

ORDINANCE NO. O-2021-27

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION AND USE OF TWO COMMERCIAL BUILDINGS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 21 BLANCHARD CIRCLE - KDP ACQUISITIONS, LLC

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow the construction and use of two commercial buildings, all on certain property legally described herein and commonly known as 21 Blanchard Circle, Wheaton, Illinois 60189; 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 May 25, 2021 to consider a special use permit for a planned unit development request; and the Planning and Zoning Board has recommended approval of the special use permit for the 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-5 Planned Commercial District zoning classification:

LOT 1 IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 OF KEIM'S RESUBDIVISION OF LOT 4 IN KEIM'S DANADA WEST CIRCLE SUBDIVISION, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED SEPTEMBER 12, 1994 AS DOCUMENT NUMBER R94-186924, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-28-304-056

The subject property is commonly known as 21 Blanchard Circle, Wheaton, IL 60189.

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 granted to allow the construction and use of two commercial buildings, a 5,900 square foot multi-tenant restaurant/ retail building and a 10,500 square foot nursery school, in full compliance with the following plans: "Site Improvement Plans Wheaton Retail, Naperville Road and Blanchard Circle, Wheaton, Illinois", prepared by Woolpert, Oakbrook Terrace, IL, sheets 1-7, dated April 23, 2021, "Proposed New: 2-Tenant Building, Northwest Corner of Naperville Road and Blanchard Circle, Wheaton, Illinois", prepared by Reitan Architects, LLC, Palatine, IL, sheet SK1, dated April 1, 2021 and revised April 23, 2021, and "Proposed New: Daycare Facility, Northwest Corner of Naperville Road and Blanchard Circle, Wheaton, Illinois", prepared by Reitan Architects, LLC, Palatine, IL, sheet SK2, dated April 23, 2021, subject to the following conditions:

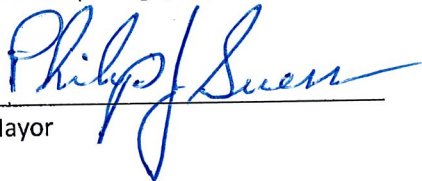
1. That the rooftop mechanical units on both buildings shall be screened in accordance with the requirements of the Wheaton Zoning Ordinance; and
2. Subject to the reasonable approval of the Director of Engineering, the portion of the parking lot connecting the two parking areas shall be revised to provide a more right angle configuration to the drive aisles and the two-way traffic pattern for the nursery school building shall be reviewed; and
3. The applicant shall include a BMP as part of their engineering plan; and
4. Subject to the reasonable approval of the Director of Planning, the applicant shall add additional architectural detail to the west elevation of the restaurant/ retail building.

Section 3: Any approvals for KDP Acquisitions, LLC shall not become effective until after they close on the subject property, so that any prior approvals for the property will not be affected, including, but not limited to, City Ordinance No. E-3827 adopted on October 5, 1992 and City Ordinance No. E-3991 adopted on May 16, 1994.

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.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes: Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: None

Motion Carried Unanimously

Passed: June 7, 2021
Published: June 8, 2021

SITE IMPROVEMENT PLANS WHEATON RETAIL

NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS
APRIL 2021

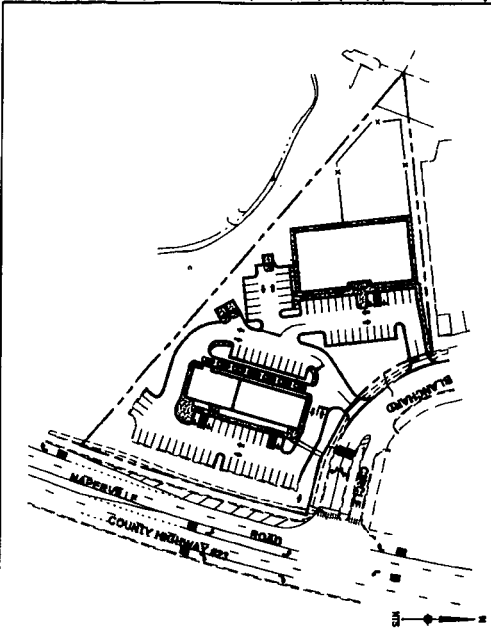
KEY DEVELOPMENT PARTNERS

515 NORTH STATE STREET, #2660, CHICAGO, ILLINOIS 60654

CONTACT: STEVE PANKO
EMAIL: SPANKO@KDP-LLC.COM

W
WOOLBERT
1815 South Maywood Road
Suite 100
Oakbrook Terrace, IL 60181
(630) 584-5500
FAX: (630) 584-5771

SITE PLAN



VICINITY MAP



SHEET INDEX

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Sample Call 611

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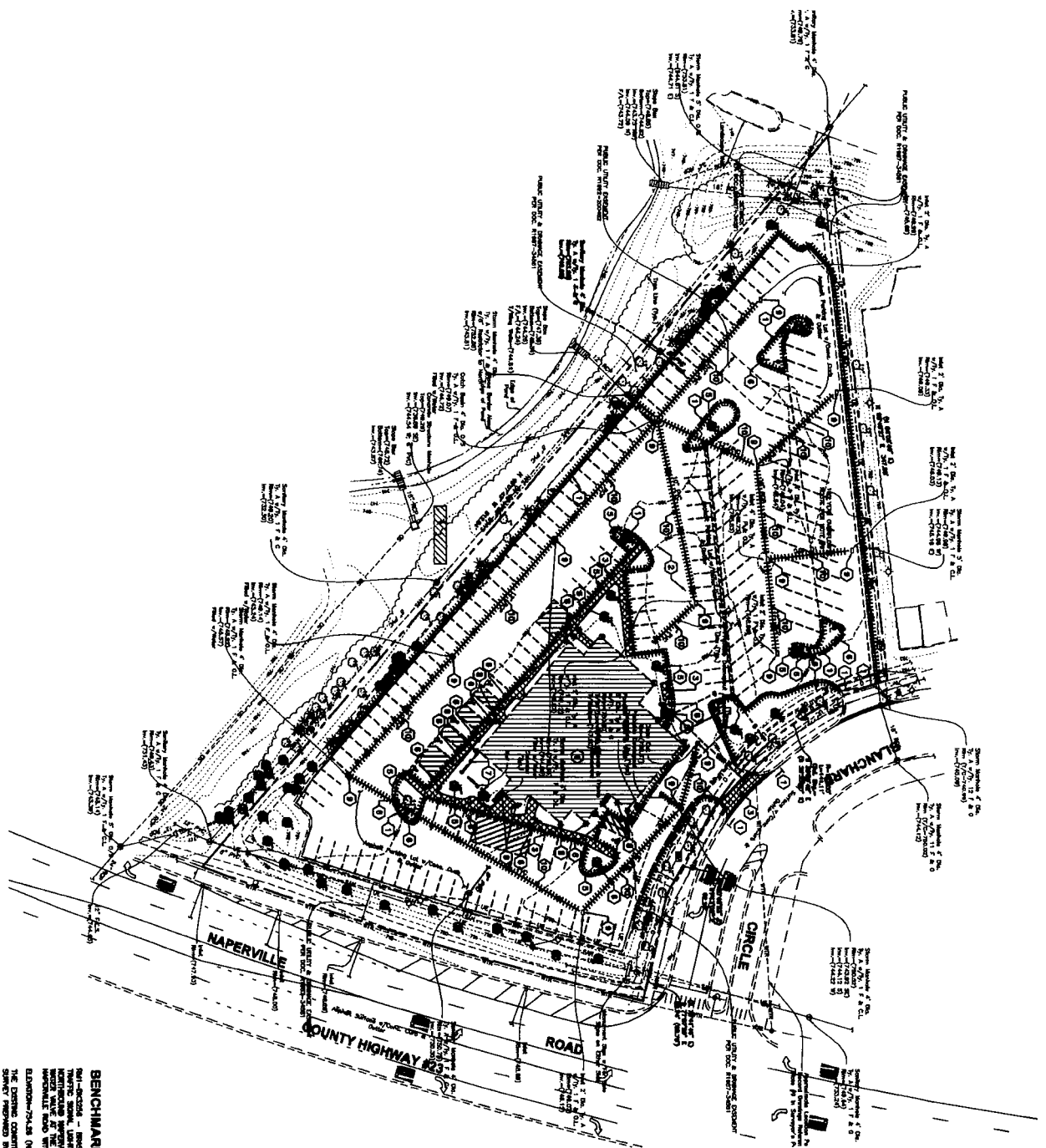
PROJECT No.: 081732

C000

UTILITY NOTES (cont'd.)

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SHEET NO. C001	SITE IMPROVEMENT PLANS WHEATON RETAIL HARTFORD ROAD AND BLANCHARD CIRCLE WHEATON, ILLINOIS	 WOLPERT ARCHITECTS • ENGINEERS • INTERIORS	1616 South Meyers Road Suite 650 Oakbrook Terrace, IL 60181 630.434.5080 FAX: 630.486.5751
	GENERAL NOTES		
	(Blank space for notes)		



EXISTING LEGEND

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DEMOLITION NOTES

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BENCHMARK:

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PERFORMED BY CHADLER LTD. AND DATED 02/28/21.

GRAPHIC SCALE IN FEET



SITE IMPROVEMENT PLANS
WHEATON RETAIL
 NAPERVILLE ROAD AND BLANCHARD CIRCLE
 WHEATON, ILLINOIS



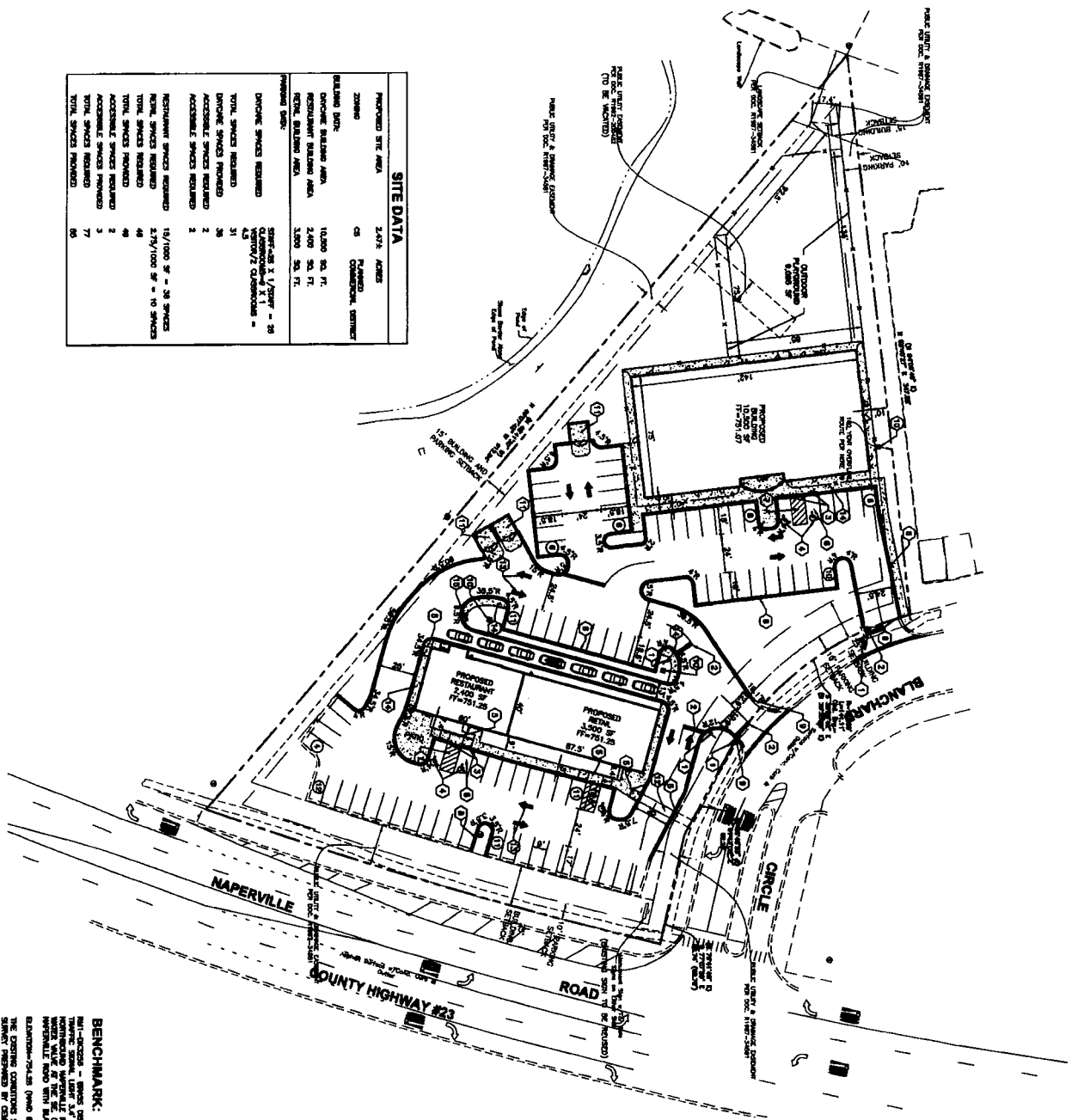
1818 South Meyers Road
 Suite 150
 Oakbrook Terrace, IL 60191
 630.424.8000
 FAX: 630.496.3731

PROJECT No: 081732
 DATE: 04/23/21
 DES. BY: [blank]
 D.R. BY: [blank]
 C.D. BY: [blank]

No.	DATE	REVISION
1	04/23/21	PUD SUBMITTAL

SHEET NO.
C100

EXISTING CONDITIONS-DEMO PLAN



SITE NOTES

- [illegible]

SOME KEY NOIES

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| 15 | NO DISCREPANCY |
| 14 | 1" STIP, SHA, N-1 |
| 13 | 2" WEE STIP SHA, WHITE PAINT |
| 12 | ACCESSIBLE, PAINTED STYREX |
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SITE LEGEND

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 INDICATES ROW LIFT PROVIDED—SEE DETAILS FOR
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BENCHMARK:
THURGOOD - BRIDGE OVER SET IN THE CONCRETE BASE OF A
TWO-SPAN ROAD. USED 3.4% OF THE BASE OF CURB FOR
NORTHWARD WHEELWEAR ROAD AND 13.4% OF A CROWN FOR A
WIDE VALVE AT THE CORNER OF THE INTERSECTION OF
WHEELWEAR ROAD WITH BRIDGE ROAD.
EXAMPLE-75425 (PHOTO 86)
THE EXISTING CONDITIONS SHOWN ARE BASED UPON A
SURVEY PREPARED BY GEORGIN LTD. AND DATED 03/26/71.

C200

**SITE IMPROVEMENT PLANS
WHEATON RETAIL**
HAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

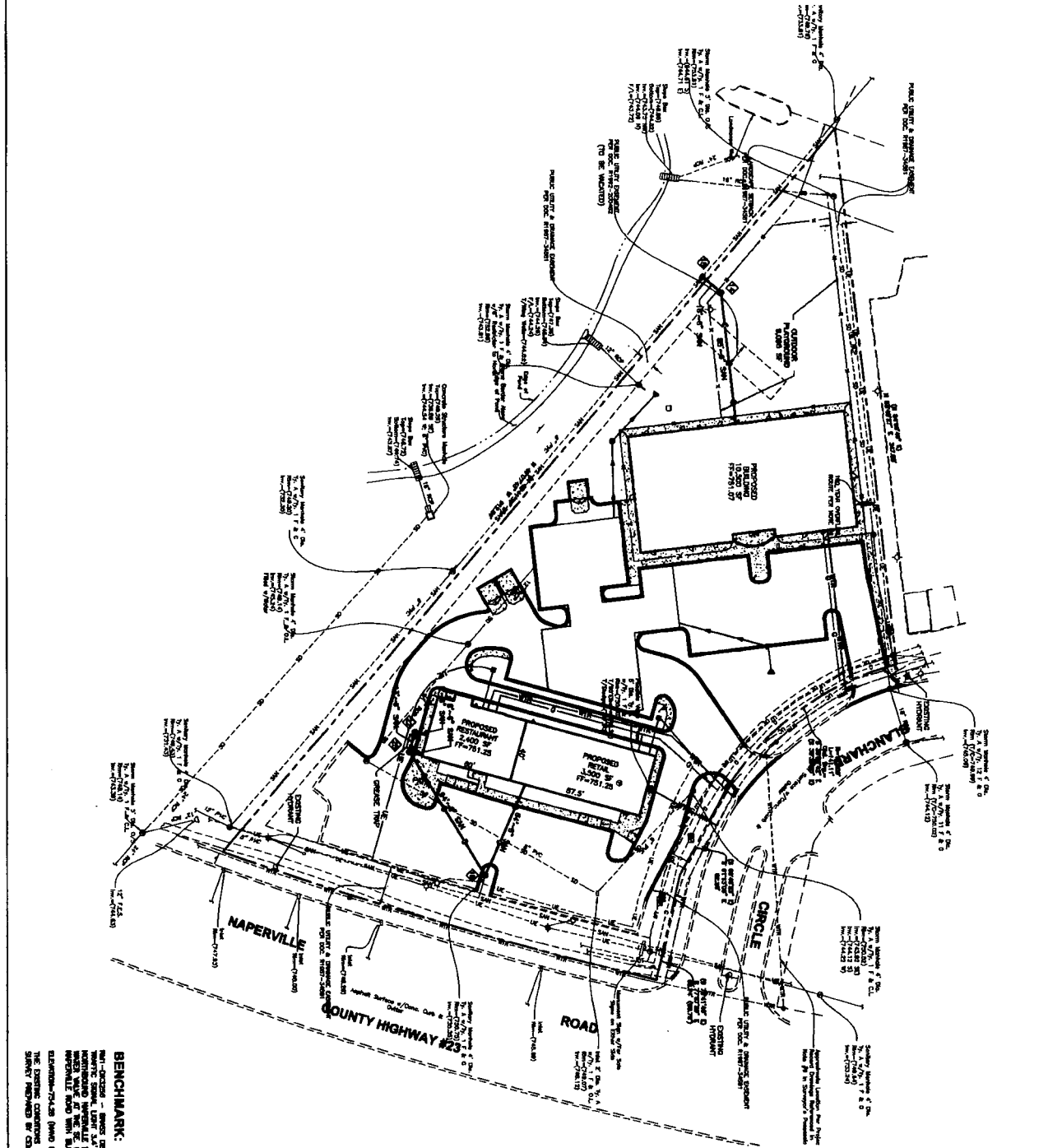


WOOLPERT

**1916 South Meyers Road
Suite 960
Oaldbrook Terrace, FL 32151
930.424.9080
FAX: 930.495.3731**

PROJECT No: 081732
DATE _____
DES. HP
D.R. DH
CMT. CP

No.	DATE	REVISION
	04/23/21	PUD SUBMITTAL



UTILITY LEGEND

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|  | OR | CONSTRUCTION LIMITS |

UTILITY NOTES

1. 2ndnd SCHEDULE 40 MC CONDUIT FOR LOCATIONS UNDER PREPARED PAYMENT. CONNECTIONS TO CONDUITANCE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND INVESTMENT LOCAL.
2. CONNECTIONS TO CONDUITANCE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
3. 1stst SCHEDULE 40 MC CONDUIT FOR LOCATIONS UNDER PREPARED PAYMENT. CONNECTIONS TO CONDUITANCE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.

UTILITY CROSSINGS

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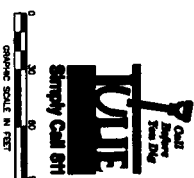
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## BENCHMARK:

7/11-002526 - BRICK LENS SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 34' E. OF THE BACK OF CURB FOR NORTHBOUND WHEELER ROAD AND 134' SW. OF A CORNER FOR A BRICK VAULT AT THE E. CORNER OF THE INTERSECTION OF WHEELER ROAD WITH BLANCHARD ROAD.

ELEVATION=754.25 (HARD COPY)  
THE EXISTING CONDITIONS SHOWN ARE BASED UPON A  
SURVEY PERFORMED BY CORDON LTD. AND DATED 05/26/21



**C400**

**SHEET NO.**

## SITE IMPROVEMENT PLANS WHEATON RETAIL

NAPEVILLE ROAD AND BLANCHARD CIRCLE  
WHEATON, ILLINOIS

# PRELIMINARY UTILITY PLAN



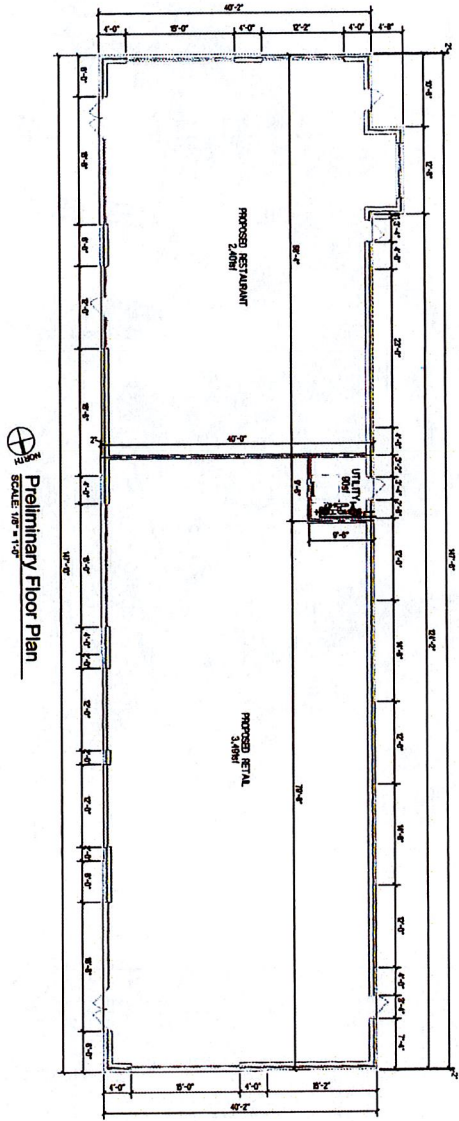
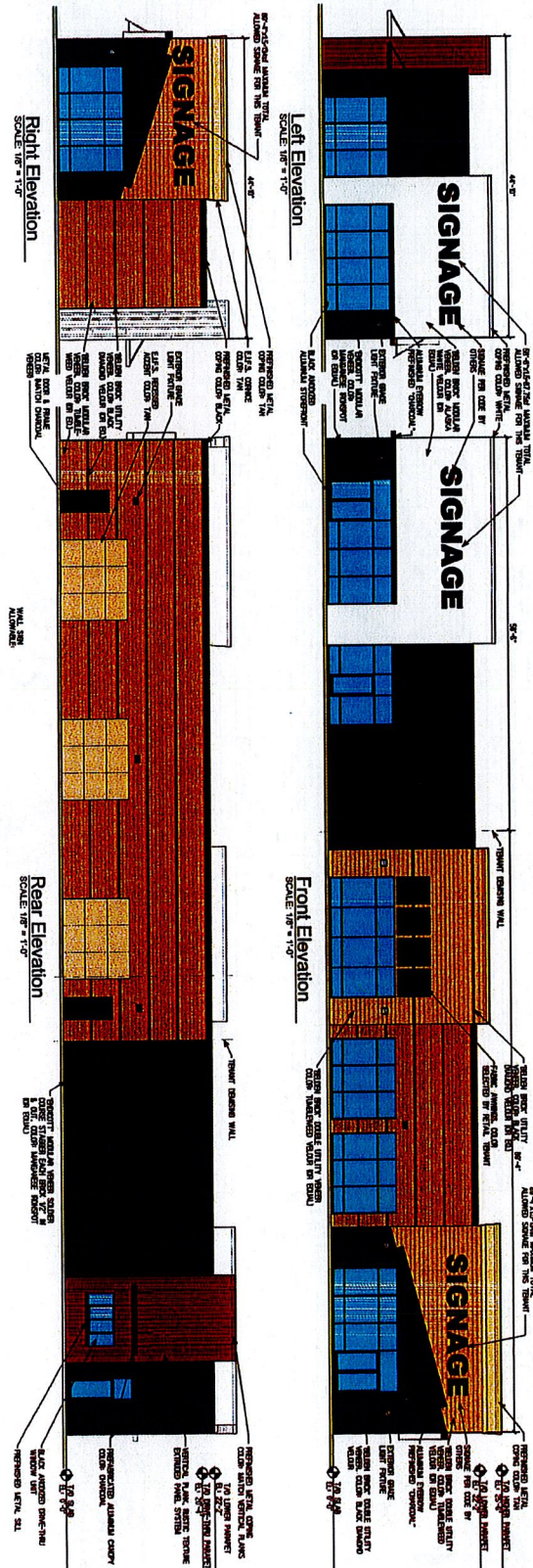
1815 South Meyers Road  
Suite 850  
Oakbrook Terrace, IL 60181  
630.434.9080  
FAX: 630.495.3731

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| <b>CHKD.</b>       | CP    |

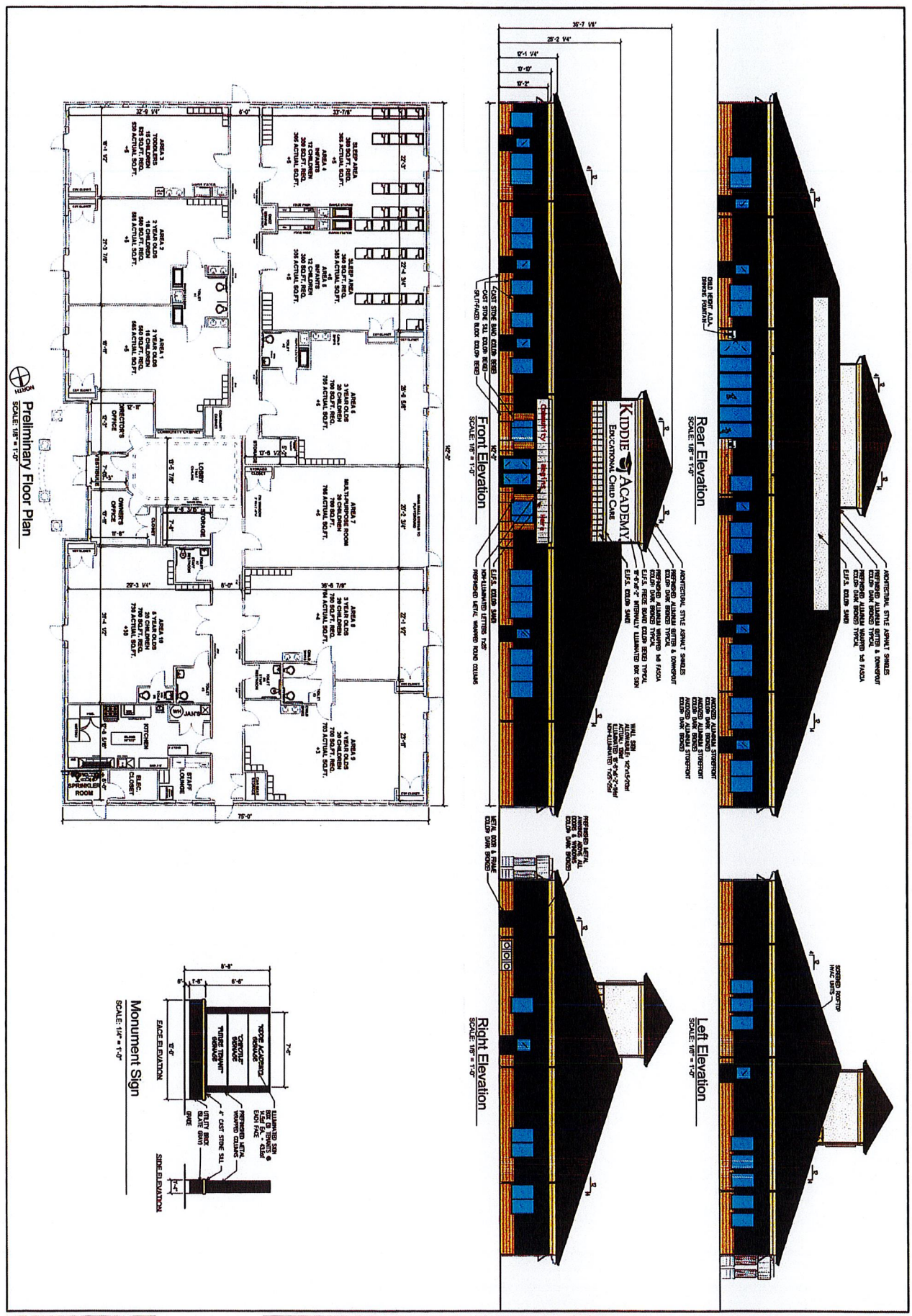
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**PROPOSED NEW:**  
**Daycare Facility**  
 NORTHWEST CORNER OF:  
 NAPERVILLE ROAD & BLANCHARD CIRCLE  
 WHEATON, ILLINOIS

**Reitan Architects, LLC.**  
 214 S. Rosa Street - Palatine, Illinois 60067  
 PH. 847-510-1227 - FAX 847-510-0347  
 Assumed Name No. 94-004083

**SK2**  
 PRELIMINARY  
 EXTERIOR  
 ELEVATIONS  
 SHEET 2  
 200-WHEATON

