

ORDINANCE NO. F-1331

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A ZONING VARIATION FOR TWO PARCELS OF PROPERTY COMMONLY KNOWN AS 401 AND 405 EAST ROOSEVELT ROAD - ALAN FORFAR

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 a zoning variation in order to demolish two existing single-family house and a detached garage and to allow the construction of a 3,114 square foot one-story office building, with a three-car detached garage and twelve surface parking spaces on the combined lots, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 401 and 405 East 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 December 11, 2007 and January 8, 2008 to consider the requested zoning amendment and variation; 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 10 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 4 IN THE LINCOLN HIGHWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT NO. 146122, IN DUPAGE COUNTY, ILLINOIS.

LOT 11 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 4 IN THE LINCOLN HIGHWAY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT NO. 146122, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-422-010; 05-16-422-019

The subject property is commonly known as 401 and 405 East Roosevelt Road, Wheaton, IL 60187.

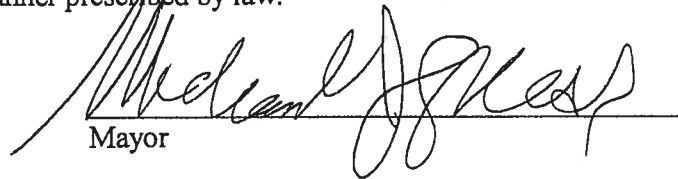
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a zoning variation is hereby granted from the provisions of Article 6.8.3a of the Wheaton Zoning Ordinance to allow a 5.0 ft. perimeter landscaping setback along the north property line in lieu of the required 15 feet to allow the construction of a 3,114 square foot one-story office building, with a three-car detached garage and twelve surface parking spaces on the combined lots, in full compliance with the following plans: "Preliminary Engineering and Geometric Plans" prepared by Genesis Surveying and Engineering, Warrenville, IL, dated August 30, 2007 and revised December 21,

2007, "Architectural Plans and Elevations - Sheets A2.2, A3.1, A3.2" prepared by Studio 421 Architecture, Downers Grove, IL, dated May 16, 2007 and revised August 17, 2007, and in further compliance with the following conditions, restrictions, and requirements:

1. The stormwater management plan shall incorporate stormwater Best Management Practices for 100% of the site stormwater runoff.
2. Prior to the issuance of a site development permit, the applicant shall provide a sign plan for approval by the Director of Planning and Economic Development.
3. The northern parking area, including the garage and four parking spaces, be moved north no closer than five (5) feet from the northern property line, so that the south curb line for the handicapped parking space clears the stairway on the north end of the building.
4. An 8 foot tall privacy fence shall be installed along the entire northern property line and the entire eastern property line to the southern-most portion of the building.

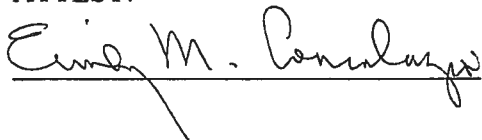
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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:



City Clerk

Ayes:

Roll Call Vote:

Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: February 19, 2008
Published: February 20, 2008

PRELIMINARY ENGINEERING PLAN

FORFAR DENTAL FACILITY - WHEATON, ILLINOIS
 AREA OF PARCEL: 20,294 S.F.

WARNING



CALL BEFORE
 YOU DIG
 800-892-0123

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	12-14-07	KAW	PRELIMINARY ENGINEERING PLAN
2	12-14-07	KAW	REVISIONS TO PARCEL MAP
3	12-14-07	KAW	REVISIONS TO PARCEL MAP

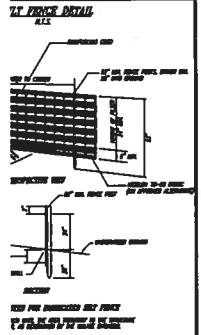
PROJ MOR: KAW
 DATE: 8-30-07

PLANS PREPARED FOR:
BONFIGLIO BUILDERS, INC.
 5800 BUSHMAN RD.
 POWERS GROVE, ILLINOIS 60151

PRELIMINARY ENGINEERING
 401 & 405 E. ROOSEVELT RD.
 WHEATON, ILLINOIS
 DATE OF FIELD WORK COMPLETION: 10-12-07

Genesis Surveying and Engineering, PC
 PROFESSIONAL DESIGN FIRM NO. 04-020222
 5707 BIRCHWOOD HILLS SUITE 100
 WARRAVILLE, ILLINOIS 62293
 PH: 618-890-7400 FAX: 618-890-7401

GENESIS JOB NO.
07-211
 SHEET 1 OF 2



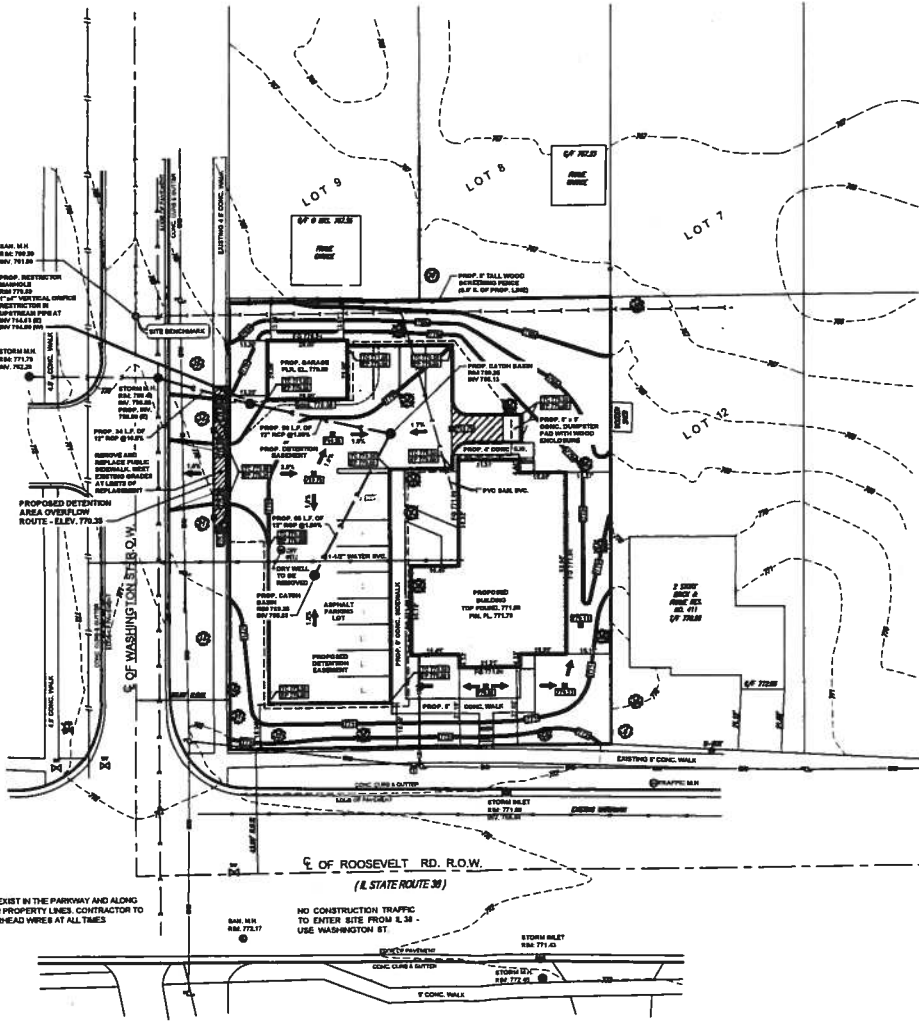
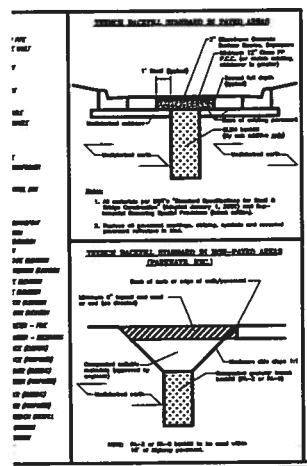
USED PARKING LOT STORAGE VOLUME

POSED HIGH WATER LEVEL (H.W.L.): 770.36
 PROPOSED FREEBOARD LEVEL: 770.50

AREA	AVG	FACTOR	TOTAL
5	5,874.0		
0	4,933.0	5.4035	0.35 1,891.2
5	1,839.0	3.3860	0.25 846.5
0	258.0	1.0485	0.25 262.1
5	10.0	134.0	0.15 20.1
TOTAL DETENTION			3,020.0 Cu-Fl
			0.0693 Ac-Fl

USED IMPERVIOUS AREA = 11,257 S.F. OR 0.2584 AC.
 X 10,200
 = 2,835.7 C.F. REQUIRED STORAGE
 3,020.0 C.F. PROVIDED STORAGE

NOTE:
 ALL DOWNSPOUTS ARE TO BE ROUTED INTO STORM SEWER SYSTEM



OVERHEAD WIRES EXIST IN THE PARKWAY AND ALONG THE WEST & SOUTH PROPERTY LINES. CONTRACTOR TO BE AWARE OF OVERHEAD WIRES AT ALL TIMES.

NO CONSTRUCTION TRAFFIC TO ENTER SITE FROM S. 38 - USE WASHINGTON ST.

DUPAGE COUNTY ORDINANCE No. 01521001
 PROVIDE ONE SIGNAGE IN EACH CORNER OF EACH SIDE CORNER DUPAGE COUNTY SIGN AND PLAN" SET ON THE S SIDE OF PARCEL NO. 01521001 AND SET ON THE EAST SIDE OF S. 38 - USE OF S. 38 - USE SIGN AND PLAN" SET ON THE S SIDE OF S. 38 - USE SIGN. P. 01521001.

SITE BENCHMARK
 P.M. OF BANTARY MANHOLE LOCATED IN WASHINGTON ST POINT
 P.M. ELEVATION 789.30



GENERAL NOTES

ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE CITY OF WHEATON CODES.

PERMIT SHALL BE OBTAINED FROM ALL APPLICABLE AGENCIES INCLUDING ILLINOIS DEPARTMENT OF TRANSPORTATION, ILLINOIS DEPARTMENT OF REVENUE, ILLINOIS DEPARTMENT OF ENVIRONMENTAL PROTECTION, ILLINOIS DEPARTMENT OF PUBLIC SAFETY, ETC. PRIOR TO START OF CONSTRUCTION ACTIVITY.

ALL STRUCTURE DIMENSIONS SHALL BE ACCOMPANIED WITH ONLY CONCRETE OR BRICK OR CONCRETE BLOCK.

EXISTING FIELD NOTES INDICATED DURING CONSTRUCTION SHALL BE SUPPLEMENTED BY THE CITY ENGINEER'S OFFICE OR RECORDS IN A MANNER DEEMED APPROPRIATE BY THE CITY OF WHEATON.

OWNER SHALL BE RESPONSIBLE FOR ALL NEIGHBORHOOD NOTICES AND AFTER FINAL INSPECTION, FROM TO FINAL APPROVAL BY THE CITY OF WHEATON.

CITY OF WHEATON SHALL MAKE NO GUARANTEE REGARD TO THE ACCURACY OF CONSTRUCTION ACTIVITY.

CONTRACTOR SHALL CONTACT AILE (1-800-888-0000) PRIOR TO ANY EXCAVATION WORK.

ALL EXCAVATION WORK IN THE RIGHT-OF-WAY SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF WHEATON AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

CONTRACTOR SHALL NOTIFY WITH "WARNING" AND SIGNIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" PREPARED BY THE ILLINOIS DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DATED OCTOBER 1997, OR LATEST EDITION.

CONTRACTOR TO CLEAN STREET ON A DAILY BASIS.

NO OPEN FIRES OR OPEN BURNING PERMITTED.

NO HOT FLAMES, BURNING MATERIALS OR HOT OILS SHALL BE PLACED ON STREET OR IN DRAINAGE SYSTEMS OR ON EXCAVATION. VEHICLES ARE NOT PERMITTED TO PARK IN EXCAVATION TRENCH.

EXCAVATION AND SEDIMENT CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE WORK IS COMMENCED ON THE SITE.

ANY SIGN, LIGHT OR OTHER MARKING OR SIGNAGE PLACED ON THE STREET SHALL BE REMOVED BEFORE THE END OF EACH DAY.

THE SURFACE OF EXCAVATION SHALL BE PROTECTED OR TEMPORARILY PROTECTED FROM SOIL EROSION BY THE USE OF SODS, MATS, OR OTHER MEASURES. EXCAVATION SHALL NOT BE DEEPER THAN THAT WHICH WILL BE NECESSARY FOR THE WORK TO BE DONE. EXCAVATION SHALL BE PROTECTED FROM STORMS.

IF A SIGNPOST IS TO BE USED IN PLACE FOR SIGNAGE, THE SIGNPOST SHALL BE PLACED IN PLACE FOR SIGNAGE BEFORE DATE, THE SIGNPOST AND SIGNAGE SHALL BE PROTECTED WITH SIGNAGE WRAPPING OR FLYING CONTROL DEVICES DURING CONSTRUCTION.

TRAFFIC PATTERNS AND EXCAVATION DEVICES FROM THE SITE DURING CONSTRUCTION SHALL BE PLANNED.

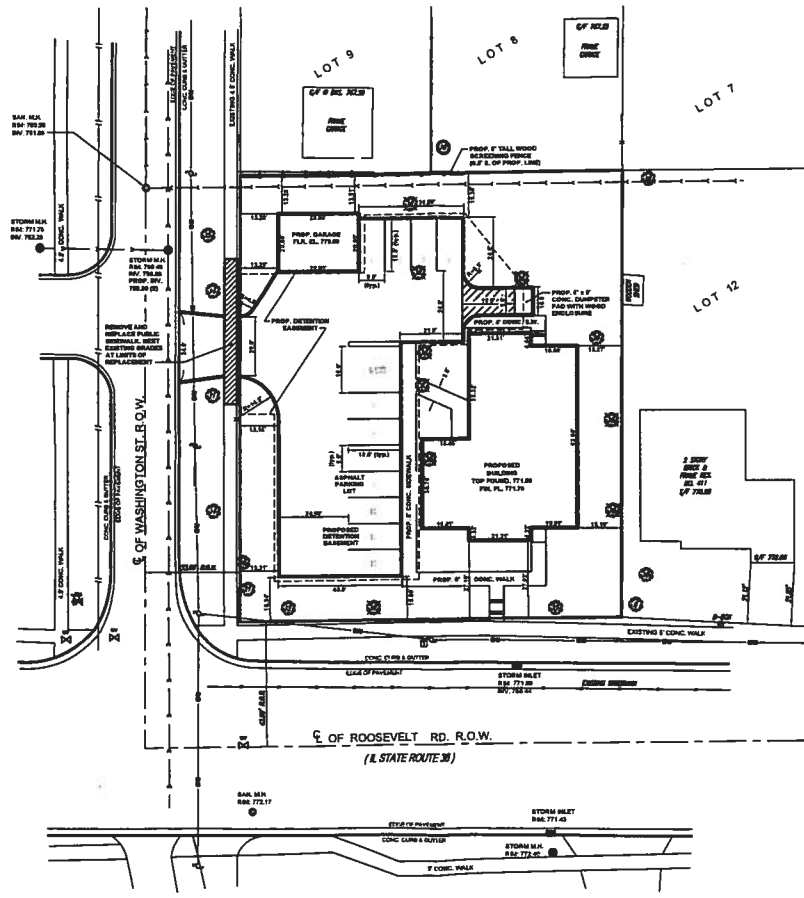
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PRELIMINARY GEOMETRIC PLAN

FORFAR DENTAL FACILITY - WHEATON, ILLINOIS
 AREA OF PARCEL: 20,294 S.F.

SURFACE COUNTY
BENCHMARK No. 1021001
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SITE BENCHMARK:
 PINA OF SANITARY MANHOLE
 LOCATED IN WASHINGTON ST.
 PINA ELEVATION: 729.50



NO.	DATE	DESCRIPTION
1	11-11-07	D.S. REV. PER CITY OF WASHINGTON COMMENT LETTER DATED 10-19-07
2	1-22-07	D.S. REV. PER CITY BOARD MEETING ON 12-11-07

PROJ MGR: K&W
 DRAWN BY: K&W
 DATE: 8-30-07

PLANS PREPARED FOR:
BONFIGLIO BUILDERS, INC.
 2509 DONHAM RD.
 DOWNERS GROVE, ILLINOIS 60515

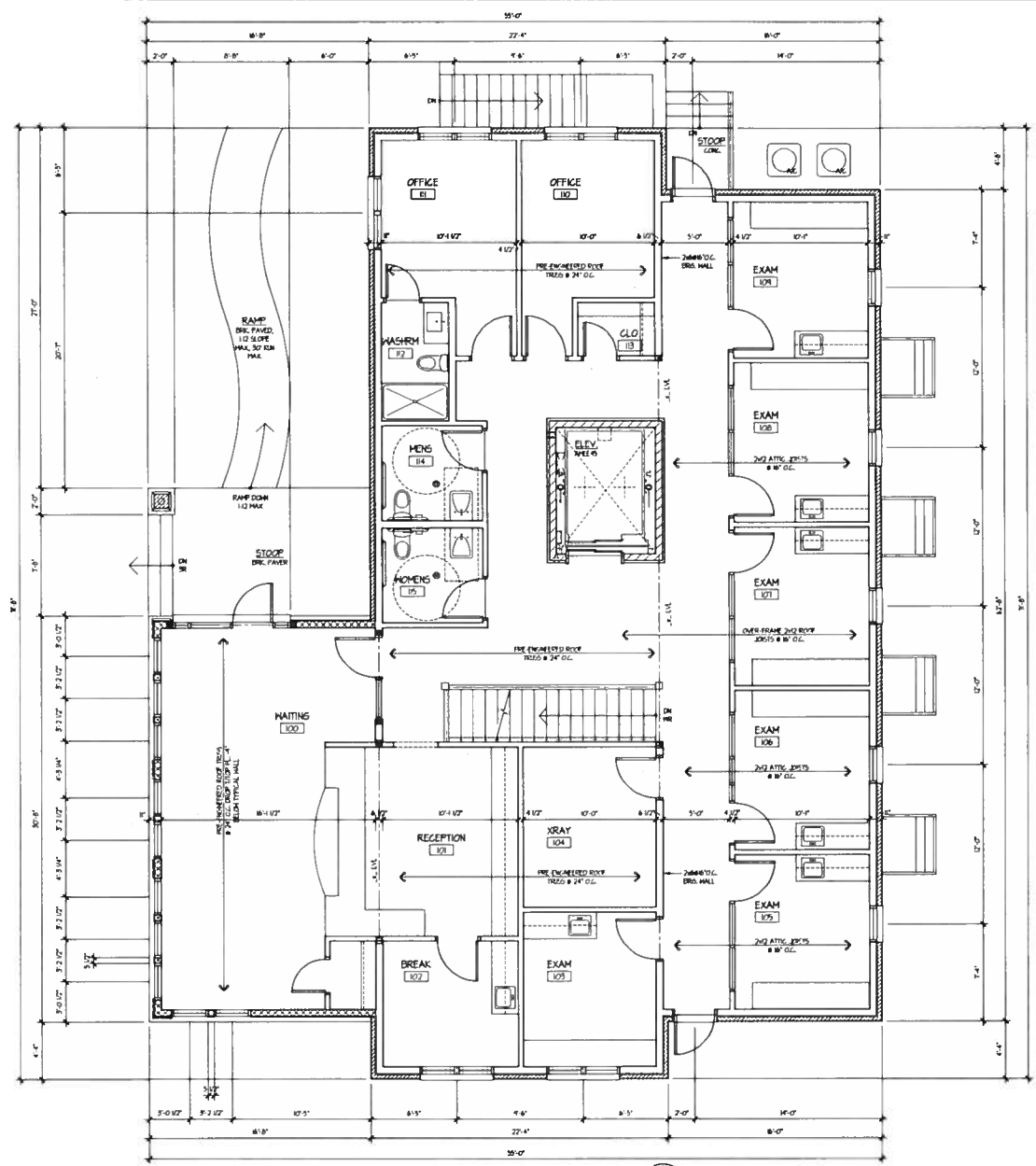
PRELIMINARY GEOMETRIC PLAN
 401 & 405 E. ROOSEVELT RD.
 WHEATON, ILLINOIS
 DATE OF FIELD WORK COMPLETION: 10-12-06

Genesis Surveying and Engineering, PC
 PROFESSIONAL DESIGN FIRM No. 184-002822
 20709 BUTTERFIELD ROAD SUITE 100
 WAREHOUSING, ILLINOIS 60155
 708.488.8000 FAX 708.488.8000

GENESIS JOB NO.
07-211
 SHEET 2 OF 2

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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 33. ALL DIMENSIONS SHALL BE TO CENTERLINE OF GNEISS UNLESS OTHERWISE NOTED.
 34. ALL DIMENSIONS SHALL BE TO CENTERLINE OF QUARTZITE UNLESS OTHERWISE NOTED.
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 36. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Igneous UNLESS OTHERWISE NOTED.
 37. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Sedimentary UNLESS OTHERWISE NOTED.
 38. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Metamorphic UNLESS OTHERWISE NOTED.
 39. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Volcanic UNLESS OTHERWISE NOTED.
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 45. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Pyroclastic UNLESS OTHERWISE NOTED.
 46. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Lava UNLESS OTHERWISE NOTED.
 47. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Magma UNLESS OTHERWISE NOTED.
 48. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Melt UNLESS OTHERWISE NOTED.
 49. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Liquid UNLESS OTHERWISE NOTED.
 50. ALL DIMENSIONS SHALL BE TO CENTERLINE OF Solid UNLESS OTHERWISE NOTED.

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1 FIRST FLOOR PLAN
A22 SCALE: 1/4" = 1'-0"
NORTH

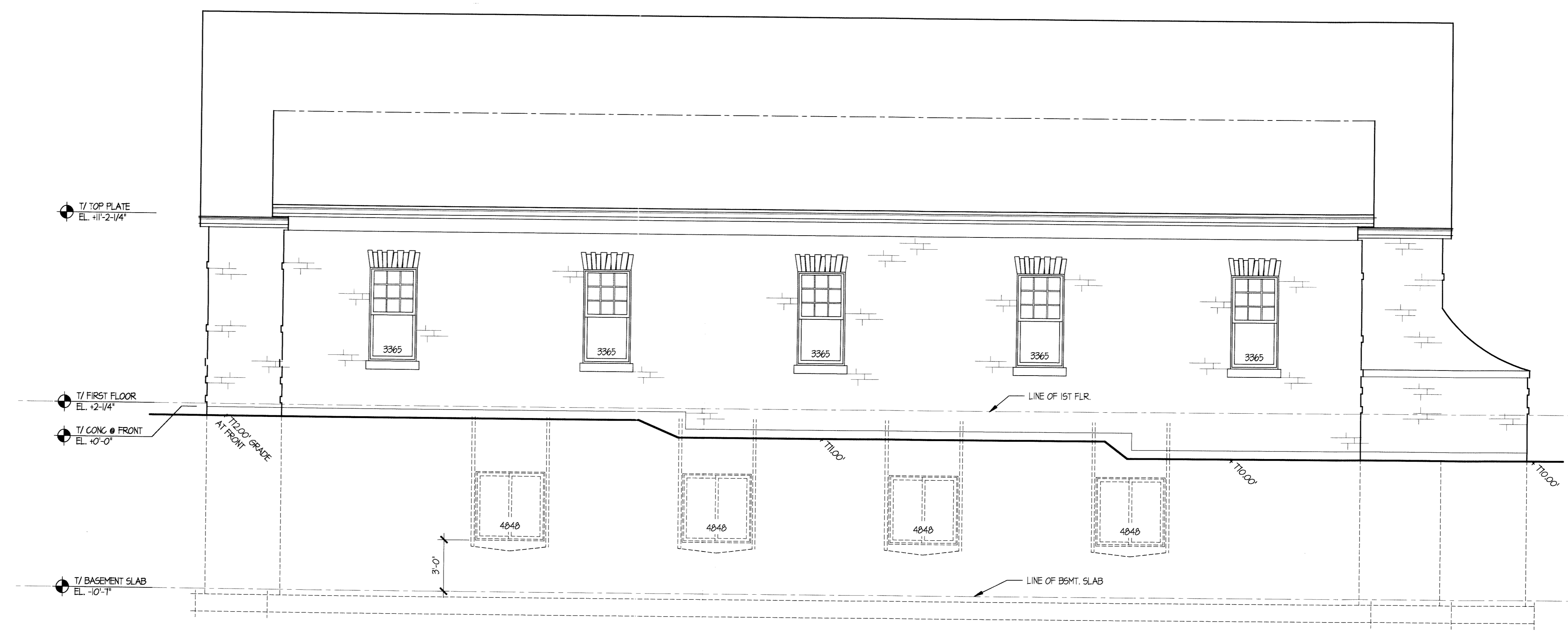
2	8/17/07	25% REVIEW
1	5/16/07	REVIEW #1
NO	04/11	DC SCHEMATIC

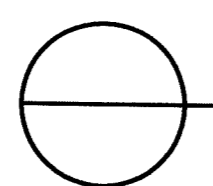
DENTAL FACILITY
401 & 405 E. ROOSEVELT RD.
WHEATON, IL

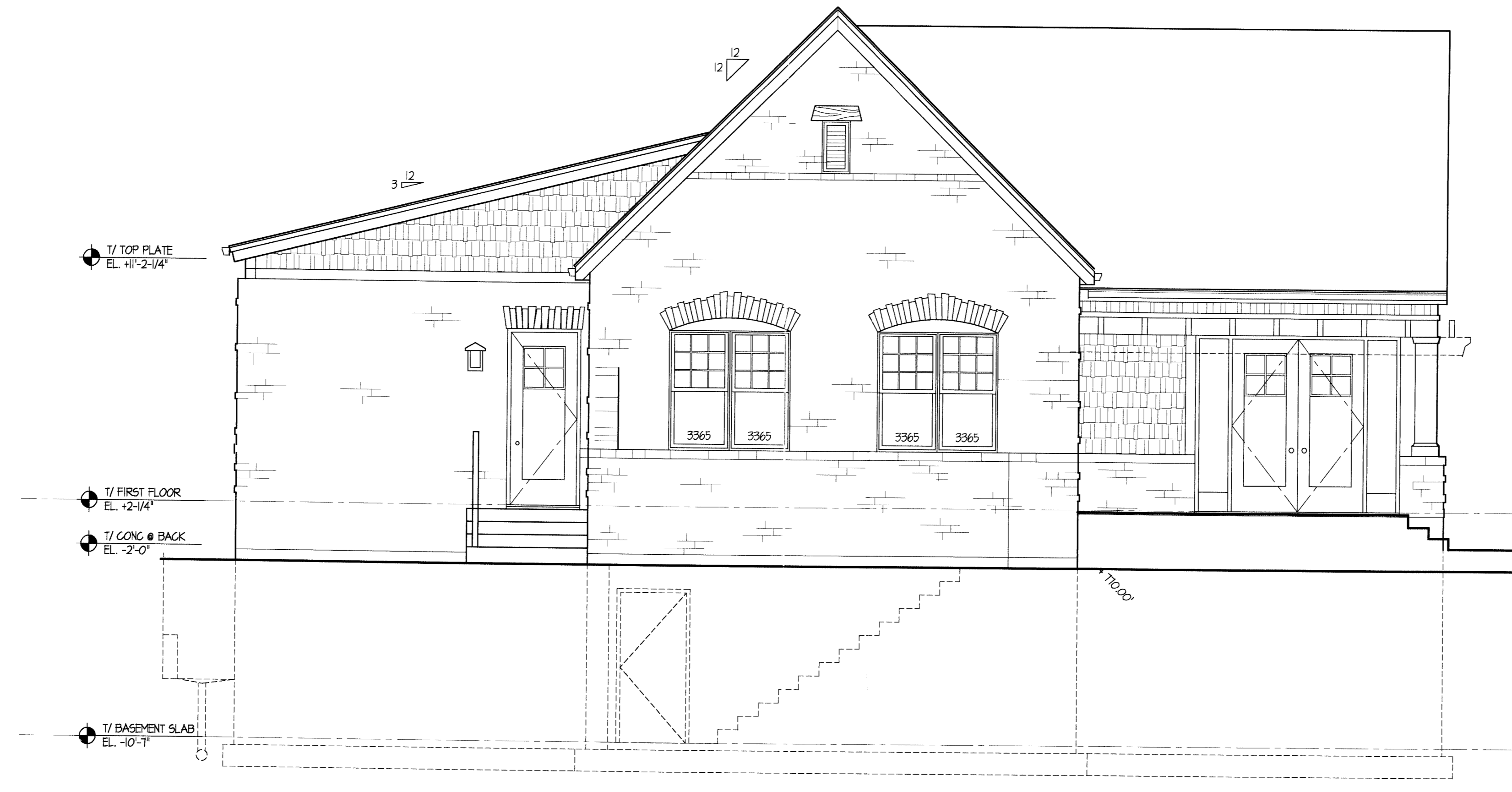
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CHECKED BY	SHD
PROJECT NO.	FOUR07
DATE	

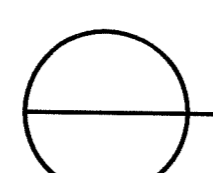
SHEET NO.
A2.2

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 EAST ELEVATION
SCALE: 1/4" = 1'-0"



 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
2	8/17/07	25% REVIEW
1	5/16/07	REVIEW #1

STAMP

DENTAL FACILITY
401 & 405 E. ROOSEVELT RD.
WHEATON, IL

DRAWN BY: BWP	SHEET NO. A3.2
CHECKED BY: BWP	
PROJECT NO. FOR/AR	
ISSUE DATE:	

