

**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
JUN. 03, 2008 12:02 PM  
OTHER 05-21-201-063  
007 PAGES R2008-089941

**CITY OF WHEATON, ILLINOIS**

F- 1338

*2A 08-08*

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING  
A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT / 926 E.  
ROOSEVELT ROAD / MALLON II, LLC**

I HEREBY CERTIFY that I am the City Clerk of the City of Wheaton, DuPage County, Illinois, and that, as such City Clerk, I have the custody of the papers, entries, records and ordinances of said City.

I FURTHER CERTIFY that the attached is a true and correct copy of City of Wheaton Ordinance F- 1338 which was adopted by the Wheaton City Council on Monday April 7, 2008.

I have hereunto set my hand and affixed the seal of said City this 8th, day of April, 2008.

*Emily M. Consolazio*  
\_\_\_\_\_  
City Clerk

**REPAIRED BY/RETURN TO)  
Emily Consolazio, City Clerk  
City of Wheaton  
303 W. Wesley Street**

**ORDINANCE NO. F- 1338**

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP  
BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT-  
926 E. ROOSEVELT ROAD/MALLON II, LLC**

**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, by the issuance of a special use permit for a Planned Unit Development in order to allow the construction of a 5,600 square foot retail building with a single drive-thru lane and twenty-five parking spaces on a property zoned C-3 General Business District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 926 E. Roosevelt Road; ("Subject Property") 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 February 26, 2008, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit for 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-3 General Commercial District zoning classification:

THE NORTH 177 FEET OF LOT 1 (EXCEPT THE NORTH 6 FEET AND EXCEPT THE EAST 5 FEET THEREOF CONVEYED TO THE CITY OF WHEATON BY DOCUMENT R66-45890 AND EXCEPT THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTH ½ OF THE NORTH ½ OF SECTION 21 AS MONUMENTED AND OCCUPIED: THENCE ON AN ASSUMED BEARING OF SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST 37.71 FEET ALONG THE NORTH LINE OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 04 MINUTES 47 SECONDS EAST 39.28 FEET TO A POINT ON THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD (ILLINOIS ROUTE 38) AS WIDENED, AND THE EXISTING WESTERLY RIGHT OF WAY LINE OF PRESIDENT STREET AS WIDENED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAME BEARING OF 00 DEGREES 04 MINUTES 47 SECONDS EAST 15.00 FEET ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE OF PRESIDENT STREET AS WIDENED TO A POINT, SAID POINT BEING 21.00 FEET TO A POINT ON SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD AS WIDENED, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 88 DEGREES 46 MINUTES 16 SECONDS EAST 15.00 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD AS WIDENED TO THE POINT OF BEGINNING IN ROOSEVELT HEIGHTS, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF NORTH ½ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1919 AS DOCUMENT 138250, IN DUPAGE COUNTY, ILLINOIS.

*R2008-089941*

PIN: 05-21-201-047; 05-21-201-063

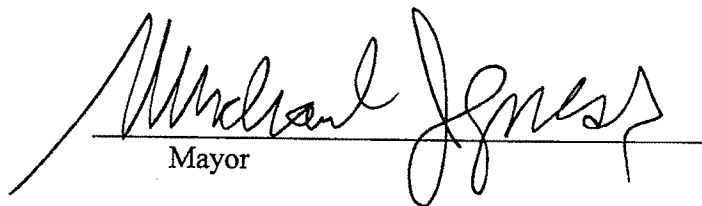
The subject property is commonly known as 926 East Roosevelt Road, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow the construction of a 5,600 square foot retail building with a single drive-thru lane and twenty-five parking spaces on a property zoned C-3 General Business District, in full compliance with the plans entitled "Wheaton Center Project, Preliminary Engineering Plans, Sheets 1-7" prepared by Atwell-Hicks, Naperville, IL dated January 31, 2008, and the plans entitled "Wheaton Center Project, Drive Thru Lane Autoturn" prepared by Atwell-Hicks, Naperville, IL dated February 25, 2008, and the plans entitled "Wheaton Center Project, Building, Sign and Dumpster Elevations, prepared by Christopher Kidd & Associates, LLC, dated January 31, 2008; and in further compliance with the following conditions, restrictions, and requirements:

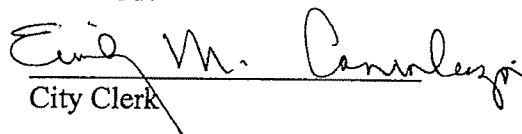
1. One monument-style sign, in compliance with the requirements of Article 23.7.1(b) of the Wheaton Zoning Ordinance, constructed with a brick base to match the building, shall be permitted on the Subject Property; and
2. The applicant shall obtain a permit from the Illinois Department of Transportation for the Roosevelt Road restricted access drive; and
3. A final set of engineering plans shall be submitted for the reasonable approval of the Director of Engineering prior to the issuance of a building permit; and
4. The two proposed Douglas Firs, to be located near the southeast corner of the property, shall be replaced with a grouping of smaller shrubs to improve visibility. Said shrubs shall be subject to the reasonable approval of the Director of Planning and Economic Development; and
5. Developer shall enter into a Fire Lane Designation and Enforcement Agreement with the City in substantial compliance with Exhibit "A".
6. The demolition of the existing structures on the Subject Property shall be authorized by this Ordinance. Demolition of said structures, however, 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.

**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

ROLL CALL VOTE:

Ayes: Councilman Johnson  
Councilman Levine  
Mayor Gresk  
Councilman Mouhelis  
Councilman Prendiville  
Councilman Sues  
Councilwoman Corry

Nays: None

Absent: None

Motion Carried Unanimously

Passed: April 7, 2008  
Published: April 8, 2008

**EXHIBIT "A"**

**FIRE LANE DESIGNATION AND ENFORCEMENT AGREEMENT**

THIS AGREEMENT is made and entered into this      day of              2008, by and between the City of Wheaton, an Illinois Municipal Corporation, 303 W. Wesley Street, Wheaton, Illinois 60189 (hereinafter referred to as "CITY") and \_\_\_\_\_ (hereinafter referred to as "OWNER(S)"), OWNER(S) of the property located at \_\_\_\_\_, within the corporate limits of the City of Wheaton, Illinois (hereinafter referred to as "Subject Property"), and which is legally described below:

(INSERT LEGAL(S) AND P.I.N(S))

**RECITALS**

WHEREAS, the OWNER(S) desire to establish Fire Lanes upon the Subject Property to improve the health and safety of the citizens of Wheaton; and

WHEREAS, the CITY believes that it is in the best interests of the public health and safety that Fire Lanes be established, maintained and enforced upon the Subject Property.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the OWNER(S) and CITY agree to the following in regards to the Subject Property:

1. The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S), shall identify the specific Fire Lane locations within the Subject Property which shall, pursuant to the terms of this Agreement and Ordinance No.              be regulated. The specific locations of the Fire Lane(s) to be enforced shall be as set forth on the Site Plan ("Plan") attached hereto and fully incorporated into this Agreement as Exhibit " ". The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S) or designated representative

may from time to time mutually agree to amend the Fire Lane(s) location(s) as set forth in the Site Plan. At such time, the Site Plan shall be amended and appended to this Agreement as an Amended Exhibit “ ”.

2. The OWNER(S) are responsible for providing any required pavement markings.
3. The OWNER(S), at their sole expense, shall be responsible for obtaining, erecting and maintaining the appropriate signage in accordance with applicable CITY and State of Illinois regulations and specifications.
4. The CITY shall inspect and approve the signage prior to entering into this Agreement. The CITY Fire Chief, Chief of Police or their designated representative may require additional signage and/or pavement markings, if it is later determined that the inspected and approved signage does not provide adequate notification of the established fire lanes.
5. Upon execution of this Agreement, the CITY will enforce the Fire Lane parking and standing prohibitions and the Fire Lane maintenance requirements contained in Sections 70-355 and 30-2 of the Wheaton City Code in regards to the Subject Property. No “special duty” to third persons shall be imposed by this Agreement. The CITY’s enforcement obligation shall be legally the same as it is with all other ordinances.
6. This Agreement may be terminated by either party by providing not less than thirty (30) days notice to the other party of the intention to terminate this Agreement.
7. This Agreement shall be assignable by OWNER(S) to their successors in interest upon the sale or lease of the Subject Property.

8. The OWNER(S) hereby agrees to release and hold harmless, indemnify and defend (including the payment of all costs and attorneys' fees) the CITY, its Officers, Agents and Employees, in connection with any and all actions or claims for any loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

9. The sole remedy available to the OWNER(S), upon any breach of this Agreement by the CITY, shall be the termination of the Agreement. It is of the essence of this Agreement that the CITY shall not be liable in money damage for any breach of this Agreement.

10. Whenever notice to the CITY is required, it shall be addressed to:

City Clerk  
City of Wheaton  
303 West Wesley Street  
Wheaton, IL 60189-0727

Whenever notice to the Owner is required, it shall be addressed to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF, the parties hereto have executed this instrument by their duly authorized officers of the day and year first above written.

CITY OF WHEATON, ILLINOIS, a Municipal Corporation

BY: \_\_\_\_\_  
City Manager

ATTEST: \_\_\_\_\_  
City Clerk

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

BY: \_\_\_\_\_

ATTEST: \_\_\_\_\_

R2008-089941





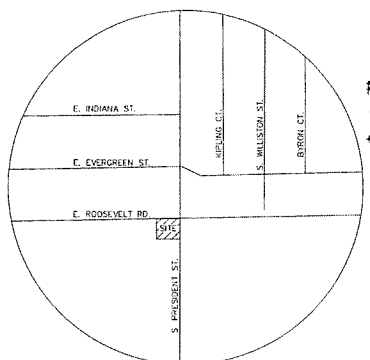
# WHEATON CENTER PROJECT

## 926 EAST ROOSEVELT WHEATON, ILLINOIS 60187 DUPAGE COUNTY PRELIMINARY ENGINEERING PLANS

**ENGINEER/SURVEYOR**  
**ATWELL-HICKS**  
 1245 EAST DIEHL ROAD, SUITE 100  
 NAPERVILLE, ILLINOIS 60563  
 TELEPHONE (630) 577-0800  
 FAX: (630) 577-0900

**OWNER & DEVELOPER**  
**MALLON II, L.L.C.**  
 1755 SOUTH NAPERVILLE ROAD  
 WHEATON, ILLINOIS 60187  
 TELEPHONE (630)-510-3225  
 FAX: (630)-310-3227

**ARCHITECT**  
**CHRISTOPHER KIDD & ASSOCIATES, L.L.C.**  
 N48W16550 LISBON ROAD  
 MENOMONEE FALLS, WISCONSIN 53051  
 TELEPHONE (262)-901-0505  
 FAX: (262)-901-0510



**SITE LOCATION MAP**  
NOT TO SCALE

**SHEET INDEX**

- SP-01 COVER SHEET
- SP-02 TOPOGRAPHIC/BOUNDARY PLAN
- SP-03 SITE LAYOUT/DIMENSION PLAN
- SP-04 GRADING PLAN
- SP-05 UTILITY PLAN
- SP-06 LANDSCAPE PLAN
- SP-07 SITE LIGHTING PLAN

**GOVERNING AGENCIES/UTILITY CONTACTS:**

- |  |  |  |
|--|--|--|
| <b>SANITARY SEWER</b><br>CITY OF WHEATON<br>PUBLIC WORKS DEPARTMENT<br>MIKE JANKOVIC<br>821 W. LIBERTY DRIVE<br>WHEATON, IL 60189<br>PHONE: (630) 260-2107 | <b>GAS UTILITY</b><br>NCCOR<br>CONSTANCE LANE<br>144 FERRY ROAD<br>NAPERVILLE, IL 60563<br>FAX: (630) 865-7028             | <b>ILLINOIS DEPARTMENT OF TRANSPORTATION</b><br>MIKE WISNIEWSKI<br>231 WEST CENTERS COURT<br>SCHAUMBURG, IL 60196<br>PHONE: (647) 705-4131 |
| <b>WATER DEPARTMENT</b><br>CITY OF WHEATON<br>PUBLIC WORKS DEPARTMENT<br>AL McMILLAN<br>821 W. LIBERTY DRIVE<br>WHEATON, IL 60189<br>PHONE: (630) 260-2092 | <b>ELECTRIC UTILITY</b><br>COM ED<br>BIMAL DESAI<br>350 SOUTH 2ND STREET<br>ELGIN, IL 60120<br>PHONE: (800) 451-4857       |  |
| <b>STORM SEWER</b><br>CITY OF WHEATON<br>PUBLIC WORKS DEPARTMENT<br>MIKE JANKOVIC<br>821 W. LIBERTY DRIVE<br>WHEATON, IL 60189<br>PHONE: (630) 260-2107    | <b>TELEPHONE UTILITY</b><br>AT & T<br>THOMAS QUATTROCCI<br>829 CHILDS STREET<br>WHEATON, IL 60187<br>PHONE: (630) 462-5816 |  |



**ATWELL-HICKS**  
 www.atwell-hicks.com  
 Environmental  
 Engineering  
 Planning  
 1245 E. DIEHL ROAD, SUITE 100  
 NAPERVILLE, ILLINOIS 60563  
 Phone: (630) 577-0800  
 Fax: (630) 577-0900

SECTION 31  
 TOWN 33 NORTH, RANGE 10 EAST  
 H'LOU TOWNSHIP  
 DUPAGE COUNTY, ILLINOIS

MALLON II, L.L.C.  
 WHEATON CENTER PROJECT  
 PRELIMINARY ENGINEERING  
 COVER SHEET

DATE: 01/21/09  
 BY: [Signature]  
 CHECKED: [Signature]  
 APPROVED: [Signature]

SCALE: 1" = 100 FEET  
 DRAWN BY: J. CHAMBERLAIN  
 PLOT NO: 117  
 JOB NO: 020001559-01-CV  
 JOB: 08000015  
 SHEET NO: 01  
 OF 01  
 SP-01

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

THE LOCATION OF EXISTING UNRECORDED UTILITIES ARE UNKNOWN OR APPROXIMATE AND CALLING BEFORE YOU DIG IS NECESSARY TO IDENTIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM.

**NOTICE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES.

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**REMARKS:**

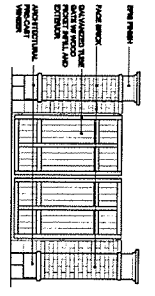
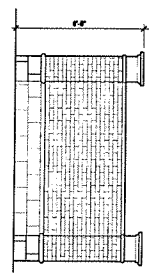
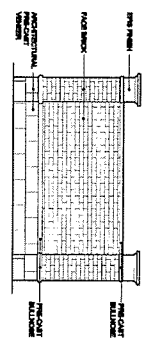
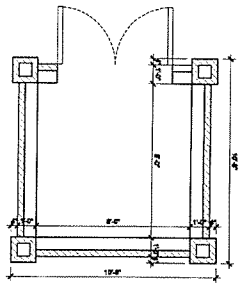
1. FOUND BENCH MARK IN CONCRETE, NAME OF 1004 PILE IN THE NORTH END OF PROJECT SITE AT THE INTERSECTION WITH TRAIL. NAME IN WHEATON, ILLINOIS. JOB IS SHOWN ON COUNTY MAPS AND PLATS. THE BENCH MARK IS APPROXIMATELY 100 FEET SOUTH OF THE INTERSECTION OF WHEATON AND WISCONSIN STREETS. ELEVATION = 782.9 FEET (DND 1929)

2. 3/1 BENCHMARK: THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF ALL UTILITIES TO BE EXCAVATED AND TO AVOID DAMAGE TO THEM.

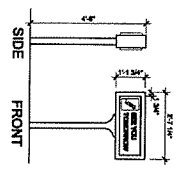
3. THE 1" x 1" x 1" ON METERS (ELEVATION) IS INFORMATION ON THE NORTH SIDE OF WHEATON STREET, 100 FEET WEST OF THE INTERSECTION OF WHEATON AND WISCONSIN STREETS. ELEVATION = 784.4 FEET (DND 1929)

4. THE 2" x 2" x 2" ON METERS (ELEVATION) IS INFORMATION ON THE EAST SIDE OF WHEATON STREET, 100 FEET SOUTH OF THE INTERSECTION OF WHEATON AND WISCONSIN STREETS. ELEVATION = 784.2 FEET (DND 1929)

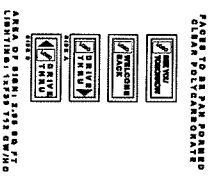
5. THE 3" x 3" x 3" ON METERS (ELEVATION) IS INFORMATION ON THE EAST SIDE OF WHEATON STREET, 100 FEET SOUTH OF THE INTERSECTION OF WHEATON AND WISCONSIN STREETS. ELEVATION = 784.9 FEET (DND 1929)



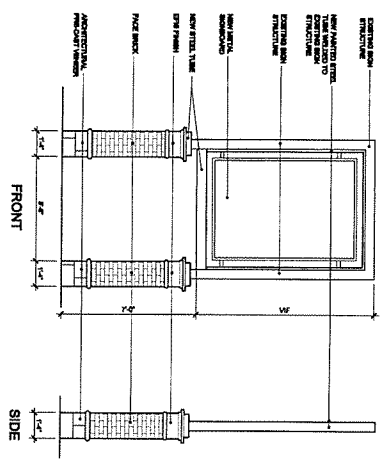
**1 DUMPSTER ENCLOSURE**  
SCALE: 3/8" = 1'-0"



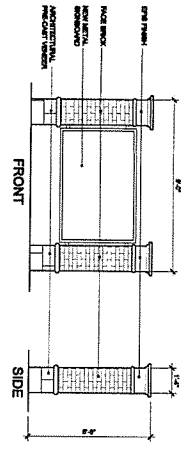
**4**  
SCALE: 1/2" = 1'-0"



**2 EXISTING POLE SIGN REMODEL**  
SCALE: 3/8" = 1'-0"



**3 PROPOSED MONUMENT SIGN**  
SCALE: 3/8" = 1'-0"



**EXTERIOR ELEVATIONS**  
SCALE VARIES

MALLOTT AND ASSOCIATES, INC.  
A REAL ESTATE AND ENVIRONMENT COMPANY

<b>A305</b>	<p>Proposed Retail Building for: <b>Wheaton Center Project</b> 926 East Roosevelt Rd Wheaton, IL 60187</p>	<p><b>Christopher Kidd &amp; Associates</b> Architects and Engineers N48W16550 Lisbon Road Menomonee Falls, Wisconsin 53051 Phone 262.901.0505 / Facsimile 262.901.0510 Email: arch@ckiddarchitects.com Website: www.ckiddarchitects.com</p>	<table border="1"> <tr> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	REVISION DESCRIPTION								
	DATE	REVISION DESCRIPTION											
<p><small>This drawing is the property of Christopher Kidd &amp; Associates. It is to be used only for the project and location specified. Any other use, reproduction, or dissemination without the written consent of Christopher Kidd &amp; Associates is strictly prohibited. © Copyright 2018</small></p>													
<p>Checked By: <b>SKA</b></p>													
<p>Date Created: <b>04/16/18</b></p>													
<p>Drawn By: <b>DKW</b></p>													



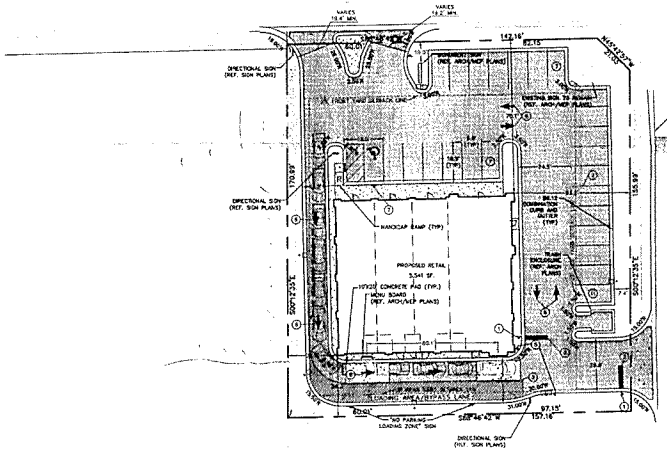
**LEGEND**

	BOUNDARY LINE
	EXIST. CURBS AND GUTTERS
	PROPOSED CURBS AND GUTTERS
	ACCESSIBLE RAMP
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING LIGHT POLE
	PROPOSED FORTLAND COUNTY CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE DRIVEWAY ASPHALT PAVEMENT

- SITE KEY**
- ① STOP SIGN NOTED #1-1
  - ② 4" SINGLE EDGE LINE, WHITE
  - ③ 24" STOP BAR, WHITE THERMOPLASTIC
  - ④ 4" SINGLE EDGE LINE, WHITE (1" STOP, WHITE)
  - ⑤ 12" WIDE SIGN NOTED #5-1
  - ⑥ DIRECTIONAL ARROW

- GENERAL CONSTRUCTION NOTES**
1. ALL SET WORK AND FINISH DEVICES WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND NATIONAL CODES AND ALL APPLICABLE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SIGNAGE, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO SAFETY AND CONSTRUCTION PURPOSES, AS REQUIRED BY THE LOCAL JURISDICTION.
  4. PERMITS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO.
  5. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO.
  6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO.
  7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS, CODES AND OTHER STANDARDS.
  8. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF STRUCTURES.
  9. ALL STRUCTURES SHALL BE BUILT TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  10. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION, INCLUDING THE CITY OF CHICAGO.
  11. TOTAL PROJECT IS SEE NOTES.
  12. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL PLANS.

**EAST ROOSEVELT ROAD  
(ILLINOIS ROUTE 58)**



**PERMITS**

PROJECT NO.	DATE
TOTAL SITE PERMITS	12/15/11
PROPOSED METAL PARKING DATA	
PROPOSED METAL	1,500 SF
STANDARD SPACES	24
MINIMUM SPACES	1
TOTAL PARKING SPACES	25
PARKING RATE	4.75/SPACE

**SETBACKS**

EXISTING ZONING	IS GENERAL BUSINESS
PROPOSED ZONING	IS B-1
MAXIMUM HEIGHT	40'
SETBACKS	NO MINIMUM IN C-1
SETBACKS	NO MINIMUM IN C-1

**LAND REQUIREMENTS**

- FRONT YARD 20'
- SIDE YARD 5' (MINIMUM 5' FROM ADJACENT PROPERTY)
- REAR YARD 10' (IF ADJACENT TO ALLEY)



**ATWELL-HICKS**  
Environmental  
Engineering  
Architecture  
Planning

www.atwell-hicks.com

12400 W. ROOSEVELT ROAD  
MADISON, ILLINOIS 60138  
TEL: 630.527.8800  
FAX: 630.527.8801  
E-MAIL: info@atwell-hicks.com

CLIENT	MALCOLM II, L.L.C.
PROJECT	WISCONSIN CENTER PROJECT
LOCATION	TOWN OF CHICAGO, MADISON TO EAST
DESIGNER	MALCOLM II, L.L.C.
ENGINEER	PRELIMINARY ENGINEERING
DATE	01/31/2012
REVISIONS	

**AI**

SCALE 1" = 30' PER FOOT

DATE 01/31/2012

BY J. ORANGE

CHKD BY J. ORANGE

DATE 01/31/2012

PROJECT NO. 11-03

9F-03

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

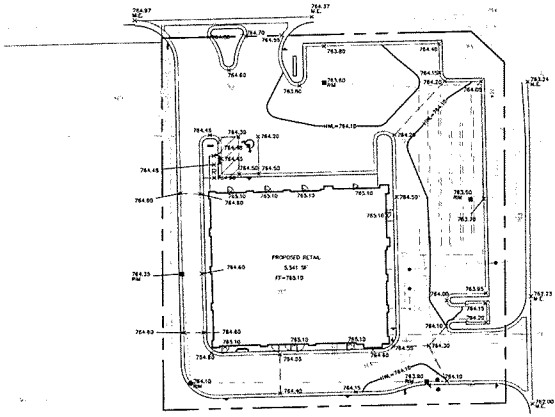
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE UNKNOWN AND UNDETERMINED BY THIS PLAN AND SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ESTIMATE THE DEPTH LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHOSE CAUSE IS DETERMINED BY THE CONTRACTOR TO BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXERCISE DUE CARE AND PRECAUTION IN ALL UNDERGROUND UTILITIES.

**NOTICE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ESTIMATE THE DEPTH LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHOSE CAUSE IS DETERMINED BY THE CONTRACTOR TO BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXERCISE DUE CARE AND PRECAUTION IN ALL UNDERGROUND UTILITIES.

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**LEGEND**

	EAST CONTOUR
	EAST SPOT ELEVATION
	PROP. SPOT ELEVATION
	TOP OF CURVE
	TOP OF PAVEMENT
	CENTERLINE
	RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	EXIST. STORM SEWER
	PROP. STORM SEWER
	EXIST. SEWER
	PROP. SEWER
	EXIST. SEWER MANHOLE
	PROP. SEWER MANHOLE
	EXIST. SEWER SECTION
	PROP. SEWER SECTION
	PROP. DRAINAGE AREA



THE LOCATION OF ANY UTILITIES AND DEVICES ARE INDICATED BY THE 811 SERVICE. THE 811 SERVICE DOES NOT BE RESPONSIBLE FOR ANY UTILITIES OR DEVICES NOT INDICATED BY THE 811 SERVICE. THE USER OF THIS SERVICE IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE COVERED BY THE CONTRACTOR'S INSURANCE. THE USER OF THIS SERVICE IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE COVERED BY THE CONTRACTOR'S INSURANCE.

**NOTICE:**  
CONTRACTOR SHALL VERIFY THE EXISTENCE AND DEPTH OF ALL UTILITIES AND DEVICES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE COVERED BY THE CONTRACTOR'S INSURANCE.

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**SOURCE BENCHMARKS:**  
EAST BENCH MARK IN CONCRETE BASE OF LIGHT POLE IN THE WESTERN SIDE OF PRESENT DRIVE AT ITS INTERSECTION WITH WEST WHEATON BLVD. USE IS STATED TO DAUPHIN COUNTY MAPS AND PLATS AND IS SHOWN AS ELEVATION 784.00 IN THE DAUPHIN COUNTY INFORMATION BENCHMARK SURVEY - 03 SURVEY (ELEVATION = 783.79 FEET (NOV 1938))

**SITE BENCHMARKS:**  
SITE BM 1: CUT "4" ON WESTERN FLANGE BOLT OF MANHOLE ON THE NORTH SIDE OF PROPOSED ROAD 100 FEET WEST OF THE INTERSECTION OF PROPOSED ROAD AND PRESENT STREET (ELEVATION = 783.00 FEET (NOV 1938))  
SITE BM 2: CUT "2" ON NORTHWEST FLANGE BOLT OF MANHOLE ON THE EAST SIDE OF PRESENT STREET AND SOUTH OF THE INTERSECTION OF PROPOSED ROAD AND PRESENT STREET (ELEVATION = 783.00 FEET (NOV 1938))  
SITE BM 3: CUT "4" ON NORTHWEST FLANGE BOLT OF MANHOLE ON THE EAST SIDE OF PRESENT STREET AND WEST OF THE INTERSECTION OF PROPOSED ROAD AND PRESENT STREET (ELEVATION = 782.96 FEET (NOV 1938))

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Engineering  
Surveying  
Planning

SECTION 21  
TOWN 33 NORTH, RANGE 12 EAST  
MILLON, ILLINOIS  
DUPAGE COUNTY, ILLINOIS

CLIENT  
MILLON ILL. L.L.C.  
WHEATON CENTER PROJECT  
WHEATON, ILL.  
PRELIMINARY ENGINEERING  
OFFSHOOT PLAN

DATE  
01/31/08

SCALE  
AS SHOWN  
1" = 30' FEET  
S.A. CDL BDL CBL  
M.C. CHABLE  
BOOK 117  
PAGE 111  
UNIVERSITY OF ILLINOIS - URBANA  
ARB 08000015  
FILE NO. 04  
SHEET NO. 04  
SP-04





**Arm-Mounted Drop or Flat Lens Cutoff**

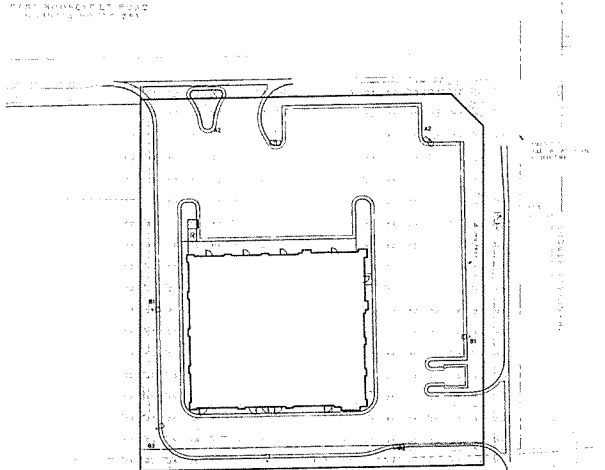
**KAD KAC**

**CONTRON\***

**Ordering Information**

Order No.	Order Description	Order No.	Order Description
001	1000mm	001	1000mm
002	1500mm	002	1500mm
003	2000mm	003	2000mm
004	2500mm	004	2500mm
005	3000mm	005	3000mm
006	3500mm	006	3500mm
007	4000mm	007	4000mm
008	4500mm	008	4500mm
009	5000mm	009	5000mm
010	5500mm	010	5500mm
011	6000mm	011	6000mm
012	6500mm	012	6500mm
013	7000mm	013	7000mm
014	7500mm	014	7500mm
015	8000mm	015	8000mm
016	8500mm	016	8500mm
017	9000mm	017	9000mm
018	9500mm	018	9500mm
019	10000mm	019	10000mm

**LITHONIA LIGHTING**



**LITHONIA LIGHTING**

**SSA Square Straight Aluminum Poles**

**TECHNICAL INFORMATION**

Order No.	Order Description	Order No.	Order Description
001	1000mm	001	1000mm
002	1500mm	002	1500mm
003	2000mm	003	2000mm
004	2500mm	004	2500mm
005	3000mm	005	3000mm
006	3500mm	006	3500mm
007	4000mm	007	4000mm
008	4500mm	008	4500mm
009	5000mm	009	5000mm
010	5500mm	010	5500mm
011	6000mm	011	6000mm
012	6500mm	012	6500mm
013	7000mm	013	7000mm
014	7500mm	014	7500mm
015	8000mm	015	8000mm
016	8500mm	016	8500mm
017	9000mm	017	9000mm
018	9500mm	018	9500mm
019	10000mm	019	10000mm

**ORDERING INFORMATION**

**HANDLING INFORMATION**

**LITHONIA LIGHTING**

**LITHONIA LIGHTING**

**SSA Square Straight Aluminum Poles**

**TECHNICAL INFORMATION**

Order No.	Order Description	Order No.	Order Description
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010	5500mm	010	5500mm
011	6000mm	011	6000mm
012	6500mm	012	6500mm
013	7000mm	013	7000mm
014	7500mm	014	7500mm
015	8000mm	015	8000mm
016	8500mm	016	8500mm
017	9000mm	017	9000mm
018	9500mm	018	9500mm
019	10000mm	019	10000mm

**ORDERING INFORMATION**

**HANDLING INFORMATION**

**LITHONIA LIGHTING**

**STATISTICS**

Description	Symbol	Qty	Unit	Material	Weight
CHL 175W 4x4	175	1	EA	175W 4x4	10000
CHL 175W 4x6	175	1	EA	175W 4x6	10000
CHL 175W 4x8	175	1	EA	175W 4x8	10000

**LUMINAIRE SCHEDULE**

Symbol	Qty	Category	Manufacturer	Model	Beam	Height	Notes
B	02	1	KAD 175W 4x4	BEACON STUDY	ONE 175-WATT CLEAR	10000mm	BEACON STUDY LUMINAIRE WITH HORIZONTAL POSITION
B	03	3	KAD 175W 4x6	BEACON STUDY	ONE 175-WATT CLEAR	10000mm	BEACON STUDY LUMINAIRE WITH HORIZONTAL POSITION
B	04	4	KAD 175W 4x8	BEACON STUDY	ONE 175-WATT CLEAR	10000mm	BEACON STUDY LUMINAIRE WITH HORIZONTAL POSITION

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1720 E. 80th Street, Suite 200  
Morton, Illinois 62450  
DUPLAGE COUNTY, ILLINOIS

MALLON, J.L. & SONS  
WHEATON CENTER PROJECT  
PRELIMINARY ENGINEERING SITE LAYOUT PLAN

DATE: 01/31/09

REVISIONS

**AH**

SCALE: 1" = 20 FEET  
BY: J. CHANG  
NO. 117  
PROJECT: 020001500-07-CV  
JOB NO.: 02000015  
DATE: 01/31/09  
SHEET NO.: 07