

ORDINANCE NO. 0-2018-43

AN ORDINANCE AMENDING ORDINANCES F-0537, F-1141 AND F-1658, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC"

WHEREAS, on November 20, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0537, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("Original Ordinance"), authorizing the construction of a new building and parking lot expansion for the Wheaton Eye Clinic on the property legally described as Parcel 1 on Exhibit "A" attached hereto and commonly known as 2015 North Main Street, Wheaton, Illinois; and

WHEREAS, on March 6, 2006, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1141, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0537, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("First Amended Ordinance"), which amended the site plan and building plans referenced in the Original Ordinance to accommodate a 8,250 square foot addition to the existing building and a parking lot expansion; and

WHEREAS, on August 20, 2012, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1658, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0537 AND F-1141, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("Second Amended Ordinance"), which amended demolition of the existing structure located at 111 East Cole Avenue in order to construct additional employee parking; and

WHEREAS, following the enactment of the Original, First and Second Amended Ordinance, an application has been made to further amend the existing planned unit development by allowing the property at 101 E. Cole Avenue to be consolidated with the existing Wheaton Eye Clinic property located at 2015 N. Main Street; 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 July 10, 2018 and July 24, 2018 to consider the issuance of an amendment to the existing PUD; and the Board has recommended the issuance of an amendment to the existing PUD.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original, First and Second Amended Ordinance is hereby granted to allow the property at 101 E. Cole Avenue to be consolidated with the existing Wheaton Eye Clinic property located at 2015 N. Main Street. The existing building at 101 E. Cole Avenue would be demolished and both properties would remain classified in the O-R Office Research Zoning District. The application is further requesting a parking lot expansion (Phase 1) and two building additions (Phase 2) for the Wheaton Eye Clinic property located at 2015 N. Main Street in substantial compliance with the plans entitled "Final P.U.D. Plan/ Amendment No. 3 for Wheaton Eye Clinic Second Resubdivision", prepared by CEMCON, Aurora, IL, dated April 25, 2018 and revised July 23, 2018, "Final Site Development Plans for Wheaton Eye Clinic", prepared by CEMCON, Aurora, IL, dated April 25, 2018, "Wheaton Eye Clinic Landscape Plan", prepared by COUTURE Landscape Construction, Lombard, IL, dated May 15, 2018, "Wheaton Eye Clinic Parking Lot Power Plan", prepared by JJ Jones Electric, Carol Stream, IL, dated May 23, 2018 and "Existing and Proposed South Elevation", dated July 6, 2018, subject to the following conditions:

1. The proposed parking lot light levels along the south property line shall be revised to not exceed .5 footcandles; and
2. The new access drive from Cole Avenue shall be limited to a single, right-out lane only.

Section 2: In all other respects, the terms and provisions of the Original, First and Second Amended Ordinance are ratified and remain in full force and effect.

Section 3: The Plat of Consolidation entitled "Plat of Consolidation for Wheaton Eye Clinic" prepared by CEMCON, Aurora, IL, dated April 30, 2018 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, the Plat of Consolidation.

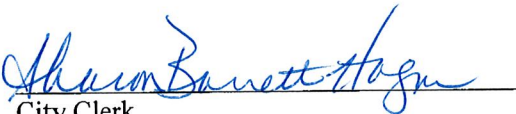
Section 4: The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance and shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing 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 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.


Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilwoman Fitch
Councilman Prendiville
Mayor Pro Tem Scalzo
Councilman Rutledge
Councilman Barbier

Nays: None

Absent: Mayor Gresk
Councilman Suess

Motion Carried Unanimously

Passed: August 6, 2018
Published: August 7, 2018

EXHIBIT "A"

LEGAL DESCRIPTION:

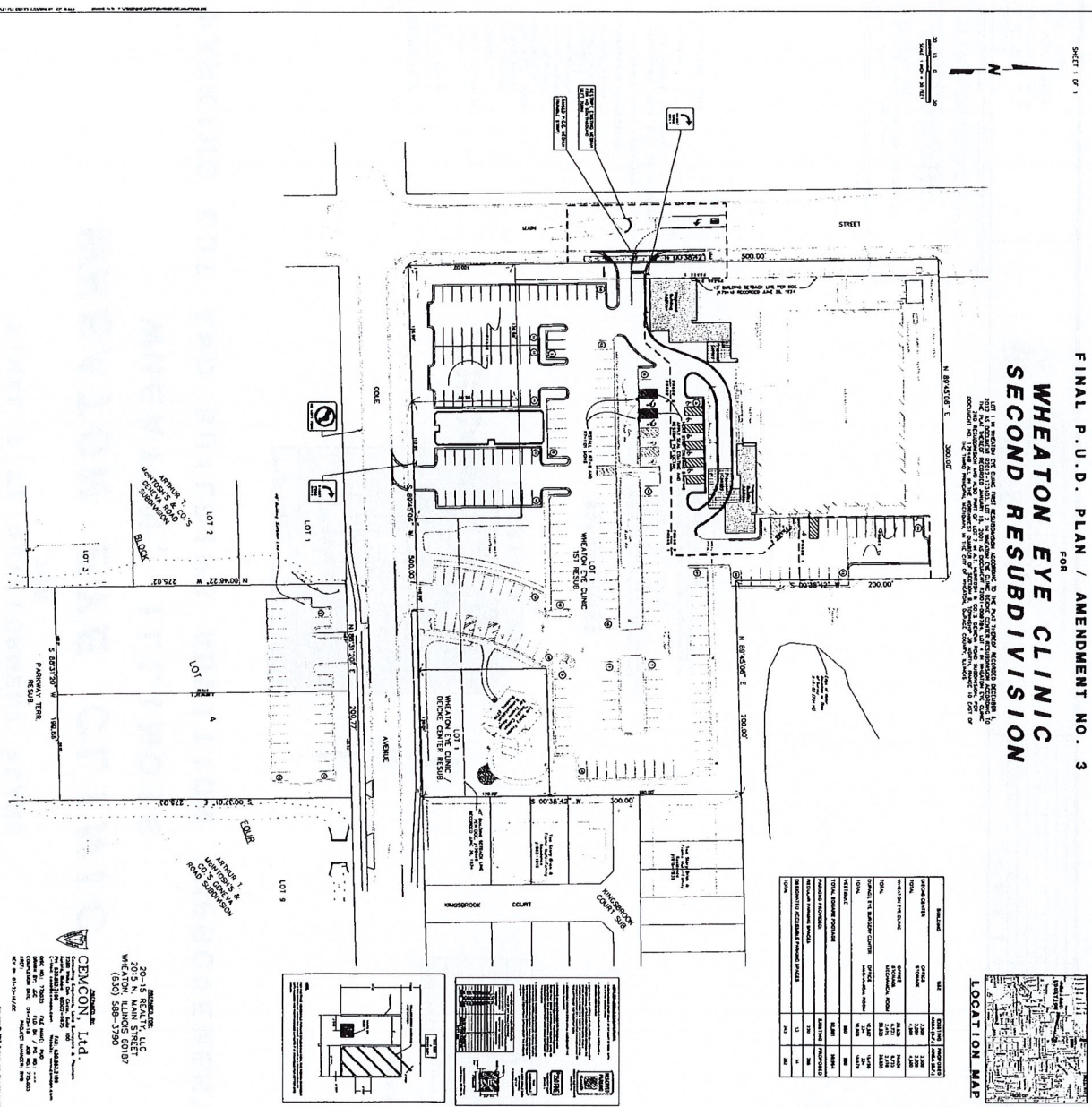
LOT 1 IN WHEATON EYE CLINIC FIRST RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2012 AS DOCUMENT R2012-173103, LOT 2 IN WHEATON EYE CLINIC DEICKE CENTER RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2001 AS DOCUMENT R2001-009784, LOT 4 IN WHEATON EYE CLINIC 2ND RESUBDIVISION AND ALSO PART OF LOT 7 IN A.T. MCINTOSH & CO.'S GENEVA ROAD SUBDIVISION, PER DOCUMENT NO. 179449 ALL IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-09-102-087; -111

The subject property is commonly known as 101 East Cole Avenue and 2015 N. Main Street, Wheaton, IL 60187.

[illegible]

OFFICE CHAIRS		TOTAL	
OFFICE CHAIRS	2,360	3,200	5,560
TOTAL	4,888	5,728	10,616
INVESTMENT IN CLIMATE			
INVESTMENT IN CLIMATE	24,320	24,320	48,640
TOTAL	4,772	4,772	9,544
FORMER TRUCK MANUFACTURER CHAIRS			
FORMER TRUCK MANUFACTURER CHAIRS	50,320	50,320	100,640
TOTAL	10,640	10,640	21,280
VEHICLES			
VEHICLES	880	880	1,760
TOTAL SECTOR PROGRAM			
TOTAL SECTOR PROGRAM	62,880	62,880	125,760
FACILITY REPAIRS			
FACILITY REPAIRS	776	776	1,552
REPAIRS TO EXISTING BUILDINGS			
REPAIRS TO EXISTING BUILDINGS	31	31	62
TOTAL	343	343	686



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



CEMCON, Ltd.
Construction Engineers, Land Surveyors & Planners
Chicago, Illinois 60601-4570
Tel: 630.832.1100 Fax: 630.832.2199
www.cemcon.com

NO.	DATE

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CONSTRUCTION SPECIFICATIONS - GENERAL NOTES



CEMCON, Ltd.
Construction Engineers, Land Surveyors & Planners
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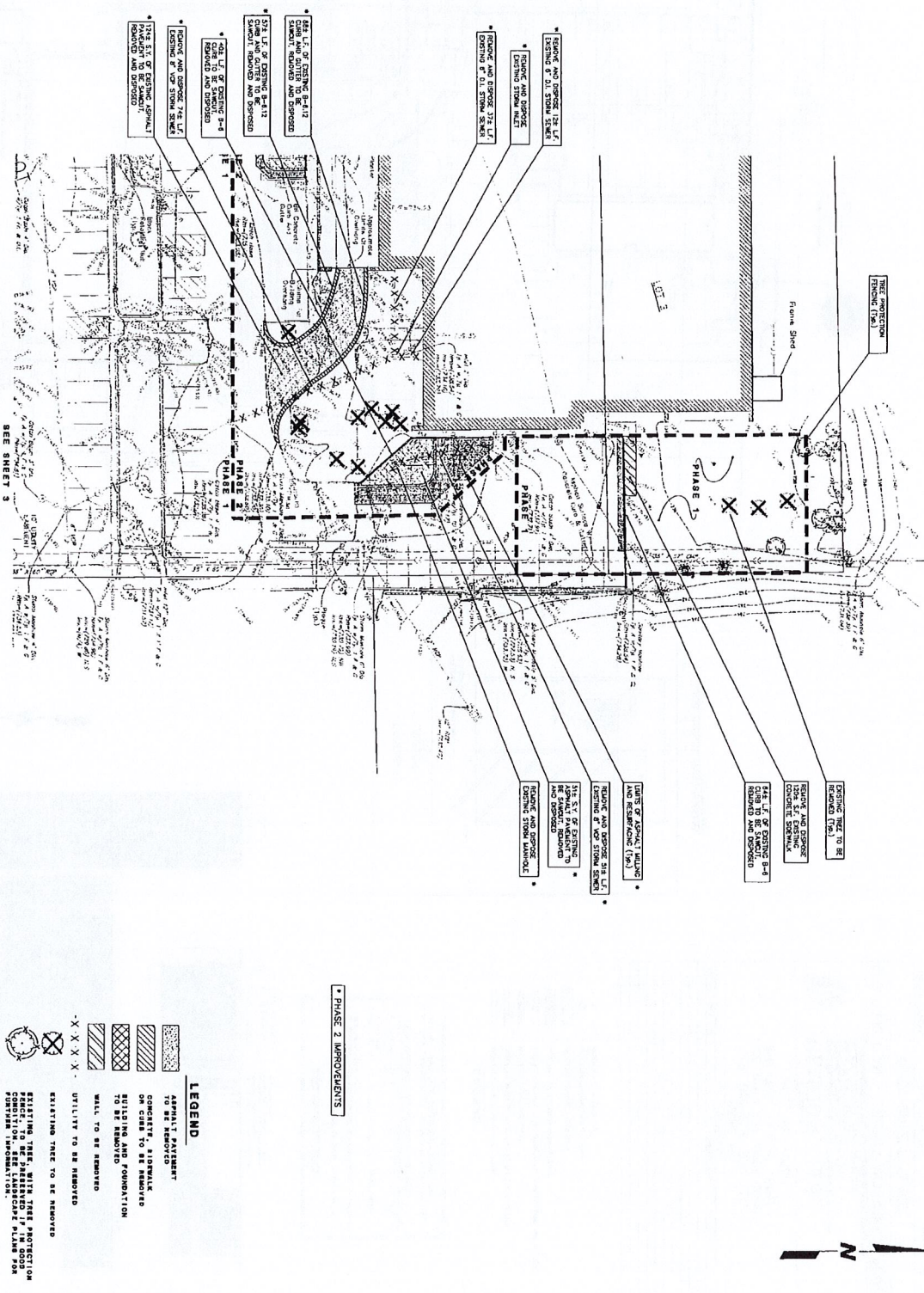
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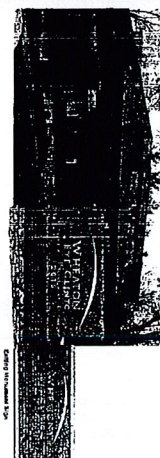
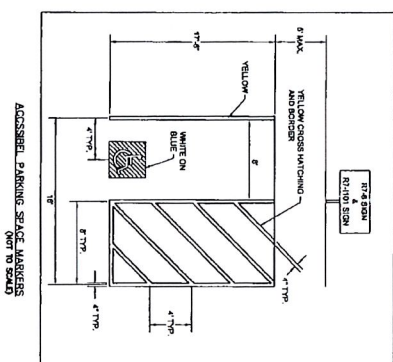
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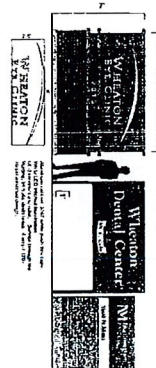


CEMCON, Ltd.
SPECIALIZED, INC.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60002-9675
PH: 630.862.2100 FAX: 630.862.2199
E-MAIL: ce6600@cemcon.com Website: www.cemcon.com

[illegible]



01.21.2018
Wheaton Eye Clinic
2015 N. Main St.
Wheaton, IL
Residence existing double faced masonry sign



CUBE DIMENSION NOTES

1. ALL CUBE DIMENSIONS ARE BASED ON CUBES TO CUBES.
2. CUBES ALONG BUILDINGS DIMENSIONED FROM BACK OF CURB TO FACE OF BUILDING.
3. ALL RADII ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
4. ALL PARKING STALLS ADJACENT TO ISLANDS ARE 0.5' WIDE (BACK OF CURB TO STREET). ALL OTHER STALLS ARE 6' WIDE (STREET TO STREET) UNLESS OTHERWISE NOTED.
5. ALL "ADA" PARKING STALLS ADJACENT TO ISLANDS ARE 16.5' WIDE. ALL OTHER "ADA" STALLS ARE 16' WIDE (TYP.).

- ===== INDICATES B-4-12 CURB AND GUTTER
- ===== INDICATES REVERSE PITCH B-4-12 CURB AND GUTTER
- ===== INDICATES DOWNSTREAM CURB
- ===== INDICATES UPSTREAM REVERSE PITCH B-4-12 CURB AND GUTTER
- ===== INDICATES DETECTABLE WARNING STRIP
- ===== INDICATES CONCRETE SIDEWALK
- ===== INDICATES PARKING STALL COUNT
- ===== INDICATES SIGN LOCATION

[illegible]

CEMCON, Ltd.



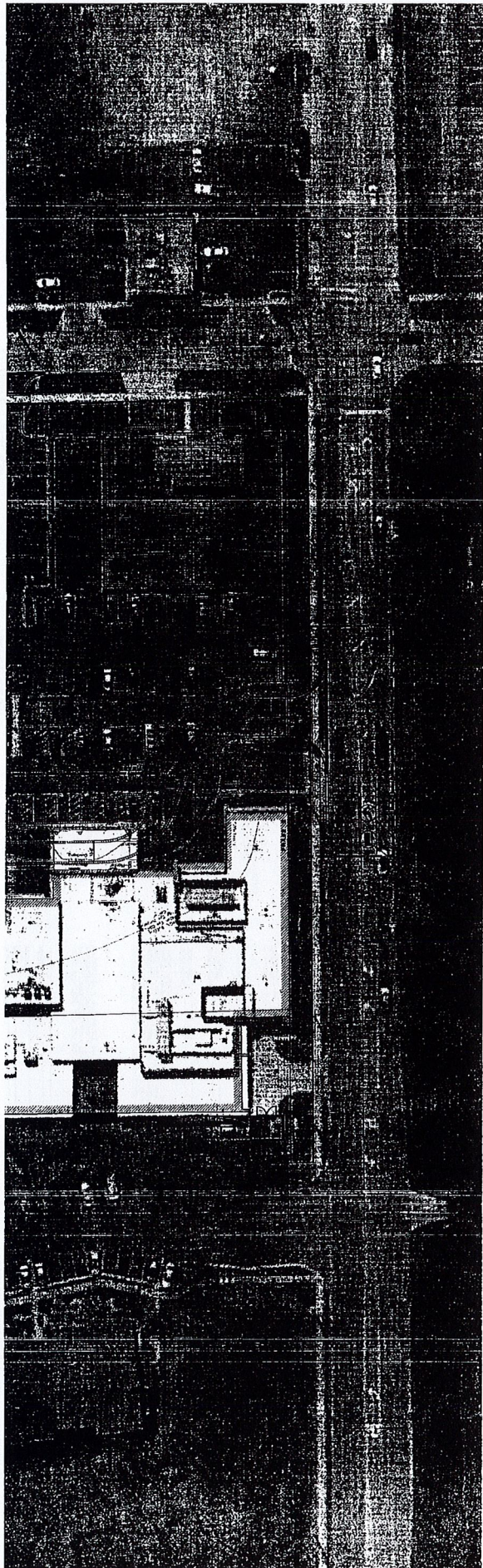
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60005-4973
Tel: 630.882.100 Fax: 630.883.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

GEOMETRIC PLAN – STRIPING AND SIGNAGE PLAN

WHEATON EYE CLINIC

JOB NO.: 775.035	DATE: 04-23-19	SHEET NO. 5 of 12
DSGN. BY: RMG	DRN. BY: JCC	
FILE NAME: C03PLAN	PLO. BK./PC.: ---	
DRN: 775035	SCALE: 1" = 30'	

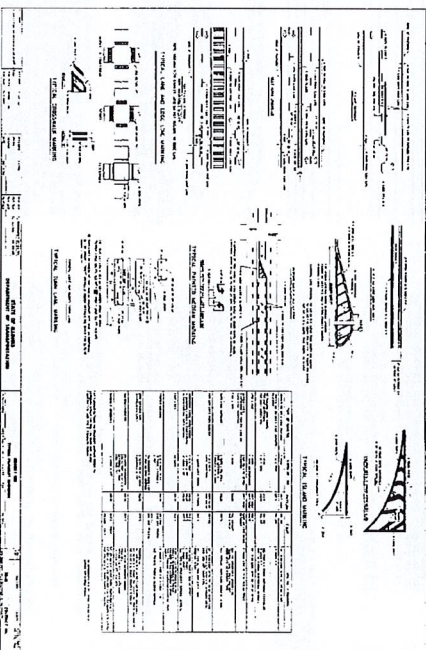
PAVEMENT STRIPING THERMOPLASTIC
PAVEMENT MARKING LINES AND
LETTERS AND SYMBOLS (MEASURED
IN SQUARE FEET)

[illegible]

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



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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Aurora, Illinois 60002-9675
PH: 630.862.2100 Fax: 630.862.2189
E-Mail: cadd@cemcon.com WebSite: www.cemcon.com



- **DETECTING AND TREATING** the disease. The physician should have a high index of suspicion for patients with a history of having experienced seizures and tremors.
- **DIAGNOSING** the disease. The physician should be alerted by the following:
 - **History** of seizures, alcohol abuse, and drug abuse.
 - **Physical examination** showing signs of chronic liver disease.
 - **Immunologic** studies showing evidence of chronic liver disease.
 - **Immunologic** studies showing evidence of chronic liver disease.
 - **Immunologic** studies showing evidence of chronic liver disease.
- **TREATING** the disease. The physician should be alerted by the following:
 - **History** of seizures, alcohol abuse, and drug abuse.
 - **Physical examination** showing signs of chronic liver disease.
 - **Immunologic** studies showing evidence of chronic liver disease.
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Q MULTIPLE BAG INSERTS, REMOVED AND DISPOSED OF ACCUMULATED
EXCESS WATER FROM EACH STRAP OF ONE (1) BAG OR MORE.

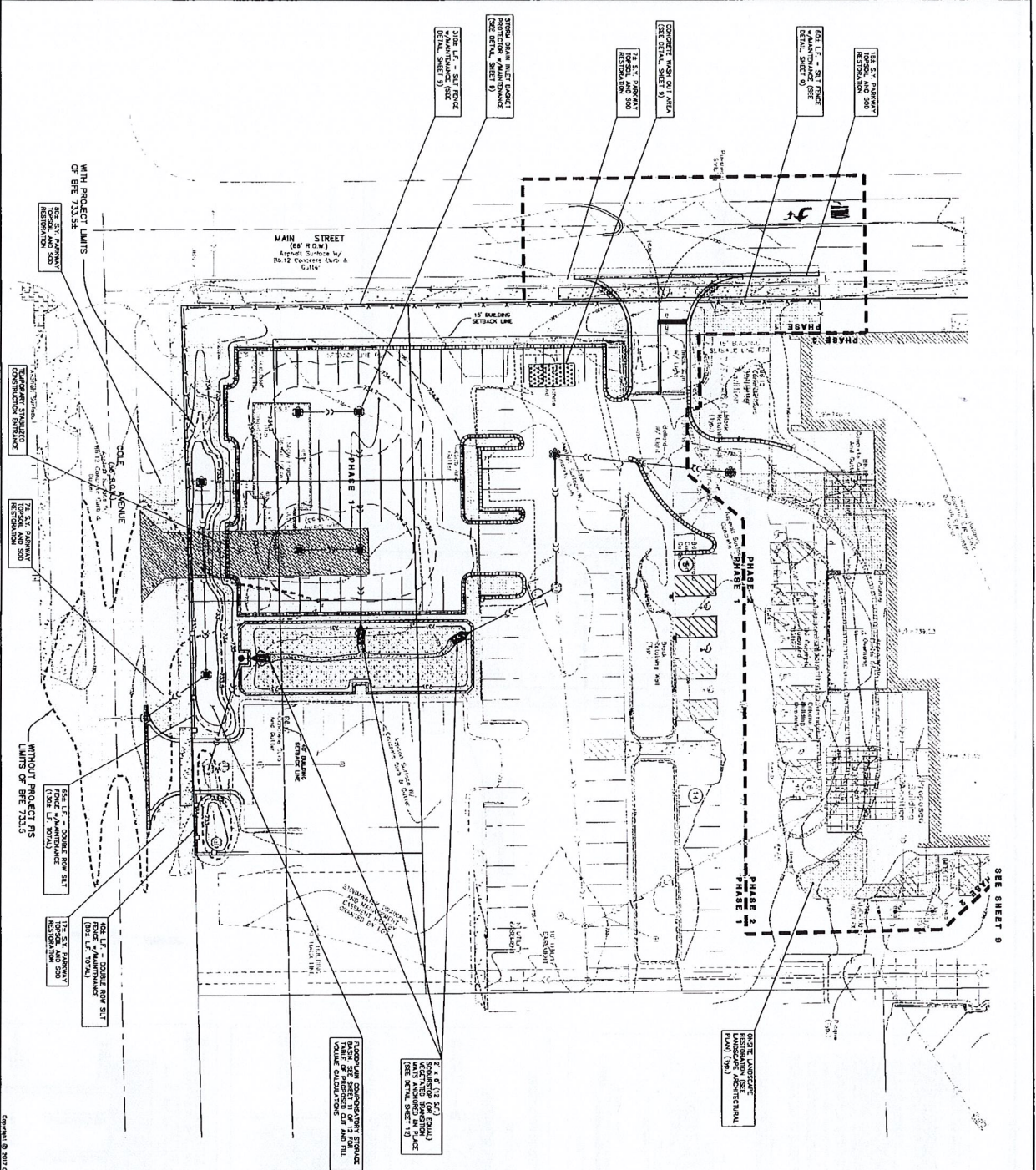
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SSN TYPE: _____ DATE: _____
 S.S. CONTRIBUTOR: _____
 SSN DATE: _____ DATE: _____

NOTE: A SIGNED PHOTO OF THIS CAMP PLAN

STORMWATER POLLUTION PREVENTION PLAN			
WHEATON EYE CLINIC			
FILE NAME: SOLENO	ISSN: BY RWB	JOB NO. 773-035	FILE BY: JAC
DR: 773535	DRN: BY: JAC	DATE: 04-25-18	SCALE: 1" = 100'
			SHEET NO. 7 of 12

$$\frac{7}{12}$$



SEE SHEET 9

NO.	DATE	REVISIONS	DESCRIPTION
1	04-25-18	PREPARED FOR	
2	04-25-18	DESIGNED BY	
3	04-25-18	CHECKED BY	
4	04-25-18	APPROVED BY	

REVISIONS

APPROVED FOR:

DESIGNED BY:

CHECKED BY:

APPROVED BY:

DATE: 04-25-18

SCALE: 1" = 20'

PROJECT NO.: 775033

SHEET NO.: 8 of 12

STORMWATER POLLUTION PREVENTION PLAN

WHEATON EYE CLINIC

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners

2280 White Oak Court, Suite 100

Wheaton, Illinois 60187

Phone: 630.962.2100 Fax: 630.962.2199

Email: info@cemcon.com Website: www.cemcon.com

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	MANHOLE
(Symbol)	(Symbol)	CATCH BASIN
(Symbol)	(Symbol)	SEDIMENT BASIN
(Symbol)	(Symbol)	SEDIMENTATION
(Symbol)	(Symbol)	STONE BERM
(Symbol)	(Symbol)	STONE DRAIN INLET PROTECTION
(Symbol)	(Symbol)	TEMPORARY STRAW BALE DITCH CHECK
(Symbol)	(Symbol)	SILT FENCE DITCH CHECK
(Symbol)	(Symbol)	SILT FENCE ROW SILT FENCE MAINTENANCE
(Symbol)	(Symbol)	DOUBLE ROW SILT FENCE MAINTENANCE
(Symbol)	(Symbol)	ALP-RAIP SYSTEM BERM ON PLANS FOR
(Symbol)	(Symbol)	LANDSCAPE RESTORATION (SEE
(Symbol)	(Symbol)	LANDSCAPE ARCHITECTURAL PLANS)
(Symbol)	(Symbol)	CONSTRUCTION OF SWPPP

[illegible]

CITY OF WASHINGTON
DEBITION DETAILS AND REMARKS
FIGURE # 206

Diagram (a) shows the motor at standstill. The stator is connected to a three-phase supply, and the rotor is at rest. The magnetic field rotates clockwise. The rotor bars are short-circuited by a ring, and induced currents flow in the bars, creating a torque that causes the motor to start.

Diagram (b) shows the motor running at a slip speed. The rotor bars are still carrying induced currents, and the motor is producing torque.

Diagram (c) shows the motor running at synchronous speed. The rotor bars are no longer carrying induced currents, and the motor is running at synchronous speed.

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TYPE M.3.12

[illegible][illegible]

The drawing is a plan view of the City of Madison, showing the layout of the city and the location of the proposed Madison County Courthouse. The drawing includes labels for 'City of Madison', 'Madison County Courthouse', and 'Madison County Courthouse'. It also shows the 'City of Madison' and 'Madison County Courthouse'.

[illegible][illegible]

The architectural drawings of the City of Memphis include a map of the city, a plan of the city, and a section of the city. The map shows the city's location relative to the Mississippi River and the Gulf of Mexico. The plan shows the city's layout, including the river, the city center, and the surrounding areas. The section shows a cross-section of the city, including the river, the city center, and the surrounding areas.

CONCRETE SLAB-OUT DETAIL

(N-5)

CONDUCTED BY: J. H. HARRIS - JR.

18"

1/2" HOT AIR ASPHALT SURFACE COURSE MIN. C-400

1/2" HOT AIR ASPHALT BINDER COURSE

10" AGG. BASE CSE. TYPE B C-4-B

4" AGG. BASE CSE. TYPE B C-4-B

SUBGRADE

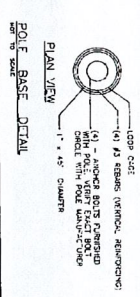
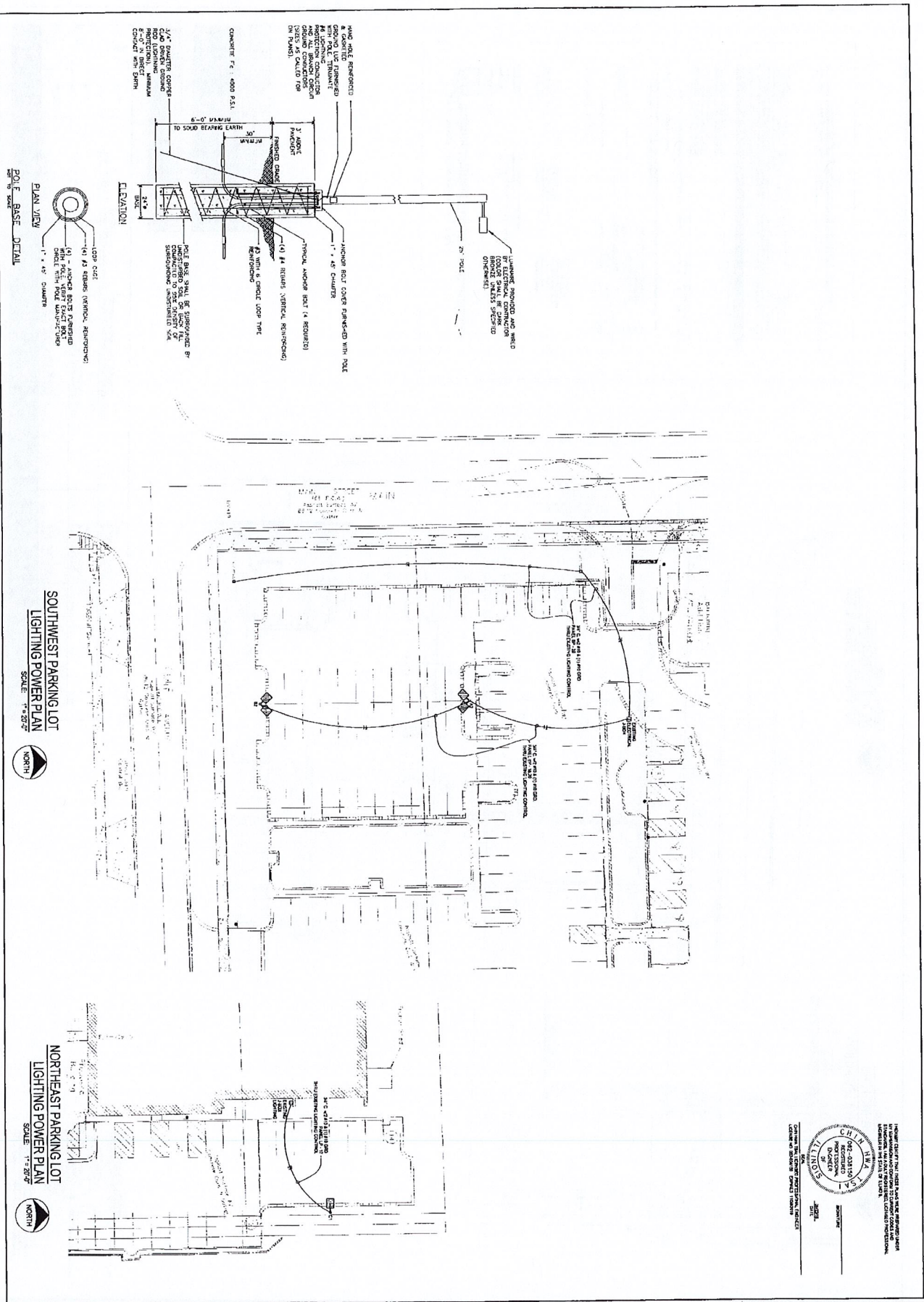
PARKING LOT PAVEMENT CONSTRUCTION DETAIL

$f(x)$
$f(x) = x^2 + 2x + 1$

CEMCON, Ltd.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
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Aurora, Illinois 60502-9675
P: 630.862.2100 Fax: 630.862.2199
E-Mail: cecmcon@cemcon.com Website: www.cemcon.com

[illegible]

CONSTRUCTION DETAILS			
WHEATON EYE CLINIC			
FILE NAME: DETAILS	OSCN. 87: RMB	JOB NO. 775.035	T.D. BK/PG.: ---
PRN. 87: JOC	DATE: 04-25-18	SCALE: 1" =	N.T.S.
			SHEET NO. 12 of 12



SOUTHWEST PARKING LOT
LIGHTING POWER PLAN
 SCALE: 1"=20'-0"

NORTHEAST PARKING LOT
LIGHTING POWER PLAN
 SCALE: 1"=20'-0"

REGISTERED
 PROFESSIONAL
 ELECTRICIAN
 NO. 12345
 STATE OF ILLINOIS
 JONES ELECTRIC
 12345 N. MAIN ST.
 WHEATON, IL 60187
 PHONE: (708) 123-4567
 FAX: (708) 123-4568
 EMAIL: info@joneselectric.com
 WEBSITE: www.joneselectric.com

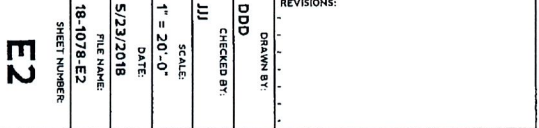
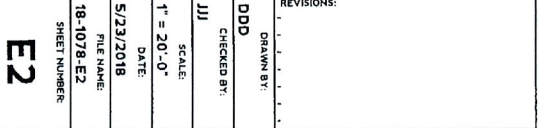
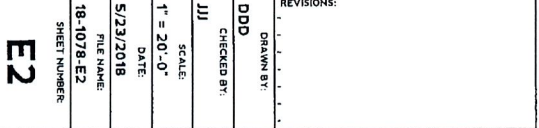
WHEATON EYE CLINIC PARKING LOT LIGHTING POWER PLAN 2015 NORTH MAIN STREET WHEATON, IL	JONES ELECTRIC Registered Professional Electrician	REVISIONS: DD DRAWN BY: CHECKED BY: DATE: SCALE: FILE NAME: SHEET NUMBER:	E1
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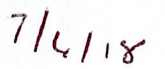
THESE COUNCILS HAVE BEEN FORMED WITH THE INTENTION OF ASSISTING THE MEMBERS OF THE SOCIETY AND COUNCILS TO CARRY OUT WORKS OF CHARITY AND TO PROMOTE THE INTERESTS OF THE SOCIETY IN THE FIELD OF THE ARTS AND LETTERS.



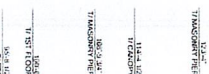
JONES ELECTRIC
Electrical and Technology Contractor

WHEATON EYE CLINIC
PARKING LOT PHOTOMETRIC PLAN
2015 NORTH MAIN STREET
WHEATON, IL





	17-3
77 MASONRY FIRE	
<hr/>	
118-A 1/2"	
77 CANNOPY	
<hr/>	
NOA-9 24"	
77 MASONRY FIRE	
<hr/>	
NOA-D	
77 TSI FLOOR	
<hr/>	
NOA-B 1/2"	
77 TIG	



100-3-34
T/MACROBRY FILE
1ST FLOOR
55-38 H-2
22 FTD

BECING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE
COUNTY, ILLINOIS.

RECORDS FOR THE PURPOSES OF RECORDING BY:
CITY OF WASHINGTON
303 W. MIDDLE STREET
WASHINGTON, D. 20007



MINI-REVIEW

AREA SUMMARY
LOT 1 - 4.490 Ac.
(More or less)

NOTES

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SHEET 2 OF 2

SHEET 2 OF 2
MANAGEMENT
IONS

I, _____ CITY COLLECTOR FOR THE CITY OF
WELDON DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY OTHER ASSESSMENTS
HEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED
IN THE ABOVE PLAT.

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS

THIS _____ DAY OF _____ A.D., 2016

1

COUNTY OF DUPAGE

SIGNIFICANCE

2

DIRECT

STATE OF ILLINOIS

1. OF WHEATON ILLINOIS

AUTHORITIES.

DISCUSSION OF CHANGES

STATE OF ILLINOIS)

COPIES OF PURCHASE

ANNEXED PLAT.

THE ANNEXED PLAT.

1

COGNITIVE CUES

252

STATE OF ILLINOIS)

A.D. 2018, AT —

RE _____

1

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E-Mail: info@cemcon.com Website: www.cemcon.com
DISC NO.: 715035 P/E NAME: CONSOLIDATION
DRAWN BY: AEB RD. BK. / POB NO.: 714
COMPLETION DATE: 04-30-18 POB NO.: 715
PROJECT REFERENCE: 715.016
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