

ORDINANCE NO. F -1452

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PUD AMENDMENT AT 1000 WEST PRAIRIE AVENUE – WHEATON SPORTS CENTER

WHEREAS, written application has been made to consider a Special Use Permit request for a PUD Amendment to allow the seasonal use of an air supported structure over the easterly-most tennis courts located along the southern edge of the Subject Property at 1000 West Prairie Avenue; and

WHEREAS, the applicant is also requesting approval to amend the existing landscaping plan to add landscaping, fencing and approximately 450 square feet of asphalt pavement to the PUD along the common boundary of the Subject Property and 1100 Wheaton Oaks Court in addition to approval of an off-premises business sign to be located at the northeast corner of the PUD for the use and benefit of the property owner at 1100 Wheaton Oaks Court; 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 May 27, 2009 to consider a Special Use Permit request for a PUD Amendment; and the Planning and Zoning Board recommended that the request be granted and approved.

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, a Special Use Permit for a PUD Amendment is granted for the Wheaton Sports Center, all on the following-described property:

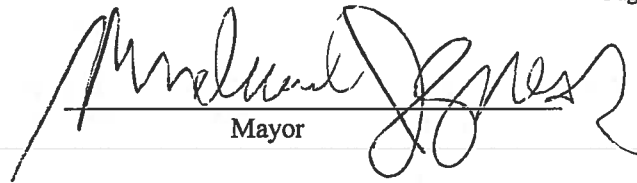
LOT 1 IN WHEATON SPORTS CENTER PLAT OF CONSOLIDATION IN THE SOUTH ½ OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1990 AS DOCUMENT R90-49415, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-306-049

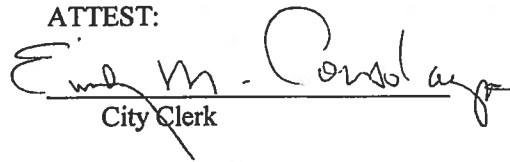
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a Special Use Permit for a PUD Amendment is granted to allow (i) the installation, use and maintenance of a seasonal air supported structure over the two easterly most tennis courts as identified on the Amended PUD Plan and East Elevation Exhibit and (ii) the installation, use and maintenance of a directional sign to be located at the southwest corner of Prairie Avenue and Wheaton Oaks Court, as identified on the Amended PUD Plan and the Preliminary Landscape Plan, for the benefit of the property located immediately south of the Subject Property at 1100 Wheaton Oaks Court, subject to an easement agreement being entered between the two property owners of 1000 West Prairie Avenue and 1100 Wheaton Oaks Court, all in full compliance with the following plans: "Amended PUD Plan", prepared by Webster, McGrath & Ahlberg, Wheaton, IL dated March 10, 2009; "East Elevation Exhibit", prepared by Webster, McGrath & Ahlberg, Wheaton, IL dated June 23, 2008; "Preliminary Landscape Plan", prepared by Gary Weber, Wheaton, IL dated October 29, 2008 and revised May 21, 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 Levine
Councilman Mouhelis
Mayor Gresk

Nays: None

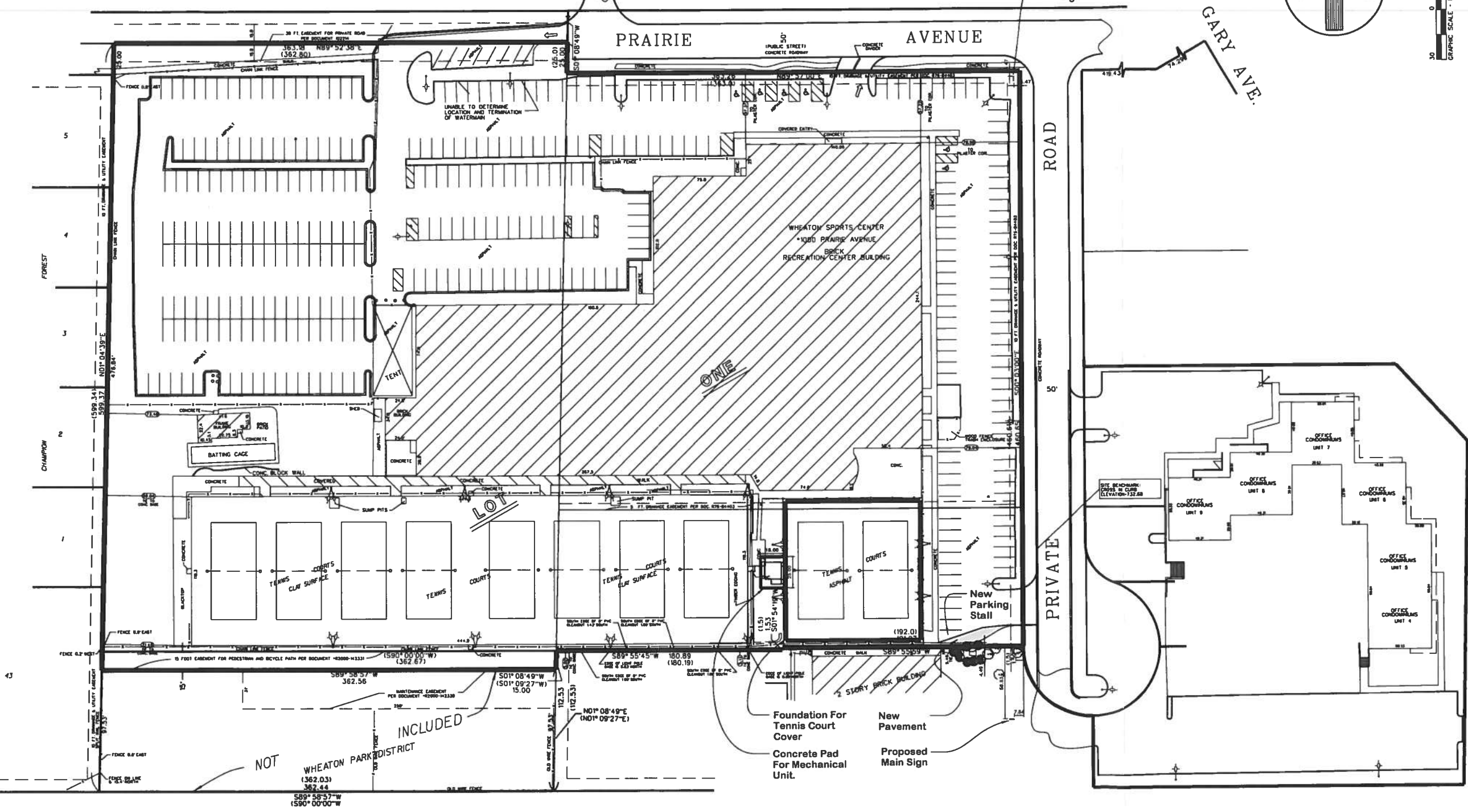
Absent: None

Motion Carried Unanimously

Passed: November 2, 2009
Published: November 3, 2009

WHEATON SPORT CENTER - AMENDED P.U.D. PLAN

LOT 111 WHEATON SPORTS CENTER PLAT OF CONSOLIDATION IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 16 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 4842, 73, 862 AS DECLARATION 889-10416, IN SUIPERE COUNTY, ILLINOIS, EXCEPTING THEREFROM:
ALL THAT PART OF LOT 111100 SOUTH AND ADJOINING THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 111 AND THENCE SOUTH ON COURSE 89 DEGREES 57' 38" EAST ALONG THE EAST LINE OF SAID LOT 17 FOR A DISTANCE OF 102.33 FEET TO A SOUTHWEST CORNER OF SAID LOT 17 FOR A POINT OF BEGINNING; THENCE SOUTH TO CORNER OF SAID LOT 111 AND A LINE THEREIN PARALLEL WITH THE SOUTHWEST CORNER LINE OF SAID LOT 17 FOR A DISTANCE OF 362.67 FEET TO THE WEST LINE OF SAID LOT 111 EXCEPT THEREFROM THE NORTH 10 FEET 1 AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTHERLY LINE THEREOF.



Date	Description	By

AMENDED P.U.D. PLAN		
LOCATION:	WHEATON SPORT CENTER 1000 WEST PRAIRIE AVENUE WHEATON, IL 60187	
PREPARED FOR:	WHEATON SPORT CENTER 1000 WEST PRAIRIE AVENUE WHEATON, IL 60187 (630) 521-8783	
JOB #:	39576	DATE: 03-10-09
SCALE:	1"=30'	DESIGNER: JCV
LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE	Over 100 Years of Service to Clients	DRAWN: CAM
WEBSTER, McGRATH & AHLBERG LTD.		CHECKED: SMR
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.		SHEET #:
		1 of 1

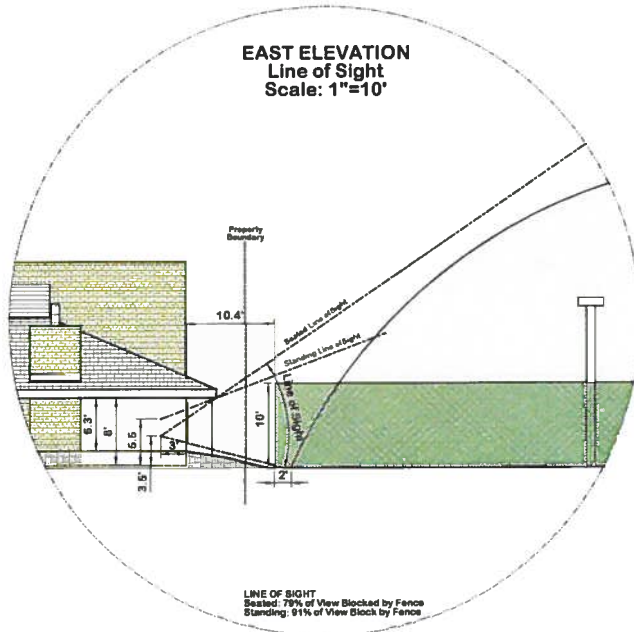


EAST ELEVATION (Existing)
Scale: 1"=20'

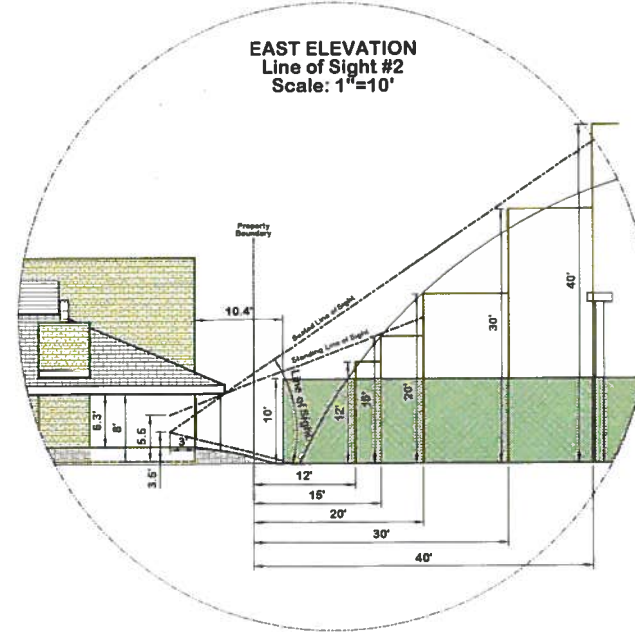


EAST ELEVATION (Proposed)
Scale: 1"=20'

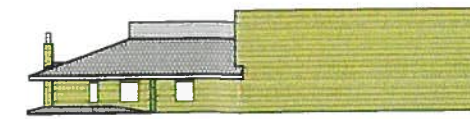
See "EAST Elevation
Line of Sight"



EAST ELEVATION
Line of Sight
Scale: 1"=10'



EAST ELEVATION
Line of Sight #2
Scale: 1"=10'



NORTH ELEVATION
(of E.P. Doyle)



WHEATON SPORT
CENTER

WHEATON SPORT CENTER
1000 W. Peoria
Wheaton, IL 60187
630-960-0887

EAST ELEVATION
EXHIBIT

WEBSTER, MCGRATH & AHLBERG LTD.

WMA
Civil, Mechanical, Electrical, Architectural
Over 100 Years of Service to Clients
207 South Newport Road, Wheaton, Illinois 60187
Tel: 630-960-0887
Fax: 630-960-0887
www.wma.com

REV.	DATE	DESCRIPTION

Scale: 1"=20' (Elevations)
DuPage 08-28-10
JOB # 36578
DRAWN CAH
SCALE NTS
DATE June 23, 2008
REVIEW JCV
SMR

EX-1



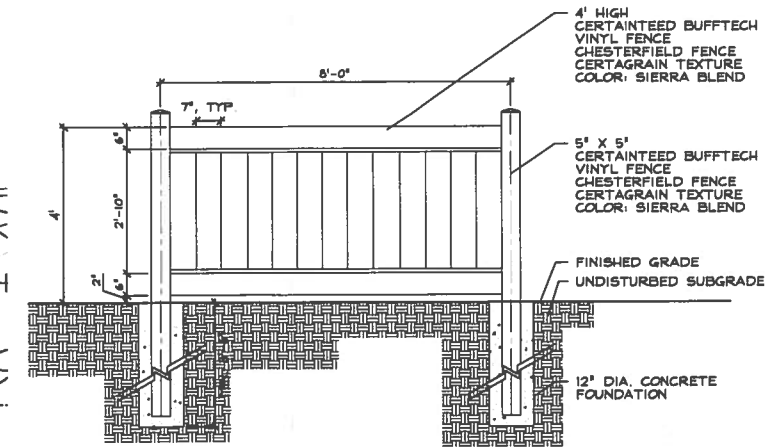
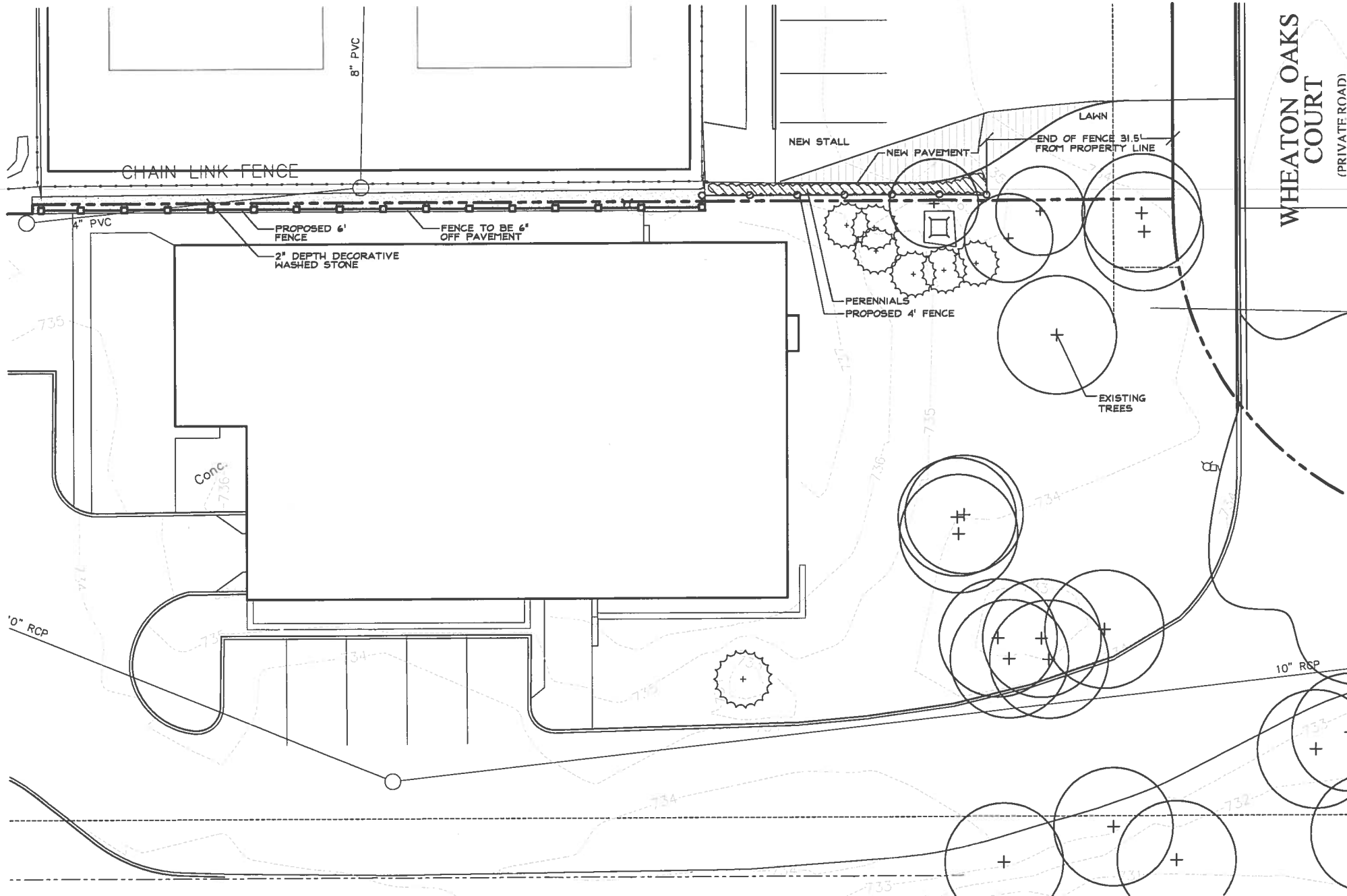
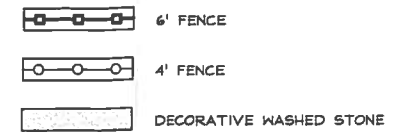
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE

224 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE: 630-668-7197
FACSIMILE: 630-668-9693

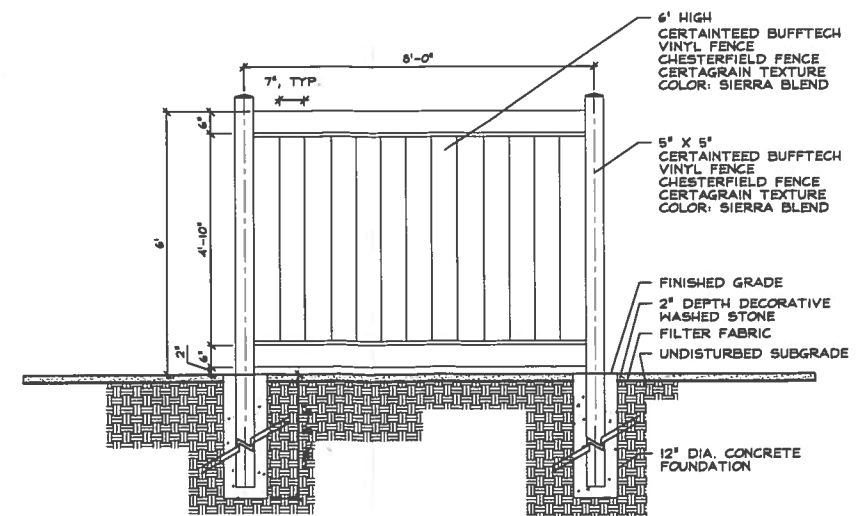
EP. DOYLE AND SON, LLC
1100 WHEATON OAKS COURT
WHEATON, IL 60187
630-665-0800

REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
PERENNIALS AND ORNAMENTAL GRASSES			
	Hosta sieboldiana 'Frances Williams' FRANCES WILLIAM' HOSTA	1 Gal.	18" O.C.
	Hamamelis 'Happy Returns' HAPPY RETURNS DAYLILY	1 Gal.	18" O.C.
	Pennisetum alopecuroides 'Hamelin' DWARF FOUNTAIN GRASS	1 Gal.	24" O.C.
	Rudbeckia 'Goldsturm' GOLDSTURM BLACK-EYED SUSAN	1 Gal.	18" O.C.
	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	1 Gal.	18" O.C.
	Salvia x superba 'East Friesland' EAST FRIESLAND SALVIA	1 Gal.	18" O.C.



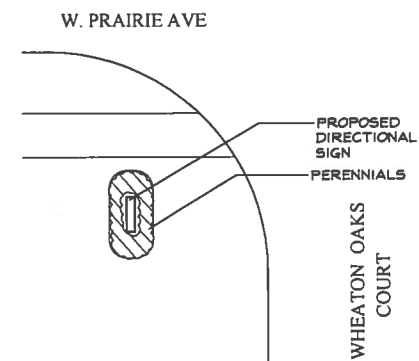
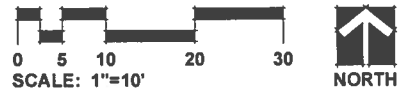
4' FENCE DETAIL
SCALE: 1/2"=1'-0"



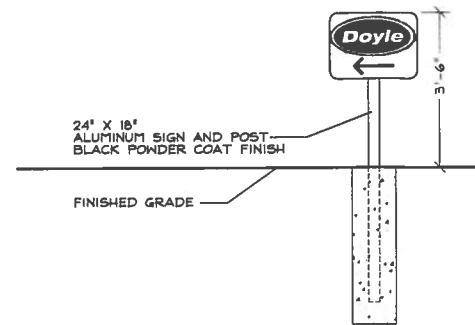
6' FENCE DETAIL
SCALE: 1/2"=1'-0"

ALTERNATE PLAN

LANDSCAPE PLAN



DIRECTIONAL SIGN DETAIL
SCALE: 1"=10'
NORTH



DIRECTIONAL SIGN ELEVATION
SCALE: 1/2"=1'-0"

DOYLE / WHEATON SPORTS CENTER

WHEATON, ILLINOIS

PRELIMINARY LANDSCAPE PLAN

REVISIONS	DATE
3	5/21/09
2	4/14/09
1	3/9/09

DATE: 10/29/08
 PROJECT NO.: DS0801
 DRAWN: LAB
 CHECKED: GRW
 SHEET NO.: