

ORDINANCE NO. O-2018-59

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 1401 HILL AVENUE - WESTFIELD PROPERTIES INC.

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow interior remodeling and parking lot improvements for the two existing buildings, on certain property legally described herein and commonly known as 1401 Hill Avenue, Wheaton, Illinois 60187; 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 September 25, 2018 to consider the special use permit for a planned unit development; and the Planning and Zoning Board has recommended approval of the special use permit for a planned unit development.

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: The following described property has been and continues to be zoned and classified in the C-1 Local Business District zoning classification:

LOT 1 IN WAGNER'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1926 AS DOCUMENT 22421, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as 1401 Hill Avenue, Wheaton, IL 60187.

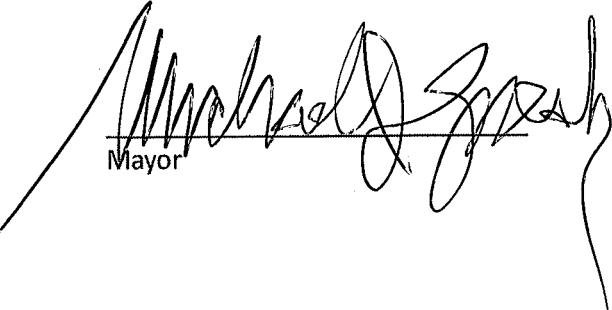
P.I.N.: 05-15-115-007

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit for a planned unit development is hereby granted to allow interior remodeling and parking lot improvements for the two existing buildings located at 1401 Hill Avenue with exceptions to: a.) Article 22.5 of the Wheaton Zoning Ordinance to allow 1.25 parking spaces per residential unit in lieu of the required 2.25 parking spaces per residential unit; b.) Article 22.4.1 of the Wheaton Zoning Ordinance to allow a drive aisle width of 22.25 feet in lieu of the required 24.0 feet; and c.) Article 6.6.2b(2) of the Wheaton Zoning Ordinance to allow a west interior side yard landscaping setback of 0.0 feet in lieu of the required 10.0 feet, in full compliance with the plans entitled "Planned Unit Development Application for: Westfield Properties Inc. - 1401 Hill Avenue, Wheaton, IL 60187", prepared by LaPage Architects, Ltd., Wheaton, IL, sheets AS1, A1- A6, dated August 14, 2018, and further subject to the following mandatory conditions:

1. A trash enclosure shall be installed to screen the trash bin area; and
2. A 6-foot-tall solid wood fence shall be installed along the west property line to provide screening in lieu of landscaping.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed to the extent of such inconsistency.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



Shawn Bennett, Jr.

City Clerk

Roll Call Vote

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

Nays: None

Absent: Councilman Rutledge

Motion Carried Unanimously

Passed: October 15, 2018
Published: October 16, 2018

SEE SHEET A1 FOR
CONTINUATION OF BUILDING

SYMBOL LEGEND

SYMBOL LEGEND	
	DUPLEX
	DUPLEX GROUND FAULT RECEPTACLE
	DUPLEX WATERPROOF
	UP/ DOWN DUPLEX
	CEILING LOCATED DUPLEX
	220 VOLT RECEPTACLE
	SINGLE POLE SWITCH
	3-WAY SWITCH
	RECESSED DOWN LIGHT
	WATERPROOF RECESSED DOWN LIGHT w/ LENS
	SURFACE MOUNTED LIGHT w/ GLOBE COVER
	SURFACE MOUNTED LIGHT w/ PULL CHAIN
	WALL MOUNTED LIGHT
	1" x 4" FLUORESCENT LIGHT FIXTURE
	1" x 1" FLUORESCENT LIGHT FIXTURE
	EXHAUST FAN
	CEILING FAN
	TV CABLE OUTLET
	SMOKE DETECTOR
	1" x 4" FLUORESCENT LIGHT FIXTURE
	OUTSIDE WALL MOUNTED LIGHT w/ MOTION SENSOR
	SUPPLY AIR DIVERTER
	RETURN AIR REGISTER
	EXIT SIGN

EXISTING PARTIAL FIRST FLOOR PLAN - COMMERCIAL UNITS 1-A & 1-B

RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

SCALE: $1/4" = 1'-0"$

RESTROOMS

RESTROOM I-A

VESTIBULE 2

SEE SHEET A3 FOR
CONTINUATION OF BUILDING

Planned Unit Development Application for:
Westfield Properties Inc.
1401 Hill Avenue
Wheaton, IL 60187

LaPage Architects, Ltd.
Architects • Interior Space Planners
Professional Design Firm
Architect Corporation
184-00516
Expires: 04-30-19

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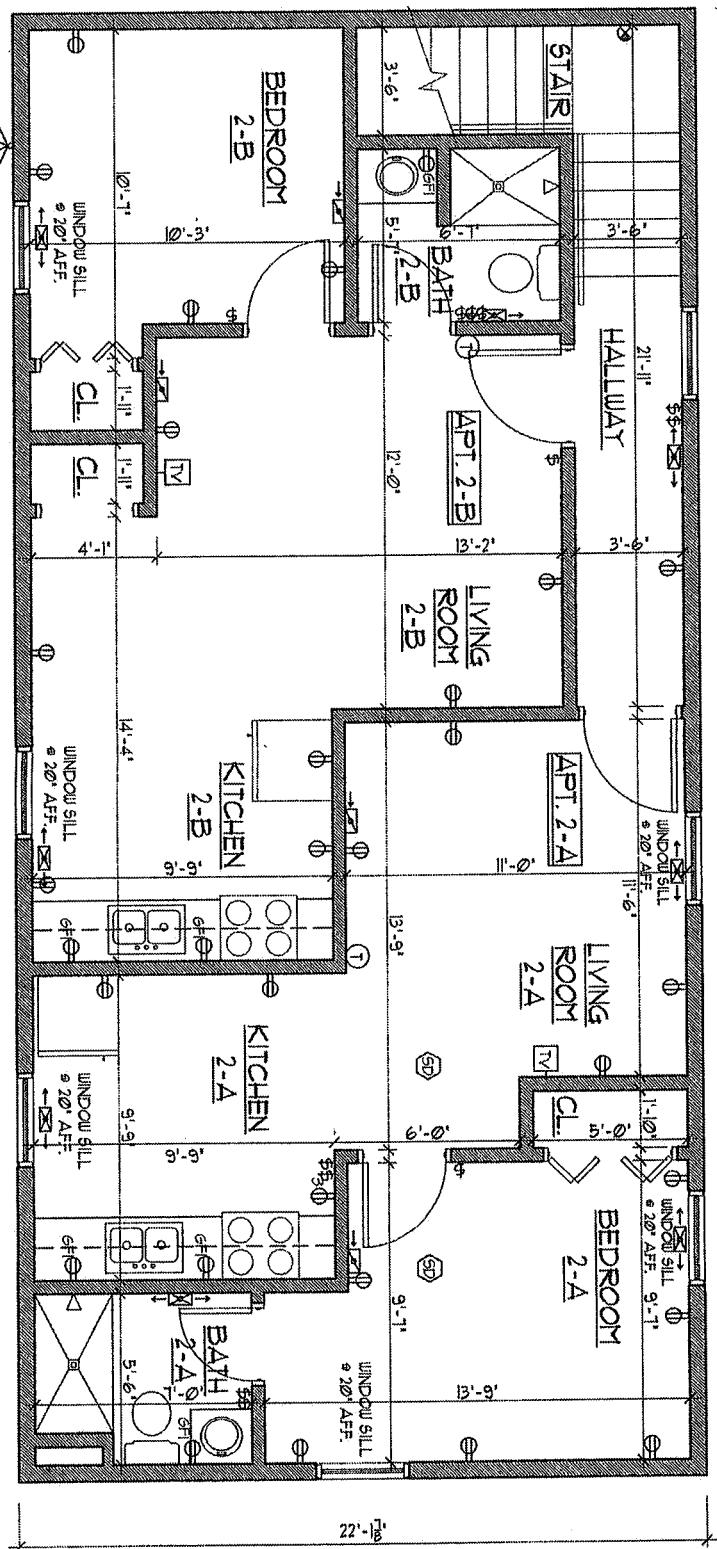
EXISTING
PARTIAL FIRST
FLOOR PLAN

Sheet

SYMBOL LEGEND

	DUPLEX GROUND FAULT INTERRUPTER
	DUPLEX WATERPROOF GROUND-Fault INTERRUPTER
	CEILING LOCATED DUPLEX
	220 VOLT RECEPTACLE
	SINGLE POLE SWITCH
	3-WAY SWITCH
	RECESSED DOWN LIGHT
	WATERPROOF RECESSED DOWN LIGHT w/ LENS
	SURFACE MOUNTED LIGHT w/ GLOBE COVER
	SURFACE MOUNTED LIGHT w/ PULL CHAIN
	WALL MOUNTED LIGHT
	1x4 FLUORESCENT LIGHT FIXTURE
	EXHAUST FAN
	CEILING FAN
	TV CABLE OUTLET
	SMOKE DETECTOR
	THERMOSTAT CONTROL
	OUTSIDE WALL MOUNTED LIGHT w/ MOTION SENSOR
	SUPPLY AIR REGISTER
	RETURN AIR REGISTER
	EXIT SIGN

45'-10"



EXISTING SECOND FLOOR PLAN - APARTMENTS 2-A & 2-B

SCALE: 1/4" = 1'-0"



Drawing
EXISTING
SECOND
FLOOR PLAN

Sheet
A4

Planned Unit Development Application for:
Westfield Properties Inc.
1401 Hill Avenue
Wheaton, IL 60187

LaPage Architects, Ltd.
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951 West Library Drive
Wheaton, Illinois 60187
Phone: (630) 665-0936 Fax: (630) 665-0886
www.lapagearchitects.com

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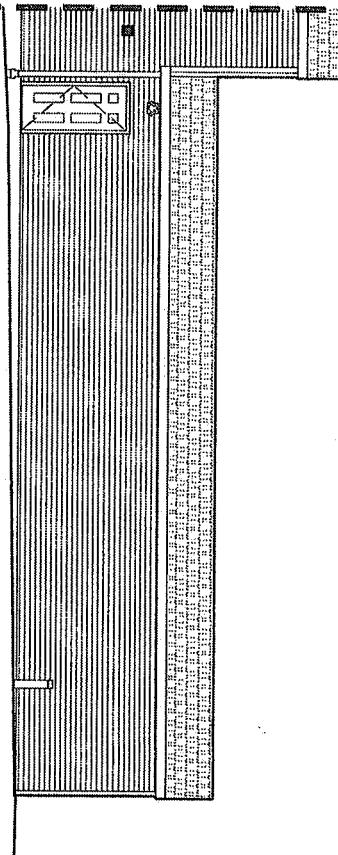
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Project #	1892
Drawn:	11/18/10
Specified Date:	11/18/10
Approved Date:	11/18/10

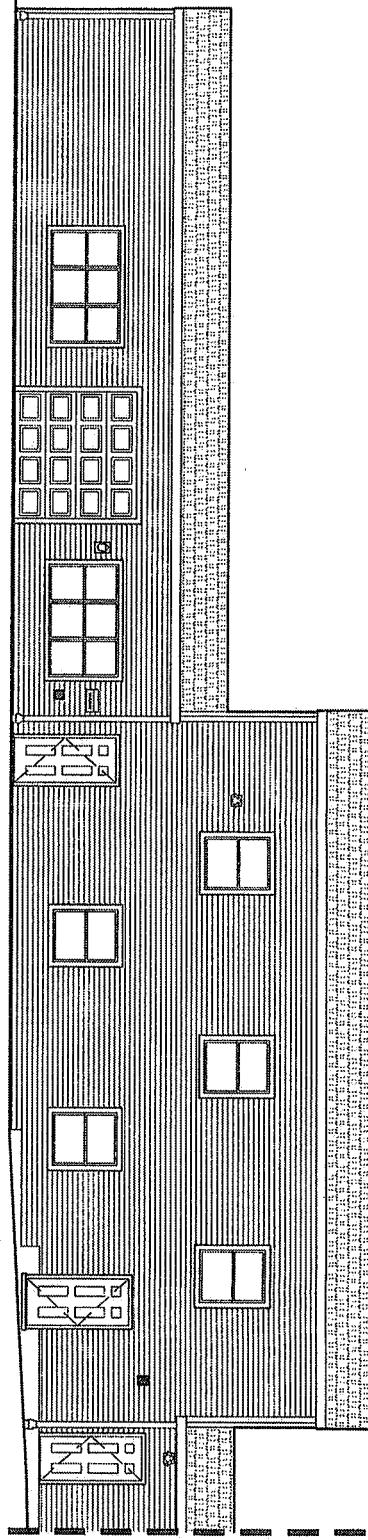
Professional Corporation
Architect Corporation
164-006116
Expires: 01-30-19

SEE ABOVE FOR
CONTINUATION OF BUILDING

PARTIAL WEST ELEVATION

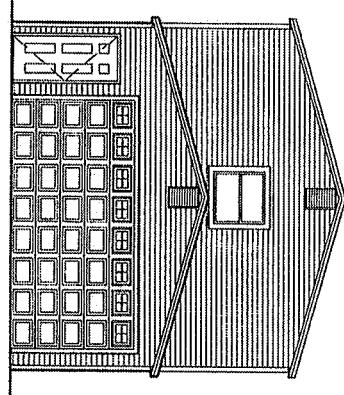


PARTIAL WEST ELEVATION



SEE BELOW FOR
CONTINUATION OF BUILDING

SOUTH ELEVATION



EXISTING WEST AND SOUTH ELEVATION

SCALE: 1B' = 1'-0"
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

Drawing
Existing
West & South
Elevations

A5
Sheet

Planned Unit Development Application for:
Westfield Properties Inc.
1401 Hill Avenue
Wheaton, IL 60187

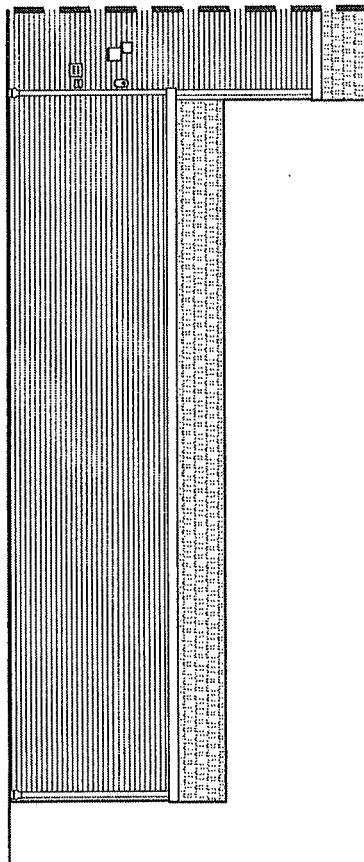
LaPage Architects, Ltd.
Architects • Interior Space Planners
951 West Liberty Drive
Wheaton, Illinois 60107
Phone: (630) 665-0006 Fax: (630) 665-0986
www.lapagearchitects.com

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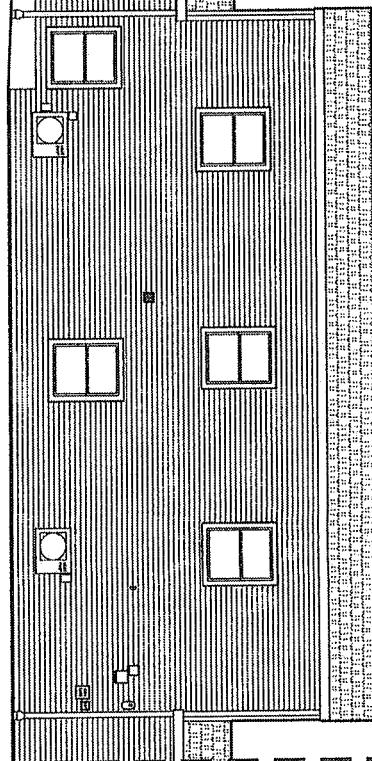
Project # 10202
Drawn by T.L.
Checked by J.S.
Supervised by J.S.
Approved by J.S.

SEE ABOVE FOR
CONTINUATION OF BUILDING

PARTIAL EAST ELEVATION

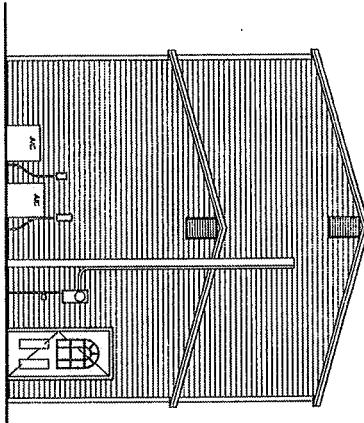


PARTIAL EAST ELEVATION



SEE BELOW FOR
CONTINUATION OF BUILDING

NORTH ELEVATION



EXISTING EAST AND NORTH ELEVATION

SCALE: 1/8" = 1'-0"
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

A6

Drawing
EAST & NORTH
ELEVATIONS

Planned Unit Development Application for:
Westfield Properties Inc.
1401 Hill Avenue
Wheaton, IL 60187

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Project #	1002
Drawn:	11/11/19
Date:	04/30/19
Architectural Date:	04/30/19

CDI Address:	BLA 12
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