

ORDINANCE NO. F-2042

AN ORDINANCE AMENDING ORDINANCE NO. E-4006, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A PARKING SPACE VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 705 WEST LIBERTY DRIVE"

WHEREAS, on July 5, 1994, the City of Wheaton, Illinois ("City"), enacted City Ordinance E-4006 "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A PARKING SPACE VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 705 WEST LIBERTY DRIVE" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development (PUD) to allow the use of the existing building on the subject property as office space, the demolition of the existing garage, the construction and use of a one-story 3,200 square foot day shelter behind the existing building and a variation for a sixteen-car parking lot east of the existing building and south of the new day shelter building, all on the property legally described in Exhibit "A"; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to amend the plans referred to in the Original Ordinance to allow the construction and use of a 950-square foot addition onto the existing day shelter building; and

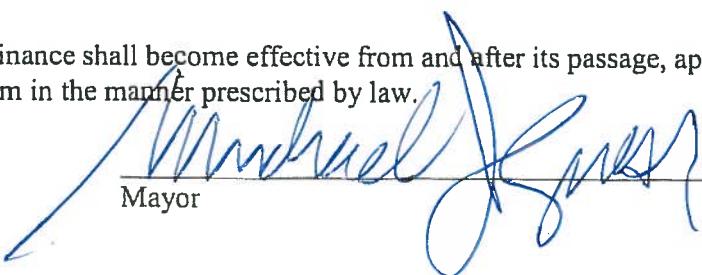
WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on October 10, 2017 to consider the proposed amendment; and the Board has recommended approval of the 950-square foot addition onto the existing day shelter building.

NOW, THEREFORE, BE IT ORDAINED by the Wheaton 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, an amendment to the plans referenced in Section 2 of the Original Ordinance is hereby granted to allow the construction and use of a 950-square foot addition onto the existing day shelter building, subject to the plans entitled: "Shelter Addition, Parking Lot Improvements", sheets SP-1, L-1, C-1, C-2, prepared by Webster, McGrath and Ahlberg, dated August 29, 2017 and "DuPage PADS Inc, Elevations and Floor Plans", sheets 1-4, prepared by Bloom Architecture, dated August 29, 2017, all attached hereto as Exhibit "B".

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Mayor

ATTEST:


Aaron Bennett Hagen
City Clerk

Roll Call Vote

Ayes: Councilman Scalzo
Councilman Suess
Councilman Barbier
Councilwoman Fitch
Councilman Prendiville
Mayor Gresk
Councilman Rutledge

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 6, 2017
Published: November 7, 2017

Exhibit "A"

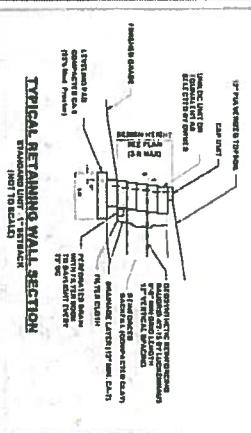
LOT 5 IN SOUTH RAILROAD STREET SUBDIVISION OF PART OF LOT 5 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1906 AS DOCUMENT 087061, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-406-006

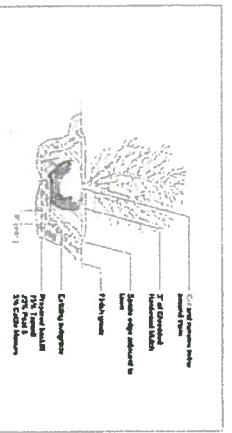
The subject property is commonly known as 703-705 W. Liberty Drive, Wheaton, IL 60187.

Exhibit "B"

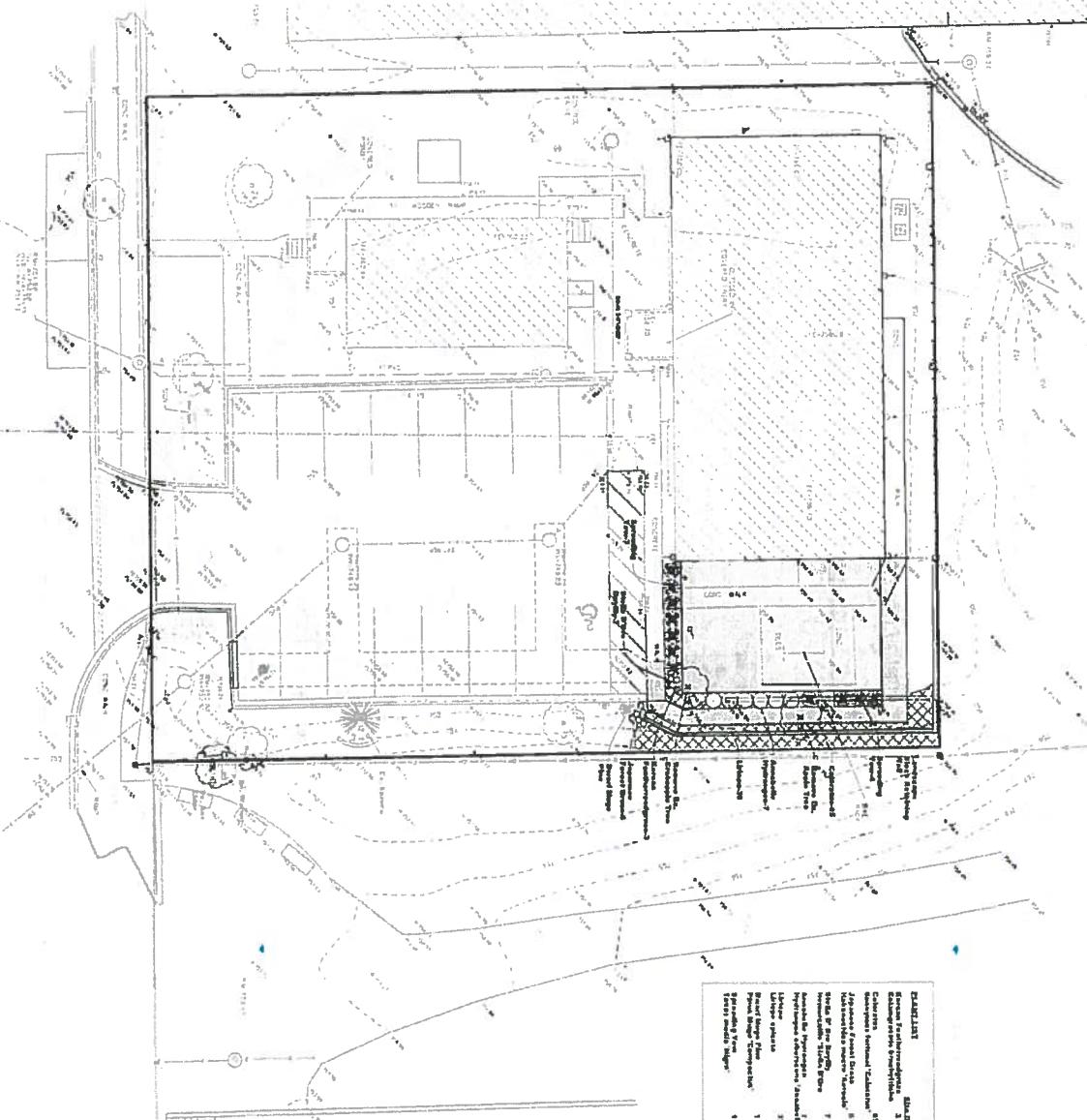
PERENNIAL, GROUNDCOVER & ORNAMENTAL GRASS INSTALLATION DETAIL



SHRUB INSTALLATION DETAIL



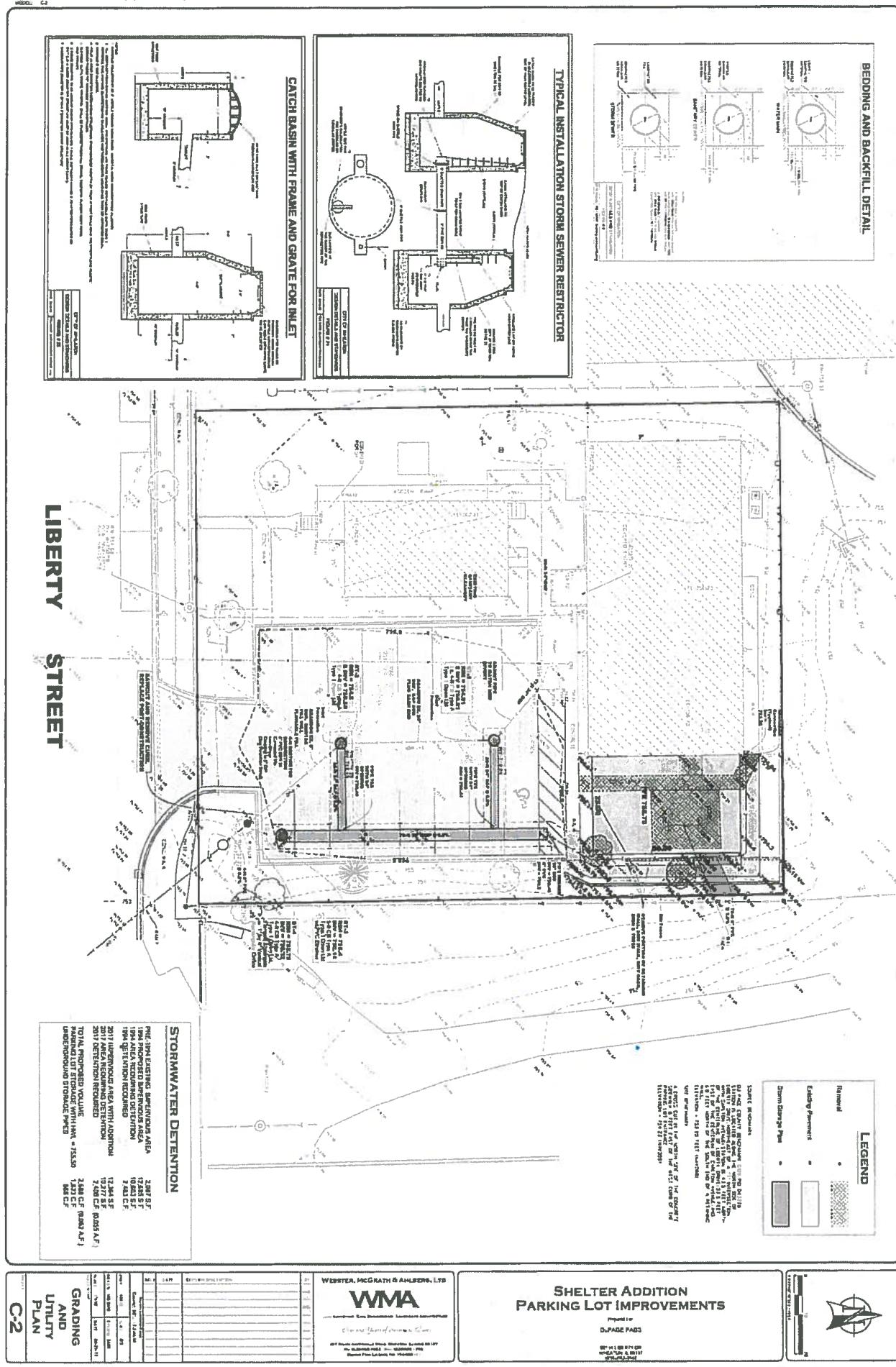
LIBERTY STREET



SHELTER ADDITION PARKING LOT IMPROVEMENTS



LIBERTY STREET

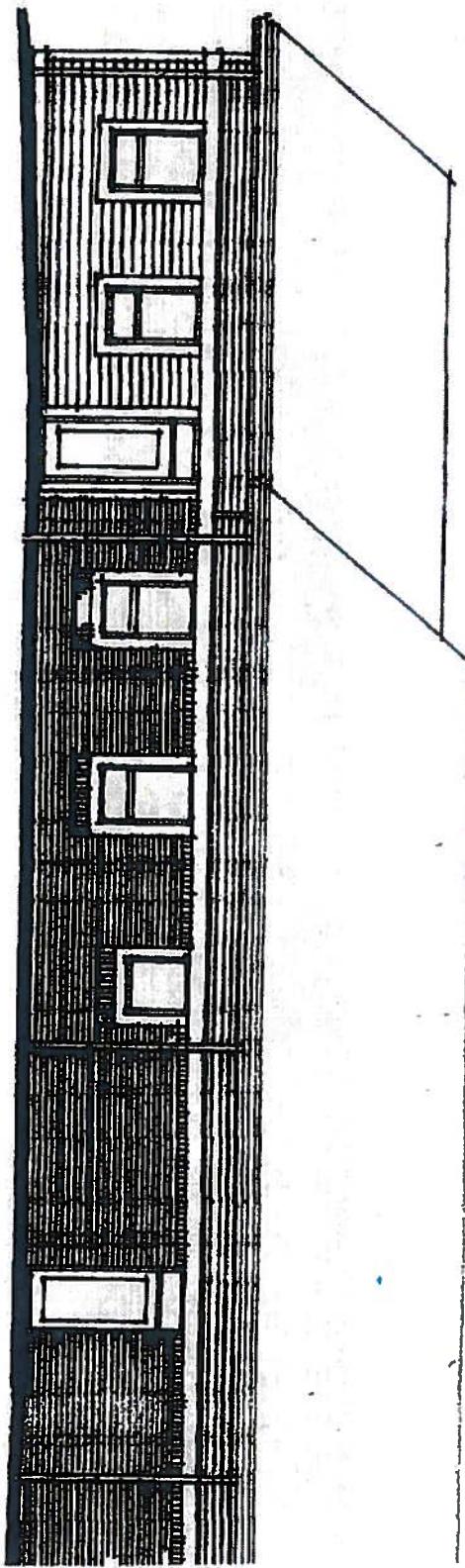


NORTH ELEVATION

DURRÉ P.A.D. INC.

Bloom Architecture Inc.

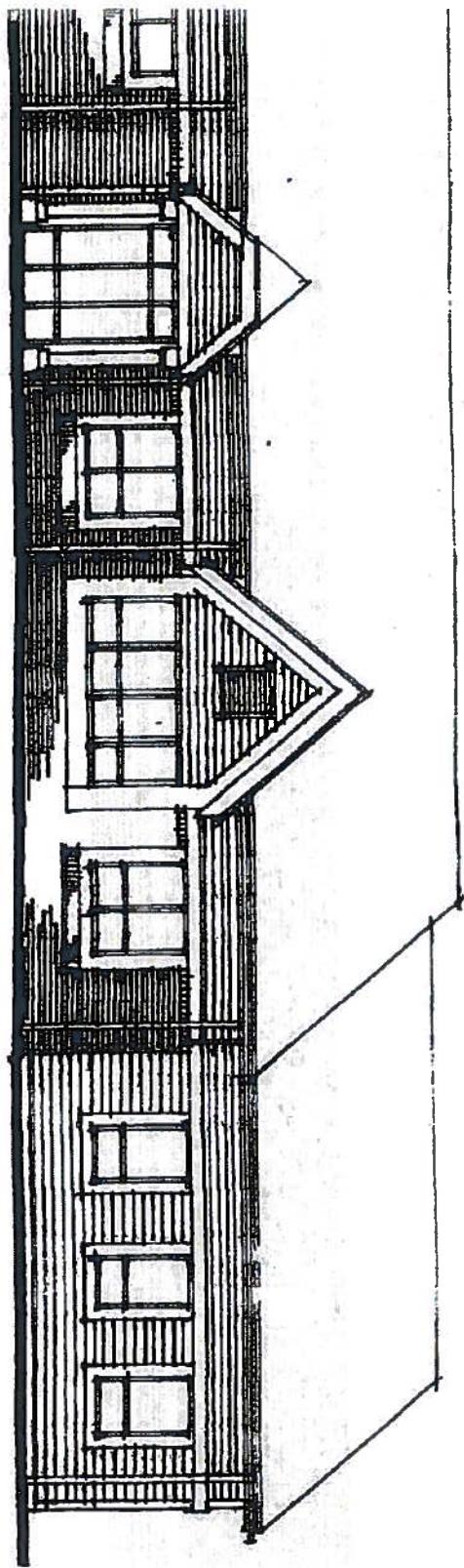
proposed addition

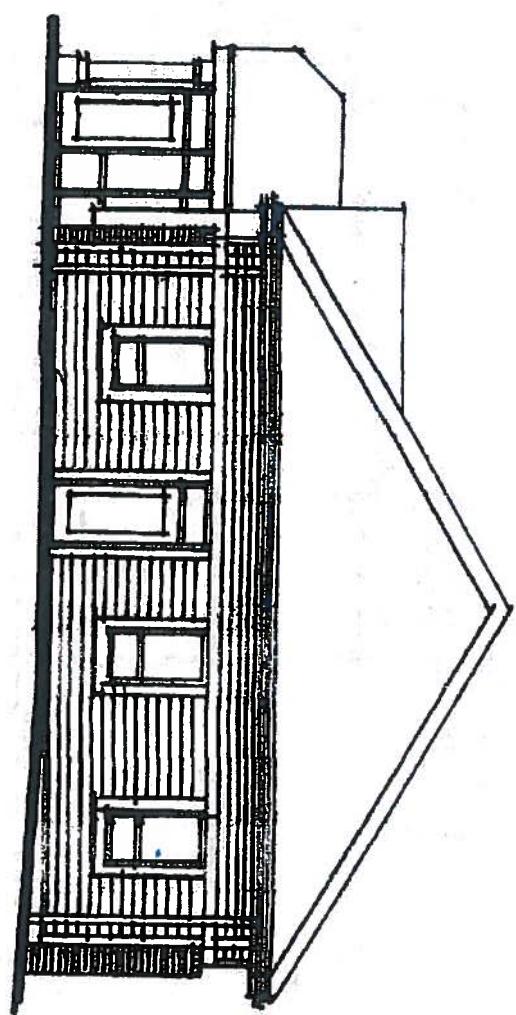


8/29/17

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INC.

proposed addition

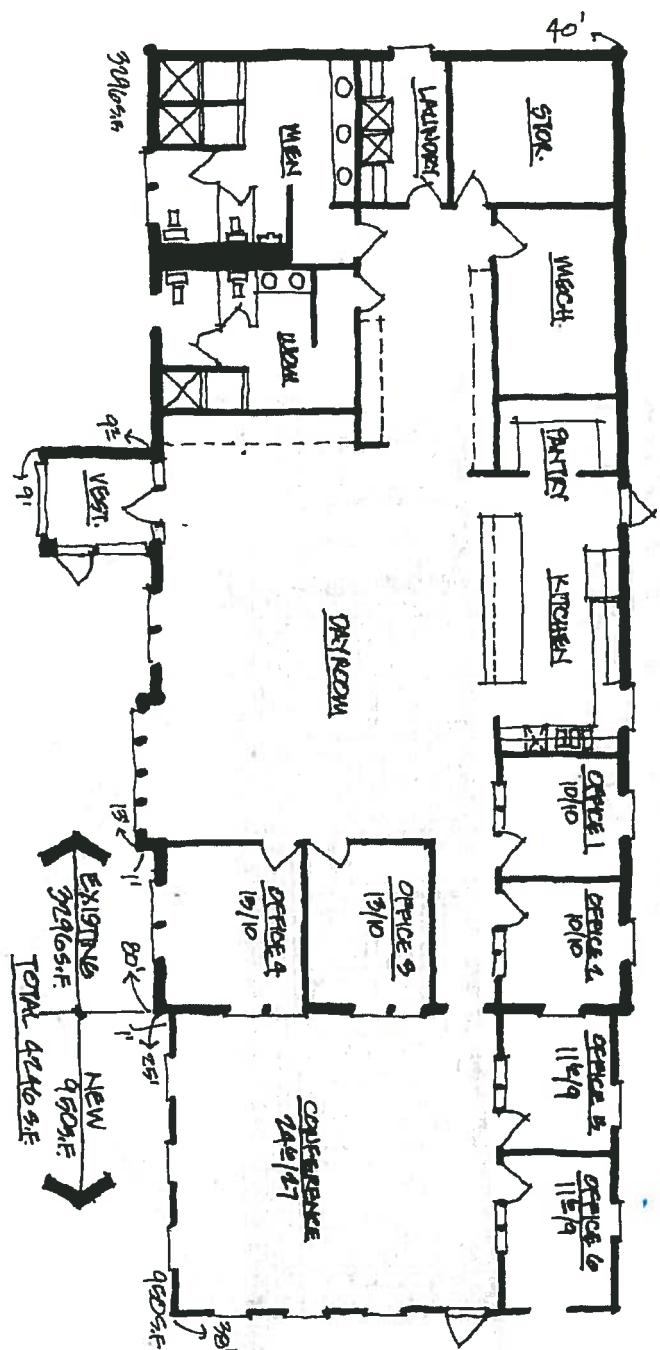




EAST ELEVATION

DUPAGE P.A.S. INC.

proposed addition



DUPAGE P.A.D.S. INC. PROPOSED ADDITION 4/11/10 18'-10'
bloom architecture, llc

DUPAGE P.A.B.S. INC.

PROPOSED ADDITION

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