

ORDINANCE NO. O-2021-21

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION AND USE OF A FOUR-STORY, EIGHTEEN UNIT MULTI-FAMILY (APARTMENT) BUILDING ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 204 AND 210 S. WHEATON AVENUE - ROSS BUILDERS, INC.

WHEREAS, written application has been made requesting a special use permit for a planned unit development to allow the construction and use of a four-story, eighteen unit multi-family (apartment) building with thirty on-site parking spaces and a rooftop deck for tenant use, all on certain property legally described herein and commonly known as 204 and 210 S. Wheaton 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 April 27, 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-4 CBD Perimeter Commercial District zoning classification:

PARCEL 1: LOT 1 (EXCEPT THE SOUTH 4 RODS THEREOF AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 32 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF LOT 1, 33.3 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE NORTH 33.3 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE PLACE OF BEGINNING) IN BLOCK 5 OF J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 49.5 FEET OF LOT 2 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, EXCEPTING THEREFROM THE SOUTH 66.0 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THAT PART OF LOT 2 LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 5; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BLOCK 5 TO THE NORTHWEST CORNER OF LOT 3 IN SAID BLOCK 5; THENCE SOUTHERLY 32.3 FEET ALONG THE WEST LINE OF SAID LOT 3; THENCE EASTERLY TO THE EAST LINE OF SAID LOT 3 TO A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE POINT OF BEGINNING OF SAID LINE; THENCE EASTERLY TO THE EAST LINE OF SAID LOT 2 TO A POINT THAT IS 33.3 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 2, SAID POINT BEING THE POINT OF ENDING OF SAID LINE, ALL IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 66.0 FEET OF LOT 1 AND THE SOUTH 66.0 FEET OF THE EAST 9.0 FEET OF LOT 2 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A

SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-313-005; -015

The subject property is commonly known as 204 and 210 S. Wheaton Avenue (SWC of Liberty Drive and Wheaton Avenue), Wheaton, IL 60187.

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 a four-story, eighteen unit multi-family (apartment) building with thirty on-site parking spaces and a rooftop deck for tenant use, in full compliance with the following plans: "Preliminary Engineering Plans for Liberty Square Flats, Wheaton, Illinois", prepared by RWG Engineering, LLC, Wheaton, IL, sheets 1-9, dated March 31, 2021, "Landscape Plan for Liberty Square Flats, 204 S. Wheaton Avenue, Wheaton, Illinois", prepared by Metz and Company, Lombard, IL, sheets L-1 and L-2, dated March 29, 2021, and "Floor Plans and Building Elevations for Liberty Square Flats, Wheaton, Illinois", prepared by Studio 21 Architects, sheets 1-9, dated March 30, 2021, subject to the following conditions:

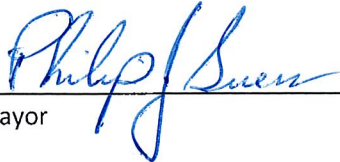
1. That the proposed driveway approach be modified to provide a 15' radius; and
2. That the stop sign and stop bar on City Property for the drive approach be removed; and
3. That the engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Section 3: The Plat of Consolidation entitled "Liberty Square Flats Plat of Consolidation" prepared by Gentile and Associates, Inc., Lombard, IL, 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.


Mayor

ATTEST:


City Clerk

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

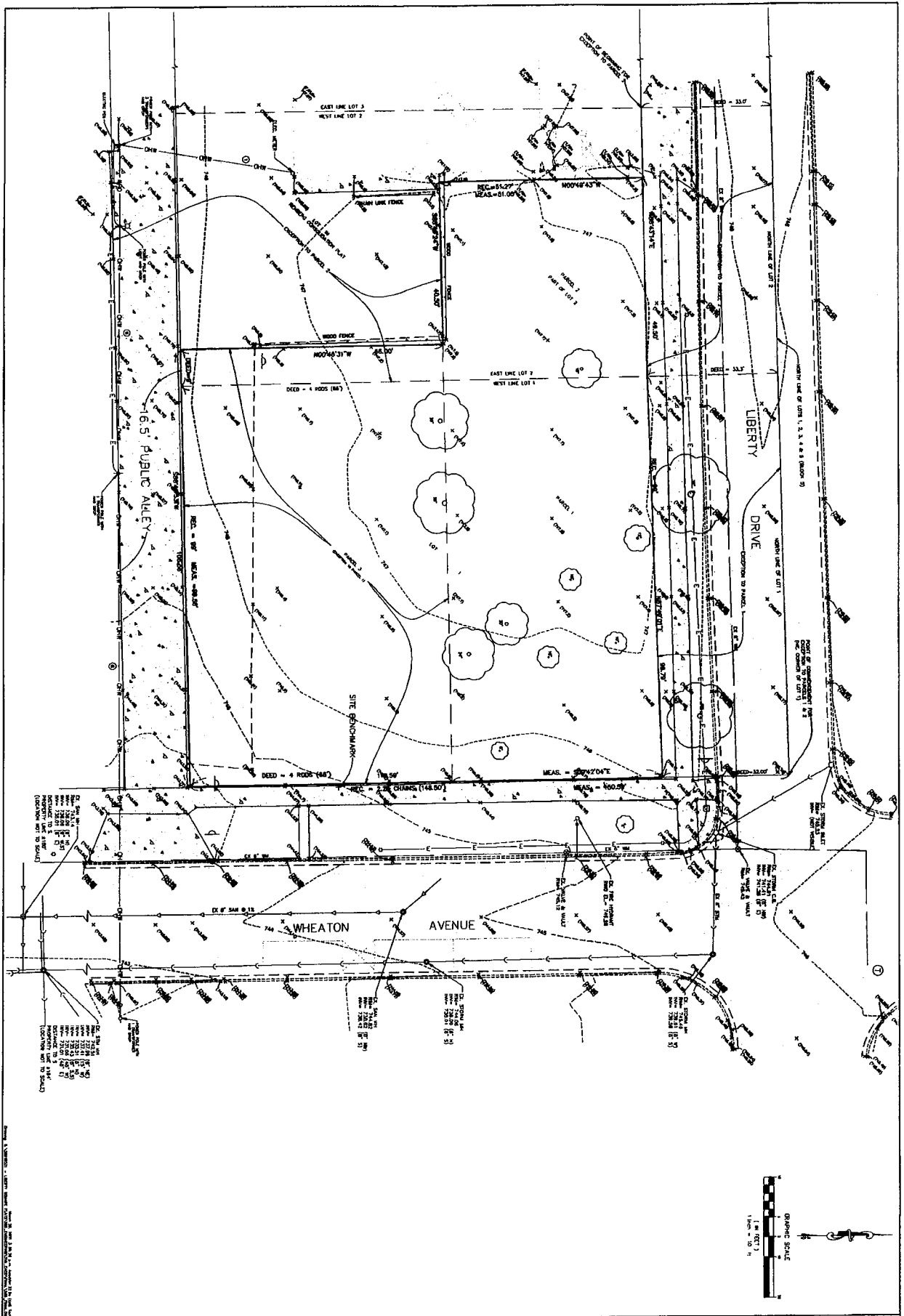
Passed: May 17, 2021

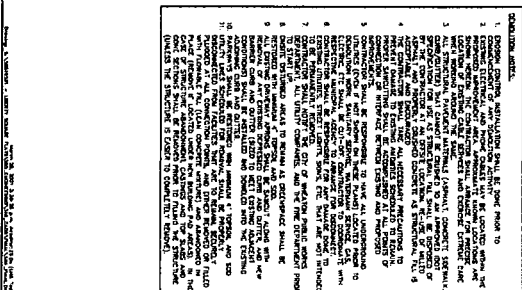
Published: May 18, 2021

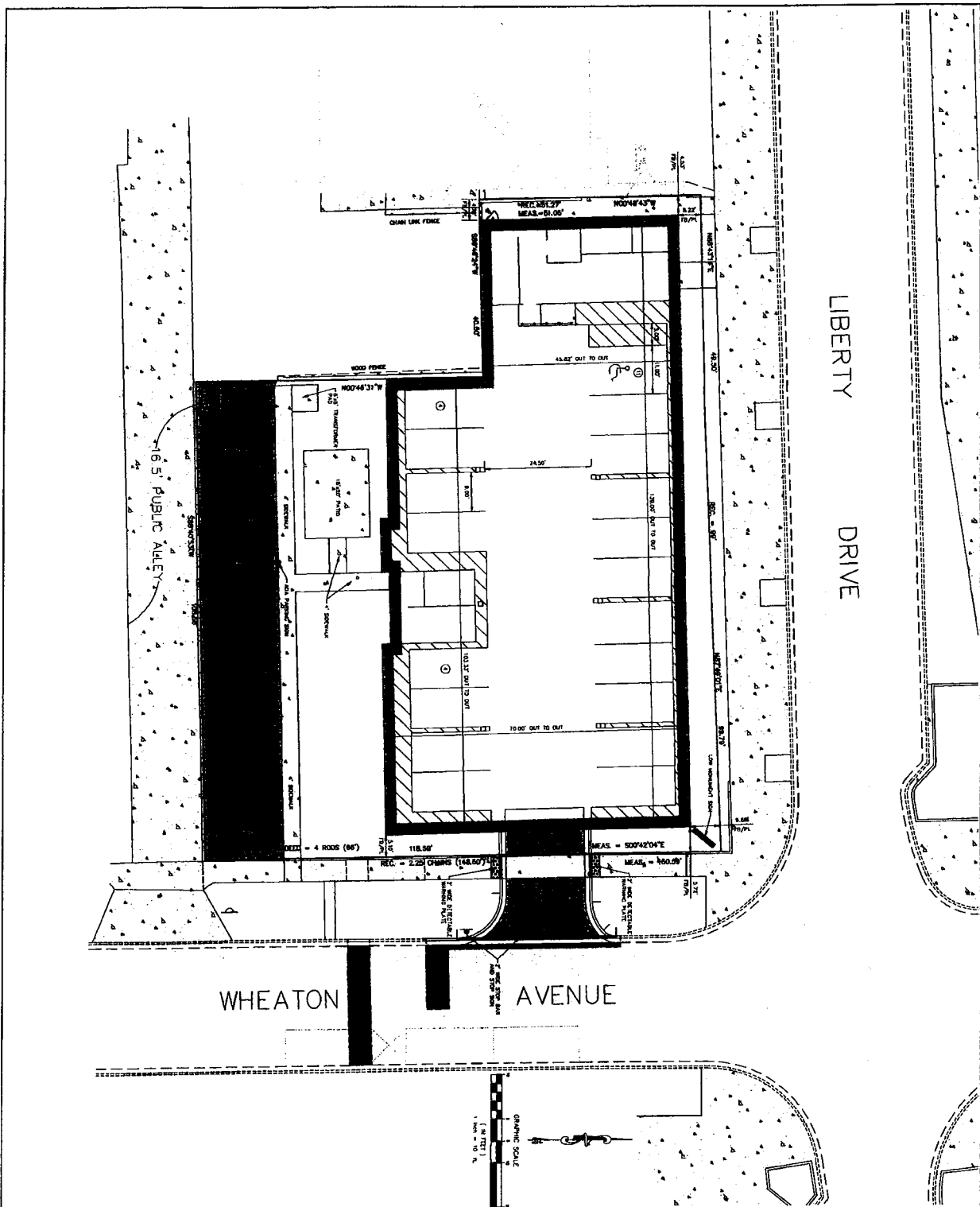
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REVISIONS DATE BY CHKD APP'D	NOTES: 1. SITE PLAN SHALL BE SUBMITTED TO THE CITY OF WHEATON FOR REVIEW AND APPROVAL. 2. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON ZONING ORDINANCE AND THE CITY OF WHEATON SUBDIVISION MAP ACT. 3. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 4. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 5. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 6. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 7. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 8. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 9. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT. 10. THE CITY OF WHEATON SHALL REVIEW THE SITE PLAN FOR CONFORMANCE WITH THE CITY OF WHEATON SUBDIVISION MAP ACT.	LIBERTY SQUARE FLATS WHEATON, ILLINOIS SITE GEOMETRIC AND PAVING PLAN 4 of 9 Engineering, LLC 975 E. 22nd St., Suite 400 Wheaton, IL 60189 630-480-7889 www.rwg-engineering.com
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BOC ENGINEERING, LLC
PROJECT SPECIFICATION
GENERAL CONDITIONS

THE NEW YORK STOCK EXCHANGE has voted to suspend trading in the shares of **General Electric** until the company has agreed to pay a dividend of \$100 million to its shareholders. The vote was taken after a long and heated debate, with the majority of the board favoring the suspension. The company's management has argued that the suspension is unwarranted and that the company is in a strong financial position. However, the board believes that the company's failure to pay a dividend is a reflection of its financial weakness and that the suspension is necessary to protect the interests of its shareholders. The suspension will take effect immediately unless the company can reach an agreement with the board by the end of the week.

COMMENTS (if any):
The following data were obtained by means of the test described in the preceding paragraph. The results indicate that the use of the test is feasible and that the test is capable of detecting the presence of the substance in the sample. The results are as follows:

Sample	Result
1	Positive
2	Negative
3	Positive
4	Negative
5	Positive
6	Negative
7	Positive
8	Negative
9	Positive
10	Negative

It is noted that the results of the test are in good agreement with the results of the other tests performed on the same samples. The test is therefore considered to be a reliable method for the detection of the substance in the sample.

RESEARCH CONCLUSIONS
The above-mentioned studies have shown that the use of the "Pain and Pleasure" test is a reliable method for determining the degree of emotional disturbance in patients with mental illness. The test is easy to administer and can be used in a wide variety of settings. The results of the test can be used to guide treatment and to evaluate the effectiveness of treatment.

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CONTRACTS: AGENCY CONTRACTS: The Agency Contract is a contract between the Agency and the Contractor, which is entered into by the Agency and the Contractor, and is subject to the approval of the Agency. The Agency Contract is a contract between the Agency and the Contractor, which is entered into by the Agency and the Contractor, and is subject to the approval of the Agency.

DISCUSSION—The results of this study indicate that the use of the modified Ruffini test is a reliable method for measuring the pressure pain threshold in the temporomandibular region. The results of the study also indicate that the use of the modified Ruffini test is a reliable method for measuring the pressure pain threshold in the temporomandibular region. The results of the study also indicate that the use of the modified Ruffini test is a reliable method for measuring the pressure pain threshold in the temporomandibular region.

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THE PROBLEM
The U.S. Census Bureau reports that 47 percent of the nation's population is living in urban areas. The Census Bureau also reports that 47 percent of the nation's population is living in urban areas. The Census Bureau also reports that 47 percent of the nation's population is living in urban areas.

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CLIMATE—The proposed General Assembly report by "FRIENDS AND NEIGHBORS" of the United Nations, which was adopted on 20 April 1979, was published in the 20 April 1979 issue of *Env. Sci. Tech.* 13:1130-1131.

11. CREATIVITY AND LEARNING - FACTORS
OF CREATIVE LEARNING

WILLIAMSON is a company that has been in the business of selling and distributing products for over 100 years. The company has a long history of success and is now a leading manufacturer of products for the home and office. The company's products are sold in over 100 countries and are known for their quality and durability. The company's products are sold in over 100 countries and are known for their quality and durability. The company's products are sold in over 100 countries and are known for their quality and durability.

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RESEARCH AND DEVELOPMENT—The company has a research and development department that is responsible for the development of new products and the improvement of existing products. The department is headed by the vice president of research and development, who reports to the president. The department is organized into several functional areas, including product development, process development, and quality control. The department's budget for 1997 was \$1.2 million, which represents an increase of 10% over the 1996 budget. The department's primary focus is on the development of new products and the improvement of existing products. The department's activities are closely coordinated with the marketing and sales departments. The department's research and development efforts are aimed at developing new products that meet the needs of the market and that are profitable for the company.

CONCLUSIONS AND RECOMMENDATIONS—This study has shown that the use of a single, standardized, and validated questionnaire can be used to assess the prevalence of musculoskeletal disorders in a large, multi-center study. The use of a single questionnaire also allows for the comparison of results across studies. The use of a single questionnaire also allows for the comparison of results across studies. The use of a single questionnaire also allows for the comparison of results across studies.

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THE NEW ALLEGATIONS—After a long and costly trial, the jury returned a verdict that the defendant was not guilty. The jury was composed of 12 members, and the verdict was reached after a deliberation of 10 hours. The jury was composed of 12 members, and the verdict was reached after a deliberation of 10 hours. The jury was composed of 12 members, and the verdict was reached after a deliberation of 10 hours.

CELLULOSE AND CELLULOSE DERIVATIVES IN FIBROUS AND NONFIBROUS MATERIALS

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MAKING THE MOST OF CONCRETE
 The Concrete Reinforcing Steel Institute (CRSI) has published a new book, *Concrete Reinforcing Steel Institute Manual*, which is a comprehensive guide to the use of concrete in construction. The book covers a wide range of topics, including the design and construction of concrete structures, the properties of concrete, and the use of reinforcement. It is a valuable resource for anyone involved in the construction industry.

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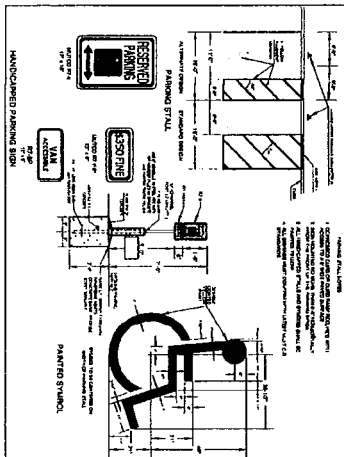
CRITICAL: The following information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision. It is not intended to be used as a basis for any investment decision.

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DISCUSSION—The authors have shown that the use of a computerized system for the management of a patient's medical history can be a valuable tool for the physician. The system is designed to be used by the physician and the patient, and it can be used in a variety of ways. The system can be used to store and retrieve information about a patient's medical history, to track the patient's progress, and to provide a means of communication between the physician and the patient. The system can also be used to provide a means of communication between the physician and the patient's family. The system is designed to be used by the physician and the patient, and it can be used in a variety of ways. The system can be used to store and retrieve information about a patient's medical history, to track the patient's progress, and to provide a means of communication between the physician and the patient. The system can also be used to provide a means of communication between the physician and the patient's family.

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These authors reported that the β and γ bands in the infrared spectrum of the polyimide were shifted to higher wavenumbers by the presence of the metal complex. The authors also reported that the β and γ bands in the infrared spectrum of the polyimide were shifted to higher wavenumbers by the presence of the metal complex. The authors also reported that the β and γ bands in the infrared spectrum of the polyimide were shifted to higher wavenumbers by the presence of the metal complex.

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CHLOROPOLYMERIZATION—polymerization of monomers containing chlorine. Chlorine is present in the monomer, in the polymer, or in both. Chlorine is present in the monomer in vinylidene monomers, such as vinylidene chloride, vinylidene bromide, and vinylidene fluoride. Chlorine is present in the polymer in vinyl monomers, such as vinyl chloride, vinyl bromide, and vinyl fluoride. Chlorine is present in both the monomer and the polymer in vinylidene monomers, such as vinylidene chloride, vinylidene bromide, and vinylidene fluoride. Chlorine is present in the monomer in vinylidene monomers, such as vinylidene chloride, vinylidene bromide, and vinylidene fluoride. Chlorine is present in the polymer in vinyl monomers, such as vinyl chloride, vinyl bromide, and vinyl fluoride. Chlorine is present in both the monomer and the polymer in vinylidene monomers, such as vinylidene chloride, vinylidene bromide, and vinylidene fluoride.

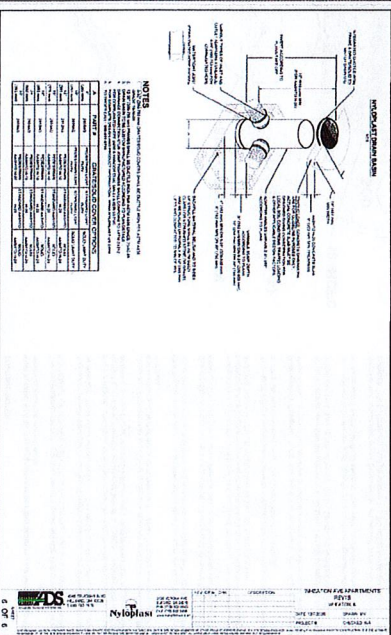
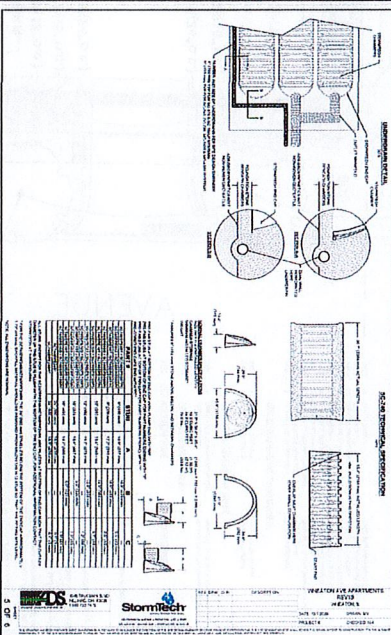
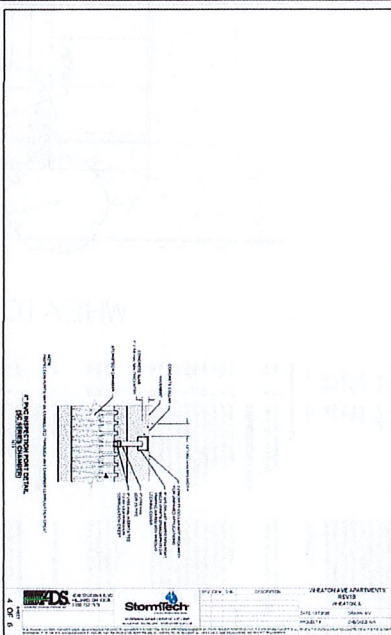
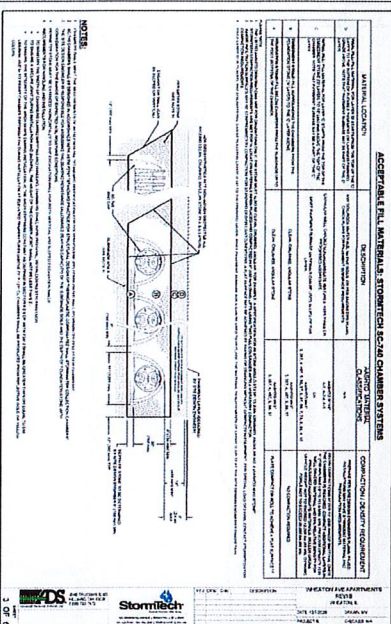
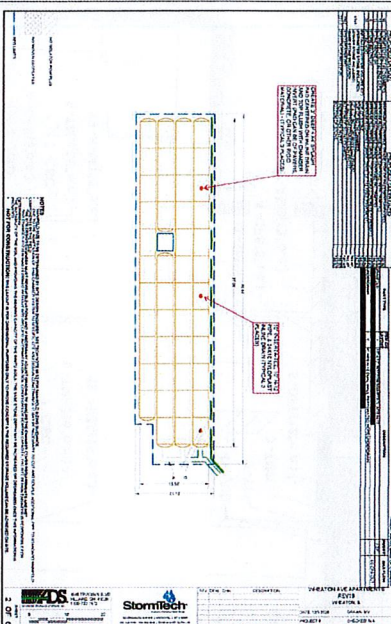
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PROJECT INFORMATION	
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PROJECT NUMBER	WHEATON, IL
DATE	

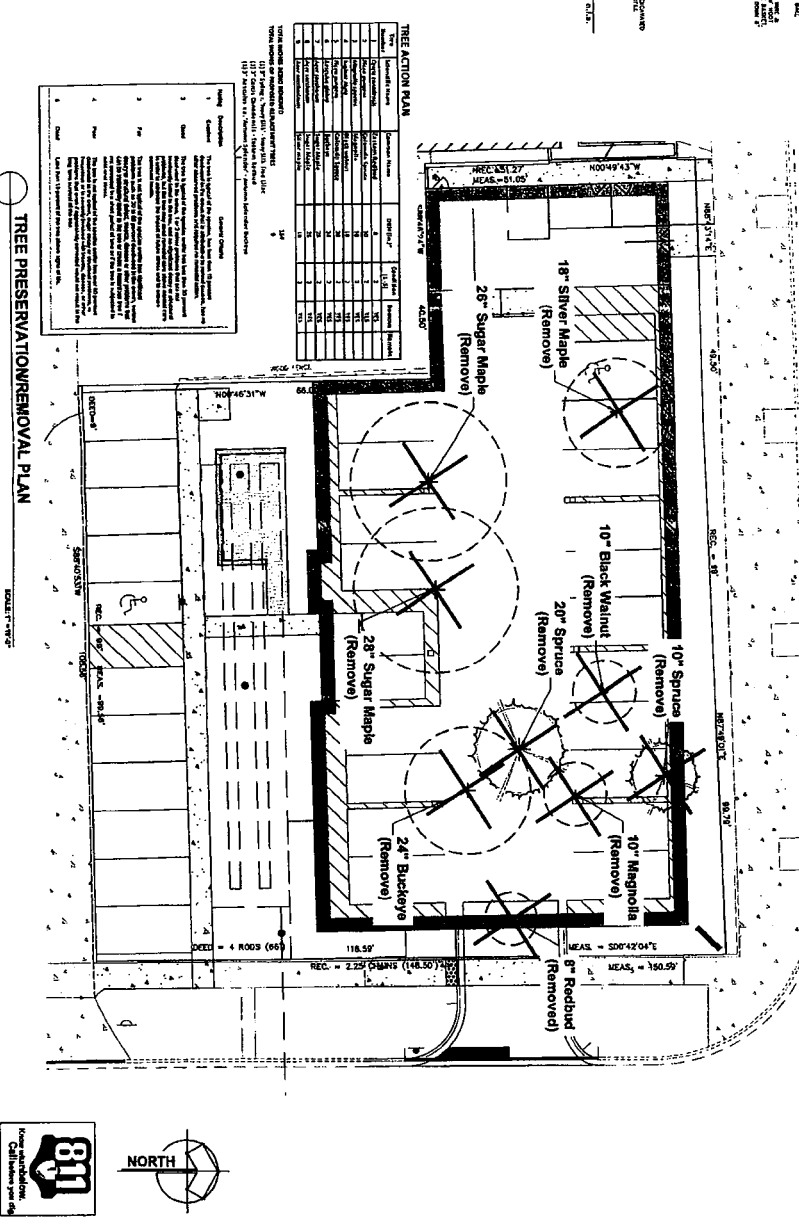
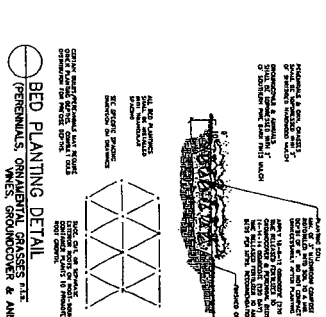
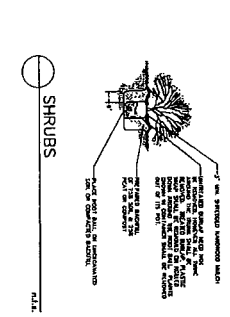
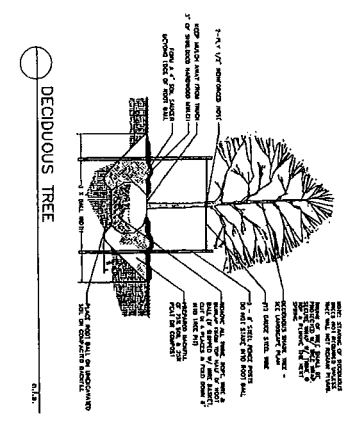
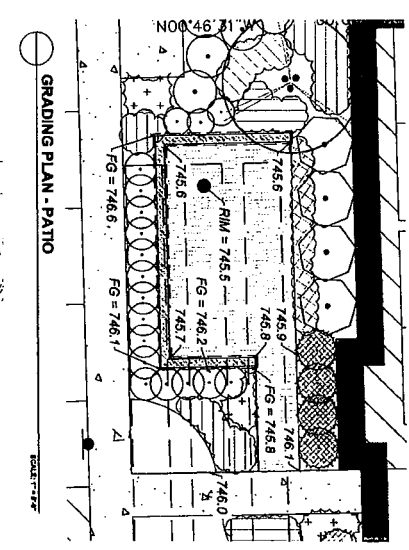
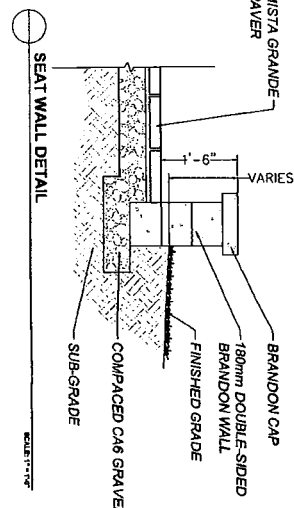
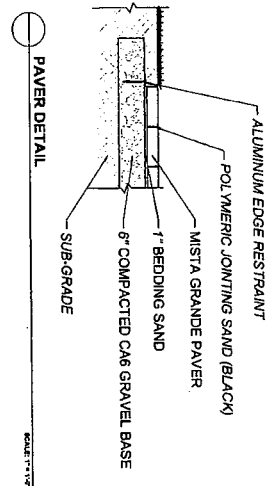


20-100 STORMTECH CHAMBER SPECIFICATIONS

1. The Stormtech Chamber is a precast, reinforced concrete structure designed for the collection and storage of stormwater runoff. It is intended for use in residential, commercial, and industrial applications.
2. The Stormtech Chamber is available in two sizes: 4' x 4' and 6' x 6'. The 4' x 4' chamber is designed for a maximum flow rate of 100 gpm, and the 6' x 6' chamber is designed for a maximum flow rate of 200 gpm.
3. The Stormtech Chamber is constructed from high-strength, precast concrete. It is designed to withstand a minimum compressive strength of 4,000 psi.
4. The Stormtech Chamber is designed to be installed in a trench. The trench should be excavated to a depth of 18" below the bottom of the chamber. The trench walls should be reinforced with 4" x 4" steel reinforcement bars.
5. The Stormtech Chamber is designed to be installed in a trench. The trench should be excavated to a depth of 18" below the bottom of the chamber. The trench walls should be reinforced with 4" x 4" steel reinforcement bars.
6. The Stormtech Chamber is designed to be installed in a trench. The trench should be excavated to a depth of 18" below the bottom of the chamber. The trench walls should be reinforced with 4" x 4" steel reinforcement bars.



REVISIONS



LIBERTY SQUARE FLATS

204 S. WHEATON AVENUE
WHEATON, ILLINOIS

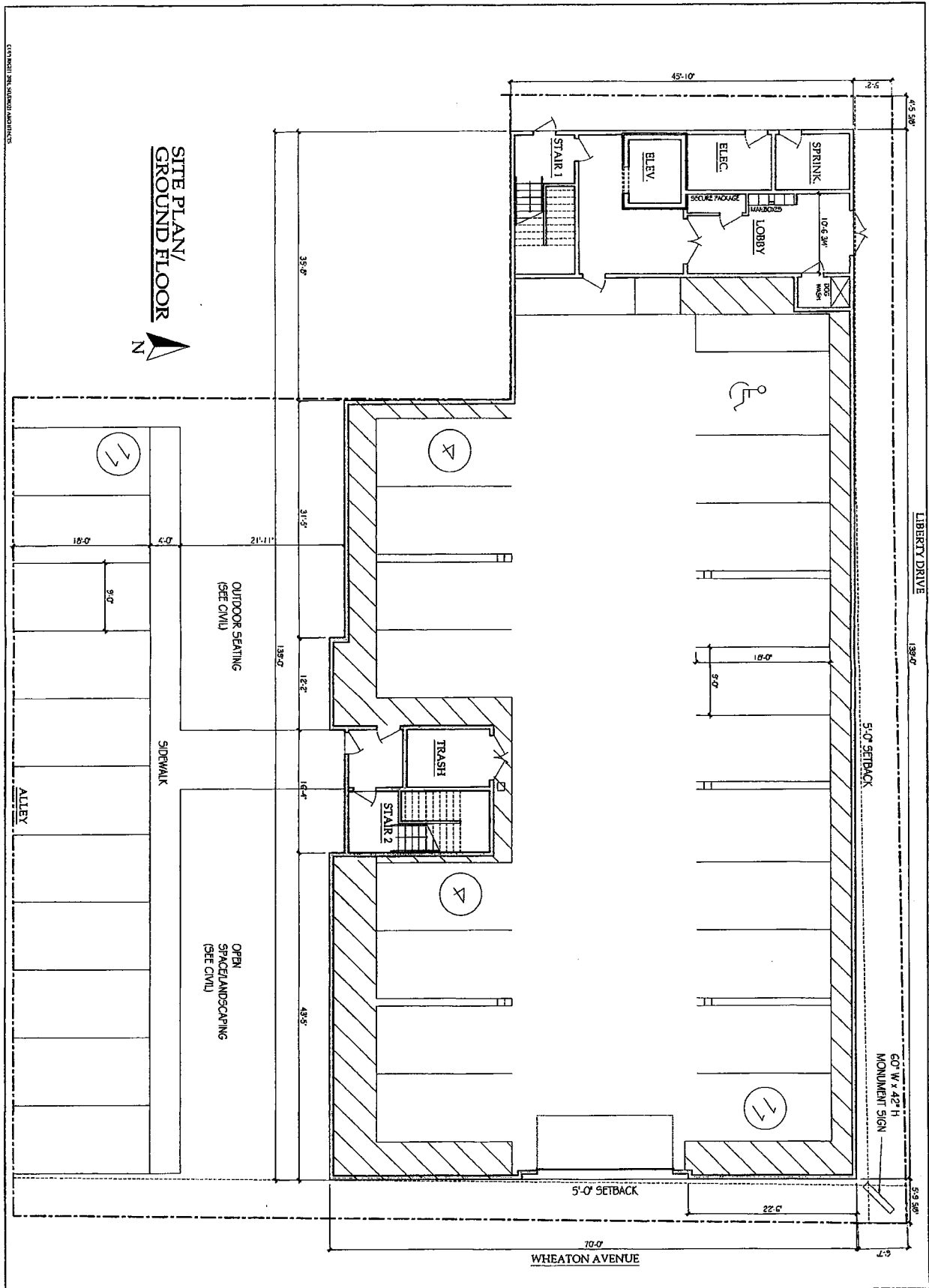
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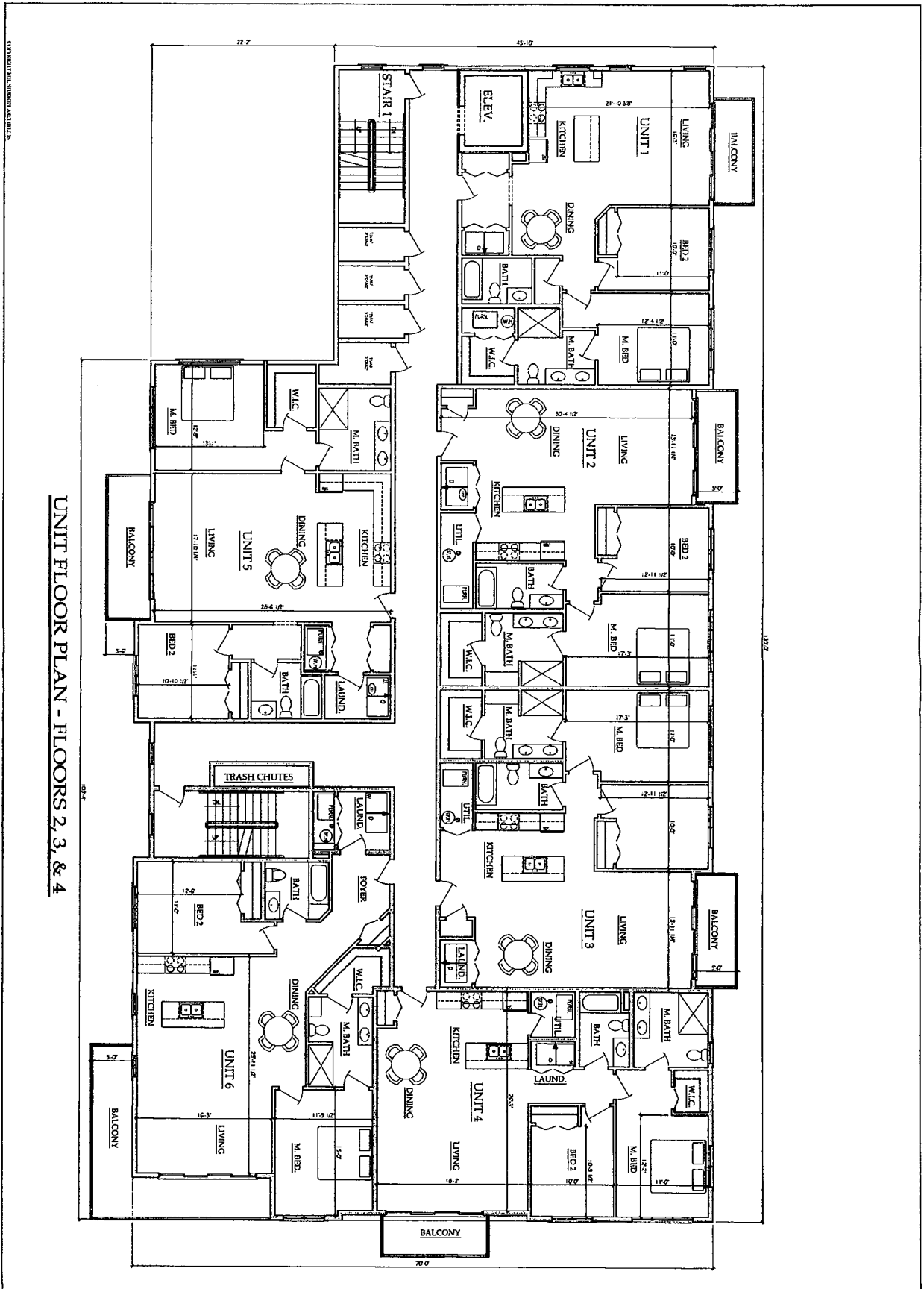
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SHEET L-2

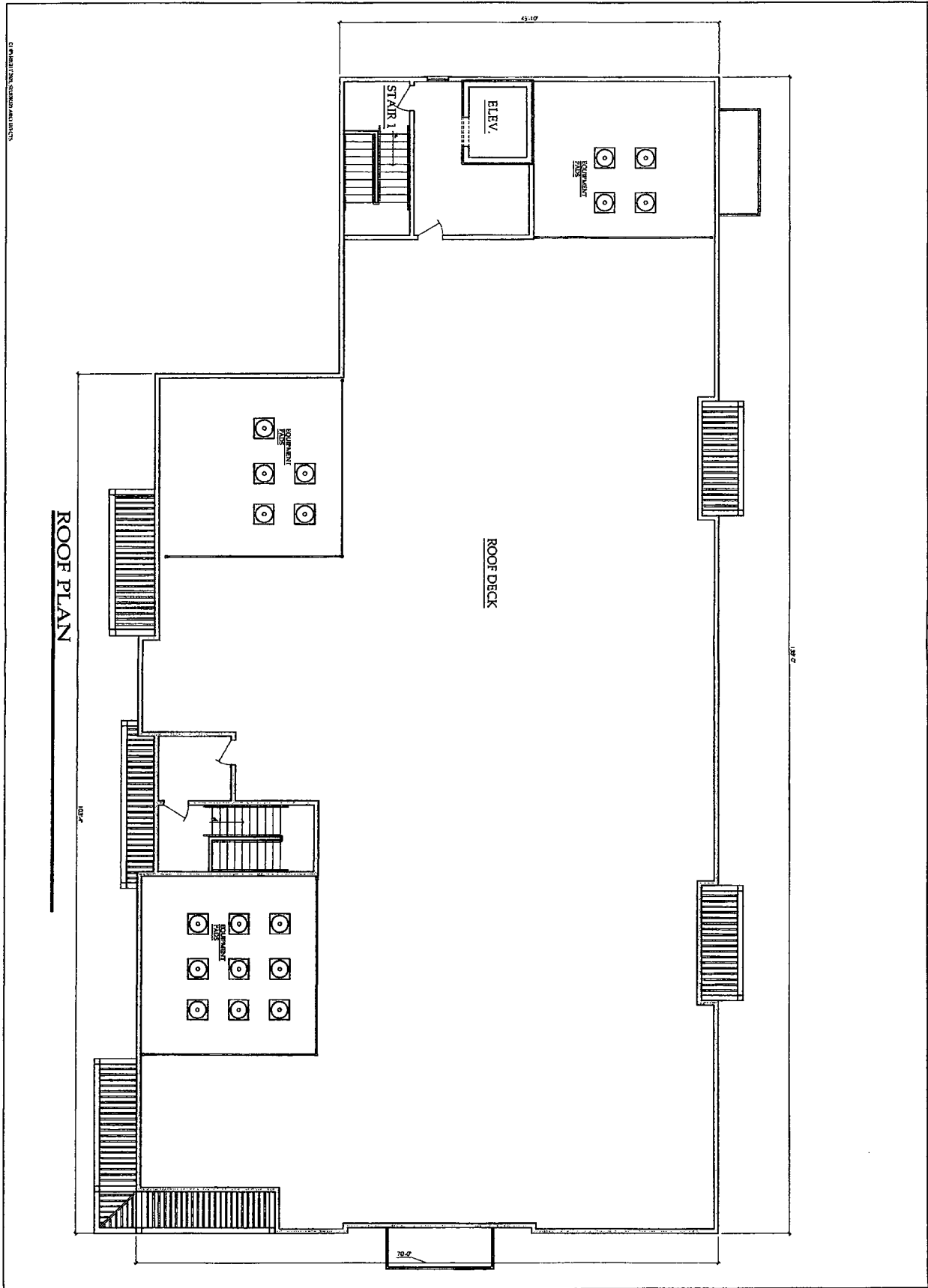
MEZ & COMPANY
Landscape Architecture

811
Know what's below. Call before you dig.

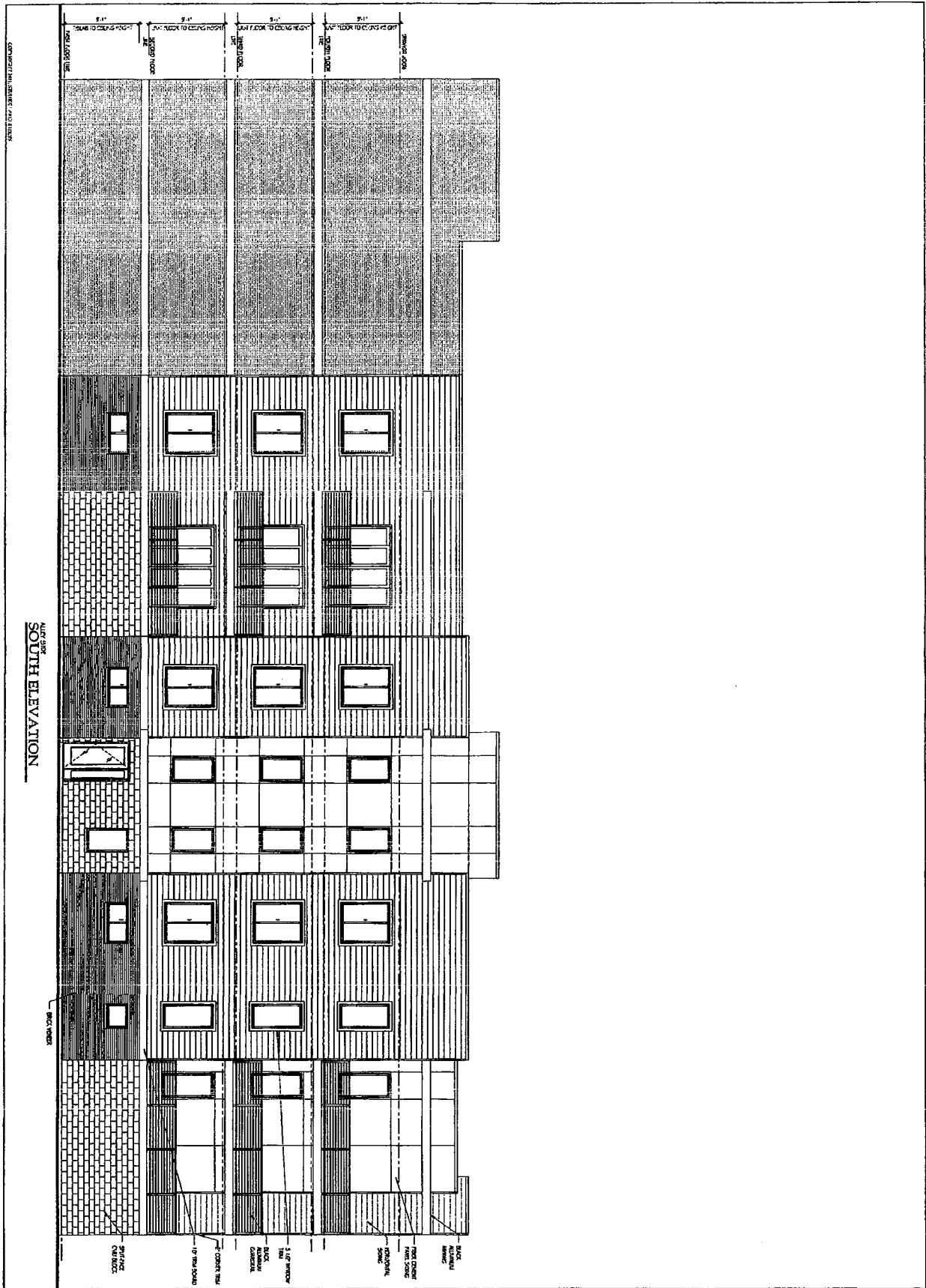




UNIT FLOOR PLAN - FLOORS 2, 3, & 4





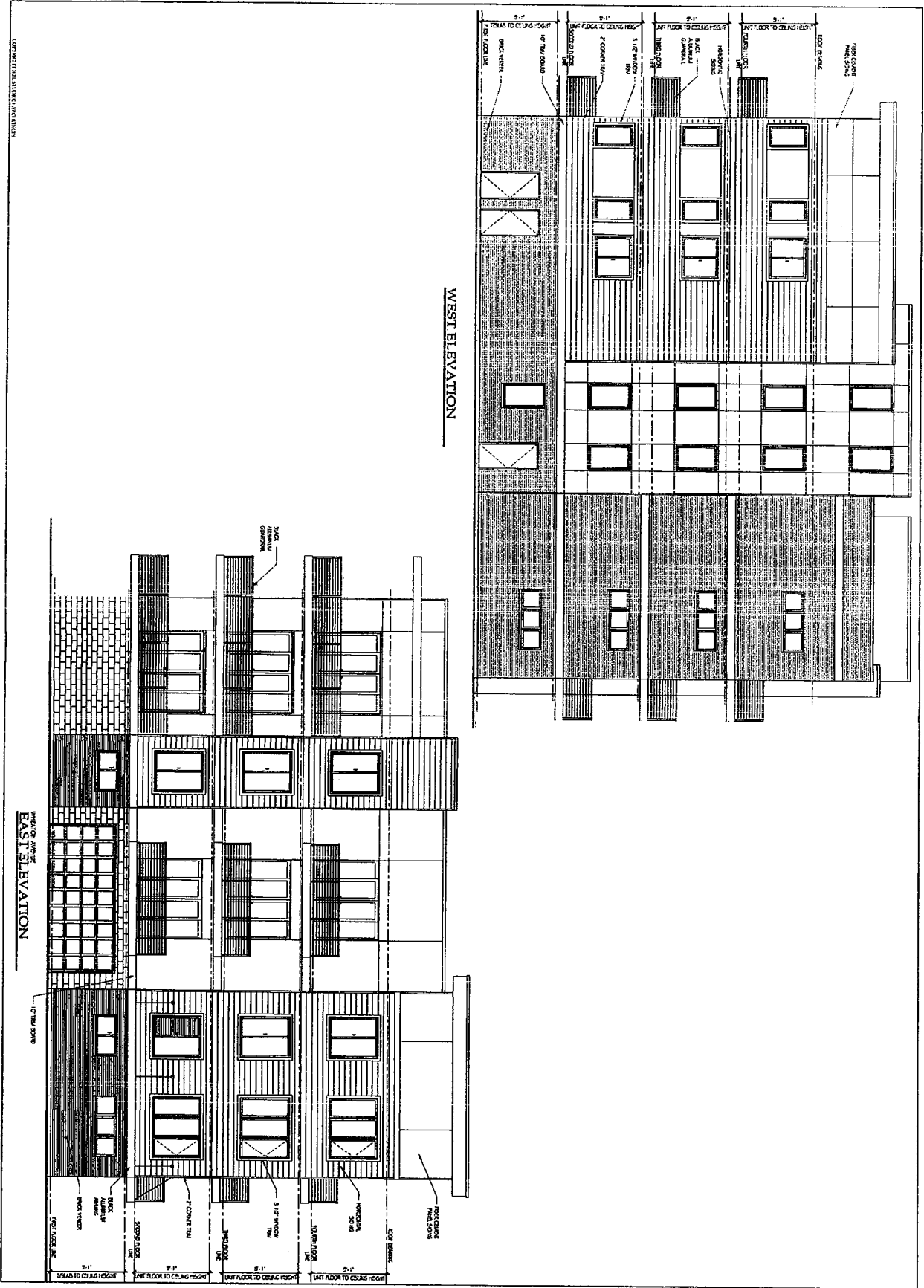


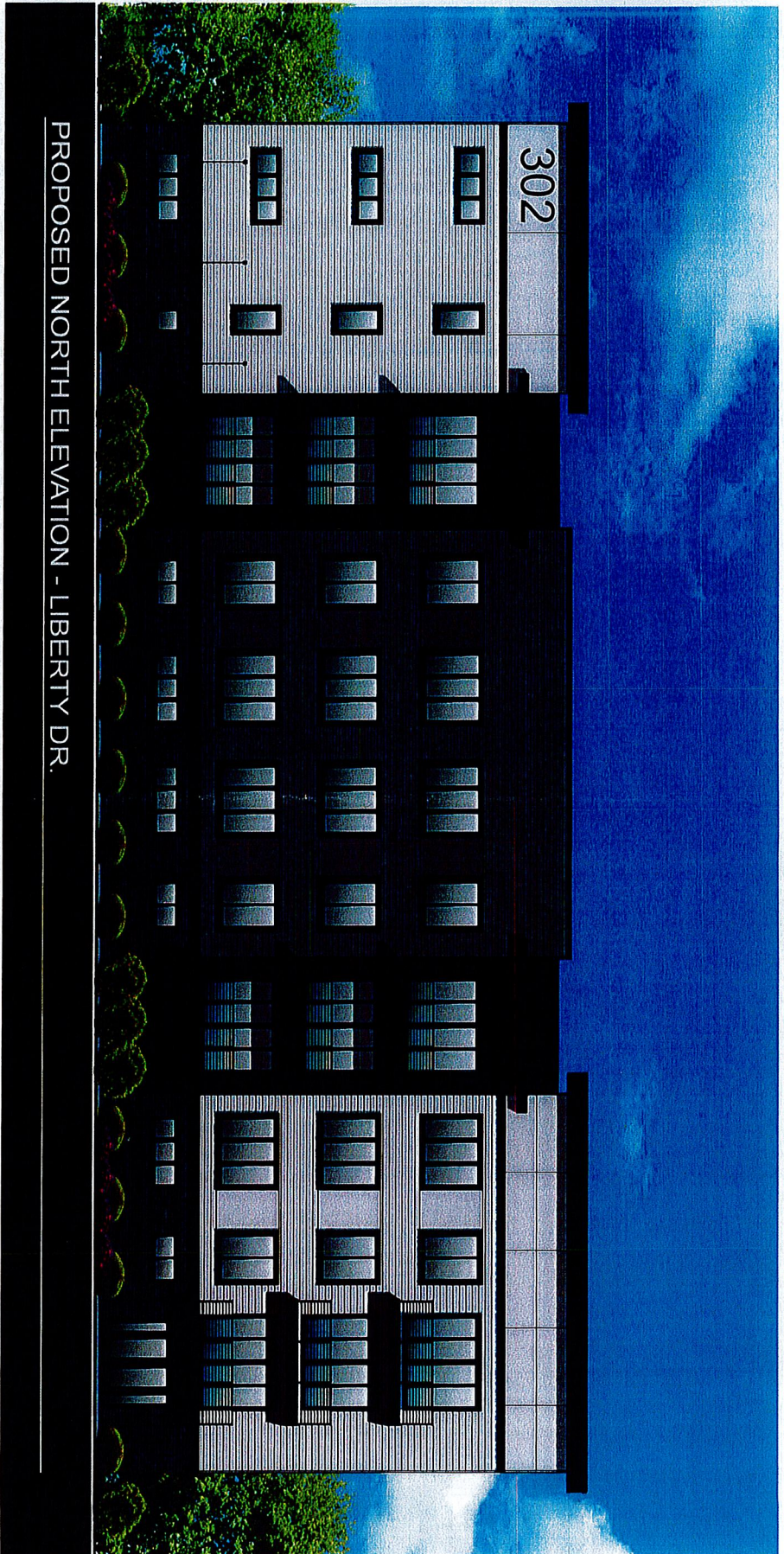
LIBERTY SQUARE
SOUTH ELEVATION
A4.1

REVISION	DATE

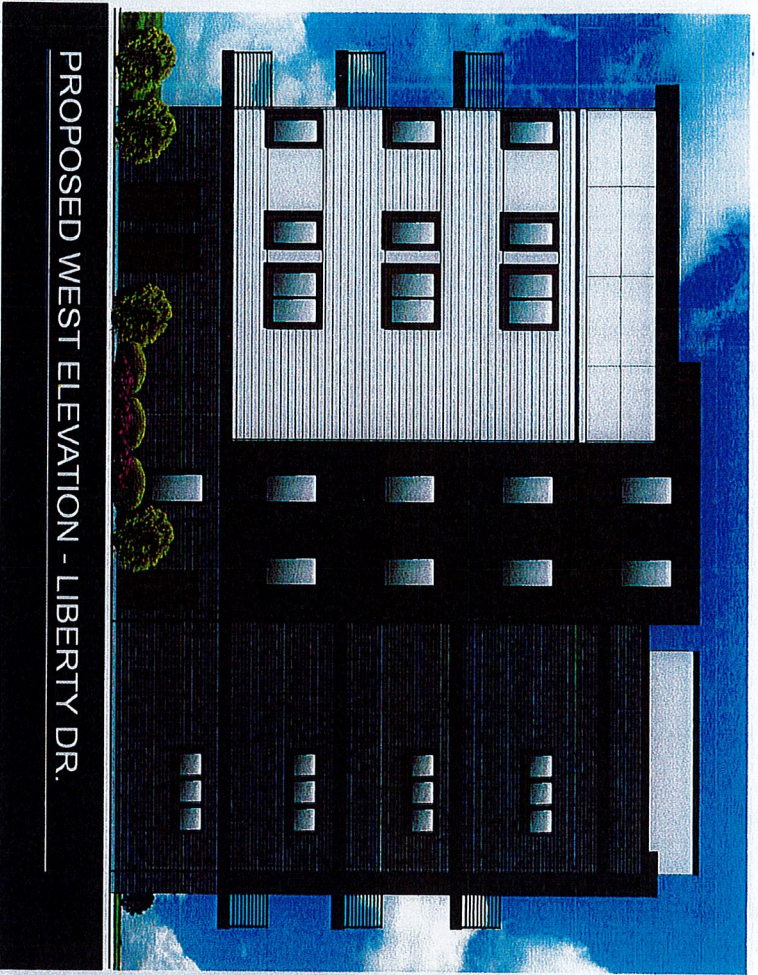
5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

Liberty Square Flats
Wheaton, Illinois
Ross Builders
23 N. Lincoln Street, Hinsdale, IL 60521





PROPOSED NORTH ELEVATION - LIBERTY DR.



PROPOSED WEST ELEVATION - LIBERTY DR.



PROPOSED EAST ELEVATION - WHEATON AVE.



PROPOSED SOUTH ELEVATION