

**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.

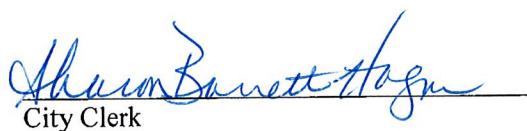
Section 6: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk

Mayor

ATTEST:



Sharon Barrett-Hagan

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 2<sup>ND</sup> 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.





## FINAL SITE DEVELOPMENT PLANS

**WHEATON EYE CLINIC**  
WHEATON, ILLINOIS

## PARKING LOT AND BUILDING ADDITION IMPROVEMENTS

## INDEX OF SHEETS

Sheet Number	Sheet Title
1	CONSTRUCTION SPECIFICATIONS - GENERAL NOTES
2	DEMOLITION PLAN
3-4	GEOMETRIC PLAN - STRIPPING AND SIGNAGE PLAN
5	MAN STREET PLAN - RESTRICTION AND SIGNAGE PLAN
6	STRUCTURE POLLUTION PREVENTION PLAN
7-9	SITE DEVELOPMENT PLAN
10-11	CONSTRUCTION DETAILS
12	

BENCH MARKS

TEM 100 CROSS CUT IN WALL AT NORTHWEST CORNER OF SUBJECT PROPERTY IN THE NW 1/4, OR OPPOSITE OF HEDGEMILL TO THE SOUTH.  
ELEVATION = 734.51 (NAVD 88)

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**LOCATION MAP**

**PROJECT  
LOCATION**

TEM 100 CROSS CUT IN WALL AT NORTHWEST CORNER OF SUBJECT PROPERTY IN THE NW 1/4, OR OPPOSITE OF HEDGEMILL TO THE SOUTH.  
ELEVATION = 734.51 (NAVD 88)

EXISTING PROPOSED DE

FOR UNDERGROUND UTILITY  
LOCATIONS, CALL  
**J. U. L. I. E.**  
TOLL FREE  
TEL. 1-800-892-0123 or 811

RELEASED FOR PLAN REVIEW AND PERMIT  
PROCESSING ONLY.  
IF USED FOR BIDDING PURPOSES, THOSE PARTIES  
CONCERNED SHALL BE ADVISED THAT THIS  
DRAWING MAY BE REQUIRED PRIOR TO PLAN APPROVAL.  
NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE  
CITY OF WENATON AND PERMITTED AS REQUIRED.

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

**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 10  
 Aurora, Illinois 60504-9875  
 (708) 862-2100 Fax: 530-882-2199  
 E-Mail: [cadem@compuserve.com](mailto:cadem@compuserve.com) Website: [www.cemcon.com](http://www.cemcon.com)

PROFESSIONAL ENGINEERS CERTIFICATION

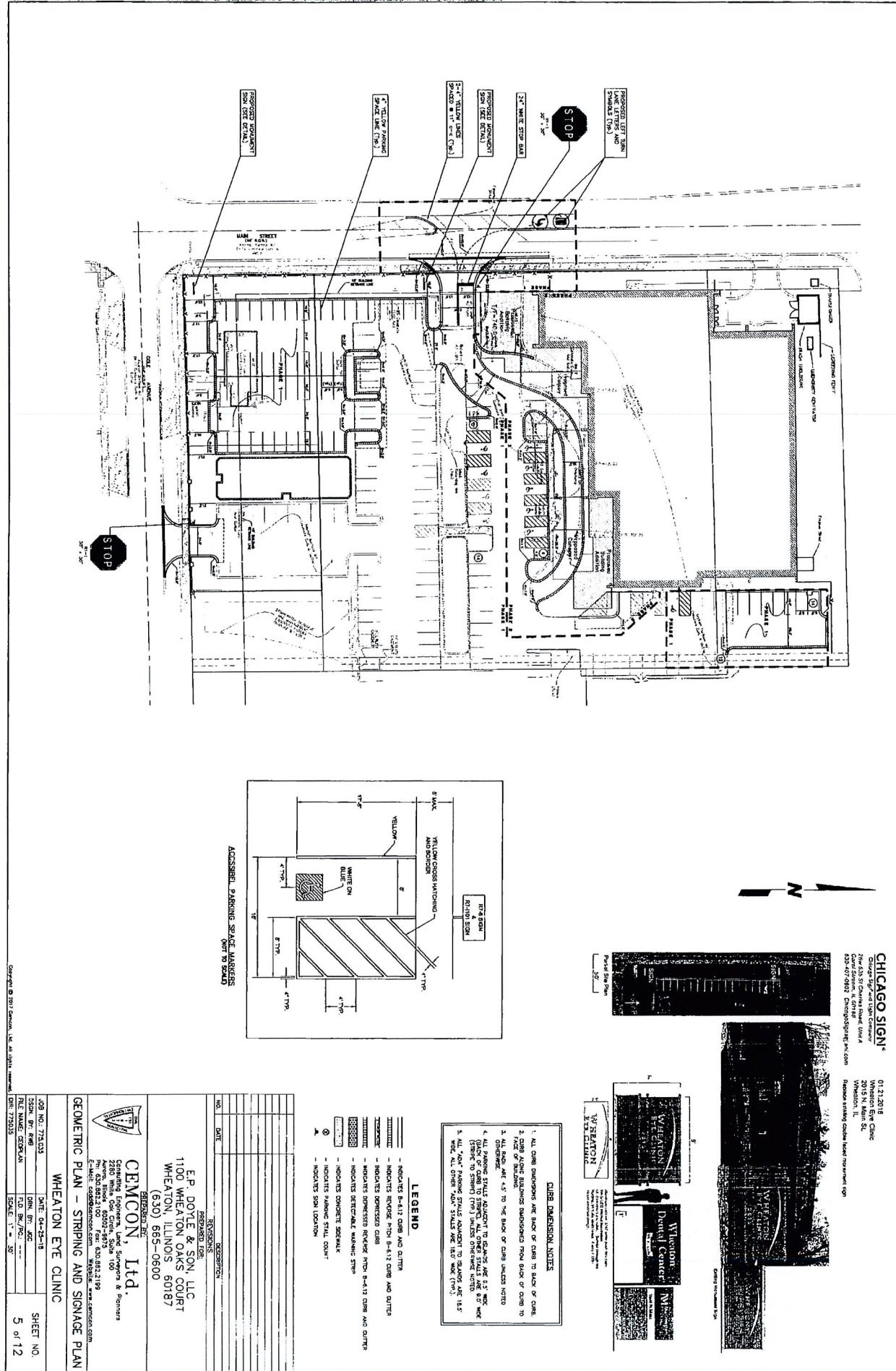
1. RANDALL W. BIGG, A LICENSED PROFESSIONAL ENGINEER OF LINNS,  
RECEIVED THE INFORMATION FOR THIS TECHNICAL DESIGN FROM THE  
PERSONAL DIRECTION OF THE PROJECT MANAGER. THIS TECHNICAL DESIGN IS INTENDED TO BE  
USED AS AN INTERNAL PART OF AND IN CONJUNCTION WITH THE PROJECT  
SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 2<sup>nd</sup> DAY OF MAY  
*John W. Bigg*  
RANDBALL W. BIGG  
LICENSED PROFESSIONAL ENGINEER  
MY LICENSE EXPIRES ON NOVEMBER 20, 2013  
PROFESSIONAL ENGINEER  
EXPIRES APRIL 30, 2013  
NOTICE: THIS DOCUMENT IS THE OFFICIAL SIGNATURE AND  
NOT A  
HANDED SEAL. THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A  
VALID TECHNICAL SUBMISSION.



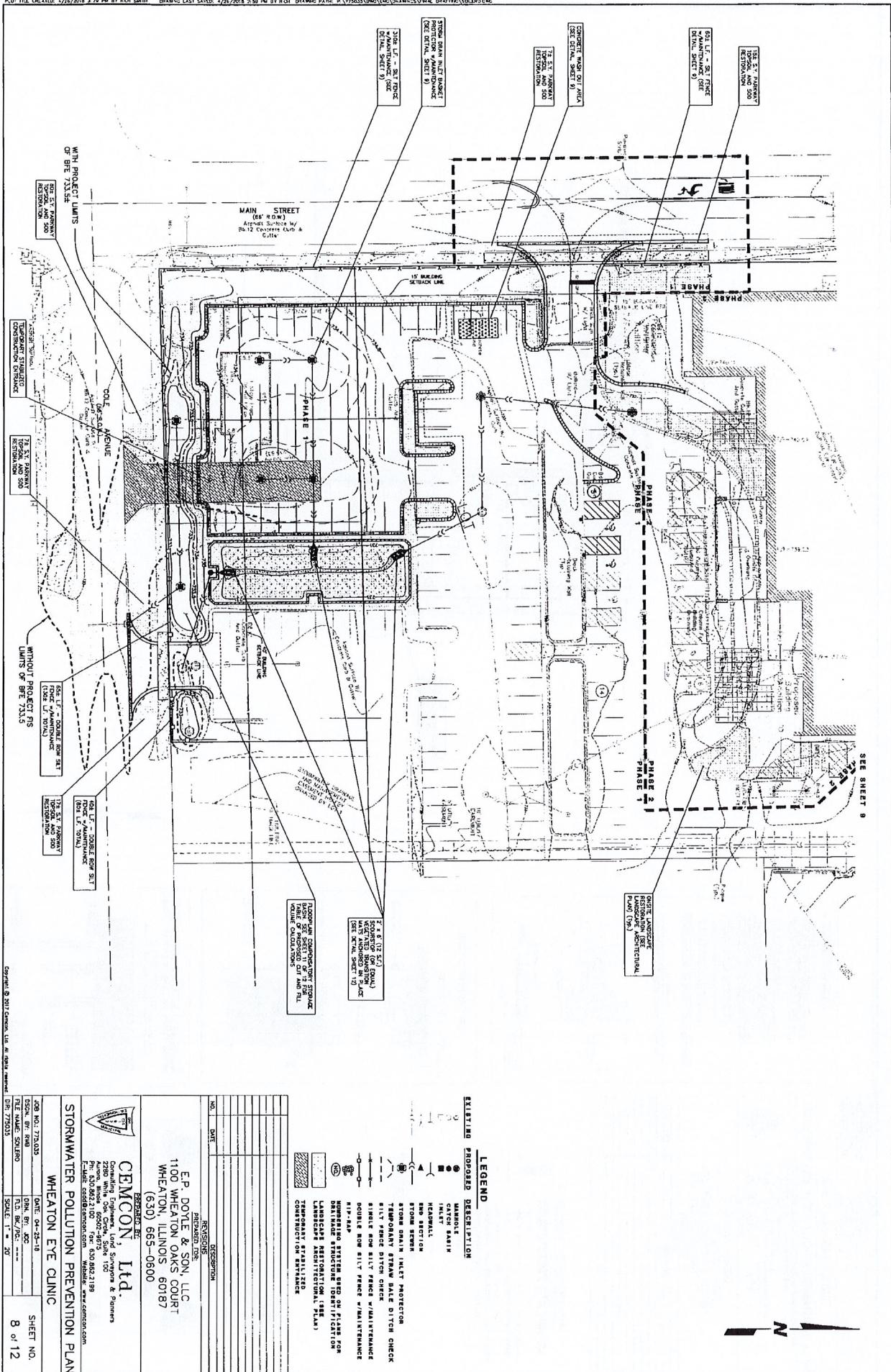


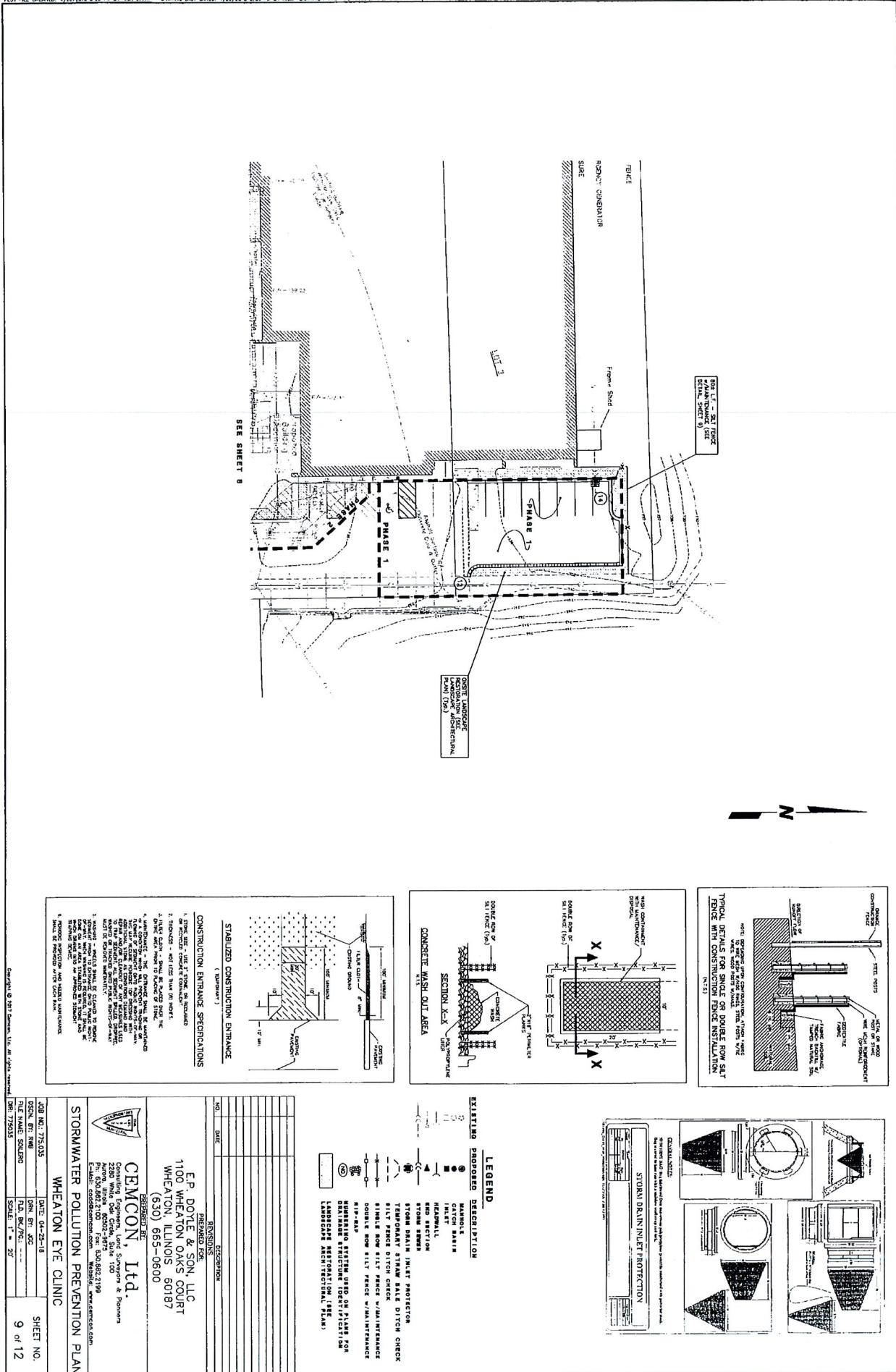










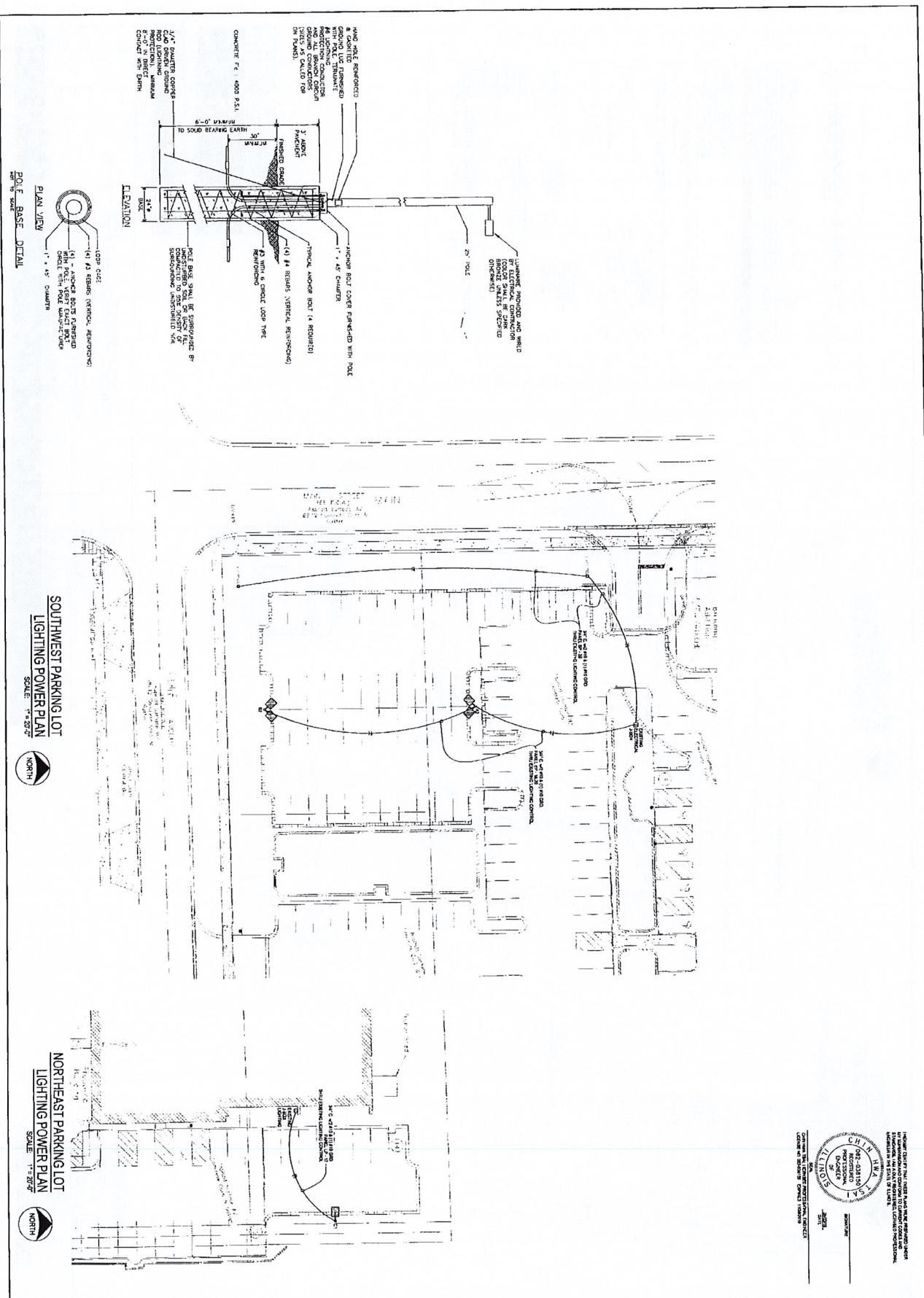












**WHEATON EYE CLINIC**  
PARKING LOT LIGHTING POWER PLAN  
2015 NORTH MAIN STREET  
WHEATON, IL

**JONES ELECTRIC**  
Reliable. Reliable. Reliable.

**E1**

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18-1078-E1

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5/23/2018

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DDD

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JJJ

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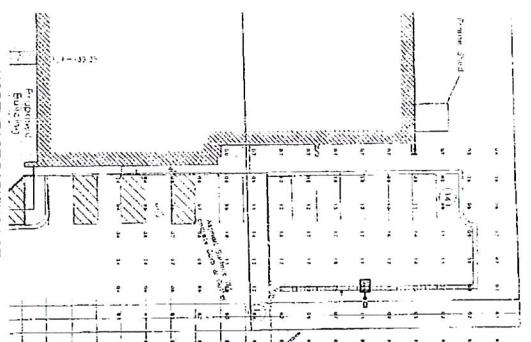
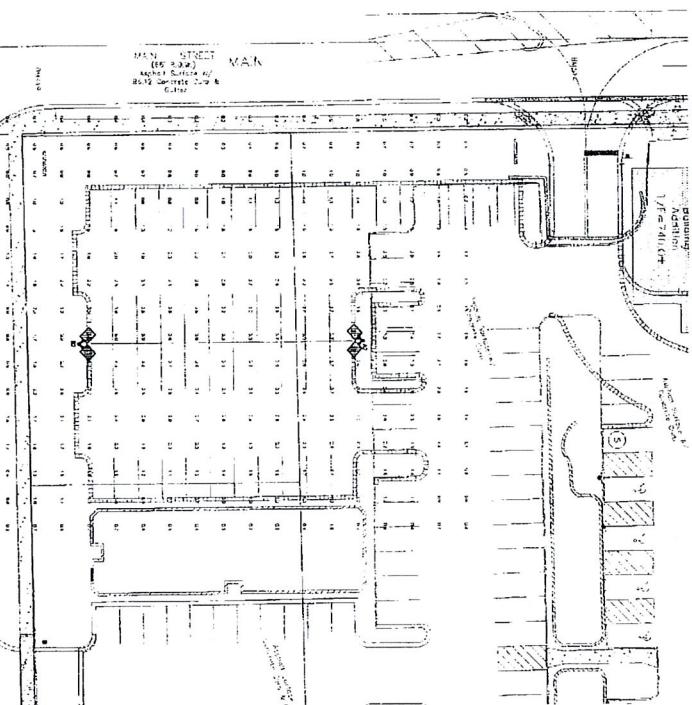
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Schedule		Label	Quantity	Manufacturer	Catalog Number	Description	Unit	Number	Quantity	Linears per	Lineal	Length	Usage
Symbol													
○	□	A-2	1	Ushio Lighting	KAO LED 60C 700-0W NS	KAO LED, 60°, 700nm, MWL	LED	1	KAO LED, 60C, 70	15961	0.95	274	
○	○					DC/DC, 4000K, TYPE 3 OPTICS.							
○	□	B-2	1	Ushio Lighting	KAO LED 60C 700-0W NS	KAO LED, 60°, 700nm, MWL	LED	1	KAO LED, 60C, 70	15961	0.95	274	
○	○					DC/DC, 4000K, TYPE 3 OPTICS.							
○	○	C-1	1	Ushio Lighting	KAO LED 60C 700-0W NS	KAO LED, 60°, 700nm, MWL	LED	1	KAO LED, 60C, 70	15961	0.95	274	
○	○					DC/DC, 4000K, TYPE 3 OPTICS.							

Luminaires Location						
No.	Label	X	Y	Z	W.H.	Orientation
1	A-2	13.50	-1.50	28.00	35.00	15.00
2	B-2	13.50	-1.50	28.00	35.00	15.00
3	C-1	22.00	42.00	28.00	27.00	30.00

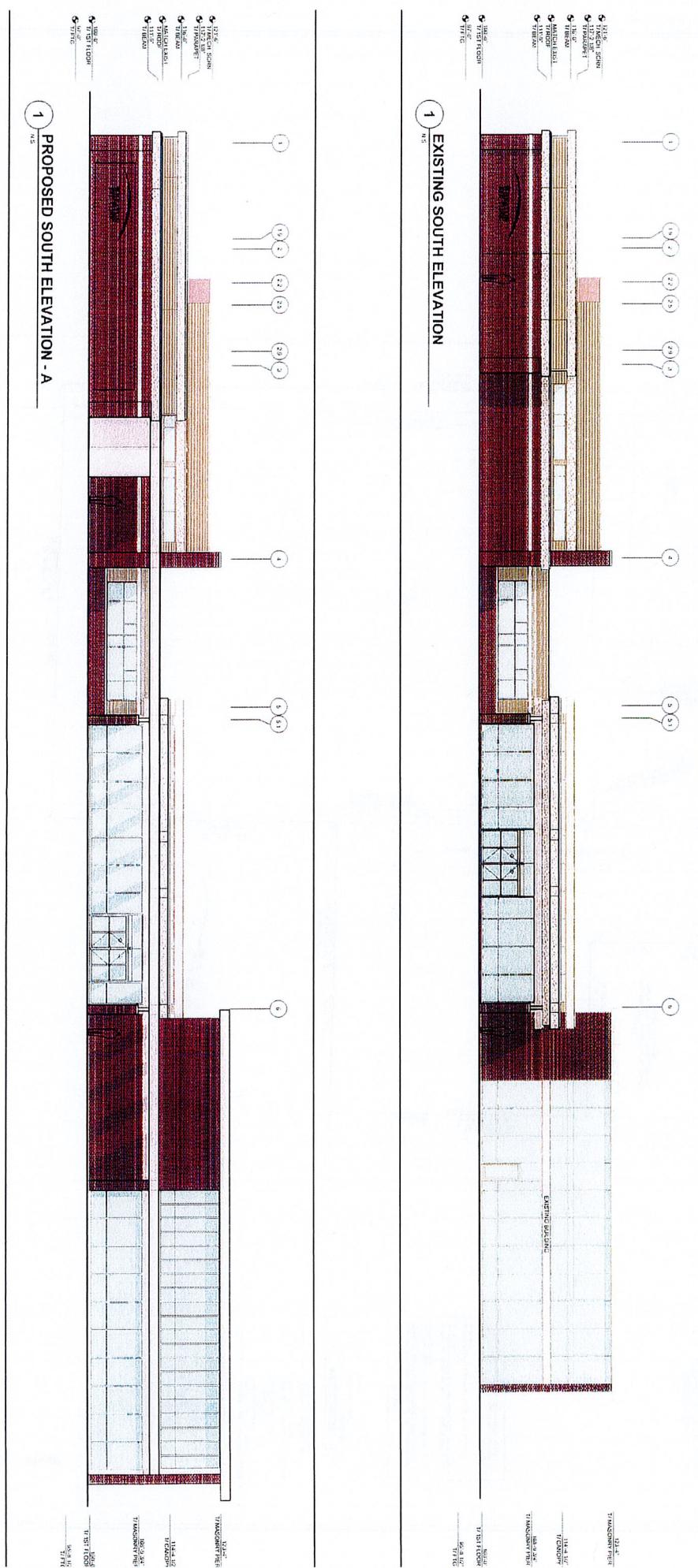


**WHEATON EYE CLINIC**  
**PARKING LOT PHOTOMETRIC PLAN**  
**2015 NORTH MAIN STREET**

**JONES ELECTRIC**  
Electrical and Technology Contractors

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7/4/18

**PLAT OF CONSOLIDATION**

# WHEATON EYE CLINIC

DAVOLIE CITY  
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39<sup>th</sup>  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE  
COUNTY, ILLINOIS.

THIS PLATE WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:  
CITY OF WEAHON  
303 N. MICHIGAN STREET  
WEAHLON, ILLINOIS

SHEET 1 OF 2





