

ORDINANCE NO. O-2020-10

**AN ORDINANCE GRANTING BUILDING SETBACK AND PARKING VARIATIONS ON A CERTAIN PIECE
OF PROPERTY COMMONLY KNOWN AS 201 W. WESLEY STREET AND 210-214 N. HALE STREET - NORTH
HALE LLC**

WHEREAS, written application has been made requesting a variation to Article 19.5 and Article 22.4 of the Wheaton Zoning Ordinance to allow the construction and use of a three story mixed-use building with a setback of 0.3 feet from the north property line, a setback of 0.0 feet from the east property line and a setback of 0.4 feet from the south property line in lieu of the required 5.0 feet for all three setbacks and 9 on-site parking spaces in lieu of the required 47 parking spaces (based on 7,639 square feet of retail space, 16,446 square feet of office space and 9,261 square feet of residential space), all on certain property legally described herein and commonly known as 201 W. Wesley Street and 210-214 N. Hale Street, 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 February 11, 2020 and February 25, 2020 to consider the building setback and parking variations request; and the Planning and Zoning Board has recommended approval of the zoning variations.

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-4 CBD Perimeter Commercial District zoning classification:

PARCEL 1: THE EAST 100 FEET (MEASURED FROM THE WEST LINE OF HALE STREET) OF THE NORTH ½ OF THE NORTH ½ OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET (MEASURED FROM THE WEST LINE OF HALE STREET) OF THE SOUTH ½ OF THE NORTH ½ OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH HALF OF THE EAST 75.0 FEET OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-16-132-003; -004; -006

The subject property is commonly known as 201 W. Wesley Street and 210-214 N. Hale Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 19.5 and Article 22.4 of the Wheaton Zoning Ordinance to allow a

setback of 0.3 feet from the north property line, a setback of 0.0 feet from the east property line and a setback of 0.4 feet from the south property line in lieu of the required 5.0 feet for all three setbacks and 9 on-site parking spaces in lieu of the required 47 parking spaces (based on 7,639 square feet of retail space, 16,446 square feet of office space and 9,261 square feet of residential space) are granted to allow the construction and use of a three story mixed-use building on the subject property, in full compliance with the following plans: "Wheaton Mixed Use, NWC of Hale and Wesley" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated December 11, 2019 and "Mixed Use Wheaton, Wheaton, IL" prepared by Myefski Architects, Chicago, IL, sheets 1-6, dated December 11, 2019.

Section 3: The Plat of Consolidation entitled "201 Hale Street Plat of Consolidation" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated November 20, 2019 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. It 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.


Philip Suess

Mayor

ATTEST:


Sharon Bennett Hagan

City Clerk

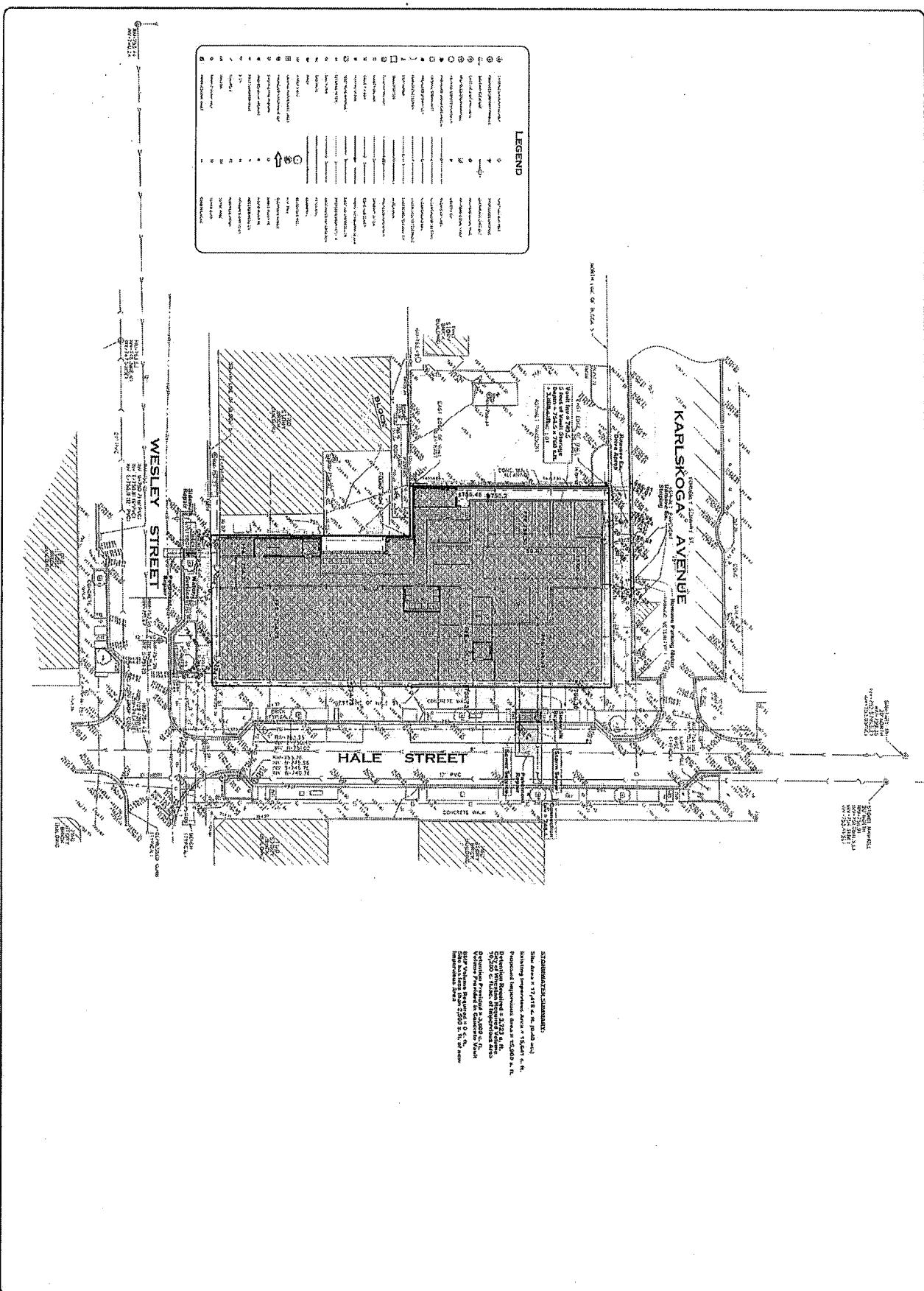
Roll Call Vote

Ayes: Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilwoman Bray-Parker

Nays: None
Absent: Councilman Barbier

Motion Carried Unanimously

Passed: March 16, 2020
Published: March 17, 2020



MIXED-USE WHEATON

WHEATON, IL

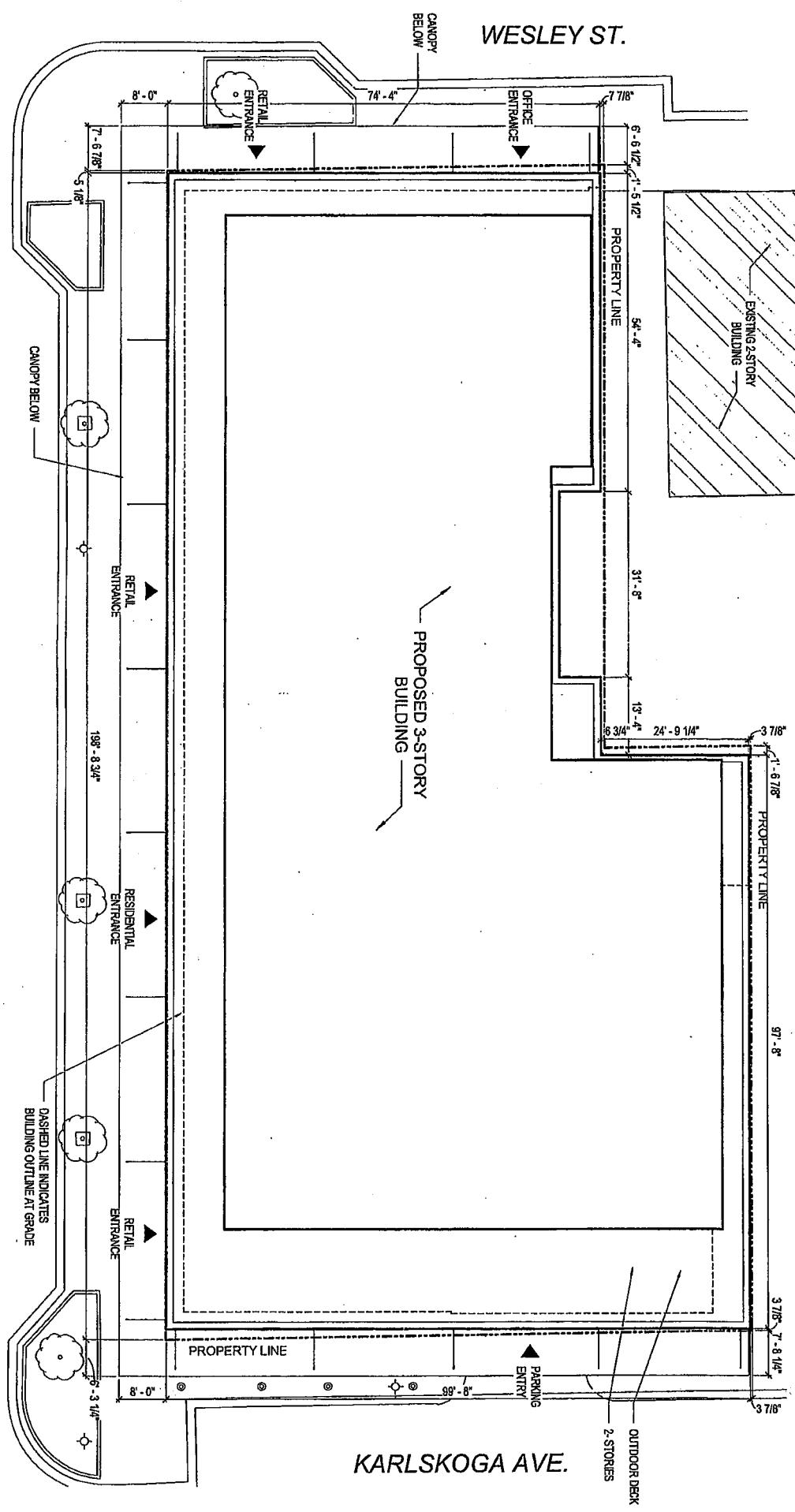
SITE PLAN

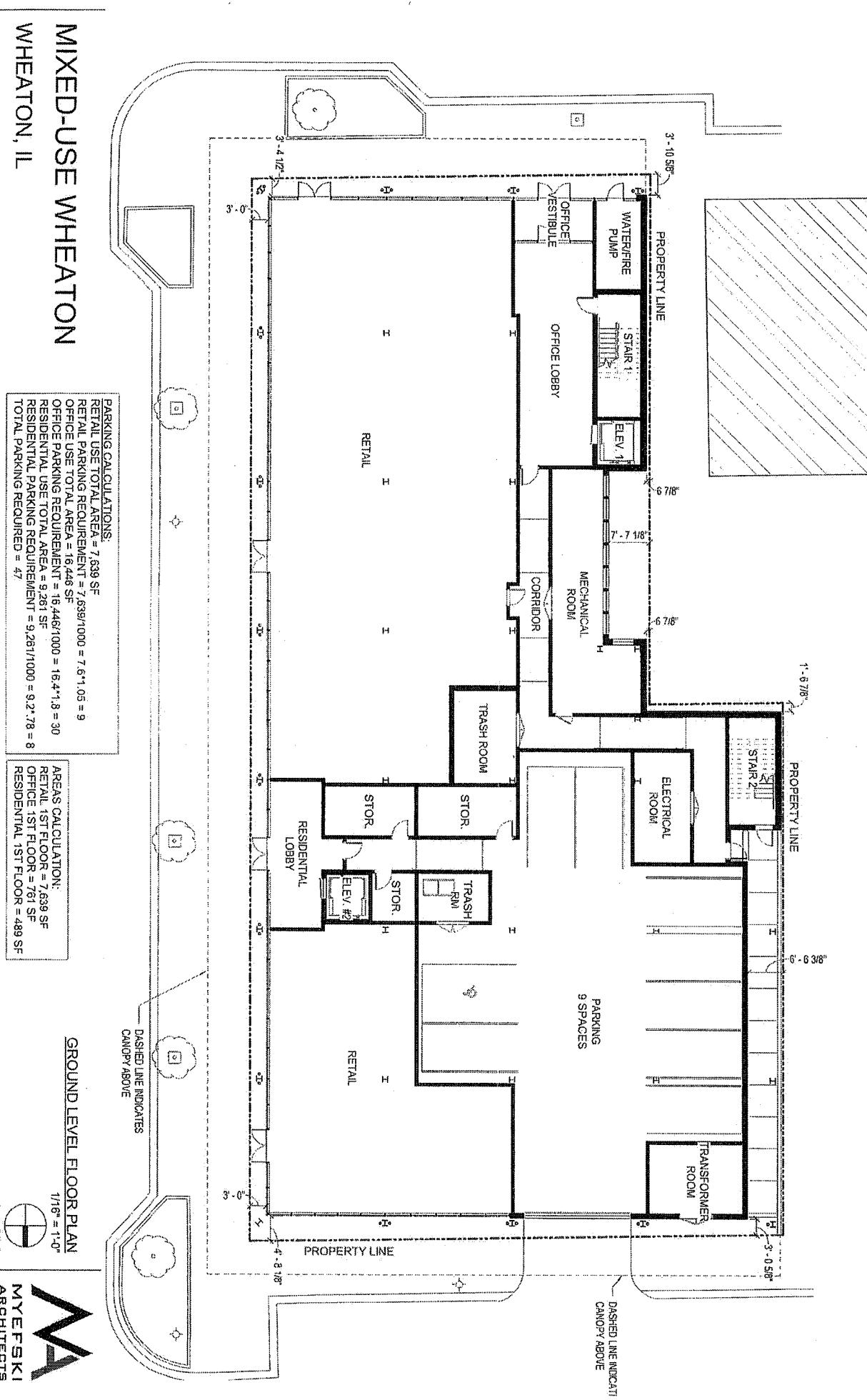
12.11.2019

MYFSKI
ARCHITECTS
DODSON & COOK INC.

N HALE ST.

KARLSKOGA AVE.





MIXED-USE WHEATON WHEATON, IL

WHEATON, IL

RETAIL TOTAL AREA = 7,639 SF
 RETAIL PARKING REQUIREMENT = 7,639/1000
 OFFICE USE TOTAL AREA = 16,446 SF
 OFFICE PARKING REQUIREMENT = 16,446/1000
 RESIDENTIAL USE TOTAL AREA = 9,261 SF
 RESIDENTIAL PARKING REQUIREMENT = 9,261/1000
 TOTAL PARKING REQUIRED = 47

OFFICE 1ST FLOOR = 781 SF
RESIDENTIAL 1ST FLOOR = 489 SF

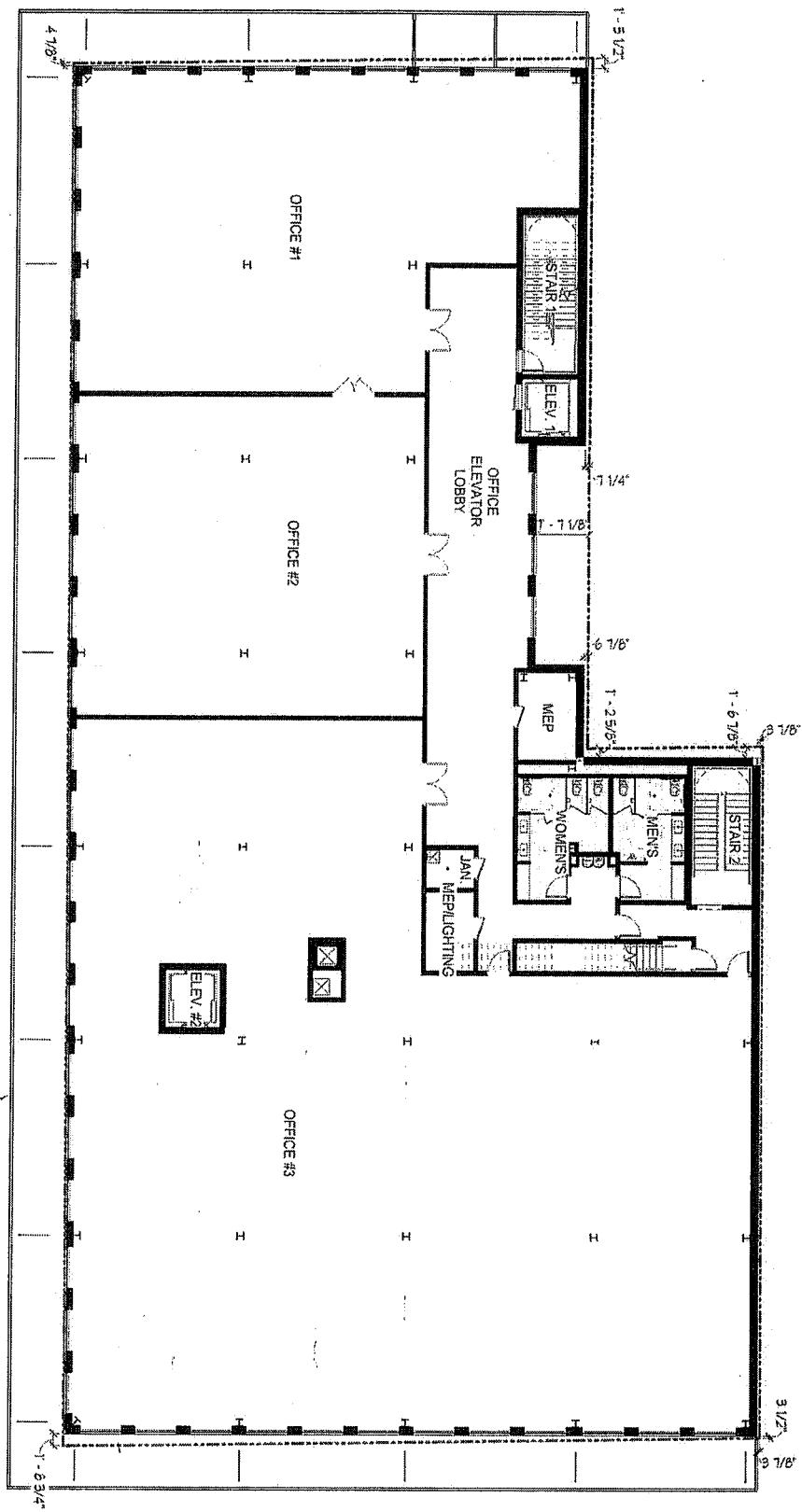
GROUND LEVEL FLOOR PLAN

12.11.2019

MYERSKI
ARCHITECTS
2001 LEED® LEARNER

MIXED-USE WHEATON

WHEATON, IL



LEVEL 2 FLOOR PLAN

1'16" = 1'-0"



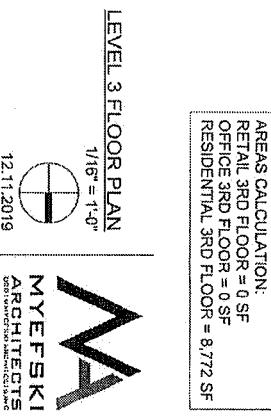
12.11.2019

AREAS CALCULATION:
RETAIL 2ND FLOOR = 0 SF
OFFICE 2ND FLOOR = 15,695 SF
RESIDENTIAL 2ND FLOOR = 0 SF

MYERSKI
ARCHITECTS
Architectural Engineers Interior Designers

MIXED-USE WHEATON

WHEATON, IL



EXTERIOR ELEVATIONS

$1/16'' = 1'-0''$

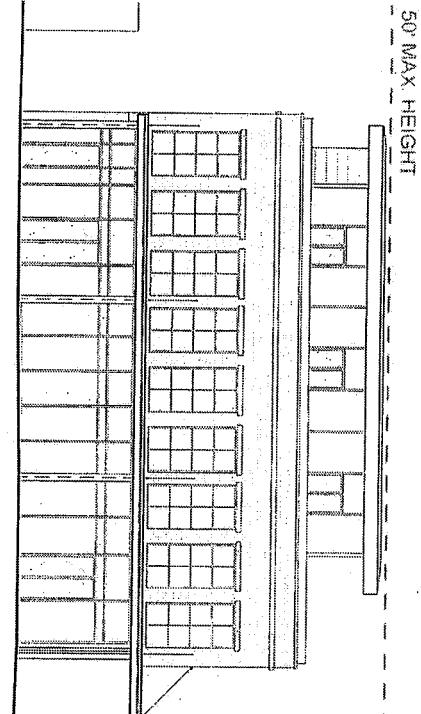
MIXED-USE WHEATON
WHEATON, IL

12.11.2019



SOUTH EXTERIOR ELEVATION

SCALE: $1/16'' = 1'-0''$



NORTH EXTERIOR ELEVATION

SCALE: $1/16'' = 1'-0''$

