

**ORDINANCE NO. F-1547**

**AN ORDINANCE GRANTING MULTIPLE FRONT YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 535-571 WEST LIBERTY DRIVE – ADELLE’S**

**WHEREAS**, written application has been made requesting a variation to Article 19.5D of the Wheaton Zoning Ordinance to allow the construction of a new entry with a front yard setback of 4.0 feet in lieu of the required 15.0 feet and a variation to Article 19.5D of the Wheaton Zoning Ordinance to allow the construction of two outdoor dining spaces with front yard setbacks of 2.0 feet in lieu of the required 15.0 feet on certain property legally described herein and commonly known as 535-571 West Liberty Drive, Wheaton, Illinois; 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 8, 2011 to consider the variation request; and the Planning and Zoning Board has recommended approval of the variations; and

**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 Wheaton Planning and Zoning Board, multiple front yard setback variations are granted in compliance with the following plans: “Adelle’s Restaurant - Site Plan, Landscape Design Plan, Floor Plans and Elevations” prepared by LaPage and Associates, Wheaton, IL, dated September 30, 2010 and revised January 7, 2011, to allow construction on the following-described real estate:

The subject property is legally described as:

THAT PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LIBERTY DRIVE (AS NOW LOCATED) DISTANT 515 FEET EASTERLY FROM THE WEST LINE OF SAID NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 17; THENCE NORTH AT RIGHT ANGLES TO THE NORTH LINE OF LIBERTY DRIVE (AS NOW LOCATED) 102.5 FEET, SAID LINE BEING THE EAST BOUNDARY LINE OF PROPERTY HERETOFORE CONVEYED TO THE STANDARD OIL COMPANY UNDER DOCUMENT NUMBER 117211, FILED JULY 9, 1914; THENCE IN A NORTHWESTERLY DIRECTION (MAKING AN ANGLE OF 105 DEGREES 23 MINUTES, MEASURED FROM SOUTH TO WEST, WITH THE LAST DESCRIBED LINE) 104.55 FEET, SAID LINE BEING NORTH LINE OF PROPERTY THERETOFORE CONVEYED TO STANDARD OIL COMPANY UNDER SAID DOCUMENT NUMBER 117211; THENCE IN A NORTHERLY DIRECTION (MAKING AN ANGLE OF 105 DEGREES 23 MINUTES, MEASURED FROM EAST TO NORTH, WITH THE LAST DESCRIBED LINE), SAID LINE BEING AT RIGHT ANGLES TO THE NORTH LINE OF LIBERTY DRIVE (AS NOW LOCATED) TO A POINT DISTANT 75 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE MAIN TRACK OF THE GALENA UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY) AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 17; THENCE NORTHWESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE TO A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTHERLY ALONG SAID WEST LINE TO A POINT DISTANT 35 FEET SOUTHWESTERLY, MEASURED RADIALLY, FROM THE CENTER LINE OF THE SOUTH MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS SAID MAIN TRACK CENTER LINE NOW EXISTS; THENCE SOUTHEASTERLY PARALLEL WITH SAID MAIN

TRACK CENTER LINE TO A POINT 185.0 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF SAID SECTION 17; THENCE SOUTHERLY PARALLEL WITH SAID EAST LINE OF SECTION 17 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LIBERTY DRIVE (AS NOW LOCATED); THENCE WESTERLY ALONG SAID NORTH LINE, AND THE EASTERLY EXTENSION THEREOF, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-17-407-005; 05-17-408-002

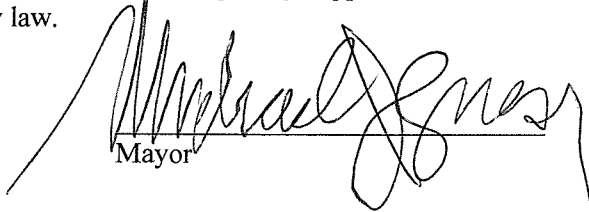
The subject property is commonly known as 535-571 West Liberty Drive, Wheaton, IL 60187.

**Section 2:** The variation provided for in Section 1 of this ordinance shall be subject to the following conditions, restrictions and requirements:

1. The approval is contingent on the applicant having continued rights to use parking spaces in the Wheaton Center Parking Garage; and
2. Employee parking shall be in the Wheaton Center Parking Garage or on-street.

**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

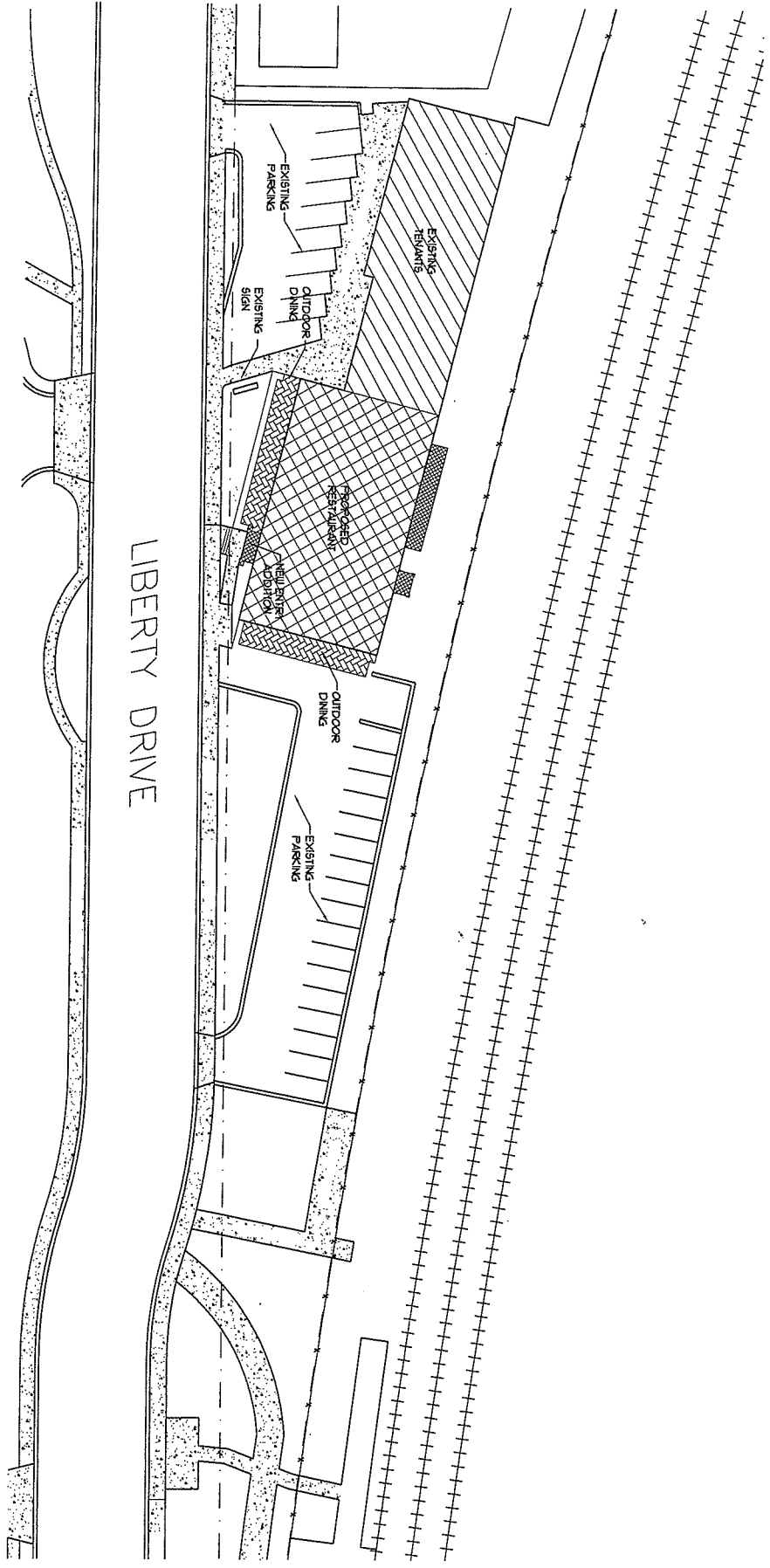
Ayes: Councilman Mouhelis  
Mayor Gresk  
Councilman Prendiville  
Councilman Scalzo  
Councilwoman Corry  
Councilman Levine

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: February 22, 2011  
Published: February 23, 2011



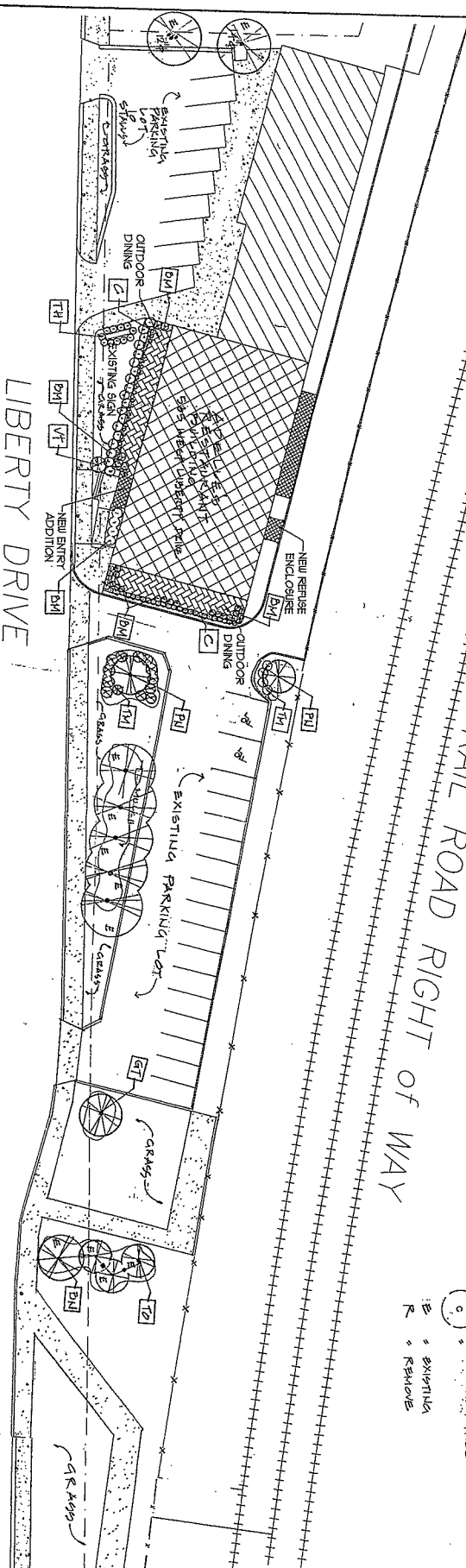
Partial Existing Site Plan



Sheet	<p><b>Addition Remodel for:</b>  <b>Adelle's Restaurant</b>                  555 - 549 West Liberty Drive                  Wheaton, IL 60187</p>	<p><b>LaPage and Associates Ltd.</b>                  Architects • Landscape Architects • Planners                  951 Liberty Drive                  Wheaton, Illinois 60187                  (630) 665-0006 Fax (630) 665-0886                  www.lapagearchitects.com</p>	<p>Project # 10055                  Date 1/27/11                  Plan 3/8                  Issuance/Revision Date</p>	<p>Copyright © LaPage and Associates, Ltd.                  Design and Document Set Not to be Reproduced Without</p>
	<p>Project # 10055                  Date 1/27/11                  Plan 3/8                  Issuance/Revision Date</p>			

LIBERTY DRIVE

RAIL ROAD RIGHT OF WAY



1  
L1  
Proposed Landscape Design

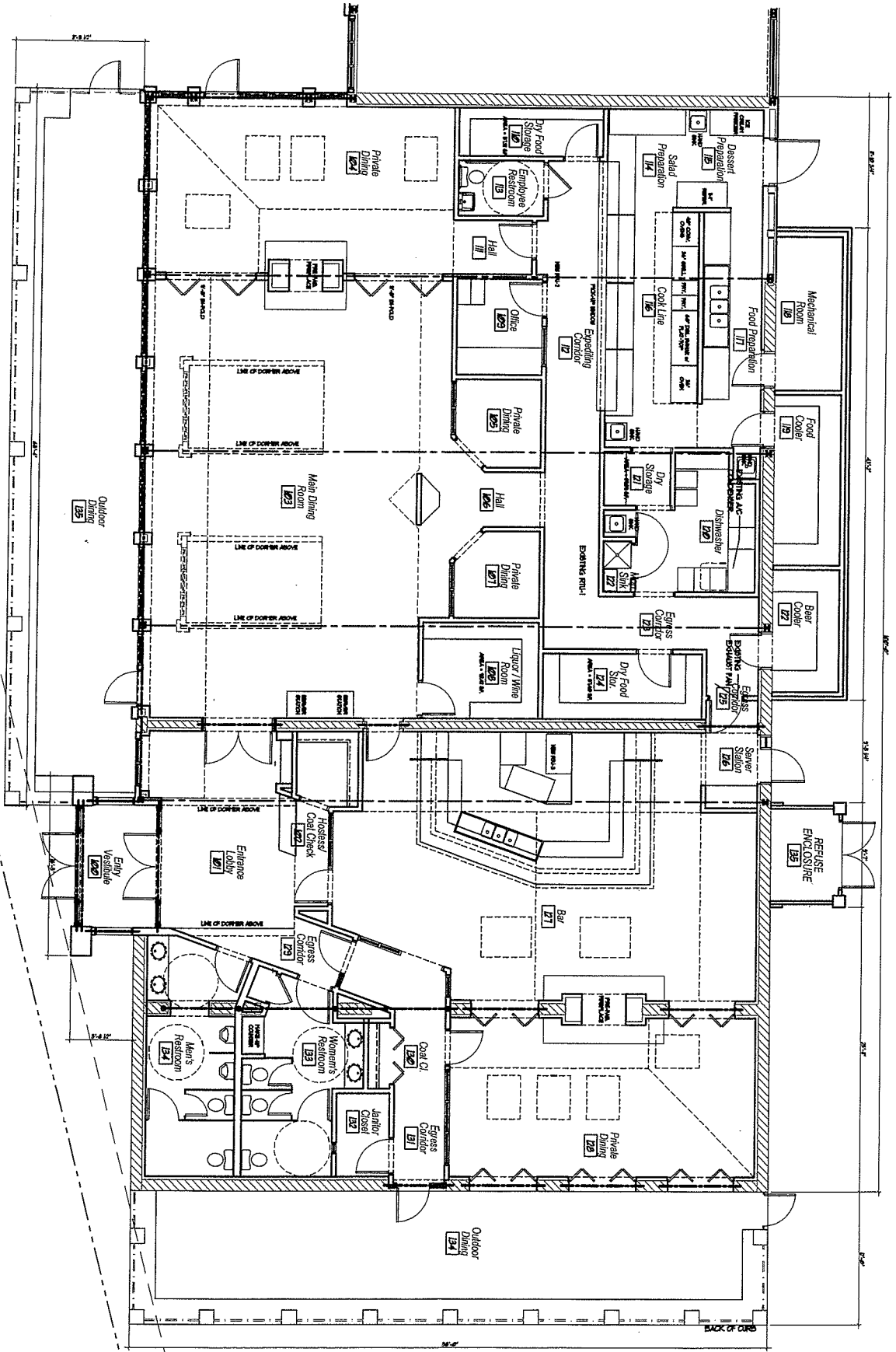


LANDSCAPE PLANT SCHEDULE

MARK	TOTAL	SCIENTIFIC NAME	COMMON NAME	SIZE	DESCRIPTION
C	400	CLEMATIS	CLEMATIS VINE	5'1 POTS	MULTICOLOR CLEMATIS VINE ON BRASS FENCE
PU	1	PERSEA NICKA (BURNING)	RIVER PINE TREE	10' TALL	EXISTING MULTICOLORED TREES - WHITE PINK
BM	40	QUERCUS NICKA	GREEN DOGWOOD	10' TALL	GREEN LEAF, GREEN TO 4' TALL x 4' WIDE
GT	1	QUERCUS TRUNCATIFLORA	HONEYLOCUST	5'1"	YELLOW PINE CONE, GREEN TO 40' TALL x 50' WIDE
PU	2	QUERCUS NICKA	AUSTRIAN PINE TREE	5' TALL	PINK GREEN PINE TREE, GREEN TO 40' x 10' WIDE
TC	1	TILIA CORAM	QUELAVEN LINDEN TREE	5'1"	GREEN LEAF, YELLOW PINE CONE, GREEN TO 50'
TM	10	TAXUS MEDIA PENANSYLANICA	PENNSYLVANIAN SHRUB	10' TALL	BRIGHT GREEN CONE AND LEAF, GREEN TO 4' TALL
TH	14	TAXUS NICKA	HICKS YEW SHRUB	10' TALL	PINK GREEN AND LEAF, GREEN TO 5' TALL
TO	5	TAXUS OCCIDENTALIS	ARBORESCENS	10' TALL	EXISTING GREEN ARBORESCENS
VT	1	VIBURNUM TRICOLOR	AMERICAN CRABAPPLE	5'1"	WHITE AND RED FLOWERS, GREEN TO 10' TALL

EXISTING TREES  
 REMOVE

<p><b>Landscape Design Plan</b>                  Adelle's Restaurant                  555 - 549 West Liberty Drive                  Wheaton, IL 60187</p>	<p><b>LaPage and Associates Ltd.</b>                  Architects • Landscape Architects • Planners                  951 Liberty Drive                  Wheaton, Illinois 60187                  (630) 865-0306 Fax (630) 865-0888                  www.lapagearchitects.com</p>	<p>Project # 2003-1113                  Drawn: JHS, JBL                  Issue/Revision Date:</p>	<p>Copyright © 2003                  All Rights Reserved                  No part of this publication may be reproduced without the prior written permission of the publisher.</p>
---	---	---	--



1 Proposed Floor Plan  
DD1.0



Sheet  
DD 1.0  
Floor Plan

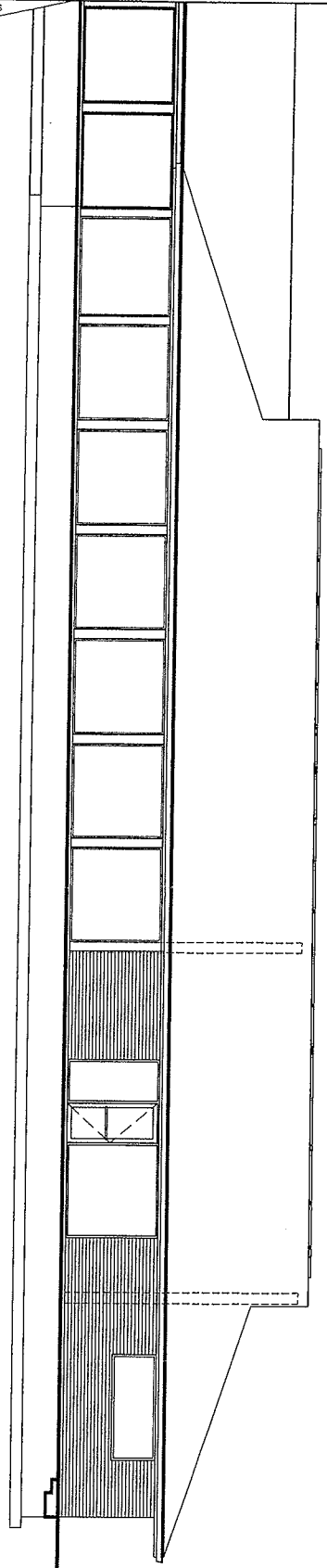
Addition Remodel for;  
**Adelle's Restaurant**  
555 - 549 West Liberty Drive  
Wheaton, IL 60187

**LaPage and Associates Ltd.**  
Architects • Landscape Architects • Planners  
951 Liberty Drive  
Wheaton, Illinois 60187  
(630) 685-0006 Fax (630) 685-0886  
www.lapagearchitects.com

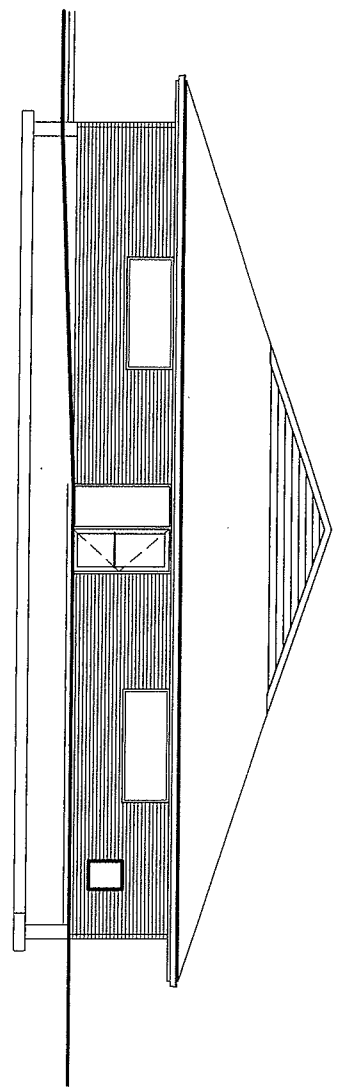
Variance Request Hearing  
Patio Setbacks  
Parking

Project #	07/0055
Drawn	JDS
Issue/Revision date:	01/17/10
Permit Application Permit	12/20/10
Roof Dome Permit	
Artistic Rendering	
City	Wheaton, IL
County	DeKalb
State	IL

FILE NAME: X\_10055\_ADELLE'S



1 Existing Condition Front (South) Elevation  
DD1.1



2 Existing Condition Right Side (East) Elevation  
DD1.1

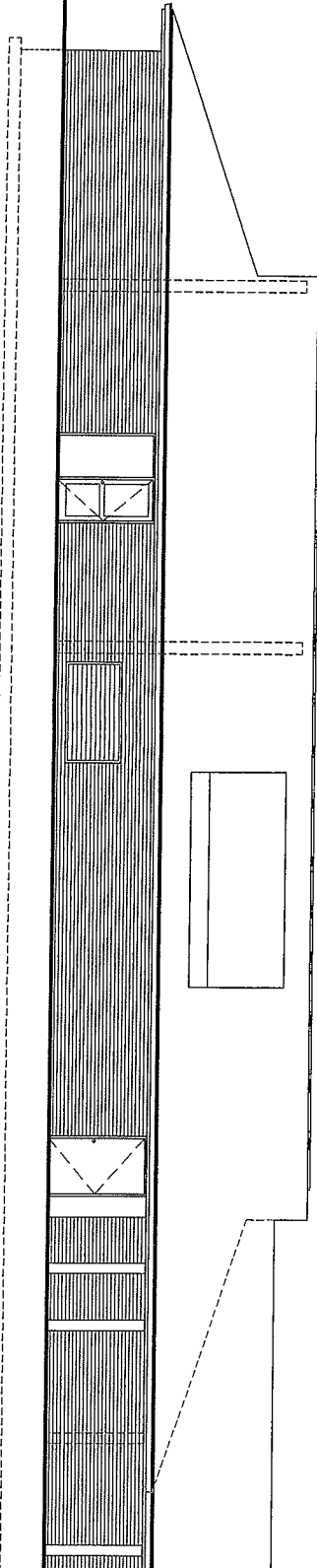
DD1.1

Addition Remodel for:  
**Adelle's Restaurant**  
535 - 549 West Liberty Drive  
Wheaton, IL 60187

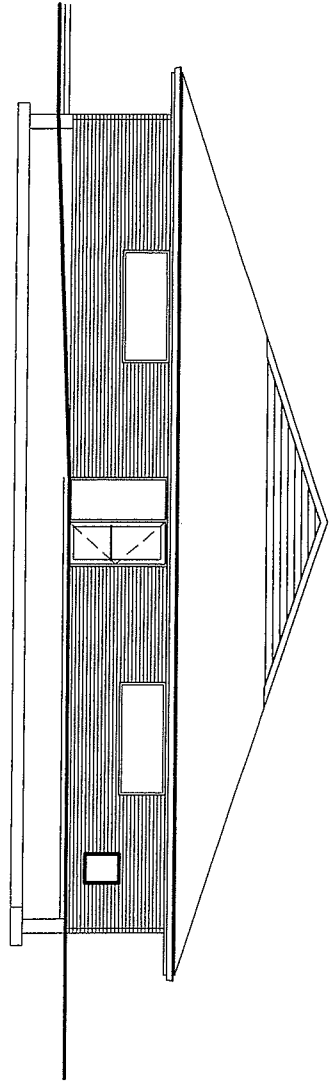
**LaPage and Associates Ltd.**  
Architects • Landscape Architects • Planners  
851 Liberty Drive  
Wheaton, Illinois 60187  
(630) 665-0006 Fax (630) 665-0886  
www.lapagearchitects.com

Variance Request Hearing  
Patio Setbacks  
Parking

Project # 10055  
Date 09/30/10  
Drawn JLS  
ISSUE/REVISION DATE: 10/17/10  
DESCRIPTION: REVISIONS  
Roof Name: Patio  
01/07/11  
Variance Hearing  
Cordia Architects  
1400 West Madison  
Suite 100  
Wheaton, IL 60187  
Tel: (630) 665-0006



1 Existing Condition Rear (North) Elevation  
DD1.2



2 Existing Condition Left Side (West) Elevation  
DD1.3

DD1.2

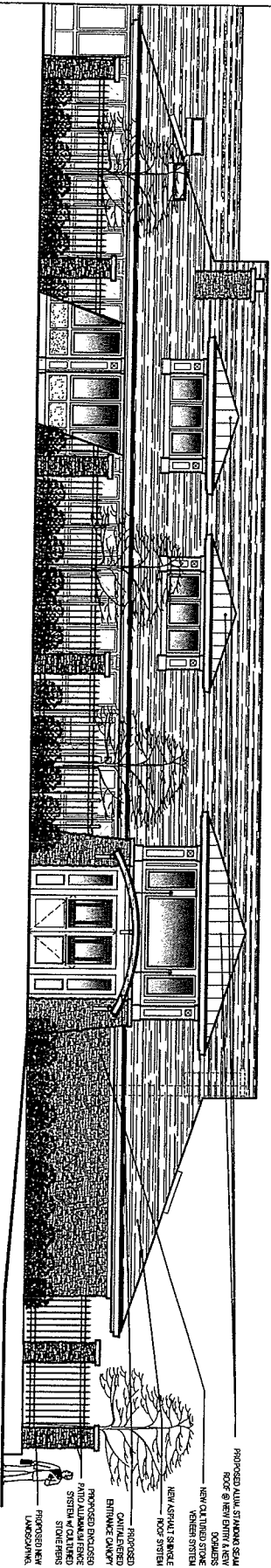
E.C. Eleys  
SHEET

**Addition Remodel for:**  
*Adelle's Restaurant*  
535 - 549 West Liberty Drive  
Whazeton, IL 60157

**LaPage and Associates Ltd.**  
Architects • Landscape Architects • Planners  
951 Liberty Drive  
Winneton, Illinois 60187  
(830) 665-0006 Fax (830) 665-0886  
www.lapagearchitects.com

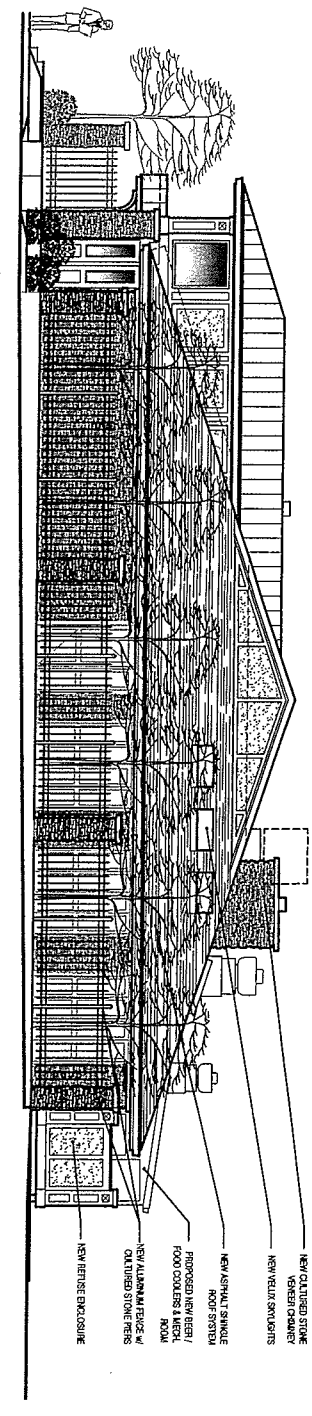
**Variance Request Hearing**  
*Patio Setbacks*  
*Parking*

Product #	X_10055
Date	09/29/05
Issued/Revision Date	09/29/05
Architect Name	DD1.2
Architect License No.	137/07/08
Architect Registration State	Illinois
Architect Title	DD1.2
Architect Firm Name	LaPage and Associates Ltd.
Architect Firm Address	951 Liberty Drive
Architect Firm City	Winneton, IL
Architect Firm State	Illinois
Architect Firm Zip	60187
Architect Firm Phone	(830) 665-0006
Architect Firm Fax	(830) 665-0886
Architect Firm Website	www.lapagearchitects.com



1 Proposed Front (South) Elevation  
DD2.0 Scale: 1/8" = 1'-0"

- PROPOSED ALUM. STANDING SEAM ROOF @ NEW ENTRY & NEW ENTRANCE
- NEW 1/2" ALUM. TRUSS SYSTEM
- NEW ASPHALT/SHINGLE ROOF SYSTEM
- PROPOSED QUARTZ/STONE ENTRANCE CANOPY
- PROPOSED BRASS PATIO ALUMINUM FENCE SYSTEM w/ CLIMBER STONE PERS.
- PROPOSED NEW LANDSCAPING
- PROPOSED QUARTZ/STONE ENTRANCE CANOPY
- PROPOSED BRASS PATIO ALUMINUM FENCE SYSTEM w/ CLIMBER STONE PERS.
- PROPOSED NEW LANDSCAPING



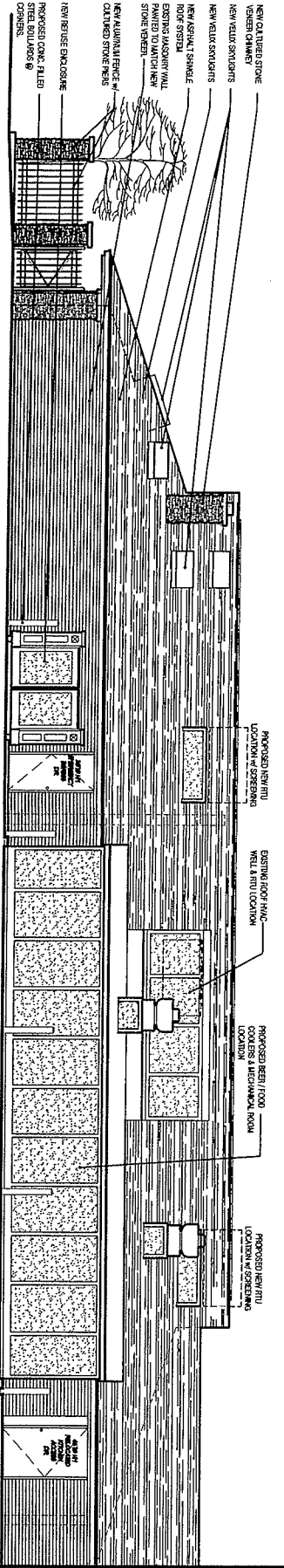
2 Proposed Right Side (East) Elevation  
DD2.0 Scale: 1/8" = 1'-0"

- NEW CULTURED STONE VENEER CHIMNEY
- NEW VENTIL. SMOKESTACKS
- NEW ASPHALT/SHINGLE ROOF SYSTEM
- PROPOSED NEW BENCH/FOOD COULERS & BENCH ROOM
- NEW ALUMINUM TRUSS w/ QUARTZ/STONE PERS.
- NEW BENCH ENCLOSURE

<p>DD2.0 Sheet</p>	<p><b>Addition Remodel for;</b> <b>Adelle's Restaurant</b> 835 - 549 West Liberty Drive Wheaton, IL 60187</p>	<p><b>LaPage and Associates Ltd.</b> Architects • Landscape Architects • Planners 951 Liberty Drive Wheaton, Illinois 60187 (630) 665-0006 Fax: (630) 665-0888 www.lapagearchitect.com</p>	<p><b>Variance Request Hearing</b> <b>Patio Setbacks</b> <b>Parking</b></p>	<p>Project # 10055 Date 07/30/10 Drawn HKS Issue/Revision Date: 10/17/10 1 01/07/11 Roof Sooner/Kentel 01/07/11 Variance Hearing</p>
------------------------	---	--	---	--



FILE NAME: X\_10055\_ADELLE'S



1 Proposed Rear (North) Elevation  
Scale: 1/8" = 1'-0"

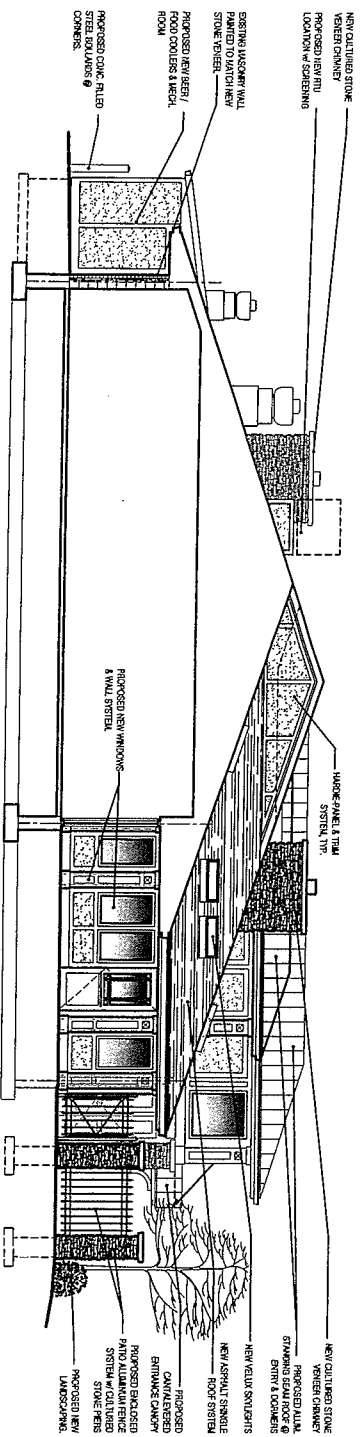
SHEET  
DD2.1

**Addition Remodel for:  
Adelle's Restaurant**  
535 - 549 West Liberty Drive  
Whazon, IL 60187

**LaPage and Associates Ltd.**  
Architects • Landscape Architects • Planners  
151 Liberty Drive  
Whazon, Illinois 60187  
(630) 665-0006 Fax (630) 665-0886  
www.toppagearchitects.com

**Variance Request Hearing**  
Patio Setbacks  
Parking

Project #	100553
Date	09/30/10
Drawn	JLS
15380/Revision Date:	
08/11/10	10/17/10
03/17/10	03/17/10
01/07/10	01/07/10
01/07/10	01/07/10
01/07/10	01/07/10



2 Proposed Left Side (West) Elevation  
Scale: 1/8" = 1'-0"

SHEET  
DD2.1

**Addition Remodel for:  
Adelle's Restaurant**  
535 - 549 West Liberty Drive  
Whazon, IL 60187

**LaPage and Associates Ltd.**  
Architects • Landscape Architects • Planners  
151 Liberty Drive  
Whazon, Illinois 60187  
(630) 665-0006 Fax (630) 665-0886  
www.toppagearchitects.com

**Variance Request Hearing**  
Patio Setbacks  
Parking

Project #	100553
Date	09/30/10
Drawn	JLS
15380/Revision Date:	
08/11/10	10/17/10
03/17/10	03/17/10
01/07/10	01/07/10
01/07/10	01/07/10

