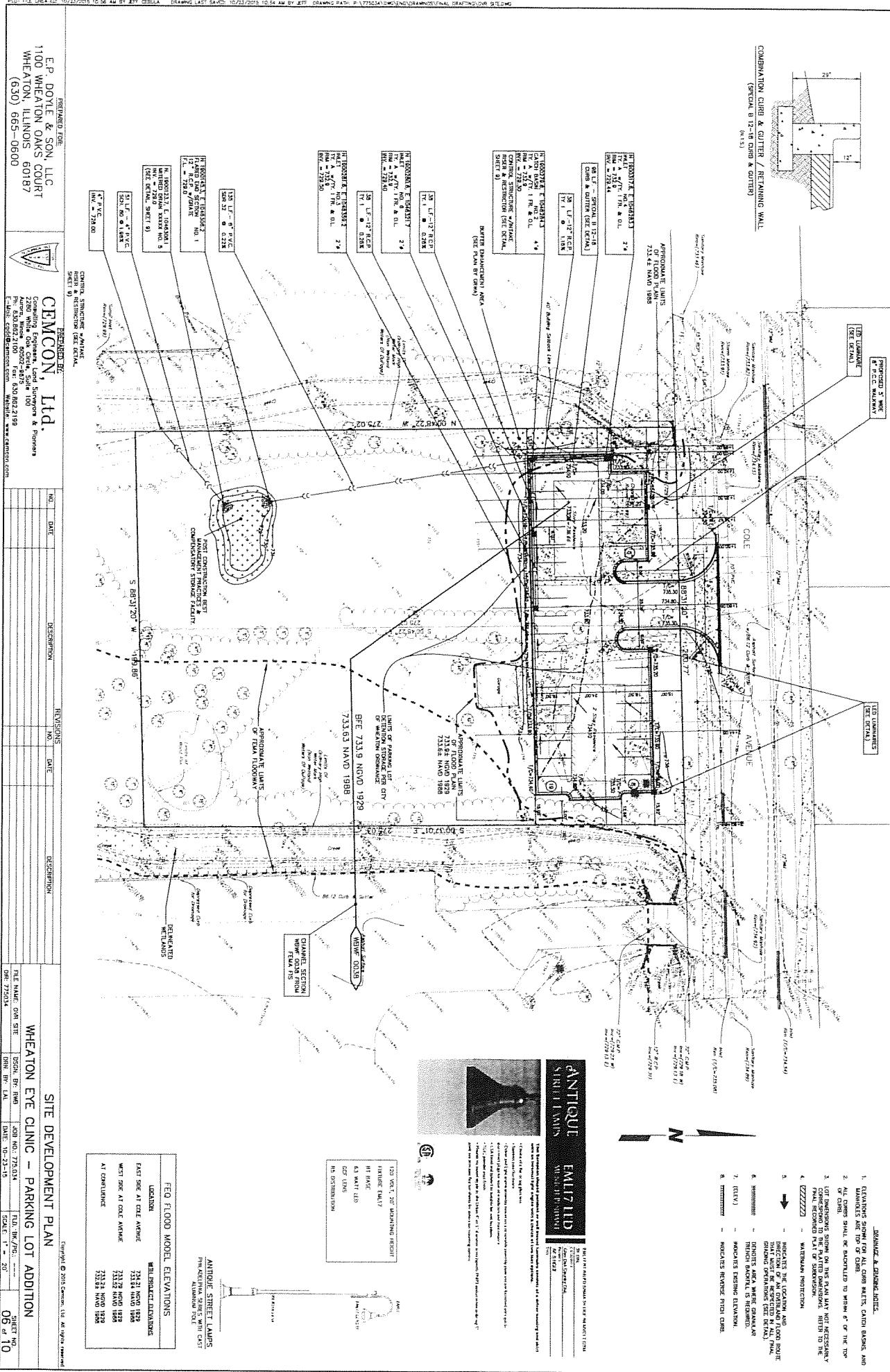
WHEATON EYE CLINIC

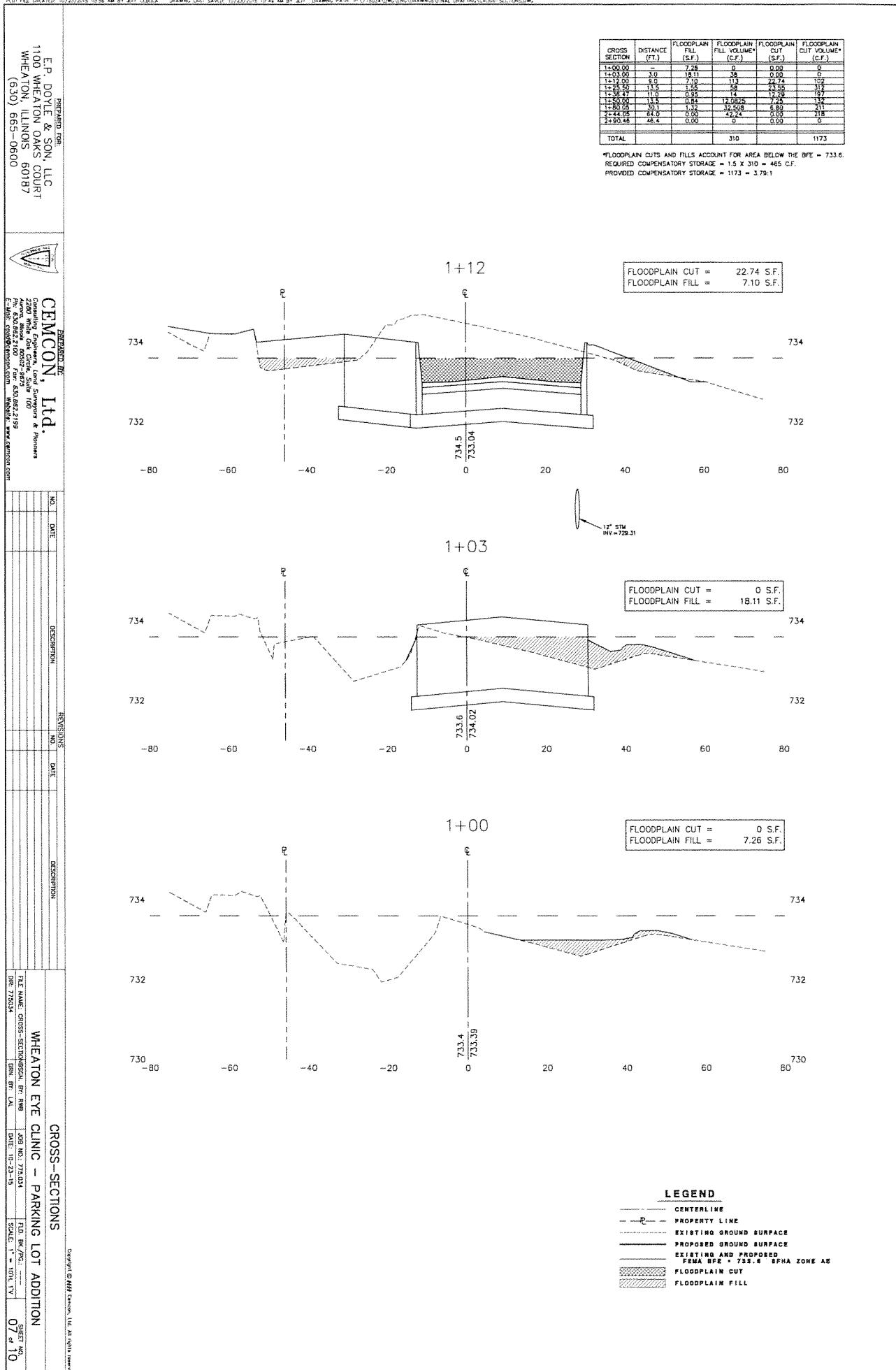
DATA PLAN

REVISIONS

DATE 11-15
PROJECT NO. EP-141
DRAWN 6
CHECKED C
SHEET NO. 1 OF 2

GARY R. WEIRH
ASSOCIATES, INC.
LAND PLANNING
ECONOMIC CONSULTING
LANDSCAPE ARCHITECTURE
2112 SOUTH MAIN STREET
WHEELING, ILLINOIS 60090
PHONE 630/667-7191





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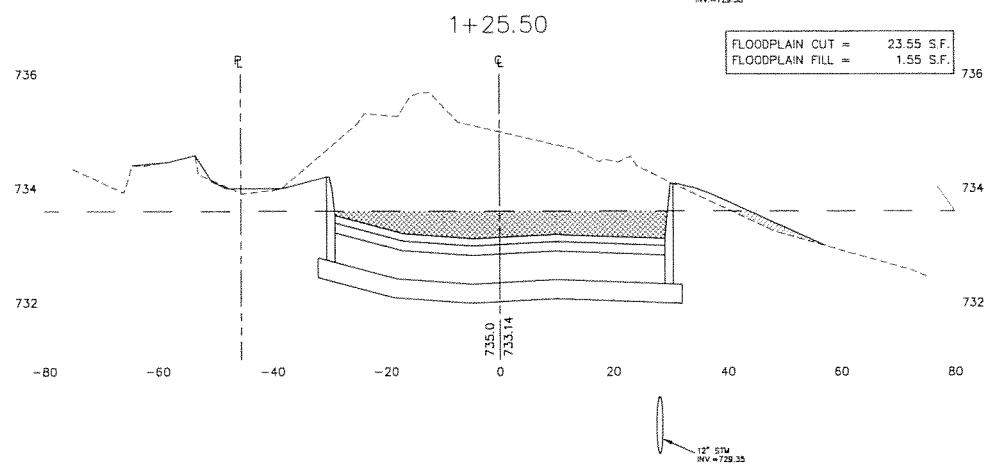
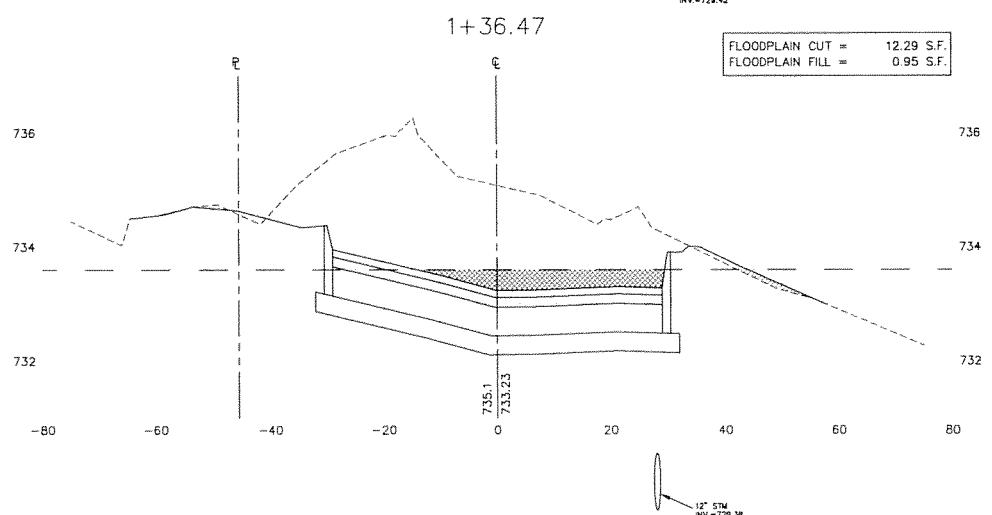
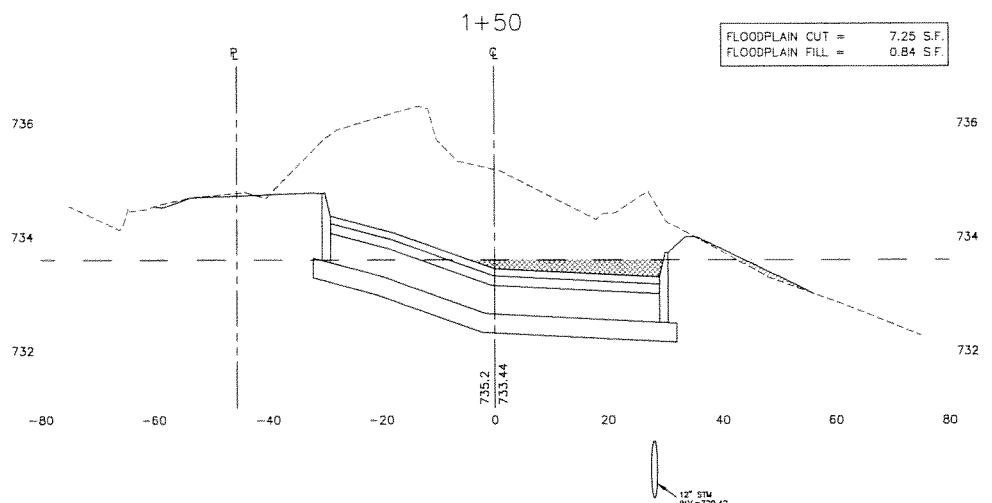
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E-mail: csd@cemcon.com Website: www.cemcon.com

SECTION	
FILE NAME: C	
DR: 775034	

ROSS - SECTION SIGN. BY: RMB		JOH. H.
DORN. BY: LAI.		DATE:

SS-SECTIONS
IC - PARKING LOT A

- IV	SHEET NO. 08 of 10
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CROSS-SECTIONS

OF ADDITION

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LEGEND

— CENTERLINE
— PROPERTY LINE
— EXISTING GROUND SURFACE
— PROPOSED GROUND SURFACE
— EXISTING AND PROPOSED
FEMA EFE = 733.8 SFHA ZONE AE
— FLOODPLAIN CUT
— FLOODPLAIN FILL

