

ORDINANCE NO. F-1365

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT TO ALLOW A GROUP CARE HOME
WITH FIFTEEN OCCUPANTS IN THE C-4 CBD PERIMETER COMMERCIAL
DISTRICT – 119 NORTH WEST STREET/ MIDWEST SHELTER FOR HOMELESS
VETERANS**

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 to allow a group care home with fifteen occupants in the C-4 CBD Perimeter Commercial District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 119 North West Street; (“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 July 8, 2008, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

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: LOTS 4 AND 5 (EXCEPT THE NORTH 135 FEET THEREOF) OF BLOCK 1 OF J.C. WHEATON’S ADDITION TO 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 2: THE NORTH 6.5 FEET OF THE VACATED ALLEY SOUTH OF AND ADJOINING LOTS 4 AND 5 IN BLOCK 1 OF J.C. WHEATON’S ADDITION TO 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.

PIN: 05-16-300-004

The subject property is commonly known as 119 North West Street, 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 a group care home with fifteen occupants in the C-4 CBD Perimeter Commercial District, in full compliance with the site plan, elevations and floor plans entitled “Midwest Shelter for Homeless Veterans, 119 North West Street, Wheaton, IL” prepared by PPKS Architects, Glen Ellyn, IL and site improvement plan entitled “119 North West Street, Wheaton, IL” prepared by Jacob & Hefner

2008-144958

Associates, Oakbrook Terrace, IL dated May 8, 2008 and landscaping plan entitled "Midwest Shelter for Homeless Veterans" prepared by Degler Design, Saint Charles, IL dated May 23, 2008 and in further compliance with the following conditions, restrictions, and requirements:

- A. The current group care home license will need to be amended and approved by the City of Wheaton's Group Care Home Commission to accommodate the additional occupants.

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 Levine
Mayor Gresk
Councilman Prendiville
Councilman Sues
Councilwoman Corry
Councilman Johnson

Nays: None

Absent: Councilman Mouhelis

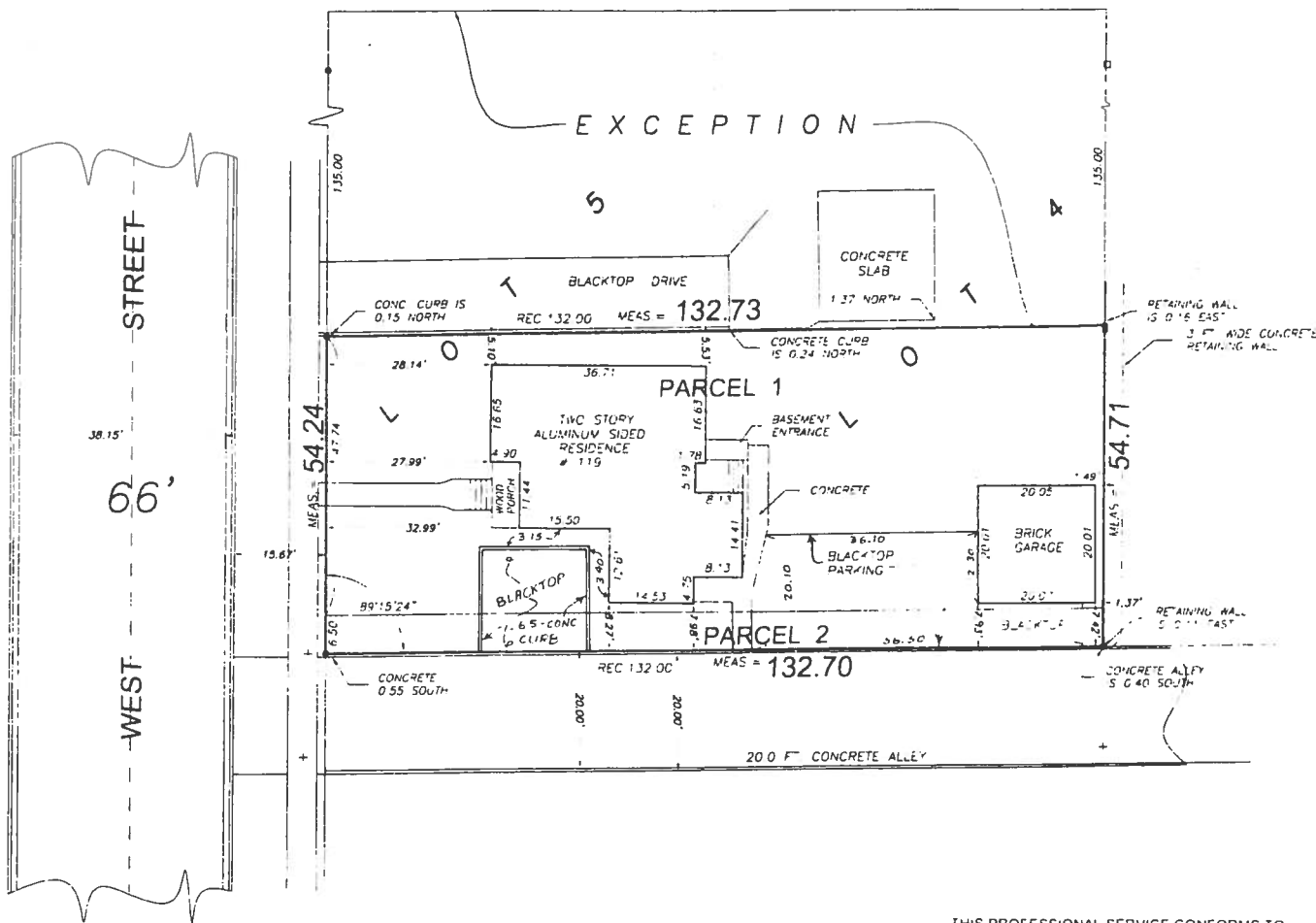
Motion Carried Unanimously

Passed: July 21, 2008
Published: July 22, 2008

PLAT OF SURVEY

PARCEL 1, LOTS 4 AND 5 (EXCEPT THE NORTH 135 FEET THEREOF) OF BLOCK 1 OF J. C. WHEATON'S ADDITION TO 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 2, THE NORTH 65 FEET OF THE VACATED ALLEY SOUTH OF AND ADJOINING LOTS 4 AND 5 OF BLOCK 1 OF J. C. WHEATON'S ADDITION TO 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.



SCALE 1" = 20'

RESURVEYED AND ADDITIONAL IMPROVEMENTS LOCATED

4-29-2004



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, LOCATED BUILDINGS AND FINAL IMPROVEMENTS AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY GIVEN UNDER MY HAND AND SEAL, ON THIS 9TH DAY OF APRIL 2004

NORBERT V. LAMBERT JR.
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 1863

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

● = FOUND IRON STAKE
○ = SET IRON STAKE

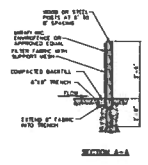
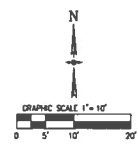
THIS PLAT OF SURVEY PREPARED FOR:

WENT YONKE - P.T.Y.

THIS PLAT OF SURVEY PREPARED BY:

LAMBERT & ASSOCIATES
ILLINOIS LAND SURVEYORS
320 SOUTH REBER STREET
MURFREESBORO, TENNESSEE 37057

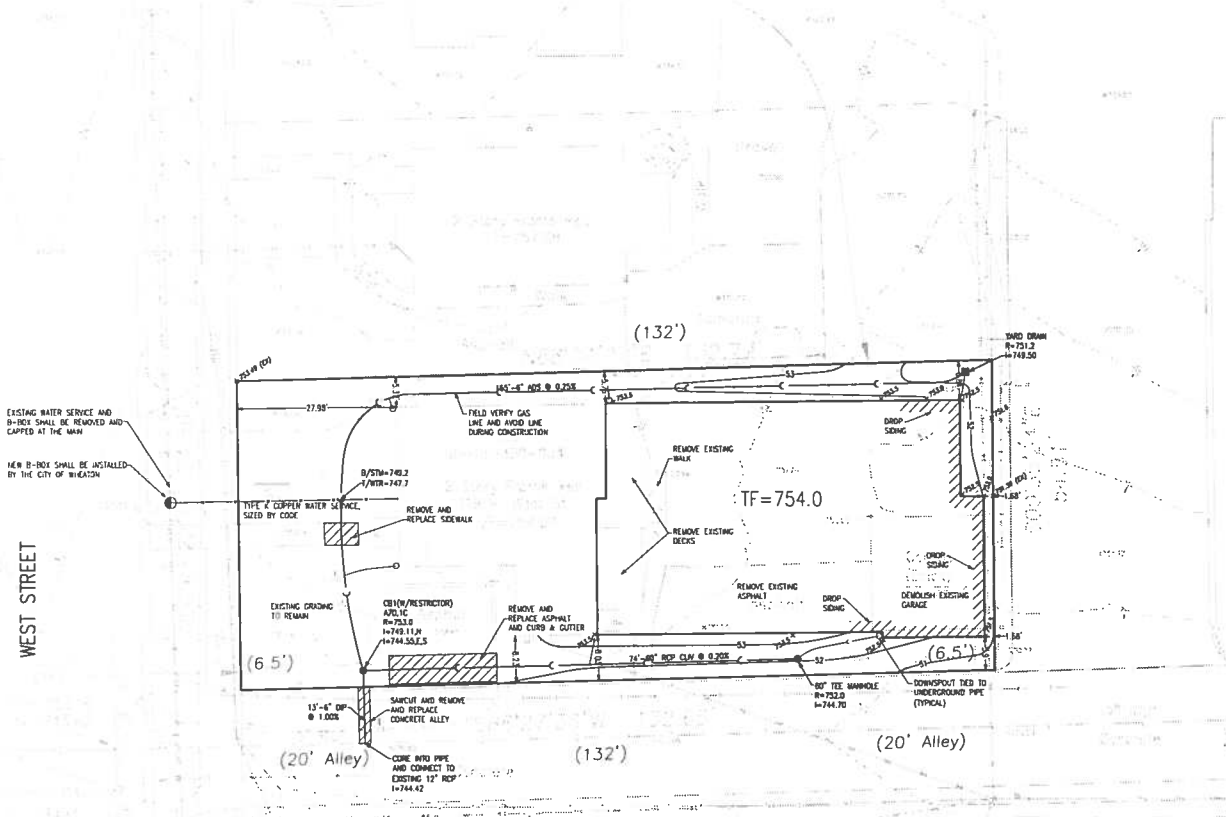
DRAWN BY RBZ APPROVED BY NVL
DATE 04-09-04 ORDER NO. C6 D 6
64-G-166



- NOTES**
1. FILTER SANDSHELL SHALL BE PLACED UNDER SANDFILL ON THE PAVEMENT AND SHALL BE PROTECTED BY THE CURB.
 2. SANDFILL SHALL BE PLACED UNDER SANDFILL ON THE PAVEMENT AND SHALL BE PROTECTED BY THE CURB.
 3. SANDFILL SHALL BE PLACED UNDER SANDFILL ON THE PAVEMENT AND SHALL BE PROTECTED BY THE CURB.
 4. SANDFILL SHALL BE PLACED UNDER SANDFILL ON THE PAVEMENT AND SHALL BE PROTECTED BY THE CURB.
- SILT FENCE**
PLAN SYMBOL: [Symbol]

- EROSION CONTROL NOTES**
1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed.
 2. If a structure is to remain in place for more than seven days, it shall be surrounded by silt fence. If a structure is to remain in place for more than fourteen days, it shall be protected with temporary retaining.
 3. All ditches and sections shall be protected by sediment control devices until stream banks until ground cover has been established.
 4. Water pumped, or otherwise discharged, from the site as part of construction activity shall be filtered.
 5. All soil, mud and debris washed, tracked or deposited onto the street pavement shall be removed at the end of each work day.
 6. Vehicular access to the site shall be restricted to a gravel drive after the foundation has been installed. The gravel drive shall be installed within seven days of the foundation building and prior to the start of any construction above the top of foundation.
 7. Ground cover (seed and mulch or sod) shall be placed on all disturbed areas within fourteen days of the completion of top and placement and final grading. If another contractor places the placement of seed and mulch or sod, of disturbed area shall be protected with erosion control.

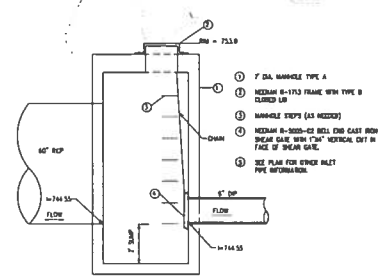
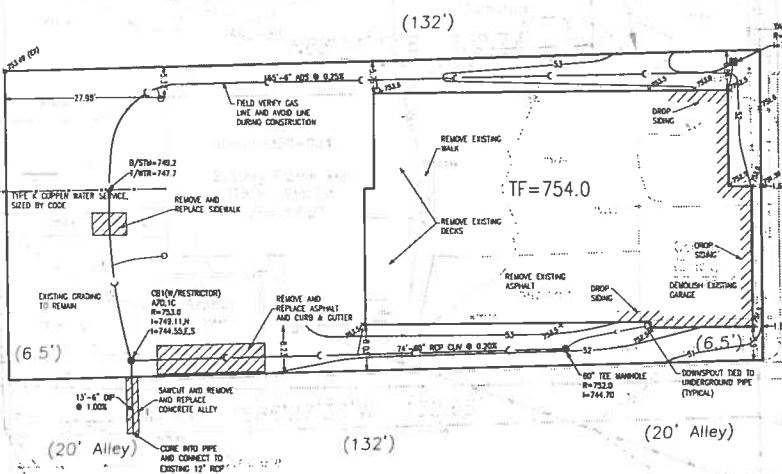
- NOTES**
1. COORDINATE ALL SERVICE LINE CONNECTIONS WITH CITY OF WHEATON.
 2. THE EXISTING SANITARY SERVICE SHALL BE RELEASED AND INSPECTED. IF THE SERVICE IS IN GOOD CONDITION, THE EXISTING SERVICE WILL REMAIN. IF THE SERVICE IS IN POOR CONDITION, THE LINE SHALL BE REMOVED AND REPLACE WITH 6" PVC SDR 26 LEAD IN THE SAME LOCATION.
 3. EXISTING LOT COVERAGE = 46.4%
PROPOSED LOT COVERAGE = 62.1%



EXISTING WATER SERVICE AND 8-INCH SHALL BE REMOVED AND CAPPED AT THE MANHOLE.

NEW 8-INCH SHALL BE INSTALLED BY THE CITY OF WHEATON.

WEST STREET



RESTRICTOR CATCH BASIN - CB7

LEGEND

- Structure
 - Curb and Gutter
 - Storm Line
 - Sanitary Line
 - Water Line
 - Proposed Centerline
 - Proposed Side Drive
 - Existing Side Drive
 - Discontinuation of Easement
- D. & U/E DRAINAGE AND UTILITY EASEMENT
CSE CORNER SIGHT EASEMENT

SEBACK REQUIREMENTS (C-4 ZONING)

| | REQUIRED | PROPOSED |
|---------------------------|----------|----------|
| FRONT SEBACK | 15' | 27.98' |
| REAR SEBACK | 0' | 1.60' |
| INTERIOR SIDE CORNER SIDE | 5' | 6.14' |

119 N. WEST STREET
LOT = 7,225 SF

L. JEFFREY H. JACOB, DD HENRY CERRY THAT THE FINAL DRAINAGE ON THIS SITE WILL NOT ADVERSELY AFFECT DRAINAGE ADJACENT PROPERTIES.

DATE: 11/20/2009
ILLINOIS REGISTRATION NO. 083-043800
DIPRES 11/20/2009

SITE IMPROVEMENT PLAN

119 N. WEST STREET
WHEATON, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1901 South Meyers Blvd., Suite 350
Wheaton, IL 60187
PHONE: (618) 488-1400
FAX: (618) 488-1681

E298
1" = 10'
C1

WARNING



CALL BEFORE YOU DIG

(14 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

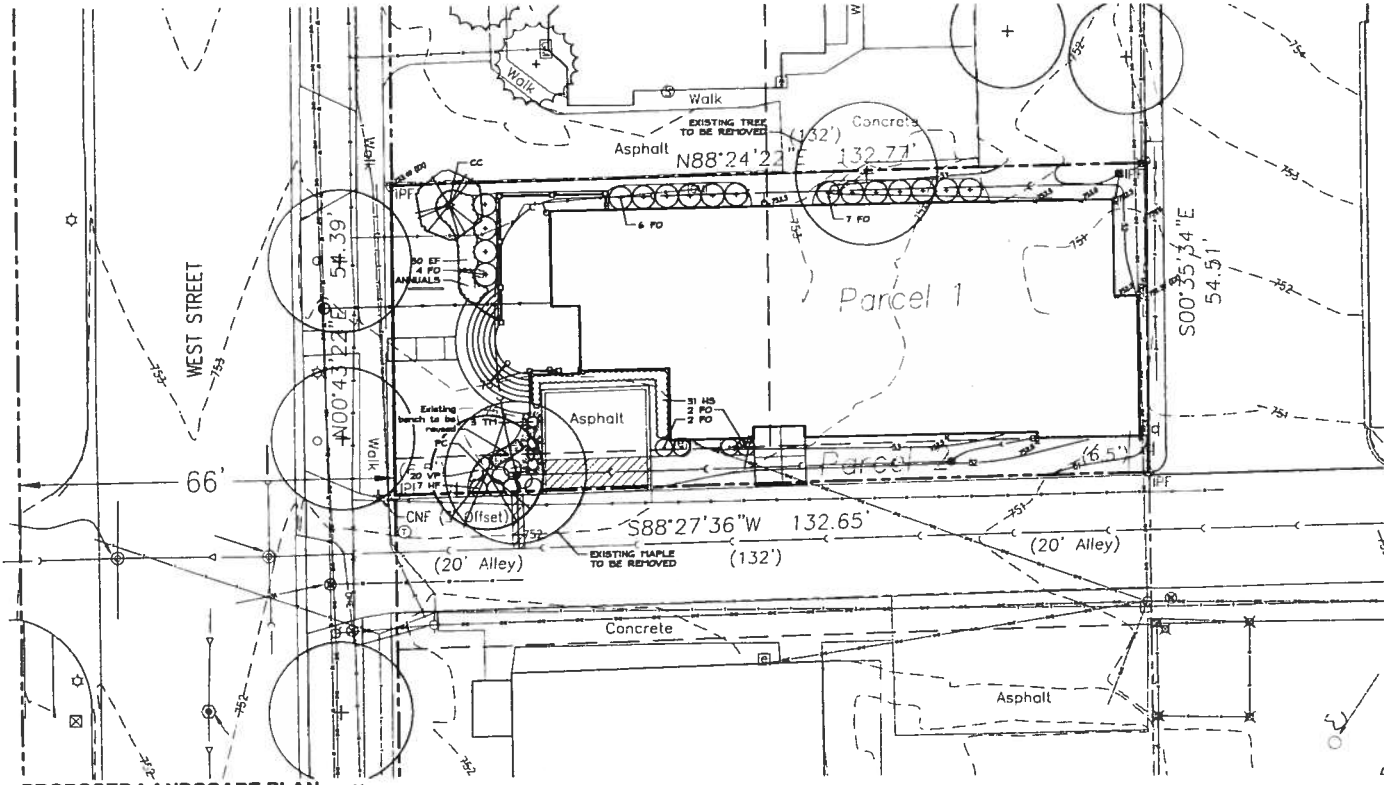
Reference: National Uniform
NGVD 1929 (DuPage County)
Reference Dimensions
DuPage 084 045201
3" Aluminum disk 191 verification on the north line of west entrance to 466 DuPage County Courthouse stamped "1905 753"
Elev. = 752.39
Site Description
Corner Mark 9'5" south of centerline of concrete alley and 18'5" west of west entrance to 466 DuPage County Courthouse stamped "1905 753"
Elev. = 750.33
Corner Mark 12' west of back of sidewalk at north line of concrete alley at the southeast corner wheaton past office.
Elev. = 751.19

PARCEL 1
LOTS 4 AND 5 (EXCEPT THE NORTH 1.35 FEET THEREOF) OF BLOCK 1 OF J.C. WHEATON'S ADDITION TO TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 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 2
THE NORTH 6 1/2 FEET OF THE VACATED ALLEY SOUTH AND ADJOINING LOTS 4 AND 5 IN BLOCK 1 OF J.C. WHEATON'S ADDITION TO TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 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.
CONTAINING 7,225 SQUARE FEET OR 0.166 ACRES MORE OR LESS.



DEGLER DESIGN, INC.
 LANDSCAPE ARCHITECTS
 1113 WILLIAMS AVENUE
 ST CHARLES, ILLINOIS 60154
 (314) 377-3311 ph (314) 377-3312 fax

PROJECT
 PPKS ARCHITECTS, L.T.D.
 444 NORTH MAIN STREET
 GLEN ELLYN, ILLINOIS 60137
 (630) 469-0999 ph
 (630) 469-0971 fax



PROPOSED LANDSCAPE PLAN
 SCALE: 1"=10'

PLANT LIST

| Key | Qty | Botanical/Common Name | Size | Remarks |
|-----------------------------------|-----|-------------------------------------------------------------------|----------|----------|
| ORNAMENTAL TREES | | | | |
| CC | 1 | <i>Carax canadensis</i> SASTON REEBUD | 4' | clone |
| PC | 1 | <i>Pinus strobus</i> 'Unikonal' SHORTCUT PINE | 8" | |
| EVERGREEN SHRUBS | | | | |
| TH | 3 | <i>Taxus x media</i> 'Torture' TAUNTON YEW | 24" wide | 4 O.C. |
| SHRUBS | | | | |
| PO | 21 | <i>Polargella grandiflora</i> BEAVER CREEK COUNTRY POTTERGELLA | 24" | 1' O.C. |
| PERENNIALS AND GROUNDCOVER | | | | |
| EP | 50 | <i>Erigeron philadelphicus</i> PURPLELEAF WINTERCREEPER | 3" | 18" O.C. |
| HF | 7 | <i>Heuchera 'Palace'</i> FRANCEE HOSTA | 18" | 18" O.C. |
| HS | 51 | <i>Hemerocallis 'Stella de Oro'</i> STELLA DE ORO DAYLILY | 18" | 18" O.C. |
| VP | 20 | <i>Viola 'Purple Shivers'</i> PURPLE SHIVERS VIOLET | 3" | 8" O.C. |
| PORCELLANOUS | | | | |
| IT | | Arise | S.P. | |
| 4 | | Path | C.T. | |

SUGGESTED ANNUAL PLANT LIST

| Botanical/Common Name | |
|---------------------------------------------|------------------------------------------------|
| ANNUALS - LIGHT SHADE | |
| <i>Ageratum houstonianum</i> AGERATUM | <i>Loebelia arvensis</i> LOBELIA |
| <i>Begonia x semperflorens</i> BEGONIA | <i>Loebelia maritima</i> SHEET ALYSBURY |
| <i>Caposium annuum</i> ORNAMENTAL PEPPER | <i>Petunia x hybrida</i> PETUNIA |
| <i>Dahlia hortensis</i> DALLIA | <i>Salvia coccinea</i> "Lady in Red" SALVIA |
| <i>Impatiens uersitana</i> IMPATIENS | <i>Salvia farinacea</i> BLUE SALVIA |
| <i>Dianthus</i> DIANTHUS | <i>Saracola cineraria</i> DUSTY MILLER |
| <i>Fuchsia x hybrida</i> FUCHSIA | <i>Solanum elaeagnifolium</i> COLEUS |
| <i>Impatiens uersitana</i> IMPATIENS | <i>Verbena hybrida</i> VERBENA |
| | <i>Viola</i> PANSY |

SEAL & SIGNATURE

REVISIONS

PROJECT NO:
 PP0802
 ORIGINAL ISSUE DATE:
 5/23/08

PROJECT
**Midwest Shelter
 for Homeless
 Veterans**

LOCATION:
 119 North West Street
 Wheaton, Illinois 60187

SHEET TITLE
**LANDSCAPE
 PLAN**

SHEET NUMBER

L-1