

**ORDINANCE NO. F- 1434**

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP  
BY GRANTING A SPECIAL USE PERMIT AND ZONING VARIATIONS FOR AN  
EXPANSION OF AN EXISTING PARKING LOT -1356 N. GARY AVENUE/COSLEY ZOO**

**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 and Zoning Variations in order to allow the expansion of an existing parking lot, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as the Cosley Zoo, 1356 N. Gary Avenue; ("Subject Property") and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and Ordinance No. F-0266, a public hearing was conducted by the Wheaton City Council on June 8, 2009, to consider the issuance of the special use permit and zoning variations.

**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 R-1 Residential District zoning classification:

PARCEL 1: LOT 1 IN PAULA JONES' ASSESSMENT PLAT OF PART OF LOT 5 IN OYER'S SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSMENT PLAT RECORDED NOVEMBER 6, 1967, AS DOCUMENT R67-45287, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 5 OF AYER'S SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 102898, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, (SAID POINT BEING THE POINT OF INTERSECTION OF THE CENTER LINE OF GARY AVENUE WITH THE CENTER LINE OF PRAIRIE AVENUE), AND RUNNING THENCE SOUTH 89 DEGREES 57 MINUTES WEST ALONG SAID CENTER LINE OF PRAIRIE AVENUE, 152.85 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST ALONG SAID CENTER LINE 50.0 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO SAID CENTER LINE, 45.0 FEET; THENCE NORTH 27 DEGREES 21 MINUTES 00 SECONDS WEST, 174.43 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS WEST, 160.0 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 00 SECONDS WEST, 143.69 FEET TO THE SOUTH LINE OF PAULA JONES' ASSESSMENT PLAT OF PART OF SAID LOT 5 RECORDED AS DOUCMENT R67-45287; THENCE NORTH 88 DEGREES 20 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 66.37 FEET TO AN ANGLE POINT; THENCE SOUTH 82 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE, 147.74 FEET TO THE CENTER OF GARY AVENUE; THENCE SOUTH 35 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID CENTER LINE, 311.64 FEET TO A POINT WHICH IS 87.96 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 54 DEGREES 49 MINUTES 00 SECONDS WEST AT RIGHT ANGLES TO SAID CENTER LINE, 125.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-407-002; -010

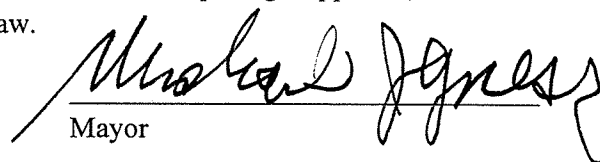
The Subject Property is commonly known as Cosley Zoo, 1356 North Gary Avenue, Wheaton, IL 60187

R2009-114997

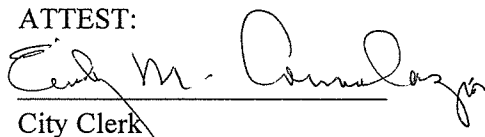
**Section 2:** Pursuant to the Findings of Fact made and determined by the City Council, a special use permit and zoning variations to Articles 6.6.2 and 22.4.9 of the Wheaton Zoning Ordinance, is hereby issued on the Subject Property to allow the an expansion of the existing parking lot for Cosley Zoo, in full compliance with the Preliminary Engineering Plan, entitled," Cosley Zoo, Wheaton, IL, Sheet 1 of 1", prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated March 2009; the plan entitled "Requested Variations" prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April, 2009; the plan entitled "Sign Plan" prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April 2009; the plan entitled "Tree Preservation Plan" Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April 2009; and the plan entitled "Landscape Plan" prepared by Engineering Resource Associates, Inc., 3S701 West Avenue, Ste. 150, Warrenville, IL, dated April 2009.

**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 Prendiville  
 Councilman Scalzo  
 Councilman Sues  
 Councilwoman Corry  
 Councilman Mouhelis  
 Mayor Gresk

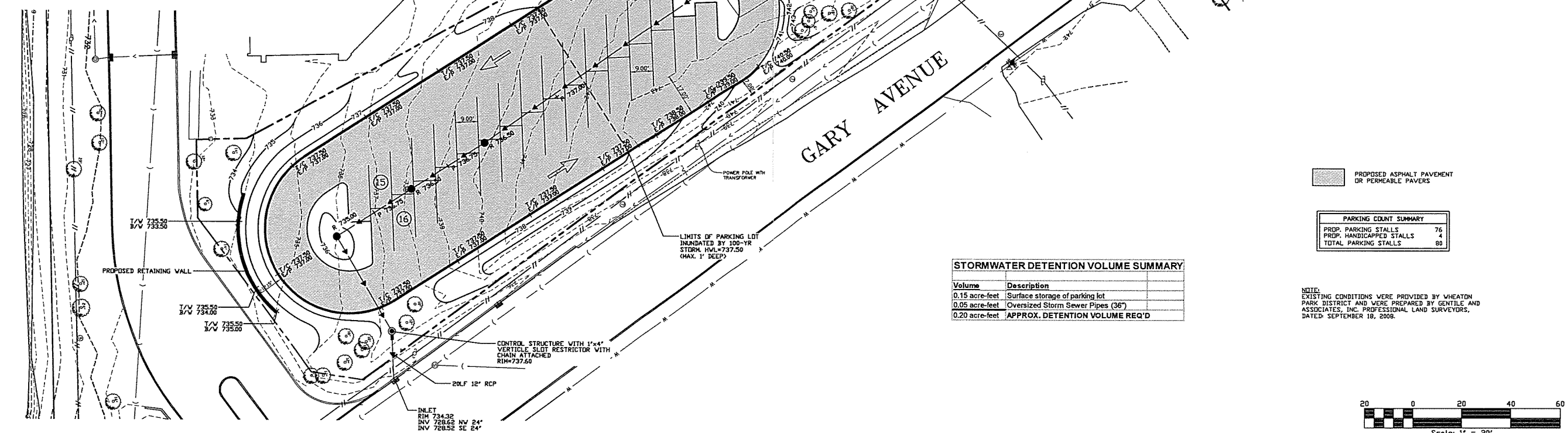
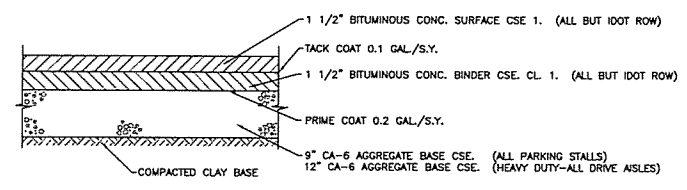
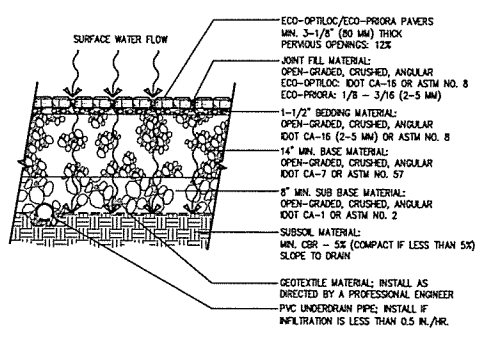
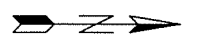
Nays: None

Absent: Councilman Levine

Motion Carried Unanimously

Passed: June 15, 2009

Published: June 16, 2009



**REVISIONS:**

| DATE | BY | DESCRIPTION | DATE | BY | DESCRIPTION |
|------|----|-------------|------|----|-------------|
|      |    |             |      |    |             |

**DRAWN BY:** A.J.  
**CHECKED BY:** O.S.  
**APPROVED BY:** J.M.

**ENGINEERING RESOURCE ASSOCIATES, INC.**  
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150  
WARRENVILLE, ILLINOIS 60555  
PHONE (630) 393-3050  
FAX (630) 393-2152

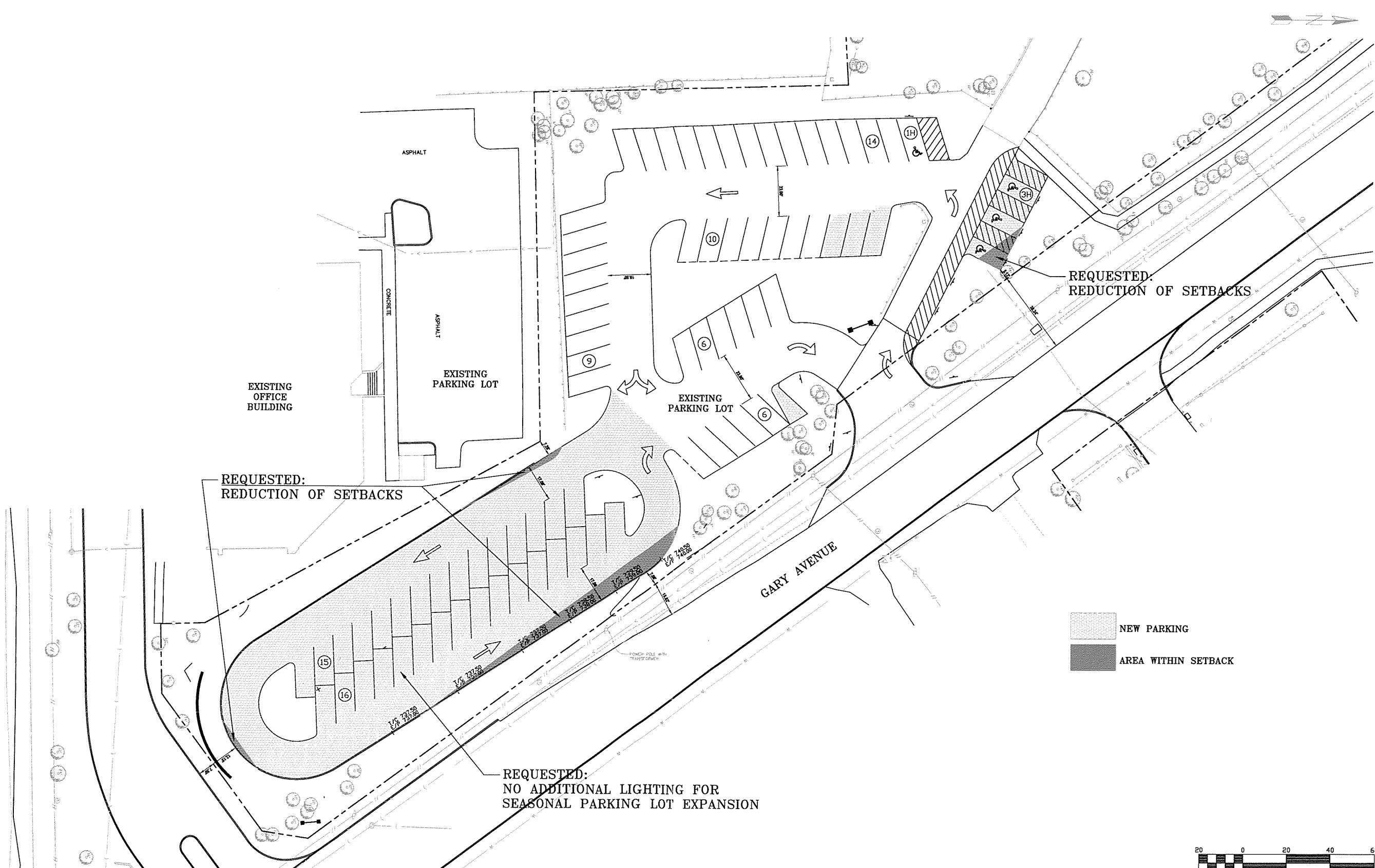
501 W. STATE STREET, SUITE 203  
GENEVA, ILLINOIS 60134  
PHONE (630) 242-8689  
FAX (630) 242-8608

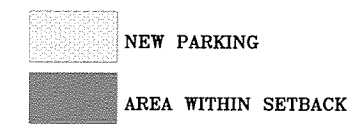
101 N. WACKER DRIVE  
SUITE 1110  
CHICAGO, ILLINOIS 60606  
PHONE (312) 683-0110

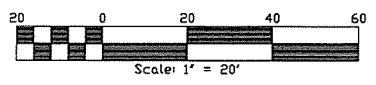
**WHEATON PARK DISTRICT**  
102 E. WESLEY STREET  
WHEATON, ILLINOIS 60187

**TITLE:** PRELIMINARY ENGINEERING PLAN  
COSLEY ZOO  
WHEATON, ILLINOIS

**SCALE:** 1" = 20'  
**DATE:** MARCH, 2009  
**JOB NO.:** 290307  
**SHEET 1 OF 1**




  
 NEW PARKING
   
 AREA WITHIN SETBACK



|  |             |
|--|-------------|
| drawn by: SMH  | revised by: |
| date: 4/09   | date:       |
| checked by:  | revised by: |
| date:  | date:       |
| file name: setbacks  | revised by: |
| f:\01-park\13-mp cosley\document\parking ideas\city of wheaton | date:       |

### Tree Preservation Species List





A supplement to Article 6.11 of the Wheaton Zoning Ordinance

#### Exempt/Undesirable Species

Tree species listed below are exempt from the Tree Removal Regulations of Article 6.11.2 of the Zoning Ordinance and therefore can be removed without providing compensation, regardless of the size or condition of the tree.

| Common Name               | Scientific Name                |
|---------------------------|--------------------------------|
| <b>Deciduous Trees</b>    |                                |
| Ash, Green                | <i>Fraxinus pennsylvanica</i>  |
| Ash, White                | <i>Fraxinus americana</i>      |
| Birch, European White     | <i>Betula pendula</i>          |
| Birch, Gray               | <i>Betula populifera</i>       |
| Birch, Paper              | <i>Betula papyrifera</i>       |
| Buckthorn, Common         | <i>Rhamnus cathartica</i>      |
| Butternut                 | <i>Juglans cinerea</i>         |
| Cherry, Black             | <i>Prunus serotina</i>         |
| Cherry, European Bird     | <i>Prunus padus</i>            |
| Cherry, Pin               | <i>Prunus pensylvanica</i>     |
| Cherry, Choke             | <i>Prunus virginiana</i>       |
| Cherry, Sweet             | <i>Prunus avium</i>            |
| Chestnut, American        | <i>Castanea dentata</i>        |
| Elm, American             | <i>Ulmus americana</i>         |
| Elm, Rock                 | <i>Ulmus thomasi</i>           |
| Elm, Siberian             | <i>Ulmus pumila</i>            |
| Elm, Slippery or Red      | <i>Ulmus rubra</i>             |
| Locust, Black             | <i>Robinia pseudoacacia</i>    |
| Maple, Boxelder           | <i>Acer negundo</i>            |
| Maple, Silver or Northern | <i>Acer saccharinum</i>        |
| Mountainash, American     | <i>Sorbus americana</i>        |
| Mountainash, European     | <i>Sorbus aucuparia</i>        |
| Mulberry, White           | <i>Morus alba</i>              |
| Paulownia (Princess Tree) | <i>Paulownia tomentosa</i>     |
| Poplar, Cottonwood        | <i>Populus deltoids</i>        |
| Poplar, Lombardy          | <i>Populus nigra 'Italica'</i> |
| Poplar, White or Silver   | <i>Populus alba</i>            |
| Russian Olive             | <i>Elaeagnus angustifolia</i>  |
| Tree of Heaven            | <i>Ailanthus altissima</i>     |
| Walnut, Black             | <i>Juglans nigra</i>           |
| <b>Evergreen Trees</b>    |                                |
| All species               | <i>All species</i>             |

#### Legend

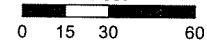
-  Trees to Remain
-  Trees to be Removed
-  Area of Proposed Work
-  Undesirable Species (Per City of Wheaton)



ENGINEERING RESOURCE ASSOCIATES, INC.  
 Consulting Engineers, Scientists & Surveyors

www.eraconsultants.com

1 inch equals 30 feet  
 Feet



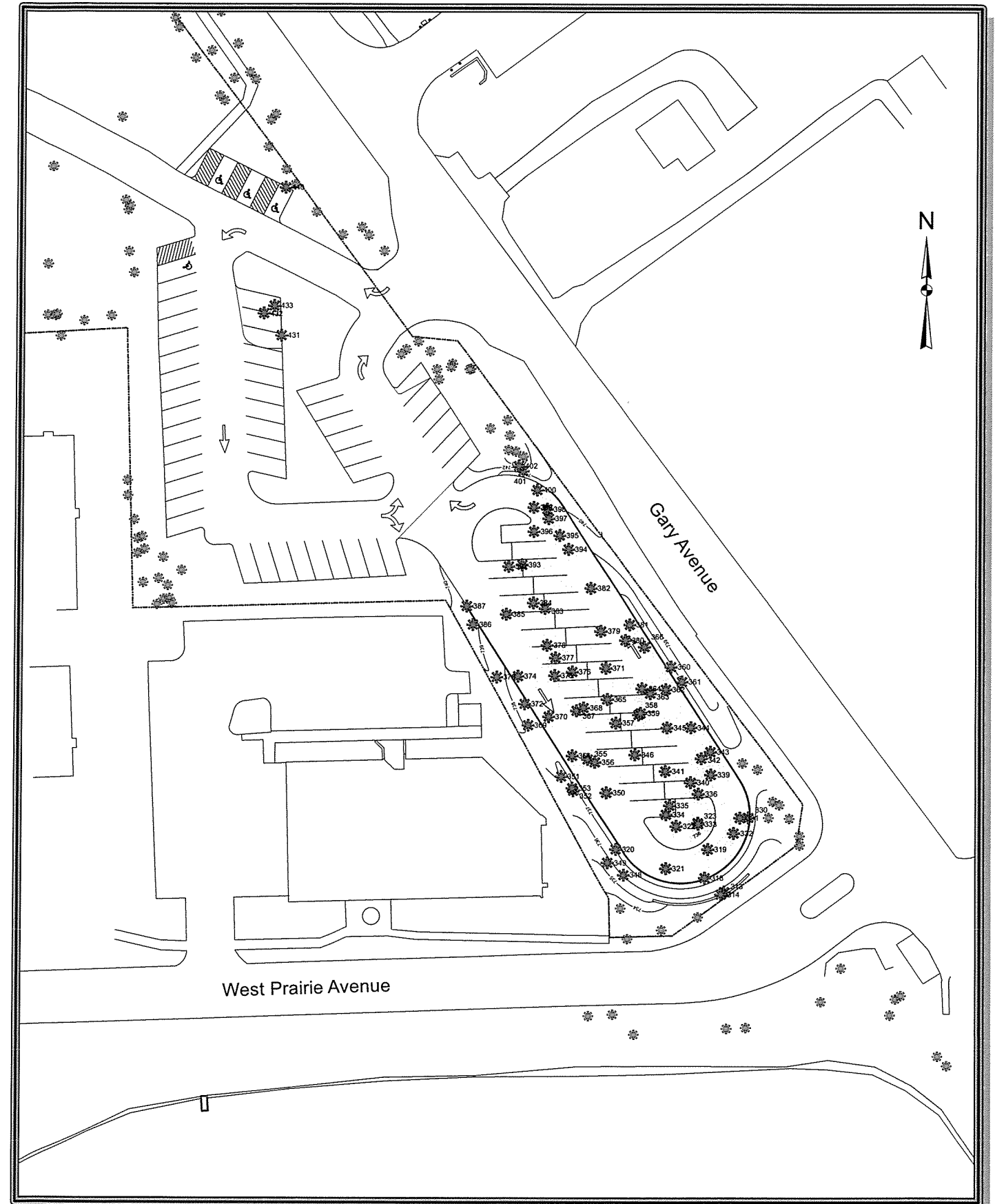
## Wheaton Park District

# Cosley Zoo Parking Lot Expansion

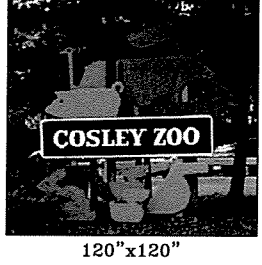
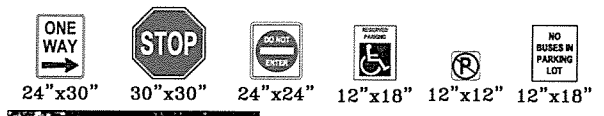
## Tree Preservation Plan

May 2009

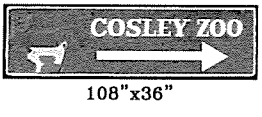
| Trees to be Removed |             |               |              |                        |           |
|---------------------|-------------|---------------|--------------|------------------------|-----------|
| Tree ID Number      | Genus       | Species       | Common Name  | Diameter Breast Height | Condition |
| 313                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 314                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 318                 | Prunus      | serotina      | Black Cherry | 8                      | Poor      |
| 319                 | Prunus      | serotina      | Black Cherry | 8                      | Poor      |
| 320                 | Robinia     | pseudoacacia  | Black Locust | 9                      | Poor      |
| 321                 | Prunus      | serotina      | Black Cherry | 10                     | Poor      |
| 322                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 323                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 330                 | Prunus      | serotina      | Black Cherry | 12                     | Poor      |
| 331                 | Prunus      | serotina      | Black Cherry | 8                      | Poor      |
| 332                 | Prunus      | serotina      | Black Cherry | 8                      | Poor      |
| 333                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 334                 | Prunus      | serotina      | Black Cherry | 14                     | Poor      |
| 335                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 336                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 339                 | Prunus      | serotina      | Black Cherry | 12                     | Poor      |
| 340                 |             |               | Removed      | 0                      |           |
| 341                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 342                 | Robinia     | pseudoacacia  | Black Locust | 9                      | Poor      |
| 343                 | Robinia     | pseudoacacia  | Black Locust | 9                      | Poor      |
| 344                 | Juglans     | nigra         | Black Walnut | 10                     | Poor      |
| 345                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 346                 | Juglans     | nigra         | Black Walnut | 10                     | Poor      |
| 348                 | Juglans     | cinerea       | Black Locust | 10                     | Poor      |
| 349                 | Prunus      | serotina      | Black Cherry | 12                     | Poor      |
| 350                 | Fraxinus    | pennsylvanica | Green Ash    | 14                     | Poor      |
| 351                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 352                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 353                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 354                 | Acer        | negundo       | Box Elder    | 8                      | Poor      |
| 355                 | Acer        | negundo       | Box Elder    | 10                     | Poor      |
| 356                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 357                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 358                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 359                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 360                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 361                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 362                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 363                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 364                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 365                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 366                 | Acer        | platanoides   | Norway Maple | 6                      | Fair      |
| 367                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 368                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 369                 | Fraxinus    | pennsylvanica | Green Ash    | 14                     | Poor      |
| 370                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 371                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 372                 | Fraxinus    | pennsylvanica | Green Ash    | 14                     | Poor      |
| 373                 | Fraxinus    | pennsylvanica | Green Ash    | 14                     | Poor      |
| 374                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 375                 | Robinia     | pseudoacacia  | Black Locust | 14                     | Poor      |
| 376                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 377                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 378                 | Robinia     | pseudoacacia  | Black Locust | 6                      | Poor      |
| 379                 | Prunus      | serotina      | Black Cherry | 14                     | Poor      |
| 380                 | Robinia     | pseudoacacia  | Black Locust | 6                      | Poor      |
| 381                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 382                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 383                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 384                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 385                 | Robinia     | pseudoacacia  | Black Locust | 12                     | Poor      |
| 386                 | Morus       | rubra         | Red Mulberry | 24                     | Poor      |
| 387                 | Prunus      | serotina      | Black Cherry | 16                     | Poor      |
| 392                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 393                 | Fraxinus    | pennsylvanica | Green Ash    | 16                     | Fair      |
| 394                 | Prunus      | serotina      | Black Cherry | 12                     | Poor      |
| 395                 | Fraxinus    | pennsylvanica | Green Ash    | 12                     | Fair      |
| 396                 | Acer        | platanoides   | Norway Maple | 6                      | Fair      |
| 397                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 398                 | Fraxinus    | pennsylvanica | Green Ash    | 10                     | Fair      |
| 399                 | Robinia     | pseudoacacia  | Black Locust | 10                     | Poor      |
| 400                 | Robinia     | pseudoacacia  | Black Locust | 8                      | Poor      |
| 401                 | Ulmus       | pumila        | Siberian Elm | 20                     | Poor      |
| 402                 | Acer        | platanoides   | Norway Maple | 8                      | Poor      |
| 431                 | Pinus       | strobus       | White Pine   | 12                     | Good      |
| 432                 | Pseudotsuga | menziesii     | Douglas Fir  | 16                     | Good      |
| 433                 | Pinus       | strobus       | White Pine   | 12                     | Good      |
| 440                 | Acer        | platanoides   | Norway Maple | 9                      | Poor      |



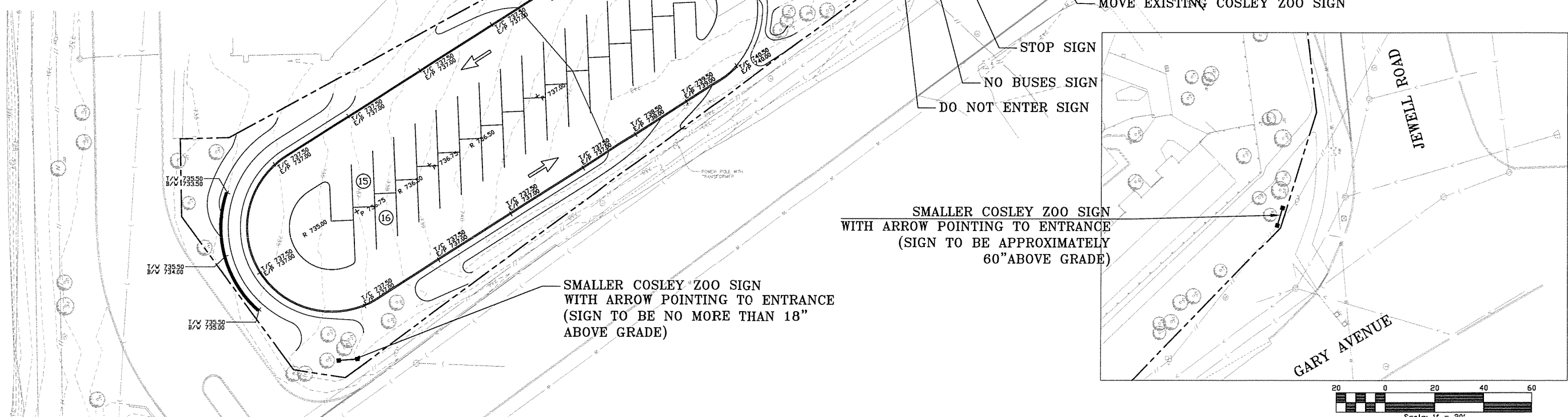
**SIGNS**



EXISTING COSLEY ZOO SIGN



PROPOSED COSLEY ZOO SIGN TO BE LOCATED AT CORNERS OF PRAIRIE & GARY AND JEWELL & GARY



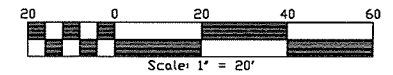
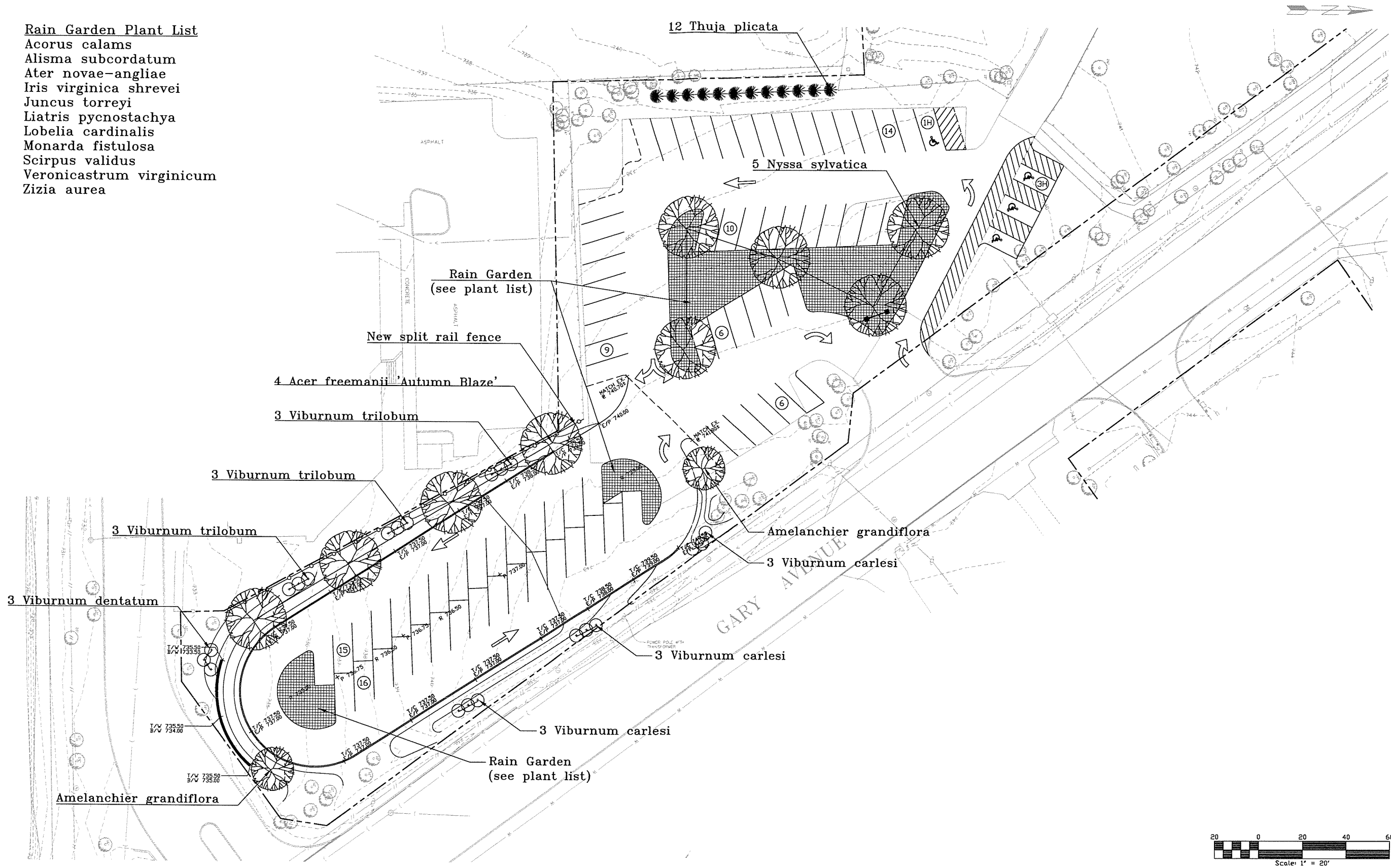
**WHEATON PARK DISTRICT**  
 102 E. WESLEY WHEATON IL, 60187  
 (630) 665-4710

**COSLEY ZOO  
 PARKING LOT EXPANSION  
 SIGN PLAN**

|  |             |
|--|-------------|
| drawn by: <b>SMH</b>                                     | revised by: |
| date: <b>4/09</b>  | date:       |
| checked by:  | revised by: |
| date:  | date:       |
| file name: 290307  | revised by: |
| E:\01-park\13-mp cosley\document\parking ideas\landscape | date:       |



- Rain Garden Plant List**  
 Acorus calams  
 Alisma subcordatum  
 Ater novae-angliae  
 Iris virginica shrevei  
 Juncus torreyi  
 Liatris pycnostachya  
 Lobelia cardinalis  
 Monarda fistulosa  
 Scirpus validus  
 Veronicastrum virginicum  
 Zizia aurea

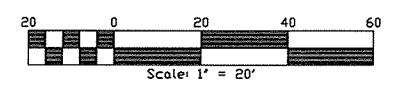
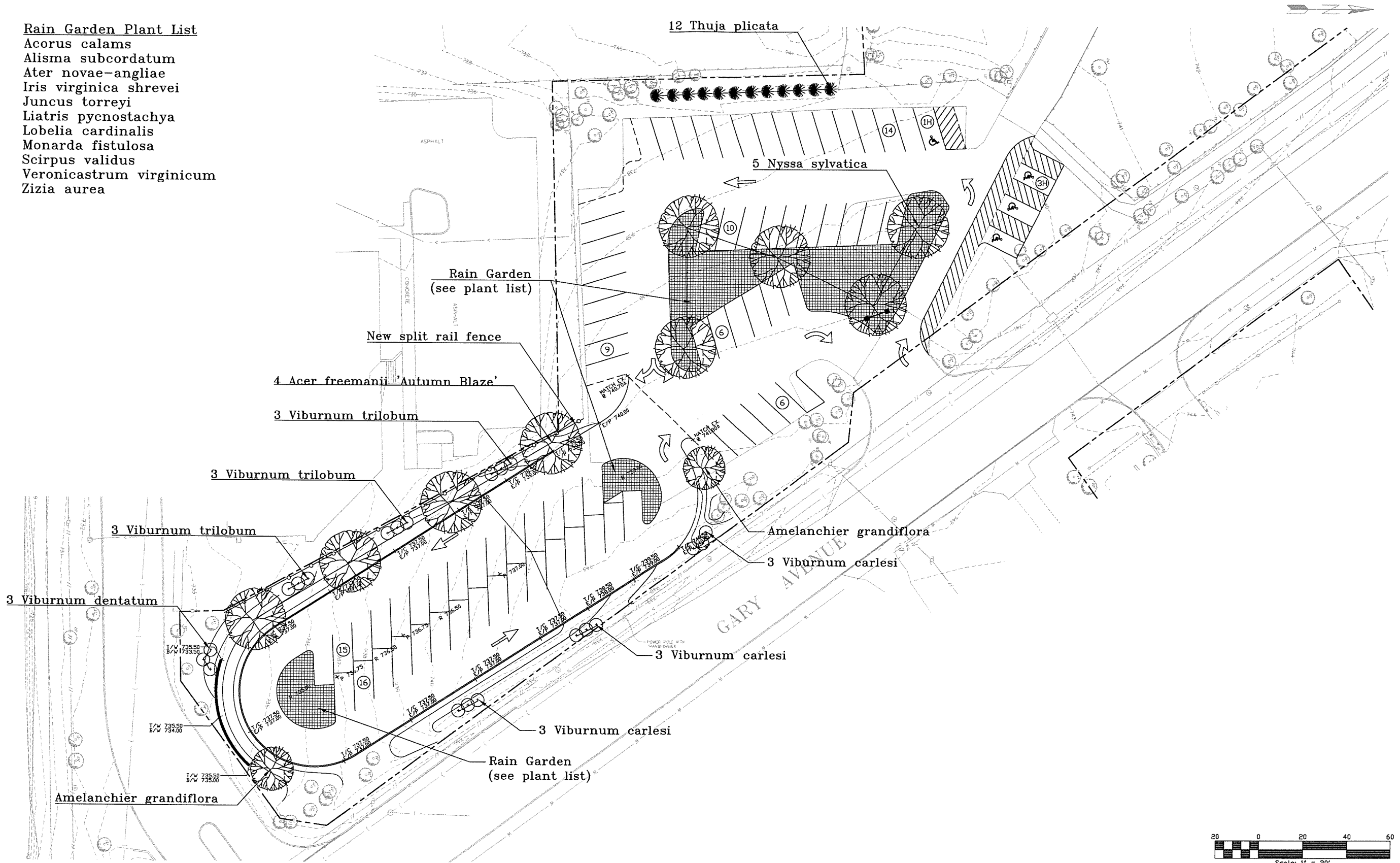


**WHEATON PARK DISTRICT**  
 102 E. WESLEY WHEATON IL, 60187  
 (630) 665-4710

**COSLEY ZOO  
 PARKING LOT EXPANSION  
 LANDSCAPE PLAN**

|                   |             |
|-------------------|-------------|
| drawn by: SMH     | revised by: |
| date: 4/09        | date:       |
| checked by:       | revised by: |
| date:             | date:       |
| file name: 280307 | revised by: |
|                   | date:       |

- Rain Garden Plant List**  
 Acorus calams  
 Alisma subcordatum  
 Ater novae-angliae  
 Iris virginica shrevei  
 Juncus torreyi  
 Liatris pycnostachya  
 Lobelia cardinalis  
 Monarda fistulosa  
 Scirpus validus  
 Veronicastrum virginicum  
 Zizia aurea



|                   |             |
|-------------------|-------------|
| drawn by: SMH     | revised by: |
| date: 4/09        | date:       |
| checked by:       | revised by: |
| date:             | date:       |
| file name: 290307 | revised by: |
|                   | date:       |