

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 ¼ 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:


City Clerk

Roll Call Vote

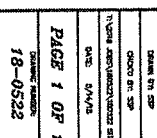
Ayes: Councilwoman Fitch
Councilman Prendiville
Mayor Gresk
Councilman Scalzo
Councilman Suess
Councilman Barbier

Nays: None

Absent: Councilman Rutledge

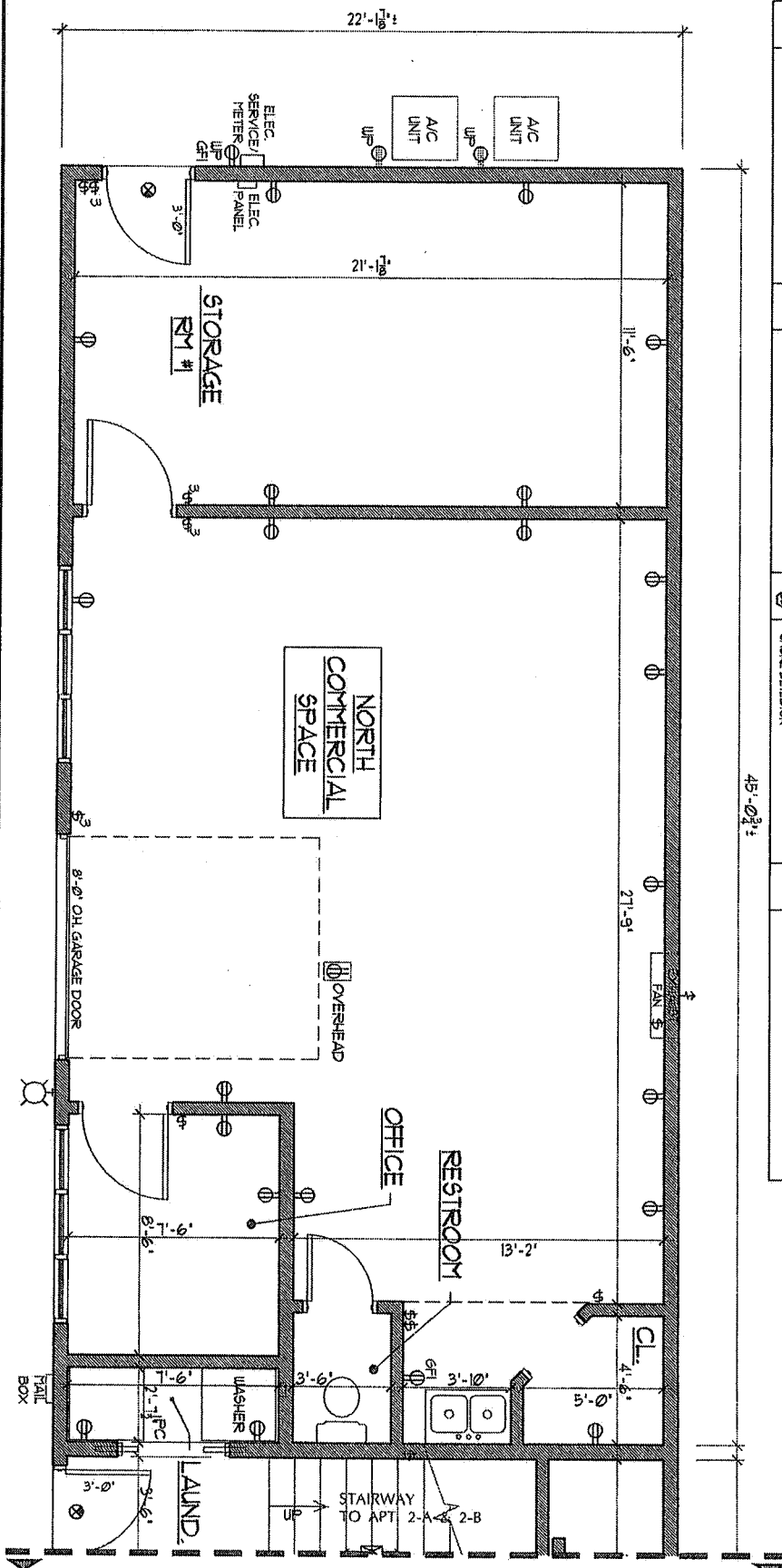
Motion Carried Unanimously

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



SYMBOL LEGEND

<ul style="list-style-type: none"> ⊕ DUPLEX ⊕ DUPLEX GROUND FAULT INTERRUPTER ⊕ DUPLEX WATERPROOF GROUND FAULT INTERRUPTER ⊕ CEILING LOCATED DUPLEX ⊕ 220 VOLT RECEPTACLE ⊕ SINGLE POLE SWITCH 	<ul style="list-style-type: none"> ⊕ 3-WAY SWITCH ⊕ RECESSED DOWN LIGHT ⊕ WATERPROOF RECESSED DOWN LIGHT w/ LENS ⊕ SURFACE MOUNTED LIGHT w/ GLOBE COVER ⊕ SURFACE MOUNTED LIGHT w/ FULL CHAIN ⊕ BALL MOUNTED LIGHT 	<ul style="list-style-type: none"> ⊕ 1 x 4' FLUORESCENT LIGHT FIXTURE ⊕ 1 x 4' FLUORESCENT LIGHT FIXTURE ⊕ EXHAUST FAN ⊕ CEILING FAN ⊕ TV CABLE OUTLET ⊕ SMOKE DETECTOR 	<ul style="list-style-type: none"> ⊕ THERMOSTAT CONTROL ⊕ OUTSIDE WALL MOUNTED LIGHT w/ MOTION SENSOR ⊕ SUPPLY AIR DIFFUSER ⊕ RETURN AIR REGISTER ⊕ BOAT BELL
--	--	---	--



SEE SHEET A2 FOR CONTINUATION
OF BUILDING

EXISTING PARTIAL FIRST FLOOR PLAN - NORTH SHOP

SCALE: 1/4" = 1'-0"
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE



Copyright by LaPage Architects, Ltd.
Design and Construction Documents
Not to be reproduced.

LaPage Architects, Ltd.
Architects • Interior Space Planners
Professional Design Firm
Architect Corporation
181-058116
Expires: 04-30-19
551 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0005 Fax: (630) 665-0886
www.lapagearchitects.com

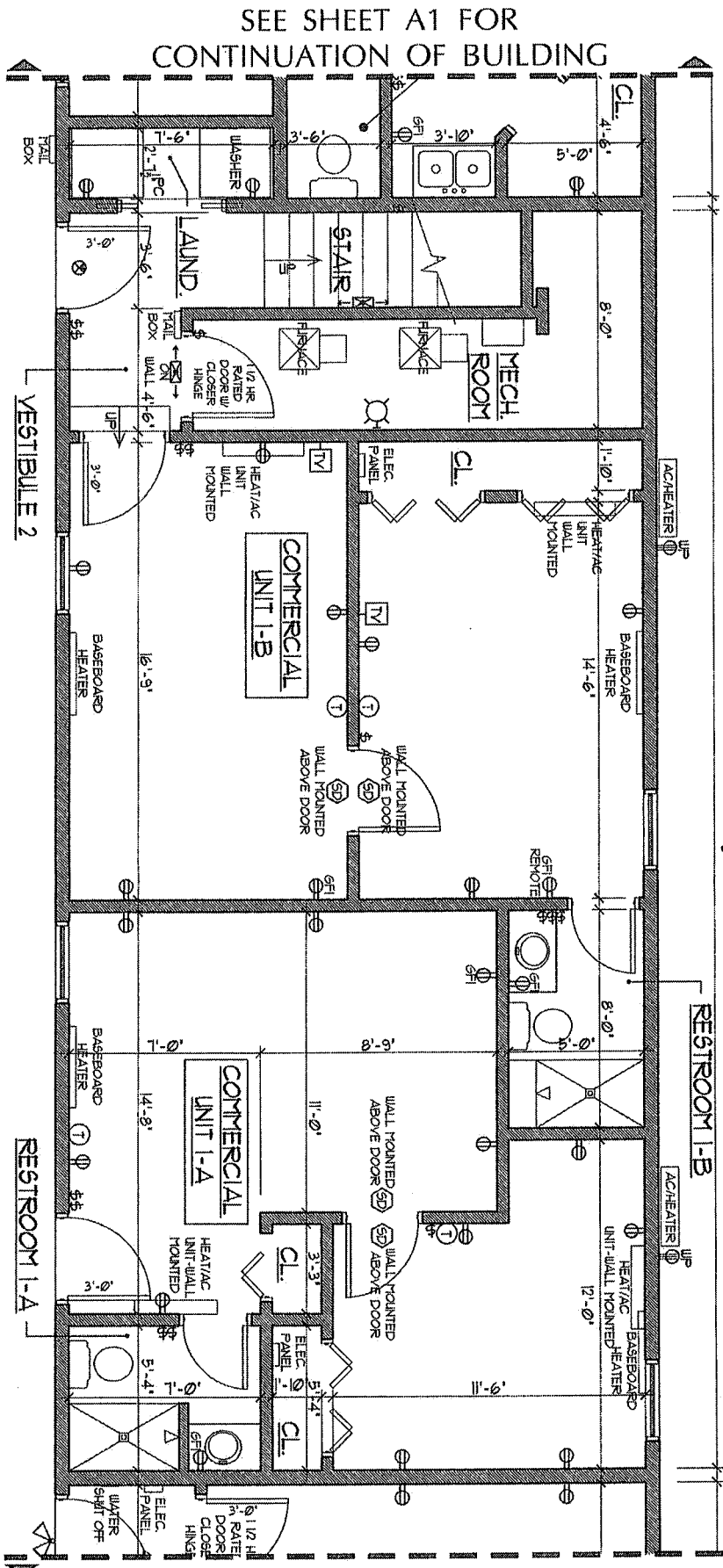
Planned Unit Development Application for:
Westfield Properties Inc.
1401 Hill Avenue
Wheaton, IL 60187

Drawing
EXISTING
PARTIAL FIRST
FLOOR PLAN

A1

SYMBOL LEGEND

⊕	DUPLEX	⊕	3-WAY SWITCH	⊕	1 x 4' FLUORESCENT LIGHT FIXTURE	⊕	THERMOSTAT CONTROL
⊕	DUPLEX GROUND FAULT INTERRUPTER	⊕	RECESSED DOWN LIGHT	⊕	1 x 4' FLUORESCENT LIGHT FIXTURE	⊕	OUTSIDE WALL MOUNTED LIGHT w/ MOTION SENSOR
⊕	DUPLEX WATERPROOF GROUND FAULT INTERRUPTER	⊕	WATERPROOF RECESSED DOWN LIGHT w/ LENS	⊕	EXHAUST FAN	⊕	SUPPLY AIR DRESSER
⊕	CEILING LOCATED DUPLEX	⊕	SURFACE MOUNTED LIGHT w/ GLOBE COVER	⊕	CEILING FAN	⊕	RETURN AIR REGISTER
⊕	220 VOLT RECEPTACLE	⊕	SURFACE MOUNTED LIGHT w/ PULL CHAIN	⊕	TV CABLE OUTLET	⊕	EXIT SIGN
⊕	SINGLE POLE SWITCH	⊕	WALL MOUNTED LIGHT	⊕	BROKE DETECTOR		



SEE SHEET A1 FOR CONTINUATION OF BUILDING

SEE SHEET A3 FOR CONTINUATION OF BUILDING

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

SCALE: 1/4" = 1'-0"
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE



A2

EXISTING
PARTIAL FIRST
FLOOR PLAN

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

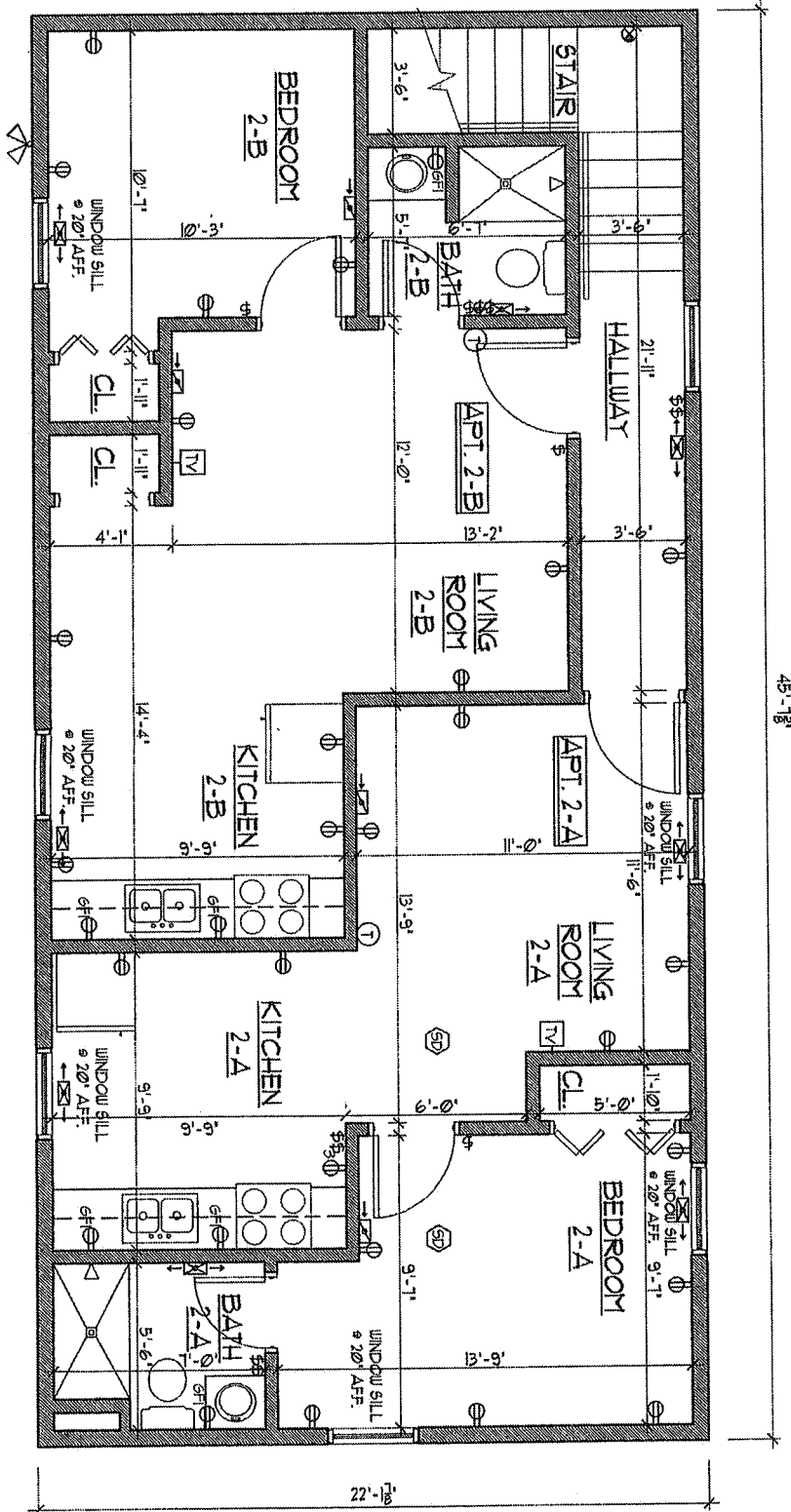
LaPage Architects, Ltd.
Architects • Interior Space Planners
551 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0005 Fax: (630) 665-0886
www.lapagearchitects.com

Copyright by LaPage Architects, Ltd.
Design and Construction Documents
Not to be reproduced. © 2018

Project #	1600
Drawn	TT
Date	05/14/18
Interpretation	000
Revision	00
Expiry	04-30-19

SYMBOL LEGEND

<ul style="list-style-type: none"> ⊕ DUPLEX ⊕ DUPLEX GROUND FAULT INTERRUPTER ⊕ DUPLEX WATERPROOF GROUNDFAULT INTERRUPTER ⊕ CEILING LOCATED DUPLEX ⊕ 220 VOLT RECEPTACLE ⊕ SINGLE POLE SWITCH 	<ul style="list-style-type: none"> ⊕ 3-WAY SWITCH ⊕ RECESSED DOWN LIGHT ⊕ WATERPROOF RECESSED DOWN LIGHT w/ LENS ⊕ SURFACE MOUNTED LIGHT w/ GLOBE COVER ⊕ SURFACE MOUNTED LIGHT w/ BALL GUARD ⊕ WALL MOUNTED LIGHT 	<ul style="list-style-type: none"> ⊕ 1 x 4 FLUORESCENT LIGHT FIXTURE ⊕ 1 x 1 FLUORESCENT LIGHT FIXTURE ⊕ EXHAUST FAN ⊕ CEILING FAN ⊕ TV CABLE OUTLET ⊕ SMOKE DETECTOR 	<ul style="list-style-type: none"> ⊕ THERMOSTAT CONTROL ⊕ OUTSIDE WALL MOUNTED LIGHT w/ MOTION SENSOR ⊕ SUPPLY AIR DIFFUSER ⊕ RETURN AIR REGISTER ⊕ EXIT SIGN
---	--	---	--



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

SCALE: 1/4" = 1'-0"
 RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE



Copyright by LaPage Architects, Ltd.
 Design and Construction Documents
 Not to be reproduced. © 2018

LaPage Architects, Ltd.
 Architects • Interior Space Planners
 Professional Design Firm
 951 West Liberty Drive
 Wheaton, Illinois 60187
 Phone: (630) 665-0206 Fax: (630) 665-0886
 www.lapagearchitects.com

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

Sheet
A4
 Drawing
 EXISTING
 SECOND
 FLOOR PLAN

Project # 1882
 Title 11
 Date 08.14.18
 Revision/Drawn Date 164-006116
 Filed/Architect 08.14.18
 Expires: 01-30-19

SEE ABOVE FOR
CONTINUATION OF BUILDING

PARTIAL WEST ELEVATION

SOUTH ELEVATION

EXISTING WEST AND SOUTH ELEVATION

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

PARTIAL WEST ELEVATION

SEE BELOW FOR
CONTINUATION OF BUILDING

Copyright by LaPage Architects, Ltd.
Design and Construction Documents
Not to be reproduced © 2018

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
184-005116
Expires: 04-30-19
951 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0006 Fax: (630) 665-0386
www.lapagearchitects.com

Project #	1802
Client	TT
Date	05-11-18
Issued/Revision Date	
PIU Addition	06-14-18

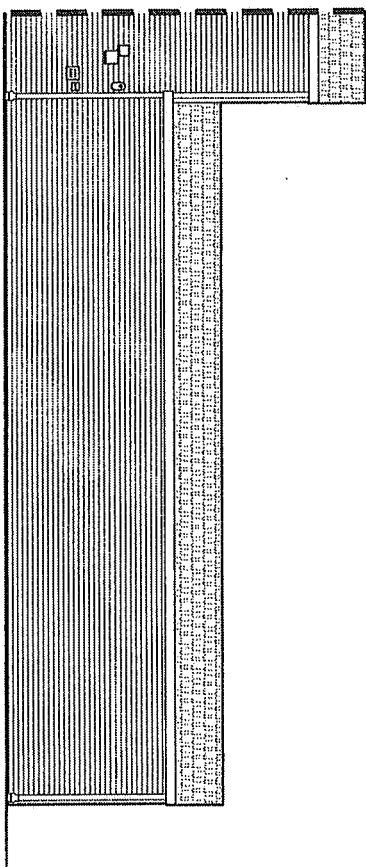
A5

Sheet

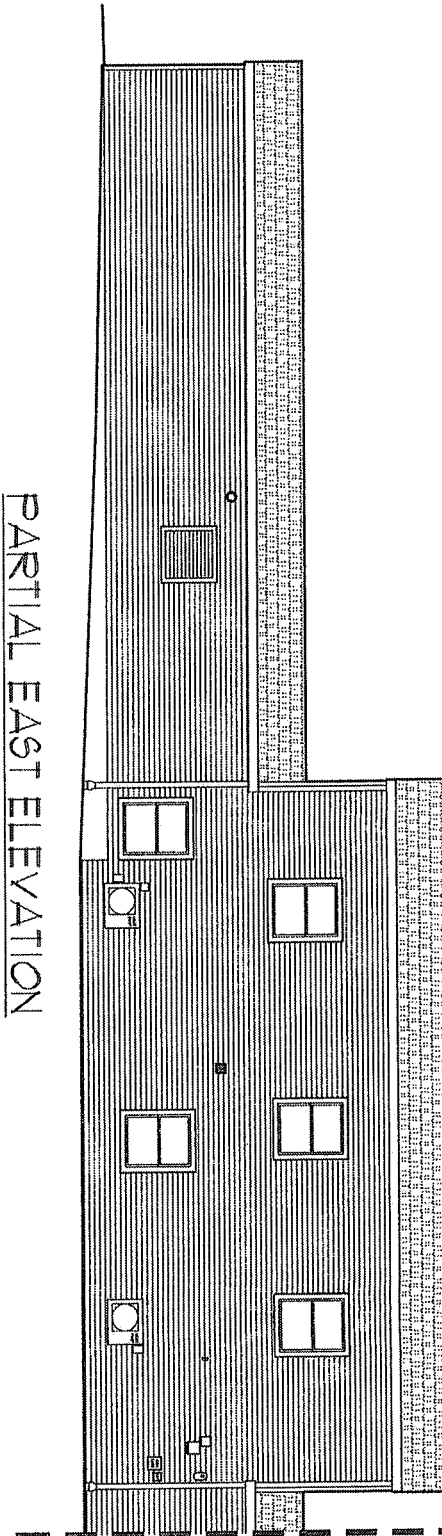
Drawing
EXISTING
WEST & SOUTH
ELEVATIONS

SEE ABOVE FOR
CONTINUATION OF BUILDING

PARTIAL EAST ELEVATION

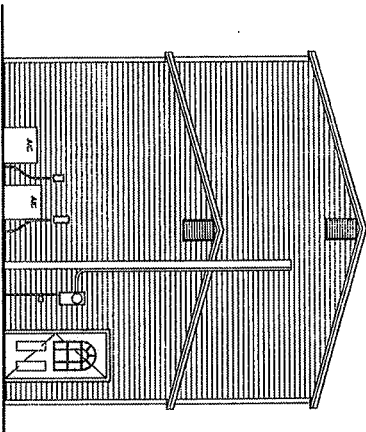


PARTIAL EAST ELEVATION



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

Copyright by LaPage Architects, Ltd.
Design and Construction Documents.
Not to be reproduced. © 2010

A6

Sheet

Drawing
EXISTING
EAST & NORTH
ELEVATIONS

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

LaPage Architects, Ltd.
Architects • Interior Space Planners
Professional Design Firm
Architects Corporation
184-006116
Expires: 06-30-19
851 West Liberty Drive
Wheaton, Illinois 60187
Phone: (630) 665-0006 Fax: (630) 665-0086
www.lapagearchitects.com

Project #
11
Phone
630-665-0006
Fax
630-665-0086
Web
www.lapagearchitects.com