

## 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:

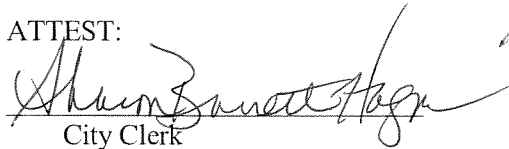
1. A new parkway tree shall be installed on the west side of the full access drive onto Cole Avenue in conformance with the requirements of the Zoning Ordinance; and
2. The applicant shall provide for City Council approval a plat of resubdivision that consolidates the two parcels to one parcel under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

  
City Clerk

  
Mayor

Roll Call Vote

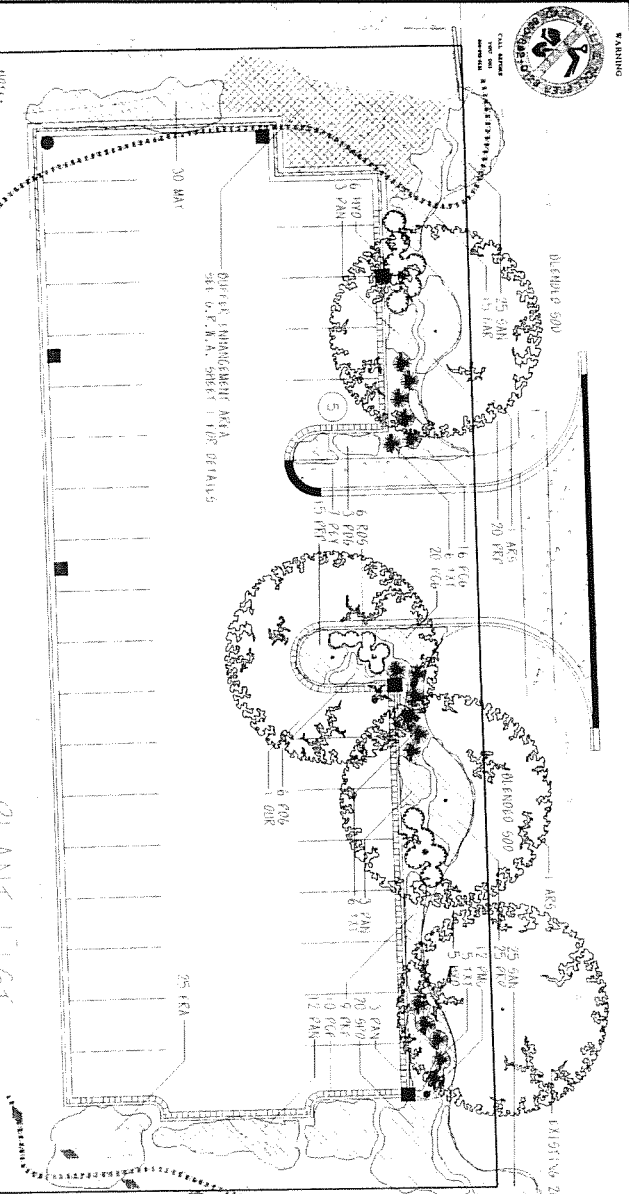
Ayes: Councilman Suess  
Councilman Prendiville  
Councilman Rutledge  
Mayor Gresk  
Councilman Saline  
Councilman Scalzo

Nays: None

Absent: Councilwoman Fitch

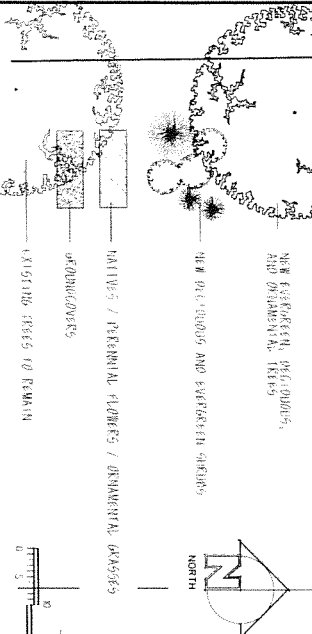
Motion Carried Unanimously

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



- NOTES:
1. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTORS SHALL VERIFY ALL PLANT MATERIAL TO BE ORDERED, PLANTED, AND MAINTAINED IN ACCORDANCE WITH THE CONTRACT. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
  2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS. PLANT MATERIAL SHALL BE ORDERED IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
  3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS. PLANT MATERIAL SHALL BE ORDERED IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
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## Legend

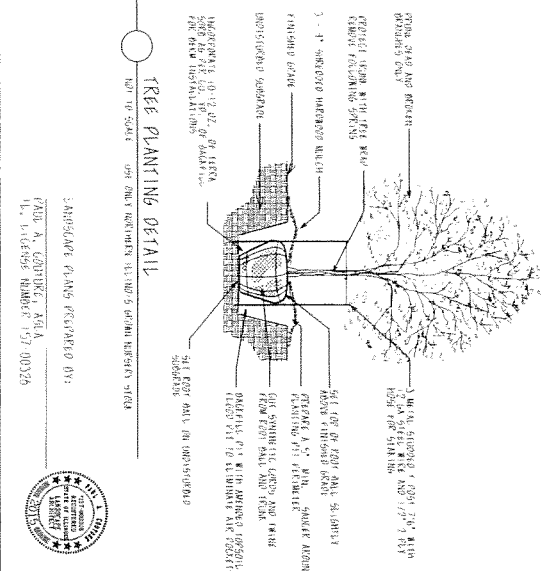
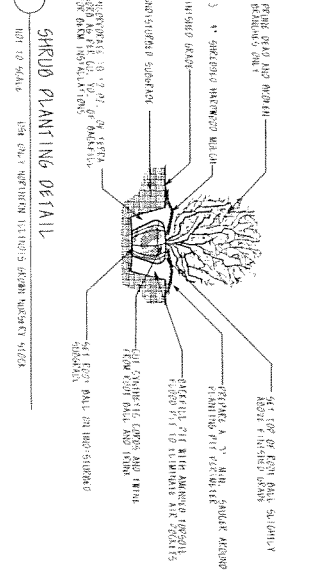
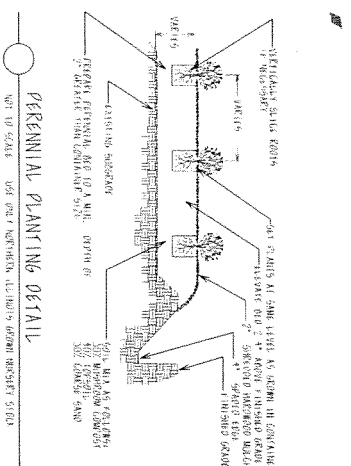


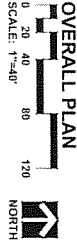
# Landscape Plan

SCALE 1" = 10'-0"

## PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	AFS	AGEE PLUM	2.5" CAL
1	QUB	QUERCUS ROBUR	2.5" CAL
1	YAK	YACONIA THORNTON	24"
6	RDB	ROSA SPECIOSA	16-24"
1	WRO	WINTERBURN WINTERBURN	30"
30	MAV	MANTUCCIA SPERMATOPHYTES SPECIES	1 CAL
12	PAC	PALEOCALYPS VERICILLYA	1 CAL
7	PEV	PERICLYPS VERICILLYA	1 CAL
40	PEV	PERICLYPS VERICILLYA	1 CAL
10	PEV	PERICLYPS VERICILLYA	1 CAL
36	PEV	PERICLYPS VERICILLYA	1 CAL
75	PEV	PERICLYPS VERICILLYA	1 CAL
50	PEV	PERICLYPS VERICILLYA	1 CAL
20	PEV	PERICLYPS VERICILLYA	1 CAL
9	PEV	PERICLYPS VERICILLYA	1 CAL
21	PEV	PERICLYPS VERICILLYA	1 CAL
25	PEV	PERICLYPS VERICILLYA	1 CAL
9	PEV	PERICLYPS VERICILLYA	1 CAL





- 1 Contractor shall verify manufacturer's ability, time and as responsible for any delay.
- 2 Contractor shall submit all material samples to the field prior to construction.
- 3 Contractor shall submit all material samples to the laboratory prior to construction.
- 4 Material samples shall include one for each construction component. The Contractor must verify all material and supply sufficient materials to complete the job per plans.
- 5 The Contractor must determine the right to reject tires and spacers either at source, in the storage facility, or for compliance with requirements of the project, time and quality.
- 6 The Contractor shall conform to American Standard for Highway Signs, State of Illinois specifications, standards, and local functional requirements.
- 7 Contractor shall ensure that for all projects, test and analysis methodology is approved by the Engineer.
- 8 Contractor shall ensure that for all projects, with all submittal applications to the Engineer, the Contractor shall include the following information:
  - a. Test Report
  - b. Test Results
  - c. Test Method
  - d. Test Equipment
  - e. Test Personnel
  - f. Test Location
  - g. Test Date
  - h. Test Results
  - i. Test Method
  - j. Test Equipment
  - k. Test Personnel
  - l. Test Location
  - m. Test Date
  - n. Test Results
  - o. Test Method
  - p. Test Equipment
  - q. Test Personnel
  - r. Test Location
  - s. Test Date
  - t. Test Results
  - u. Test Method
  - v. Test Equipment
  - w. Test Personnel
  - x. Test Location
  - y. Test Date
  - z. Test Results
- 9 Test General Comments and Specifications for Contractor work for additional requirements.

**DECIDUOUS AND EVERGREEN SHRUBS**

WIDE TO SCALE

AGRIC. PLANTING SOIL OVER BALL 3"x4" HIGHER THAN FINISHED GRADE

FINISHED GRADE

BACK FILLING 100% SHAFTER AROUND OUTSIDE FINISHED GRADE

EXISTING SUBGRADE

PLANTING EXPOSURE OF ROOT FLARE

IF ROOT FLARE IS NOT EXPOSED, SET ROOT BALL SO THAT BASE OF TRUNK IS AT FINISHED GRADE

3" SHEDDED HARDWOOD BARK OUTSIDE ROOT FLARE OF TRUNK

FINISHED GRADE

PLAYING PIT TO BE AT LEAST WIDE AS ROOT BALL

EXISTING SUBGRADE

AT LEAST 2' A

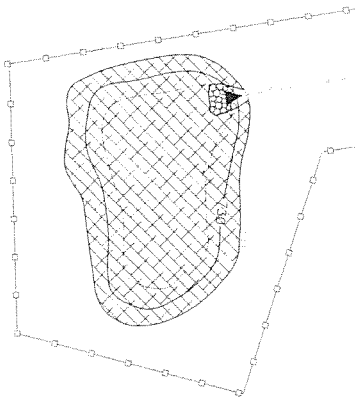
EVERGREEN TREES

WIDE TO SCALE

0 5 10 20 30  
SCALE: 1"=10'

Key	Quantity	Item/Component Name	Unit	Material
P-5	4	BRONZE/COINER NUTS	* Tied	
VC	8	DETACHING SCREWS self-drilling 1/4" dia x 1 1/2" long	* 20° angle	
	2	PEEL-APART MATERIALS		* O.C.
		Shredded material from 1000's	C.Y.	
		Lead Paving Project Steel Pys	AZ	

0 5 10 20 30  
SCALE: 1"=10'



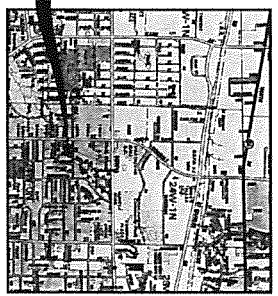


# FINAL SITE DEVELOPMENT PLANS FOR WHEATON EYE CLINIC - PARKING LOT ADDITION WHEATON, ILLINOIS PARKING LOT AND DRAINAGE IMPROVEMENTS

## LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		ELEV.
		ELEVATION
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTION
		TEMPORARY STREAM SILT DITCH CHECK
		SILT FENCE DITCH CHECK
		KIP-444
		OVERFLOW ROUTE

## PROJECT LOCATION



## LOCATION MAP

## BENCH MARKS

BM 1  
NATIONAL SPOTS IN SOUTH EAST OF JUDITH AVE  
ON THE SOUTH SIDE OF COL. AVENUE APPROXIMATELY  
55 FEET EAST OF THE SUBJECT SITE.  
ELEVATION = 737.19 (NAVD 83)

BM 100  
GROSS CUT IN WALK AT NORTHWEST CORNER OF  
SUBJECT PROPERTY IN LINE W/ OR OPPOSITE OF  
HEADWALL TO THE SOUTH.  
ELEVATION = 724.51 (NAVD 83)

## INDEX OF SHEETS

NO.	TITLE
01.	TITLE
02.	CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
03.	DEMOLITION PLAN
04.-05.	STORMWATER POLLUTION PREVENTION PLAN
06.	SITE DEVELOPMENT PLAN
07.-08.	GROSS-SECTIONS
09.	CONSTRUCTION DETAILS

## PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS  
COUNTY OF DU PAGE  
SS.  
I, RANDAL W. BIRTS, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS  
HEREBY CERTIFY THAT THE TECHNICAL SUBMISSION WAS PREPARED ON  
PERSONAL OBSERVATION AND THAT THE TECHNICAL SUBMISSION IS INTENDED TO BE  
USED AS AN INTEGRAL PART OF AND IN CONNECTION WITH THE PROJECT  
SPECIFICATIONS AND CONTRACT DOCUMENTS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 087-012581  
AT LICENSE EXPIRES ON NOVEMBER 30, 2015  
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 164-002927  
EXPIRES APRIL 30, 2017  
NOTE: UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND  
UNTERSCRIBED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A  
VALID TECHNICAL SUBMISSION.

## REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. 775.034  
COMPLETION DATE :  
10-23-15  
SHEET 1 OF 10

FOR UNDERGROUND UTILITY  
LOCATIONS, CALL  
**J. U. L. I. E.**  
TOLL FREE  
TEL. 1-800-882-0123 or 811

PREPARED FOR:  
E.P. DOYLE & SON, LLC  
1100 WHEATON OAKS COURT  
WHEATON, ILLINOIS 60187  
(630) 665-0600

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveys & Planners  
2280 White Oak Circle, Suite 100  
P.O. Box 8622100  
Tel. 630.862.2100 Fax. 630.862.2199  
E-Mail: cemcon@cemcon.com Website: www.cemcon.com

# CONSTRUCTION SPECIFICATIONS - GENERAL NOTES

## GENERAL

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2012 EDITION, AND THE ORDINANCES AND STANDARDS OF THE CITY OF WHEATON.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EACH ALL UTILITIES MUST BE STAKED PRIOR TO CONSTRUCTION.
3. THE ENGINEER WILL BE GIVEN SEVENTY-TWO (72) HOURS PRIOR TO THE START OF CONSTRUCTION TO REVIEW THE UTILITIES LIST AND TO BE DONE.
4. EACH OF THE UTILITIES LISTED OR WORK COVERED BY THIS AGREEMENT SHALL BE STAKED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
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9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.

## TRAFFIC CONTROL AND PROTECTION

1. ALL WORK CONDUCTED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2012 EDITION, AND THE ORDINANCES AND STANDARDS OF THE CITY OF WHEATON.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
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## TRAFFIC CONTROL AND PROTECTION (CONTINUED)

10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
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## SOIL EROSION CONTROL

1. DIVERSION SWALES AND RIMS SHALL BE INSPECTED AT 7 AND 14 DAYS AFTER CONSTRUCTION TO DETERMINE IF THEY ARE FUNCTIONING AS INTENDED.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.

## EARTHWORK - PAVING

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
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4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.

## MISCELLANEOUS

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
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## SANITARY SEWER, STORM SEWER, WATERMAIN

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND NEW UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UTILITIES.
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## CONSTRUCTION SPECIFICATIONS - GENERAL NOTES

WHEATON EYE CLINIC - PARKING LOT ADDITION


07 of 10

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CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2200 White Oak Circle, Suite 100 Wheaton, Illinois 60187 P: 630.862.2100 F: 630.862.2199 E: info@cemcon.com W: www.cemcon.com

NO. DATE DESCRIPTION NO. DATE

FILE NAME COMMENTS PLOT BY DATE JOB NO. DATE SCALE 1" = N/A



**CEMCON, Ltd.**  
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 Consulting Engineers, Land Surveyors & Planners  
 2280, White Oak Circle, Suite 100  
 Nairobi, Kenya 00202-9875  
 P.H. 030 862 7100 Fax: 030 862 2198  
 E-Mail: [ceemcon@cemcon.com](mailto:ceemcon@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

gon.com

SHEET NO.  
3 of 10





PREPARED FOR:  
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(630) 555-0500

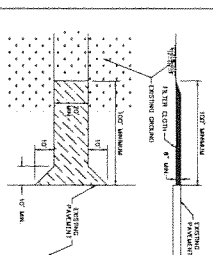
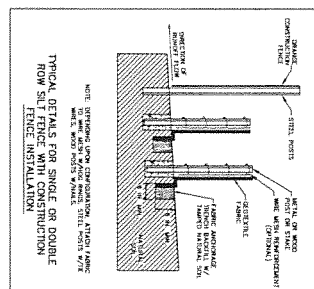
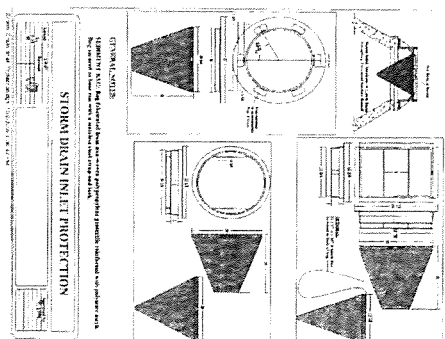
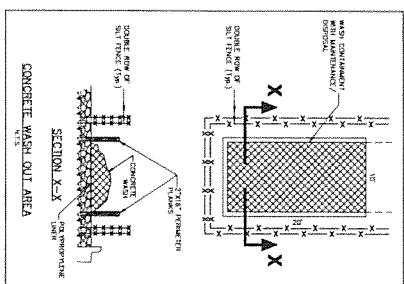
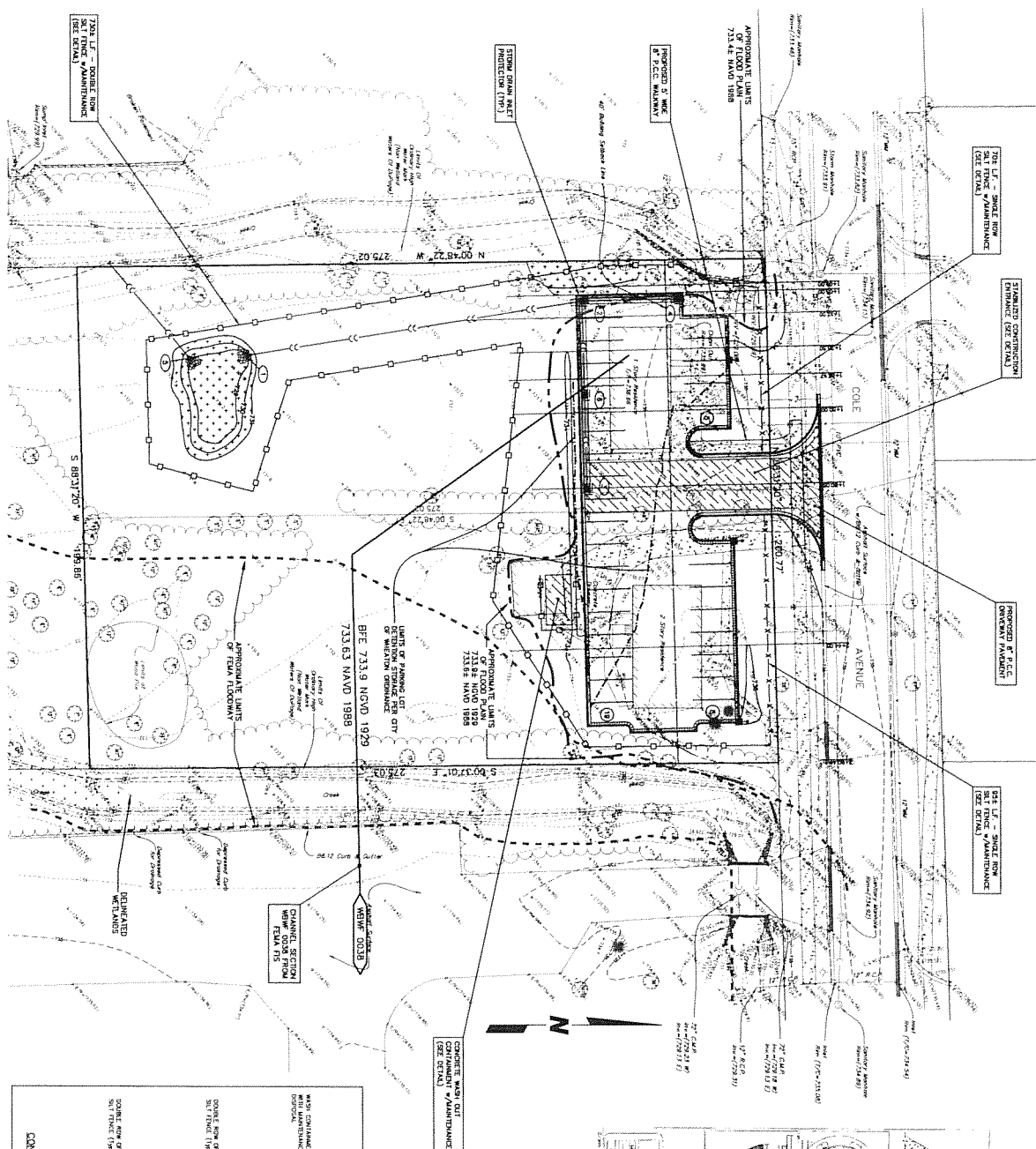
[illegible][illegible]































DESCRIPTION	
	FILE NAME: OMV 9

Copyright ©

DRY WATER POLLUTION PREVENTION	RD. BK./PG.
TON EYE CLINIC - PARKING LOT A	
ISSN: 071-7186	
JOB NO.: 773.034	

ALL RIGHTS RESERVED  
LTD. ALL RIGHTS RESERVED  
SHEET NO.



- | EXISTING                                                                            | PROPOSED                                                                            | DESCRIPTION                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------|
|  |  | STORMAGE                             |
|  |  | CATCH BASIN                          |
|  |  | W/ILT                                |
|  |  | HEADWALL                             |
|  |  | R&B SECTION                          |
|  |  | STORM SEWER                          |
|  |  | STORM DRAIN                          |
|  |  | W/ILT PROTECTION                     |
|  |  | TEMPORARILY STORM MALE DITCH CURB    |
|  |  | W/ILT FENCE DITCH CURB               |
|  |  | SINGLE ROW W/ILT FENCE W/MAINTENANCE |
|  |  | DOUBLE ROW W/ILT FENCE W/MAINTENANCE |
|  |  | R/W/MAIP                             |
|  |  | CONCRETE SYSTEM DRAIN ON PLANS FOR   |
|  |  | MAINTAIN STRUCTURE IDENTIFICATION    |

[illegible][illegible]



- ### LEGEND
- CENTERLINE  
----- PROPERTY LINE  
----- EXISTING GROUND SURFACE  
----- PROPOSED GROUND SURFACE  
----- EXISTING AND PROPOSED  
FEMA BFE = 732.6 BFHA ZONE AE  
FLOODPLAIN CUT  
FLOODPLAIN FILL

PREPARED FOR:  
E.P. DOYLE & SON, LLC  
1100 WHEATON OAKS COURT  
WHEATON, ILLINOIS 60187  
(630) 665-0600

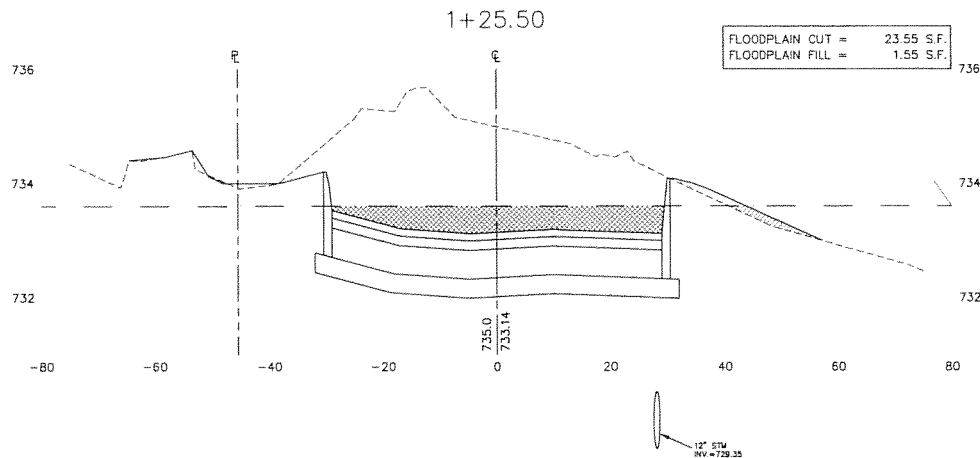
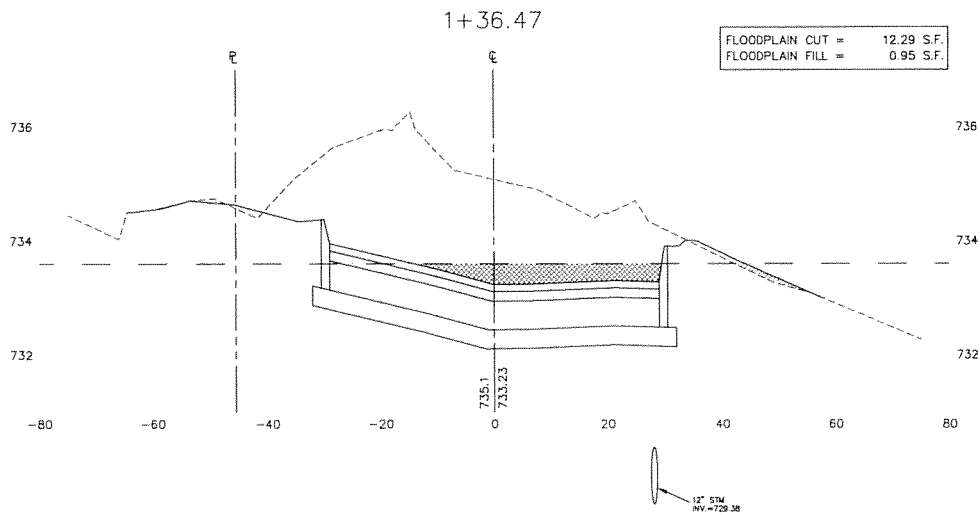
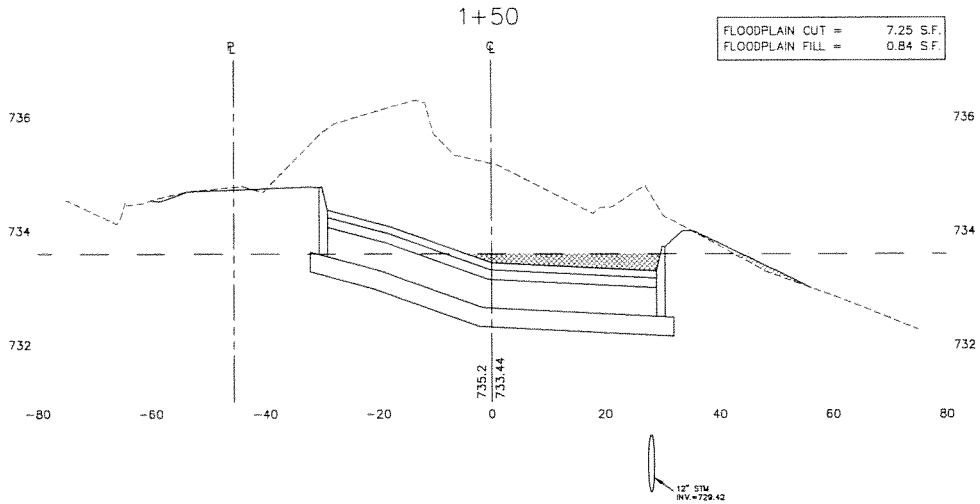


DESIGNED BY:  
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REVISIONS		DESCRIPTION	
NO.	DATE	NO.	DATE

FILE NAME: CROSS-SECTIONS BR. RWB	JOB NO. 77534	FILE NO. 77534	DATE: 10-23-15	SCALE: 1" = 40'-11"	SHEET NO. 08 of 10
WHEATON EYE CLINIC - PARKING LOT ADDITION					

CROSS-SECTIONS



LEGEND

- CENTERLINE
- P- PROPERTY LINE
- - - EXISTING GROUND SURFACE
- PROPOSED GROUND SURFACE
- - - EXISTING AND PROPOSED
- FEMA RFE = 732.6 SFHA ZONE AE
- ▨ FLOODPLAIN CUT
- ▨ FLOODPLAIN FILL





