

ORDINANCE NO. F-1284

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
AND GRANTING ZONING VARIATIONS FOR A CERTAIN PARCEL OF PROPERTY
COMMONLY KNOWN AS 515 WEST ROOSEVELT ROAD-BROWN**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to rezone, reclassify and secure zoning variations in order to use an existing single-family house as an office, remove an existing detached garage, and construct a six-space surface parking lot, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 515 West Roosevelt Road ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on April 10, 2007 and May 7, 2007 to consider the requested zoning amendment and variations; and the Board has recommended approval of the rezoning and variation requests.

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: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following-described property from the R-4 Residential District Zoning classification and adding and including the subject property in the O-R Office Research District Zoning classification:

LOT 21 IN COUNTY CLERK'S RESUBDIVISION OF LOT 15 IN COUNTY CLERK'S ASSESSMENT DIVISION IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1923 AS DOCUMENT 170206, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 23, 2001 AS DOCUMENT R2001-150666, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 32 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 8.03 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 01 SECONDS EAST, 59.96 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST ALONG SAID EAST LINE, 7.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 50 MINUTES 03 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 21, A DISTANCE OF 59.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-420-065

This property is commonly known as 515 West Roosevelt Road, Wheaton, IL.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, zoning variations are hereby granted from the provisions of the Article 6.6.2b (2a) of the Wheaton Zoning Ordinance to allow an east side parking lot setback of 6 feet in lieu of the

required 10 feet; Article 6.6.2b (1a) of the Wheaton Zoning Ordinance to allow a west side parking setback of 0 feet in lieu of the required 15 feet; and Article 6.6.2a (2a) of the Wheaton Zoning Ordinance to allow a front parking setback of 0 feet in lieu of the required 15 feet; to allow the construction and use of a 6-space surface parking lot in full compliance with the following plans: "Civil Site Design Plan/Proposed Site Plan," prepared by Tebrugge Engineering, Plano, IL, dated January 25, 2007, and "Tree Preservation Plan" and "Landscape Plan," prepared by Gleason Architects, Sugar Grove, IL, dated February 18, 2007, and in further compliance with the following conditions, restrictions, and requirements:

A. Should the property immediately to the west be redeveloped in the future as an office use with a shared driveway, the owner of the subject property shall grant an ingress/egress easement along the length of the driveway to benefit the property to the west.

B. In the event a shared driveway is constructed in connection with the presently vacant property to the west of the subject property, the owner of the subject property shall provide a landscape setback along the west wall of the building on the subject property.

C. All site and landscape plans shall illustrate the correct south property line of the subject property and all parking lot improvements on the property.

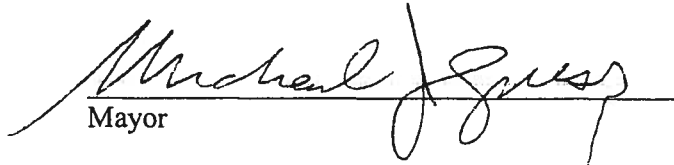
D. All plans shall illustrate the potential shared driveway and the easement for the shared driveway running with and benefiting the real estate immediately west of the subject property.

E. Owner of the subject property shall secure approval from IDOT to install plantings in the Roosevelt Road right-of-way.

F. Prior to the issuance of any site development and building permits, owner shall file a final landscape plan and site plan with the City and the plans shall be subject to the approval of the Director of Planning and Economic Development.

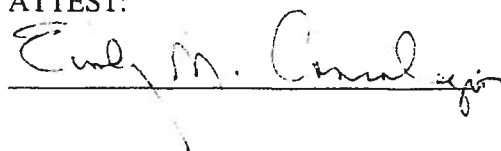
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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:



Ayes: Roll Call Vote:
 Councilman Mouhelis
 Councilman Prendiville
 Councilman Suess
 Councilwoman Corry
 Councilman Johnson
 Councilman Levine
 Mayor Gresk

Nays: None
Absent: None

Motion Carried Unanimously

Passed: June 4, 2007
Published: June 5, 2007



LEGEND

---	PROPERTY BOUNDARY
---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE
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---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER LINE
---	EXISTING FENCELINE
---	PROPOSED FENCELINE
---	PROPOSED SILT FENCE
•	EXISTING SPOT SHOT
•	PROPOSED SPOT GRADE
WATER	PROP
○	B-BOX HYDRANT VALVE
○	VALVE VAULT
○	INLET-CURB
○	INLET OR MANHOLE
○	FLARED END SECTION
○	CLEANOUT MANHOLE
○	UTILITY POLE
○	GUY WIRE LOC.
○	UTL. CABINET
○	UTL. PEDESTAL
○	LIGHT POLE
○	TRAFFIC SIGNAL
○	ELECTRIC VAULT
○	POLE LOCATION
○	GAS VALVE
○	R.O.W. MONUMENT
○	PROPERTY PIN
○	P.K. MARK
○	ORISLED MARK
○	BENCHMARK
○	M.B. & TACK
○	SOIL BORING
○	OVERLAND RELIEF
○	FLOW DIRECTION
○	S.O.K.

PAVING AND WALKS

1. WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION: FORMING, JOINTING, PLACEMENT OF ROADWAY AND PAVEMENT BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SURFACE COURSES; PLACEMENT, FINISHING AND CURING OF CONCRETE; FINAL CLEAN-UP; AND ALL RELATED WORK.
2. ALL PAVING AND SIDEWALK WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS (I.D.O.T.) AND PER LOCAL REGULATIONS.
3. SUBGRADE FOR PROPOSED PAVEMENT SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF THE PLAN ELEVATION. THE PAVING CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SURFACE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE. PRIOR TO PLACEMENT OF PAVEMENT BASE MATERIALS, THE PAVING CONTRACTOR SHALL FINE GRADE THE SUBGRADE SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
4. THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUB-BASE COURSE, BITUMINOUS AGGREGATE BASE COURSE, BITUMINOUS BINDER COURSE AND BITUMINOUS SURFACE COURSE, OF THE THICKNESS AND MATERIALS AS SPECIFIED ON THE CONSTRUCTION PLANS. PRIME COAT SHALL BE APPLIED TO THE SUB-BASE COURSE AT A RATE OF 0.5 GALLONS PER SQUARE YARD. UNLESS SHOWN AS A BID ITEM, PRIME COAT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT. ALL PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," CURRENT EDITION.
5. AFTER THE INSTALLATION OF THE BASE COURSE, ALL TRAFFIC SHALL BE KEPT OFF THE BASE UNTIL THE BINDER COURSE IS LAID. AFTER INSTALLATION OF THE BINDER COURSE AND UPON INSPECTION AND APPROVAL BY GOVERNING AUTHORITY, THE PAVEMENT SHALL BE CLEANED, PRIMED AND THE SURFACE COURSE LAID. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE PAVING CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER IS NECESSARY, INCLUDING THE USE OF POWER BROOMS TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. EQUIPMENT AND MANPOWER TO CLEAN PAVEMENT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT. PRIME COAT ON THE BINDER COURSE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.5 GALLONS PER SQUARE YARD.
6. CURING AND PROTECTION OF ALL EXPOSED CONCRETE SURFACES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
7. SIDEWALKS SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL DEVELOP A MINIMUM OF 3,500-PSI COMPRESSIVE STRENGTH AT 28 DAYS. CONTRACTION JOINTS SHALL BE SET AT 5' CENTERS, AND 3/4" PRE-MOLDED FIBER EXPANSION JOINTS SET AT 50' CENTERS AND WHERE THE SIDEWALK MEETS THE CURB, A BUILDING, OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES SHALL BE REINFORCED WITH THREE NO. 5 REINFORCING BARS (10' MINIMUM LENGTH). ALL SIDEWALKS CROSSING DRIVEWAYS SHALL BE A MINIMUM OF 6" THICK. ALL SIDEWALKS SHALL BE BROOM FINISHED. IF A MANHOLE FRAME FALLS WITHIN THE LIMITS OF A SIDEWALK, A BOX-OUT SECTION SHALL BE PLACED AROUND THE MANHOLE FRAME WITH A 3/4" EXPANSION JOINT.
8. BACKFILLING ALONG PAVEMENT SHALL BE THE RESPONSIBILITY OF THE EARTHWORK CONTRACTOR.
9. IT SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIAL AND DEBRIS, WHICH RESULTS FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
10. TESTING OF THE SUB-BASE, BASE COURSE, BINDER COURSE, SURFACE COURSE AND CONCRETE WORK SHALL BE REQUIRED IN ACCORDANCE WITH THE "I.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" CURRENT EDITION, AND IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS OF THE GOVERNING MUNICIPALITY. A QUALIFIED TESTING FIRM SHALL BE EMPLOYED BY THE OWNER TO PERFORM THE REQUIRED TESTS.
11. PAINTED PAVEMENT MARKINGS AND SYMBOLS, OF THE TYPE AND COLOR AS NOTED ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION T-502 OF SAME SPECIFICATIONS.
12. PAINTED PAVEMENT MARKINGS AND SYMBOLS SHALL BE INSTALLED ONLY WHEN THE AMBIENT AIR TEMPERATURE IS 40 DEGREES FAHRENHEIT AND THE FORECAST CALL FOR RISING TEMPERATURES.

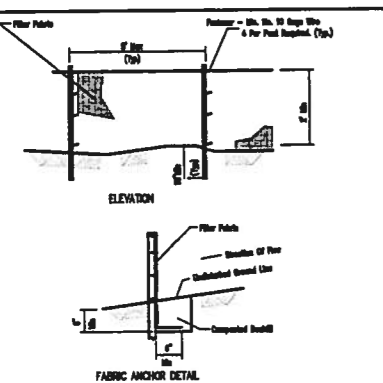
EARTHWORK AND GRADING

1. ALL FILL PLACED UNDER THE PROPOSED PAVEMENT SHALL CONFORM TO SECTION 205 OF THE REFERENCED DOT "STANDARD SPECIFICATIONS". THIS INCLUDES (BUT IS NOT LIMITED TO) THE REMOVAL OF TOPSOIL FROM FILL AREAS AND THE PROPER COMPACTION OF FILL.
2. THE SUBGRADE FOR ROADWAYS AND SIDEWALKS SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR DRY DENSITY. TESTING FOR COMPACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE CITY OF WHEATON SHALL BE PROVIDED WITH A COPY OF THE TESTING REPORT.
3. ALL EXCESS EARTHWORK MATERIALS, IF NOT TO BE UTILIZED AS FILL MATERIAL, SHALL BE COMPLETELY REMOVED FROM THE SITE AND DISPOSED OF OFF-SITE BY THE DEVELOPER/CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. ALL TOPSOIL AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED BEFORE THE PLACEMENT OF FILL MATERIALS.
5. TESTING: THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX WHEELED TRUCK FOR PROOF ROLLING THE ROADWAY SUBGRADE PRIOR TO THE INSTALLATION OF CURBS AND BASE MATERIAL. THE TRUCK SHALL BE DRIVEN SLOWLY OVER THE SUBGRADE AND THE CITY OF WHEATON OR THEIR DESIGNATED REPRESENTATIVE SHALL WITNESS ANY DEFLECTIONS/DEPRESSIONS EXCEEDING ONE (1") INCH IN DEPTH. THESE AREAS OF UNSUITABLE MATERIAL SHALL BE MARKED FOR REMOVAL AND REPLACEMENT WITH SUITABLE MATERIALS AS SPECIFIED BY THE "STANDARD SPECIFICATIONS". THE GRANULAR SUB-BASE SHALL BE SIMILARLY PROOF ROLLED FOR DEFLECTIONS/DEPRESSIONS EXCEEDING ONE HALF (1/2") INCH IN DEPTH.

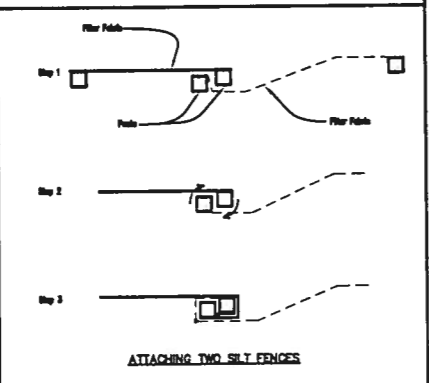
BENCHMARKS

- 1) BENCHMARK #1
TAG BOLT OF FIRE HYDRANT 62.86 FT WEST OF THE WEST PROPERTY LINE OF 515 W ROOSEVELT ROAD.
ELEV = 102.56
- 2) BENCHMARK #2
TAG BOLT OF FIRE HYDRANT 160.00 FT EAST OF THE EAST PROPERTY LINE OF 515 W ROOSEVELT ROAD.
ELEV = 101.52

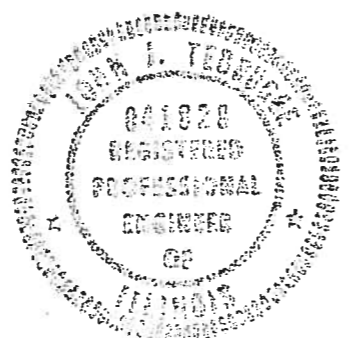
SILT FENCE PLAN



SILT FENCE



1. Temporary silt fences shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed to exposures with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specifications (see Specification Table 1 or 2, Item 1) with minimum opening size of at least 50 for sand and 80 for silt.
3. Posts shall be set at 10 foot intervals and posts shall be set with a minimum cross-sectional area of 2.0 sq. in.

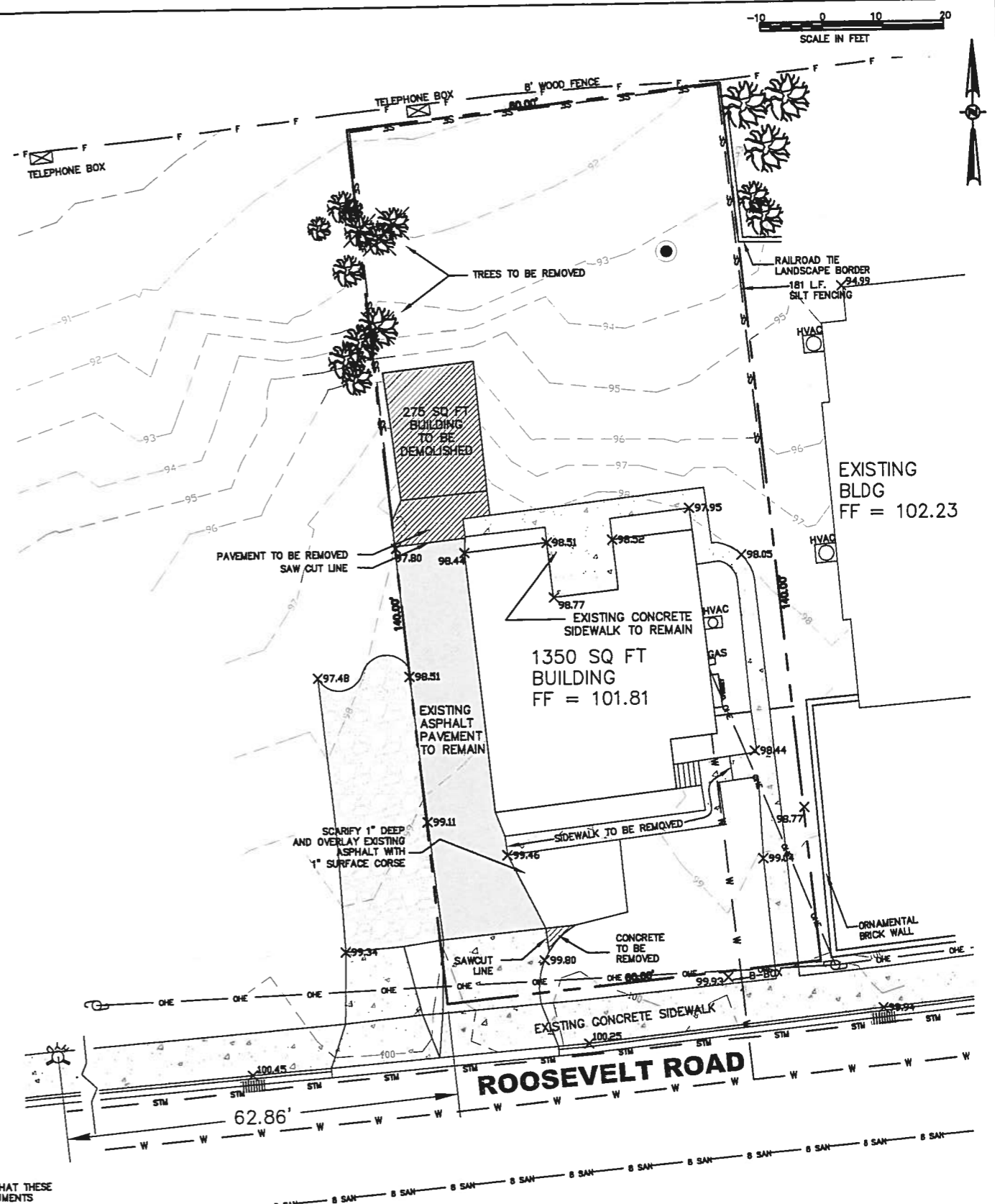


PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL

I JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 26TH DAY OF JANUARY 2007.

John J. Tebrugge
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 0062-041828 EXPIRES NOV. 30, 2007



EXISTING SITE PLAN

TEBRUGGE ENGINEERING
P O BOX 38, PLANO, IL 60545
PHONE: (630) 552-4390 FAX: (630) 552-4392

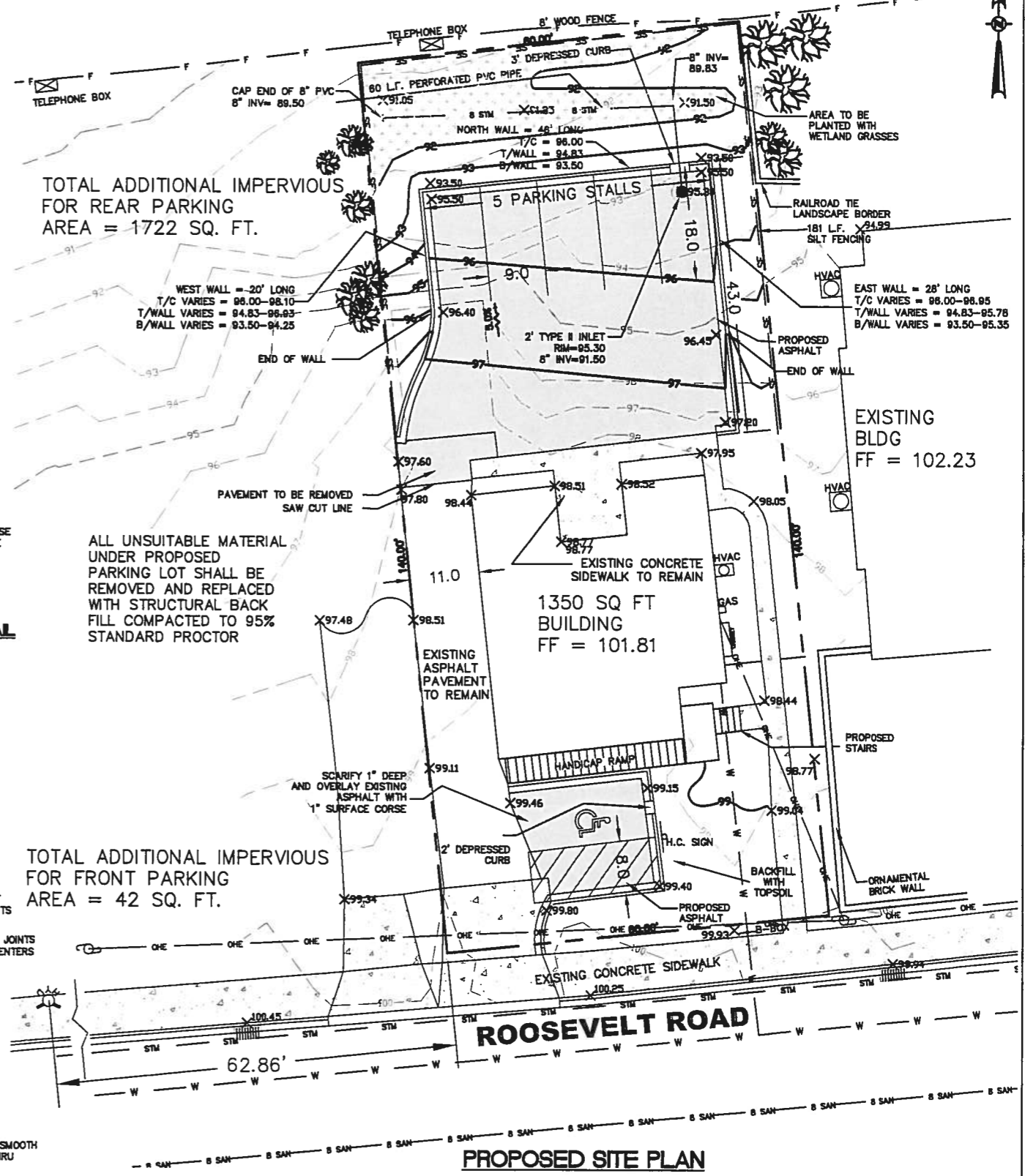
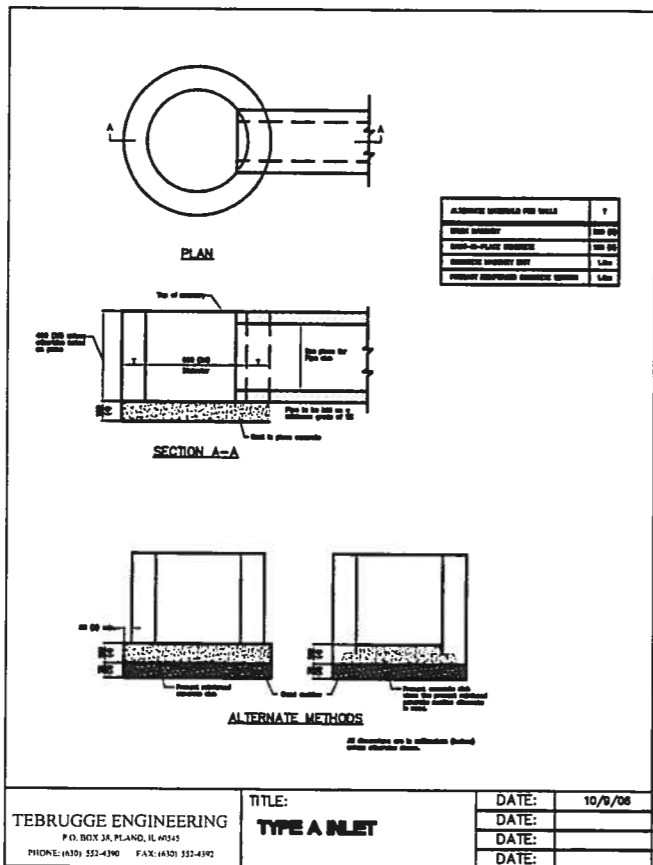
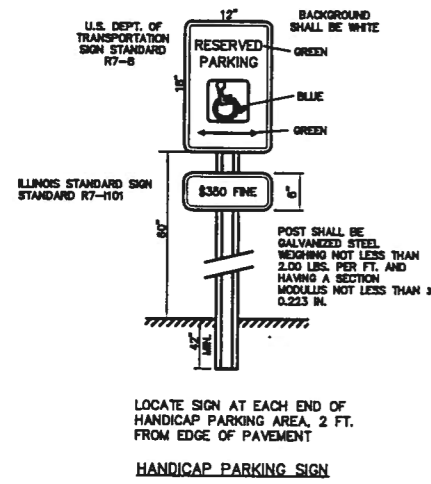
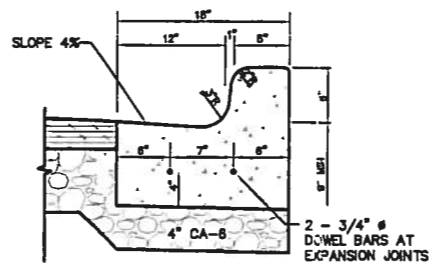
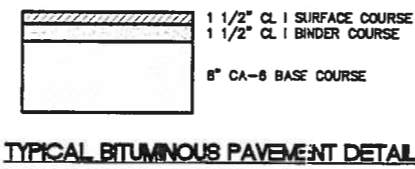
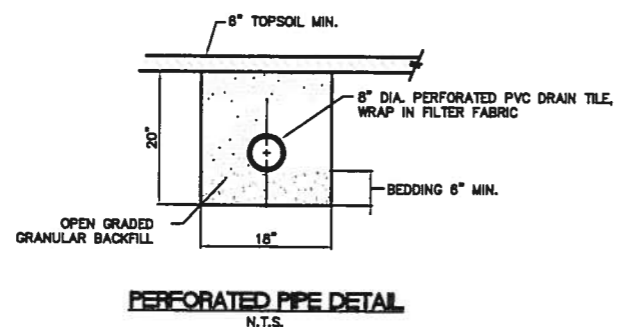
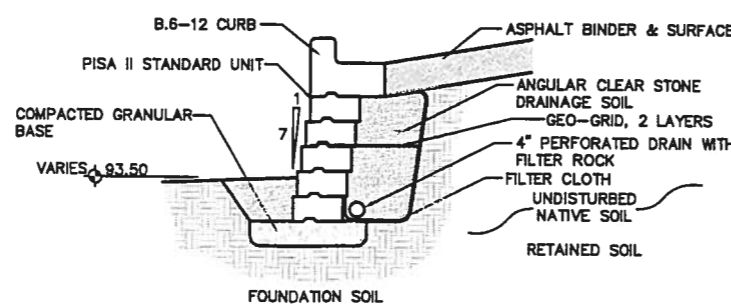
NO.	DATE	NOTES

PREPARED FOR:
GLEASON ARCHITECTS, P.C.
769 HEARTLAND DR, UNIT A, SUGAR GROVE, IL 60554

515 W ROOSEVELT ROAD		PROJECT NO. 07 179 01	SHEET NO.
EXISTING CONDITIONS AND DEMOLITION PLAN		SCALE: 1" = 10'	1
		DATE: 01/26/2007	OF 2 SHEETS

LEGEND

---	PROPERTY BOUNDARY	---	EXISTING CONTOUR LINE
---	EXISTING STORM SEWER	---	EXISTING SANITARY SEWER LINE
---	EXISTING WATERMAIN	---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING OVERHEAD ELECTRIC	---	EXISTING GAS SERVICE
---	EXISTING TELEPHONE	---	EXISTING TELEPHONE
---	PROPOSED CONTOUR LINE	---	PROPOSED WATERMAIN
---	PROPOSED STORM SEWER	---	PROPOSED SANITARY SEWER LINE
---	EXISTING FENCELINE	---	PROPOSED FENCELINE
---	PROPOSED SILT FENCE	---	EXISTING SPOT SHOT
---	PROPOSED SPOT GRADE	---	EXISTING
---	PROPOSED	---	PROP.
---	B-BOX HYDRANT VALVE	---	VALVE VAULT
---	INLET-CURB	---	INLET OR MANHOLE
---	FLARED END SECTION	---	CLEANOUT MANHOLE
---	UTILITY POLE	---	GUY WIRE LOC.
---	UTIL. CABINET	---	UTIL. PEDestal
---	TRAFFIC SIGNAL	---	ELECTRIC VAULT
---	POLE LOCATION	---	GAS VALVE
---	R.O.W. MONUMENT	---	PROPERTY PIN
---	P.C. NAIL	---	CHESLED MARK
---	BENCHMARK	---	HUB & TACK
---	SOIL BORING	---	OVERLAND RELIEF
---	FLOW DIRECTION	---	B.O.S.



NO.	DATE	NOTES

TEBRUGGE ENGINEERING
 P.O. BOX 38, PLANO, IL 60545
 PHONE: (630) 552-4390 FAX: (630) 552-4392

PREPARED FOR:
GLEASON ARCHITECTS, P.C.
 769 HEARTLAND DR, UNIT A, SUGAR GROVE, IL 60554

515 W ROOSEVELT ROAD
CIVIL SITE DESIGN PLAN

PROJECT NO. 07 179 01
 SCALE: 1" = 10'
 DATE: 01/26/2007
 SHEET NO. **2**
 OF 2 SHEETS

6.11 Tree Preservation

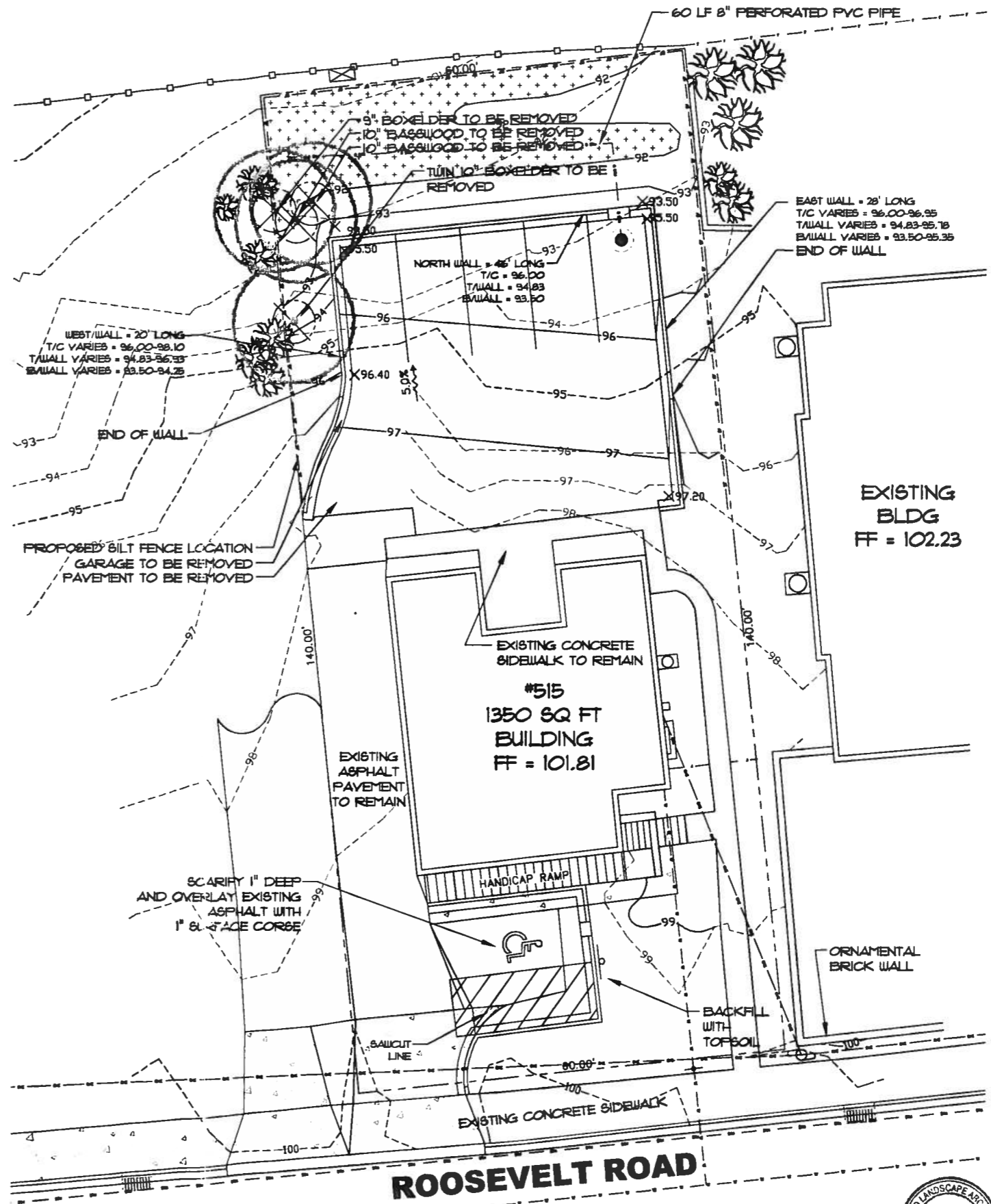
2. Tree Removal
 2. a. Approval Required. No tree having a trunk size of six (6) inches or greater in diameter as measured twelve (12) inches above the established ground level, shall be removed from any property requiring site plan and architectural approval as required in this code, or which is the subject of a permit for a zoning violation, without the approval of the City, without written approval from the Director of Planning & Economic Development or his authorized designee. In cases where only a zoning violation is sought, only those trees which are to be removed as a result of circumstances which require the violation shall be subject to these regulations. Undesirable species of trees such as those described in Article 6.2 of this code shall be exempt from these regulations. The application for tree removal shall be accompanied by a written statement indicating the reasons for removal of the trees and a general description of the trees to be removed.
 2. b. Conditions of Approval. The Director of Planning & Economic Development or his authorized designee shall approve all requests for tree removal if one (1) or more of the following conditions is present:
 2. b. (1) Safety Hazard to Pedestrians or Vehicular Traffic. Necessary to remove trees which pose a safety hazard to pedestrian or vehicular traffic or threaten to cause a danger to public safety.
 2. b. (2) Safety Hazard to Buildings. Necessary to remove trees which pose a safety hazard to a building.
 2. b. (3) Dropped or Wounded Trees. Necessary to remove dropped trees or trees weakened by age, storm, fire or other injury.
 2. b. (4) Observe Local Ordinance. Necessary to observe local ordinance, i.e., the number of healthy trees a given parcel of land will support.
 2. b. (5) Location of Proposed Structure. Necessary to remove trees in order to locate proposed structure(s) without causing unreasonable economic hardship.
 2. b. (6) Grade Changes. Necessary to remove trees in order to provide for essential grade changes.
 2. c. Replacement Trees. Any trees which have been identified for removal must be replaced in accordance with the following criteria:
 2. c. (1) Replacement trees shall either:
 2. c. (1) a) Equal or exceed the same size caliper as the tree removed; or
 2. c. (1) b) A sum of smaller trees, not less than three (3) inches in caliper, which add up to the caliper of the original tree.
 2. c. (2) All replacement trees shall be selected from the City's recommended species list.
 2. c. (3) Replacement trees shall be documented on the Final Landscape Plan.
 2. c. (4) Replacement trees may be used for required Perimeter Yard Landscaping and screening, on the subject property.
3. Protection of Existing Trees
 3. a. Tree Survey. A Tree Survey shall be submitted at the time of an application for site plan and architectural approval indicating the location, size, and species (both scientific and common) of all trees located on the parcel with a trunk size of six (6) inches or greater, as measured twelve (12) inches above the established ground level.
 3. b. Integration of Existing Trees into Site and Landscape Plans. Subject to the determination of the Director of Planning & Economic Development, every reasonable effort shall be made to retain existing trees on the aforementioned tree survey through the integration of those trees surveyed into the site plan and landscape plan for the proposed development. Removal of trees designated for preservation shall only be allowed by amendment to the approved landscape plan.
 3. c. Tree Preservation Plan. A Tree Preservation Plan shall be submitted at the time of an application for site plan and architectural approval indicating, in a summary, the location of those trees to be preserved and the methods which are used to preserve such trees. The Tree Preservation Plan shall specify the following preservation techniques:
 3. c. (1) Grading, Construction Equipment and Materials. All grading and construction equipment and materials shall be restricted from encroaching upon the trees' drip line.
 3. c. (2) Materials Detrimental to Trees. Crushed limestone or any other material which may be detrimental to trees shall not be dumped within the drip line of any tree and shall be located at any higher location where drainage toward the tree(s) would reasonably affect the health of said tree(s).
 3. c. (3) Storage of Vehicles. No materials or vehicles shall be stored, driven, or parked within the drip line of any trees.
 3. c. (4) Installation of Snow Fencing. Snow fencing, or an alternative temporary barrier, with the written approval of the Director of Planning and Economic Development or his authorized designee, shall be installed at the perimeter of the tree's drip line to protect trees from tree encroachment by the storage of materials or vehicles.
 3. c. (5) Pruning. Identification of any trees which have to be saved, but which could be negatively affected during the construction process. All such trees shall be pruned by a qualified arborist to compensate for root loss during construction.
 4. Removal of Trees Designated for Preservation. If it is determined by the City that a tree designated for preservation is destroyed or razed during the construction process by a deliberate action in violation of the approved Tree Preservation Plan, such tree shall be replaced with new trees in accordance with the following exchange rate: City Staff may, with just cause, waive the following exchange rate due to accidental damage to protected trees.

Existing Trees (caliper inches)	Number of Replacement Trees 1" for each 1" of tree removal
36" -	11
30-35"	10
26-29"	9
20-25"	8
14-19"	7
6-12"	7
5. Minimum size of Replacement Trees. All replacement trees shall be a minimum trunk size of three (3) inches in diameter as measured six (6) inches above the established ground level. A combination of tree sizes, three (3) inches in diameter (3") tree equals two (2) six inch (6") and four (4) three inch (3") tree replacements or eight (8) three inch (3") replacements.

Tree Removal Schedule

Qty	Botanic Name	Common Name	Size	Action
1	Acer negundo	Boxelder	10" (x 2)	Remove; no replacement required
1	Tilia americana	Basswood	10"	Remove; no replacement required
1	Tilia americana	Basswood	10"	Remove; no replacement required
1	Acer negundo	Boxelder	9"	Remove; no replacement required

*species exempt from Tree Replacement include Silver Maple, Boxelder, Russian Olive, Lombardy Poplar, and other weak wooded species.



TREE PRESERVATION PLAN

SCALE: 1" = 8'



GLEASON ARCHITECTS, P.C.
 769 Heartland Drive, Unit A
 Sugar Grove, Illinois 60554
 Phone: 630-466-8740
 Fax: 630-166-8760
 E-mail: thd@gleasonpc.com

THIS APPROVAL, INCLUDING ALL NOTES, SHALL BE VOID WITHOUT THE SIGNATURE OF THE ARCHITECT. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY SHALL BE IN FULL FORCE AND EFFECT AT THE TIME OF THIS APPROVAL. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY SHALL BE IN FULL FORCE AND EFFECT AT THE TIME OF THIS APPROVAL. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY SHALL BE IN FULL FORCE AND EFFECT AT THE TIME OF THIS APPROVAL.

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
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HELLER & ASSOCIATES, LLC

One Redwood Court
 Racine, WI 53402-2611
 262.639.9783 262.639.9781
 info@hellerandassociates.com

PROJECT: TICKET HEAVEN
 515 W. Roosevelt Road
 Wheaton, IL
 CLIENT: Joe Brown
 515 W. Roosevelt Road
 Wheaton, IL

JOB NO. 07-1015
 DATE 02-18-07
 FILE:
 PLOT SCALE: 1/8" = 1'-0"

OWNER APPROVAL

SHEET TITLE
 TREE PRESERVATION PLAN

SHEET NUMBER
 L1.0

QTY	PLANT MATERIAL NAME	COMMON NAME	SIZE	UNIT/ROUT	SPRIGGICATION, DETAILS NOTES
1	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0"	B&B	Straight, central leader, full & even crown
1	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	B&B	Straight, central leader, full & even crown
1	Chedraea tiliacantha 'Skyline'	Skyline Honeylocust	3.0"	B&B	Straight, central leader, full & even crown
2	Amelanchier canadensis	Shadblow Serviceberry	6-7"	B&B	Full, balanced multi-stemmed specimen; min. four (4) canes
1	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2.0"	B&B	Straight, central leader, full & even crown
7	Buxus microphylla 'Glencoe'	Chicagoand Green Boxwood	18"	B&B	Full specimen, evenly shaped shrub
3	Picea canadensis glauca	Black Hills Spruce	6.5"	B&B	Full specimen, evenly branched to ground
4	Juniperus 'Kallaya Compacta'	Kallaya Pritzer Juniper	8.5"	Cont.	Well rooted, full shrub
1	Laxus amicha 'Domestica'	Domestica Yew	24"	B&B	Full specimen, evenly shaped shrub
7	Thuja occidentalis 'Tichy'	Tichy Arborvitae	6.6"	B&B	Full specimen, evenly shaped shrub
8	Cornus rugosa	Gray Dogwood	54"	B&B	Well rooted, full, even shrub
3	Hammelia virginiana	Common Witchhazel	42"	B&B	Full specimen, evenly shaped shrub
3	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"	Cont.	Well rooted, full, even shrub
4	Rosa 'Newly Wild'	Newly Wild Shrub Rose	21"	Cont.	Full specimen, evenly shaped shrub
7	Rosa rugosa 'Pink Pavement Series'	Pink Pavement Series Rose	21"	Cont.	Full specimen, evenly shaped shrub
2	Spiraea stymalis 'Neon Flash'	Neon Flash Spiraea	24"	Cont.	Full specimen, evenly shaped shrub
6	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	48"	B&B	Well rooted, full, even shrub
1	Viburnum nudum	Judd Viburnum	42"	B&B	Full specimen, evenly shaped shrub
4	Penstemon alpestrisoides 'Hamel'	Dwarf Fountain Grass	#1	Cont.	Well rooted, full, even shrub
15	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Well rooted, full, even shrub
12	Hemerocallis 'Little Wine Cup'	Little Wine Cup Daylily	#1	Cont.	Well rooted, full, even shrub
75	Lawn Establishment			SY	
700	JF Snowflake Seed Mix			SY	
8	Pulverized/Bleached Topsoil	2" over all bed areas (1300 SF)		CY	
8	Soil Amendments	1" over all bed areas (1300 SF)		CY	
8	Shredded Hardwood Mulch	2" over all bed areas (1300 SF)		CY	
4	Pulverized Topsoil (Lawn)	2" over all Lawn areas (633 SF)		CY	

Seed Compositions:
 Coastal Spikes Premium Blue Lac (seed at 9% per 1000 SF)
 10% Mid Atlantic Kentucky Bluegrass 10% Atlanta Kentucky Bluegrass
 20% Merit Kentucky Bluegrass 10% Dragon Kentucky Bluegrass
 20% Bernal Red Fescue 10% Palmer III Fine Perennial Ryegrass
 20% Pennant Fine Perennial Ryegrass

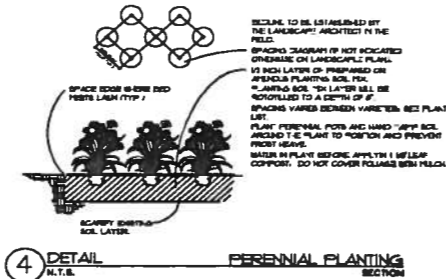
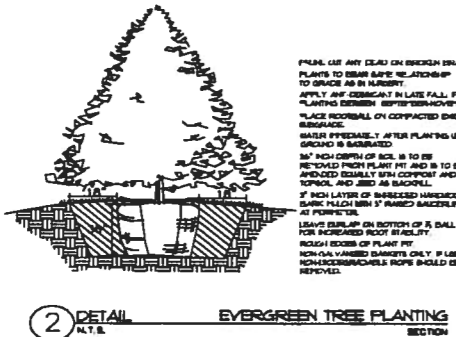
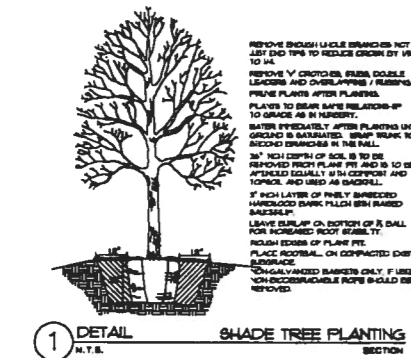
JF Snowflake Seed Mix
 Native Components PLS lbs./Acres
 Forbs 0.89
 Grasses 2.38
 Total Native 3.27
 Cover 24.25
 *Sold in 1/4 acre increments

Cedar Creek Seed Farm
 26619 Washington Avenue
 Waterford, WI 53145
 888-313-6807
 cedarcrack@cedar.com

JF New
 128 Sunset Drive
 Walkerton, IN 46571
 574-586-2412
 jfnew.com

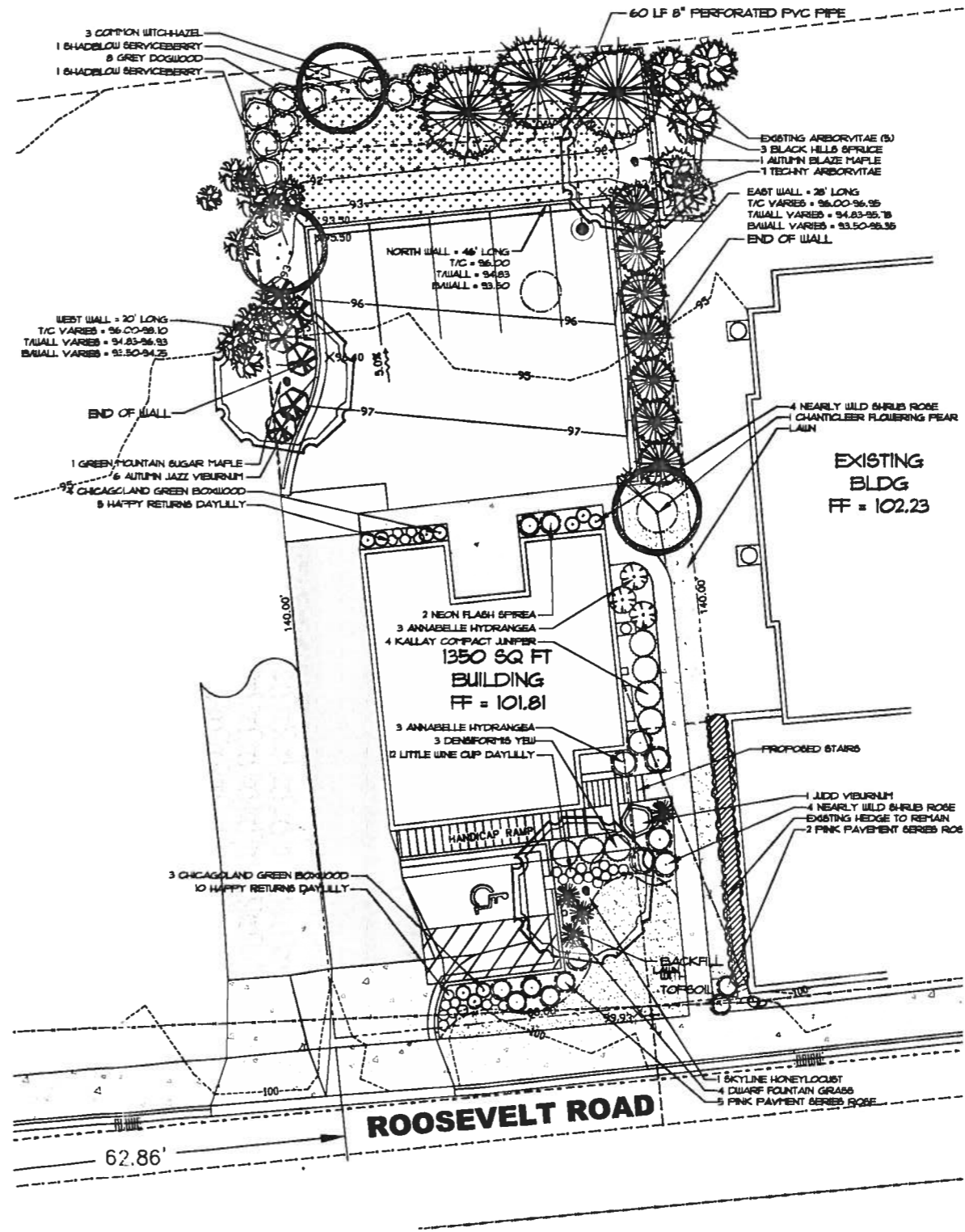
PLANT & MATERIAL SCHEDULE

SCALE: NONE



PLANTING DETAILS

SCALE: NONE



LANDSCAPE PLAN

SCALE: 1" = 80'

GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A
 Sugar Grove, Illinois 60054
 Phone: 630-466-8740
 Fax: 630-466-8760
 E-mail: thad@gleason.com

THIS DRAWING INCLUDES ALL DESIGN DETAILS, SPECIFICATIONS AND INFORMATION. THE USER HEREBY AGREES TO HOLD GLEASON ARCHITECTS, P.C. AND ITS DESIGNER RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL BE RESPONSIBLE FOR ANY CHANGES TO THE DESIGN OR THE CONSTRUCTION OF THE PROJECT.

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 515 W. Roosevelt Road
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 CLIENT: Joe Brown
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 Wheaton, IL

JOB NO. 07-1015
 DATE 02-18-07
 FILE
 PLOT SCALE: 1/4"

OWNER APPROVAL

SHEET TITLE
 LANDSCAPE PLAN
 MATERIAL SCHEDULE

SHEET NUMBER
L2.0

