

**ORDINANCE NO. F-1270**

**AN ORDINANCE AMENDING ORDINANCE E-1387, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE (WHEATON OAKS)"**

**WHEREAS**, on November 6, 1975, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-1387, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE" ("original ordinance"), authorizing the issuance of a special use permit for a Planned Unit Development on the property legally described on Exhibit "A" attached hereto and commonly known as 1100 Wheaton Oaks Court, Wheaton, Illinois; and

**WHEREAS**, following the enactment of the original ordinance, an application has been made to construct an approximately 2,460 square foot addition and remodel the existing building to create a structure containing approximately 15,000 square feet and to expand the drives and parking facilities ancillary; and the City has determined that the requested amendment is required to have a public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance; and

**WHEREAS**, a public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance was held by the City Council on March 12, 2007.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

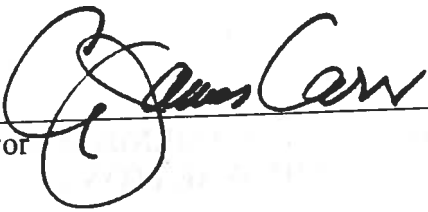
Section 1: An amendment to the original ordinance is hereby granted to accommodate an addition to the existing building and parking lot in substantial conformance with the site plan, preliminary engineering plan, and landscape plans entitled "1100 Wheaton Oaks Court" prepared by Webster, McGrath, and Alhberg, Ltd. dated January 17, 2007; a copy of which are marked as Exhibit "B" and are attached to and made a part of this Ordinance subject to the following condition:

1. Developer shall enter into a Fire Lane Designation and Enforcement Agreement with the City in substantial compliance with Exhibit "C".

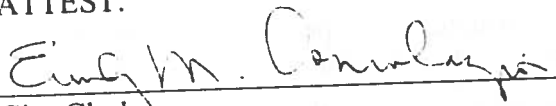
Section 2: In all other respects, the terms and provisions of the original ordinance are ratified and remain in full force and effect.

Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

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

Mayor 

ATTEST:

  
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis  
Councilman Suess  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilman Levine

Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 2, 2007  
Published: April 3, 2007

**EXHIBIT "A"**

LEGAL DESCRIPTION OF SUBJECT PROPERTY

THE EAST 192.0 FEET OF THE SOUTH 1.50 FEET OF LOT 2 AND ALL OF LOT 3, IN WHEATON OAKS O-R P.U.D. OF PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1976 AS DOCUMENT R76-84403, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-417-007

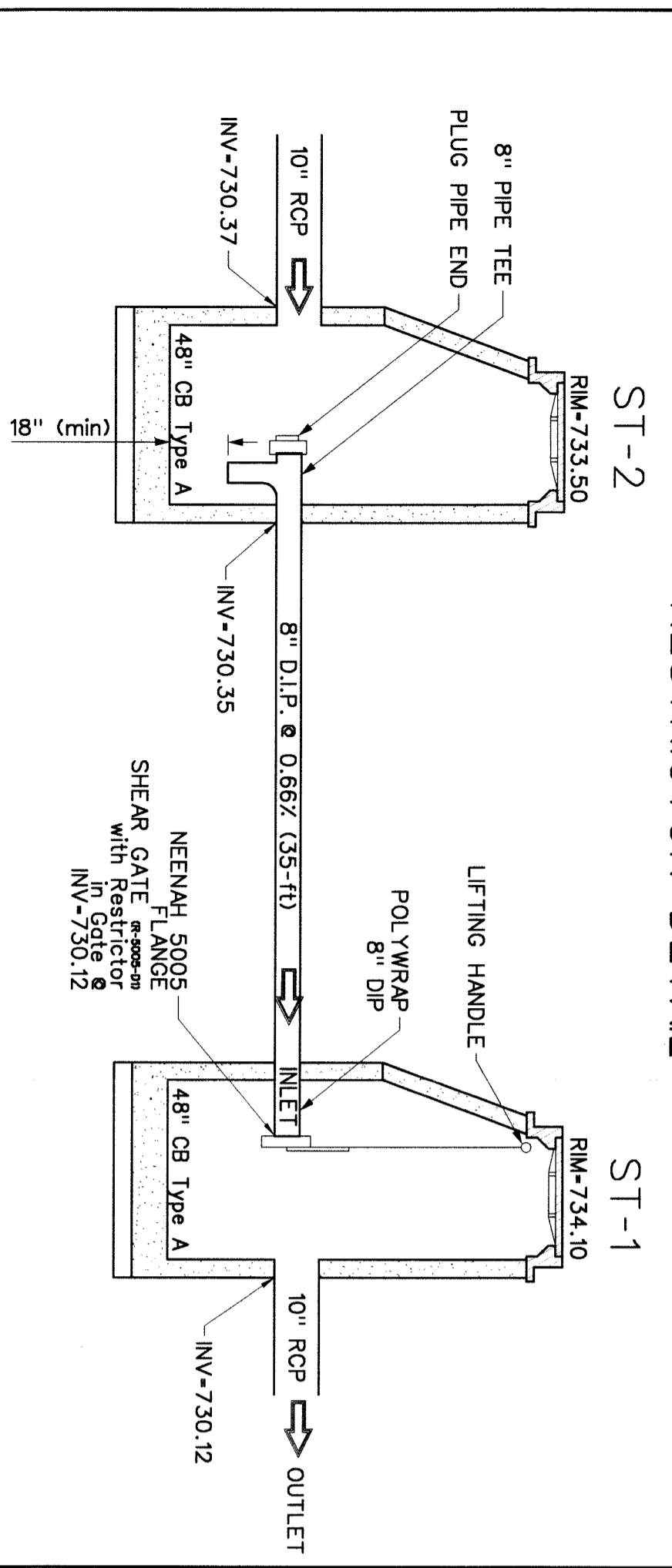
The subject property is commonly known as 1100 Wheaton Oaks Court, Wheaton, IL 60187.





# SITE & PRELIMINARY ENGINEERING PLAN

RESTRICTOR DETAIL



ZONING: OR

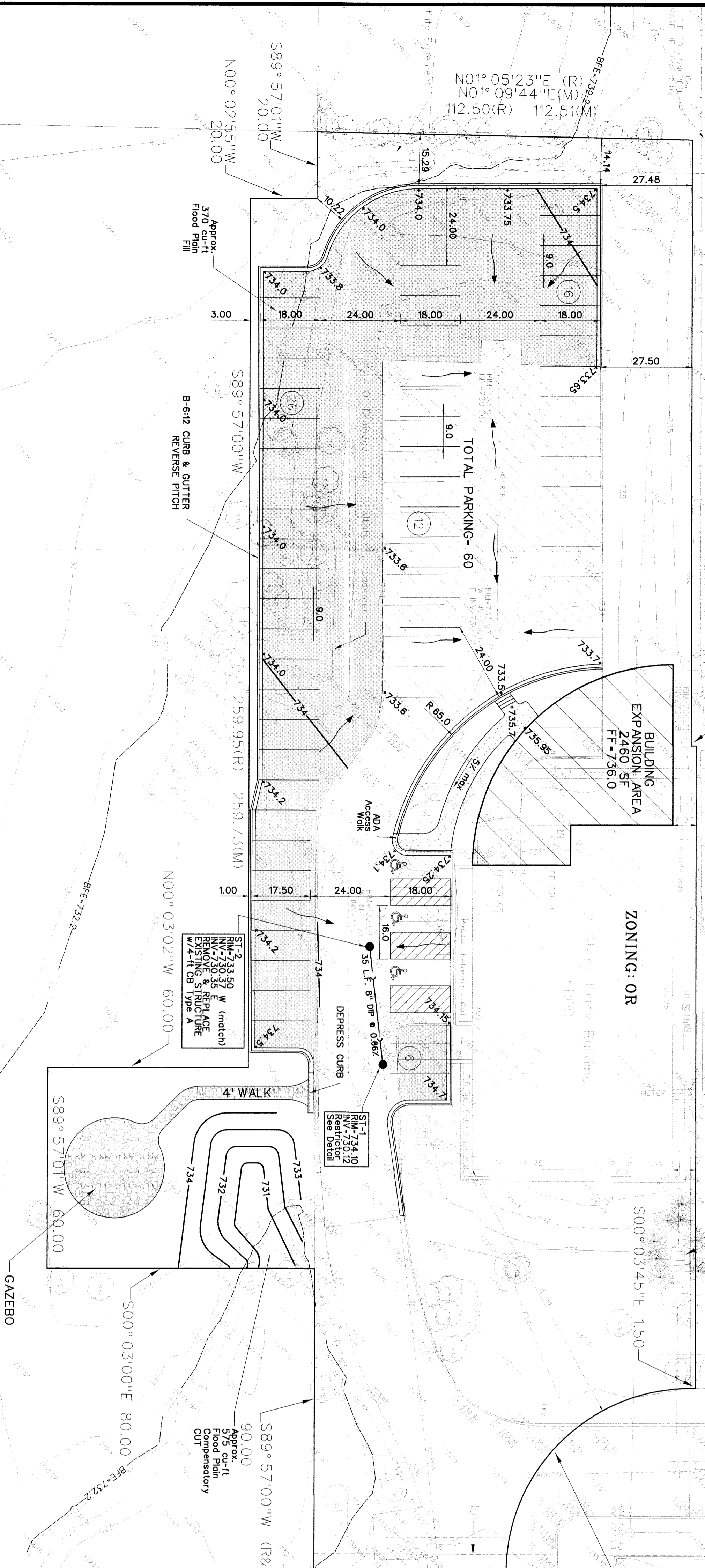
N89° 57'00"E (R) 192.00 (R)  
N89° 55'39"E (M) 192.03 (M)

S00° 03'45"E 1.50

RADIUS: 551.00  
ARC = 86.39(R) 86.08(M)  
CHORD = 77.78(R) 77.56(M)  
CHB-S44° 53'50"E

ZONING: OR

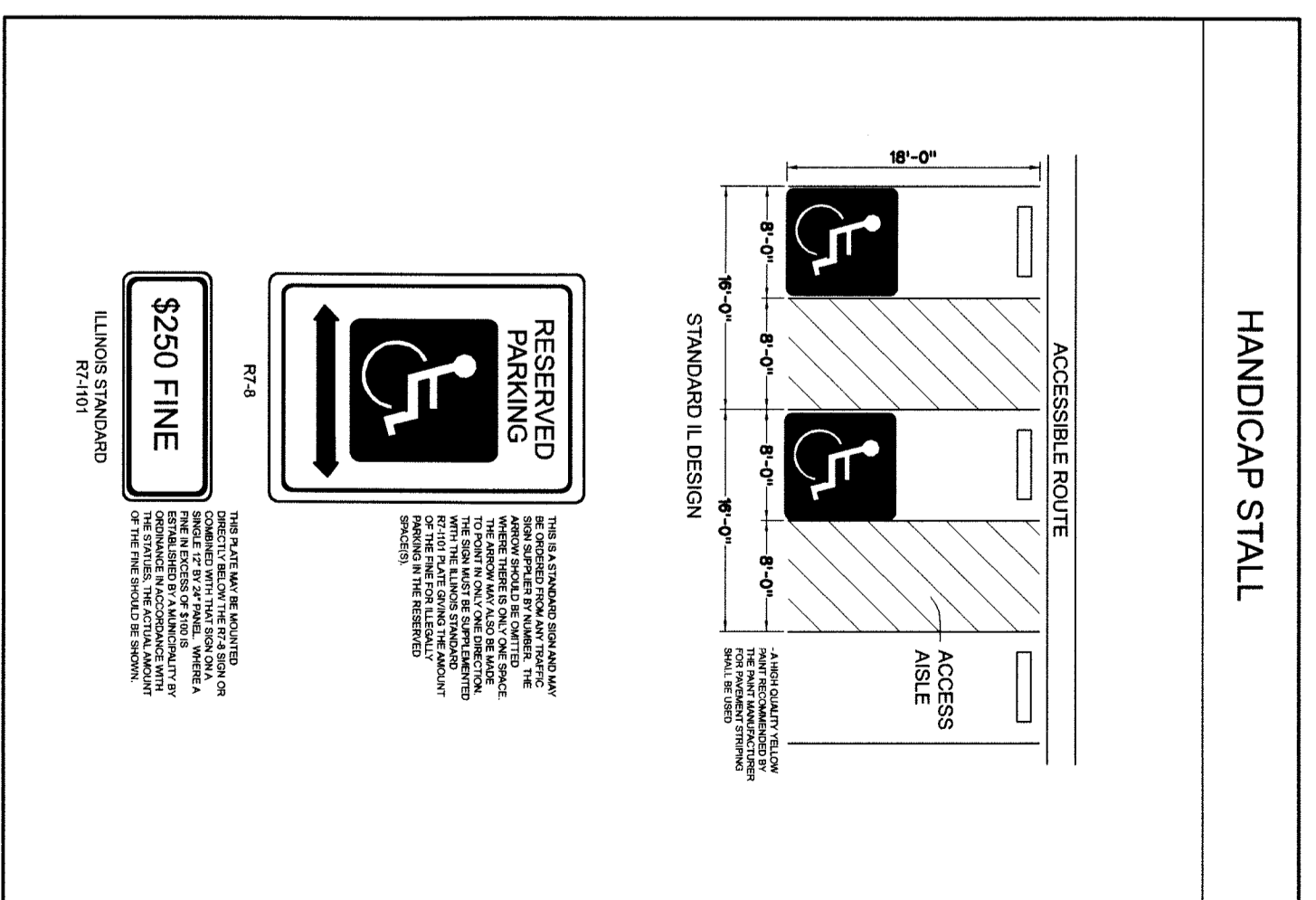
S00° 16'05"W 57.48(R)  
S00° 16'05"W 57.63(M)



WETLAND LIMITS PER QUINCY COUNTY WETLAND MAP  
WETLAND FIELD DETERMINATION PENDING

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB

HANDICAP STALL



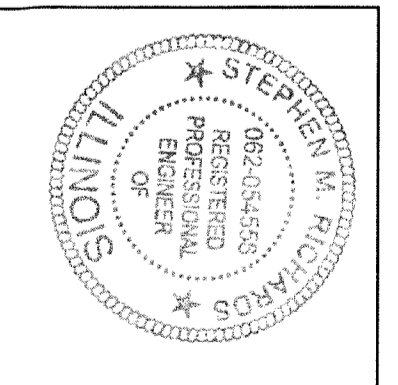
**PARKING SUMMARY:**  
REGULAR SPACES = 57  
HANDICAP SPACES = 3  
TOTAL SPACES = 60

**NEW PAVEMENT:**  
1.5" BITUMINOUS SURFACE COURSE, 0.1" OVER TAFT COAT  
2.25" BITUMINOUS BINDER COURSE, 0.1" OVER PRIME COAT  
0.75" COMPACTED AGGREGATE BASE (CA-6)

**RESURFACE EXISTING PAVEMENT:**  
1.5" BITUMINOUS SURFACE COURSE OVERLAY  
2.25" BITUMINOUS BINDER COURSE OVERLAY  
0.75" COMPACTED AGGREGATE BASE (CA-6)

**DETENTION SUMMARY:**

DISTURBED AREA = 16060 sq-ft  
DETENTION REQUIRED = 3761 sq-ft  
DETENTION PROVIDED = 5968 sq-ft  
FWL = 734.0



STATE OF ILLINOIS  
COUNTY OF DOWNERS  
THIS PRELIMINARY ENGINEERING PLAN HAS BEEN  
PREPARED BY THE UNDERSIGNED AS A PROFESSIONAL  
ENGINEER AND I AM AWARE OF THE PENALTY PROVIDED  
IN THE ILLINOIS PROFESSIONAL ENGINEERING ACT  
AND I AM NOT PROVIDING ANY INFORMATION  
WHICH I KNOW TO BE FALSE OR MISLEADING.  
*Steven M. Ahlberg*  
STEVEN M. AHLBERG  
LICENSE NUMBER 000167480  
DATE

11/14/2017 11:48:35 AM

1100 WHEATON OAKS COURT

Prepared For:  
**ELLIOT CONSTRUCTION**  
21171 Hill Avenue  
Glen Ellyn, IL 60137  
630-469-1823

**SITE & PRELIMINARY ENGINEERING PLAN**

**WEBSTER, McGRATH & AHLBERG LTD.**  
**WMA**  
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE  
Over 100 Years of Service to Clients  
207 South Naperville Road Wheaton, Illinois 60187  
(630)668-7000 Fax (630)668-7100 Email: wma@wmaet.com  
Design Firm License No. 184-003301

| REV# | DATE | REVISION DESCRIPTION | BY |
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DATE: 11/14/2017  
SCALE: 1" = 20'  
SHEET: 1 OF 1