

ORDINANCE NO. F-1658

AN ORDINANCE AMENDING ORDINANCES F-0537 AND F-1141, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC"

WHEREAS, on November 20, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0537, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("Original Ordinance"), authorizing the construction of a new building and parking lot expansion for the Wheaton Eye Clinic on the property legally described as Parcel 1 on Exhibit "A" attached hereto and commonly known as 2015 North Main Street, Wheaton, Illinois; and

WHEREAS, on March 6, 2006, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1141, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0537, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("First Amended Ordinance"), which amended the site plan and building plans referenced in the Original Ordinance to accommodate a 8,250 square foot addition to the existing building and a parking lot expansion; and

WHEREAS, following the enactment of the Original and First Amended Ordinance, an application has been made to further amend the existing planned unit development by allowing the demolition of the existing structure located at 111 East Cole Avenue in order to construct additional employee parking for the Wheaton Eye Clinic located at 2015 North Main Street.

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 31, 2012 to consider the issuance of an amendment to the existing PUD; and the Board has recommended the issuance of an amendment to the existing PUD; and

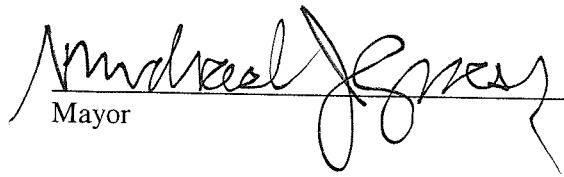
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original and First Amended Ordinance is hereby granted by allowing the demolition of the existing structure located at 111 East Cole Avenue in order to construct additional employee parking for the Wheaton Eye Clinic located at 2015 North Main Street in substantial compliance with the site and landscape plans entitled "Site Development Plan Wheaton Eye Clinic Parking Lot", prepared by CEMCON, Aurora, IL, dated June 19, 2012 and revised August 13, 2012 and "Wheaton Eye Clinic Landscape Plan", sheets L-1 and L-2, prepared by COUTURE Landscape Construction, Lombard, IL, dated May 2, 2012 and revised August 8, 2012.

Section 2: In all other respects, the terms and provisions of the Original and First Amended Ordinance are ratified and remain in full force and effect.

Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 4: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilman Suess
Councilwoman Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 20, 2012
Published: August 21, 2012

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1

LOT 1 IN WHEATON EYE CLINIC/ DEICKE CENTER RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2001 AS DOCUMENT R2001-009784, IN THE CITY OF WHEATON, IN DUPAGE COUNTY, ILLINOIS.

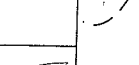
PARCEL 2

THE EAST 110.0 FEET OF THE WEST 239.0 FEET OF LOT 7 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO'S GENEVA ROAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179449 AND CERTIFICATE OF CORRECTION FILED AUGUST 5, 1924 AS DOCUMENT 180974, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-102-107; -008

The subject property is commonly known as 2015 North Main Street and 111 East Cole Avenue, Wheaton, IL 60187.

2015 REALTY, LLC
2015 N. MAIN STREET
WHEATON, ILLINOIS 60187
(630) 658-8250



CEMCON, Ltd.
 Consulting Engineers, Ltd.
 2288 White Oak Circle, Suite 100
 Naperville, IL 60563
 Ph: 630.893.2100
 E-mail: cemcon@cemcon.com Website: www.cemcon.com

NO.	DATE	DESCRIPTION
1	08-13-2010	ISSUED PERMITTING
2	08-13-2010	REVISED PARKING LOT
3	08-13-2010	REVISED PARKING LOT
4	08-13-2010	REVISED PARKING LOT

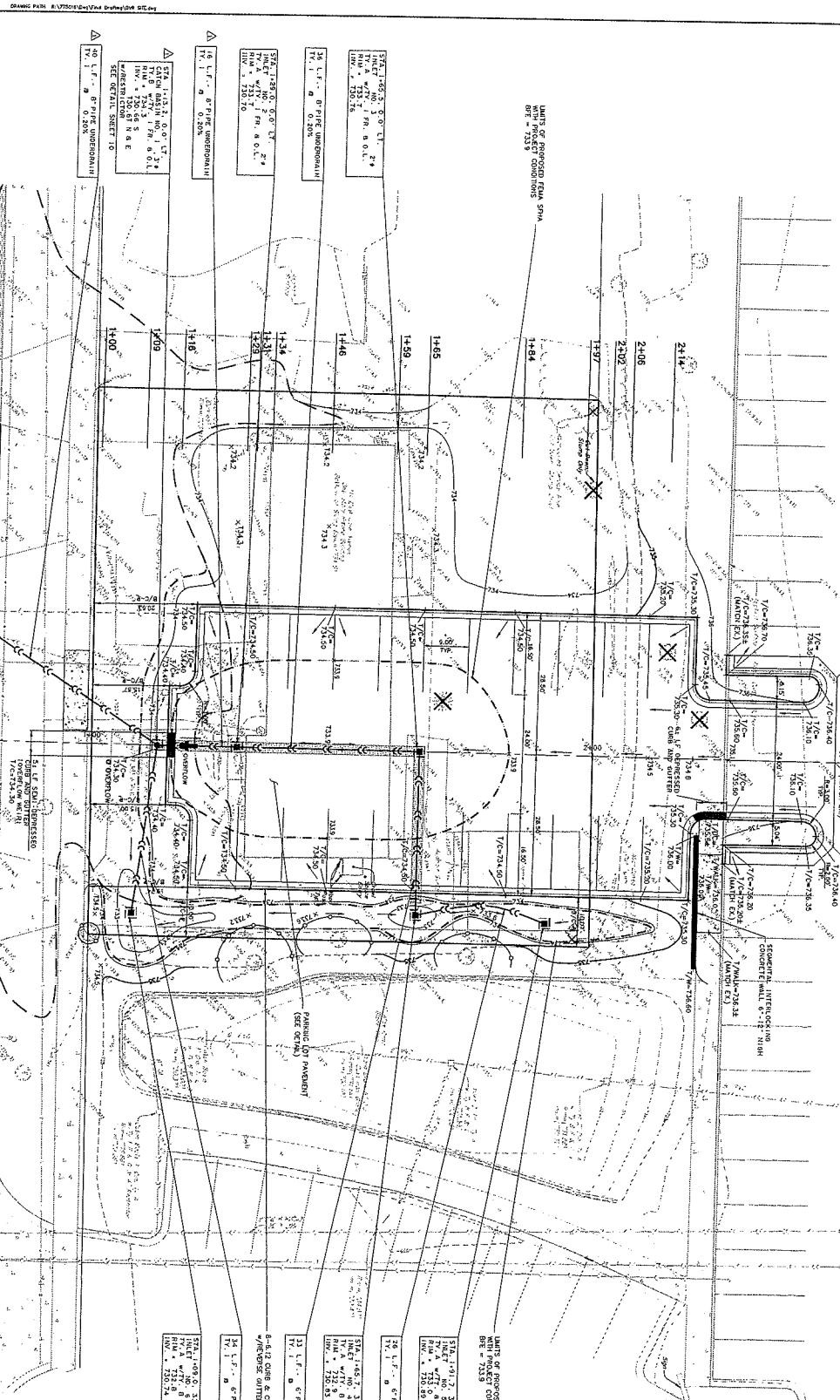
NO.	DATE	DESCRIPTION
1	08-13-2010	ISSUED PERMITTING
2	08-13-2010	REVISED PARKING LOT
3	08-13-2010	REVISED PARKING LOT
4	08-13-2010	REVISED PARKING LOT

NO.	DATE	DESCRIPTION
1	08-13-2010	ISSUED PERMITTING
2	08-13-2010	REVISED PARKING LOT
3	08-13-2010	REVISED PARKING LOT
4	08-13-2010	REVISED PARKING LOT

WHEATON EYE CLINIC PARKING PLAN
 SHEET NO. 6 of 10

SITE DEVELOPMENT PLAN
 WHEATON EYE CLINIC
 SHEET NO. 6 of 10

148-06-SITE
 ME: OVERALL
 DATE: 11/21/18
 SCALE: 1" = 10'



LEGEND

- LIMITS OF EXISTING PRMA
- - - - SPINA ZONE AS PER 733.3
- - - - LIMITS OF PROPOSED PAVED SPA WITH PROPOSED CONDITIONS PER SPEC. 313.3

PIPE SIZES AND MATERIALS

- 14" L.F. - 6" PIPE UNDERDRAIN
- 12" L.F. - 6" PIPE UNDERDRAIN
- 8'-4.3" CURB & GUTTER
- 12" L.F. - 6" PIPE UNDERDRAIN
- 8'-4.3" CURB & GUTTER
- 12" L.F. - 6" PIPE UNDERDRAIN
- 8'-4.3" CURB & GUTTER
- 12" L.F. - 6" PIPE UNDERDRAIN
- 8'-4.3" CURB & GUTTER

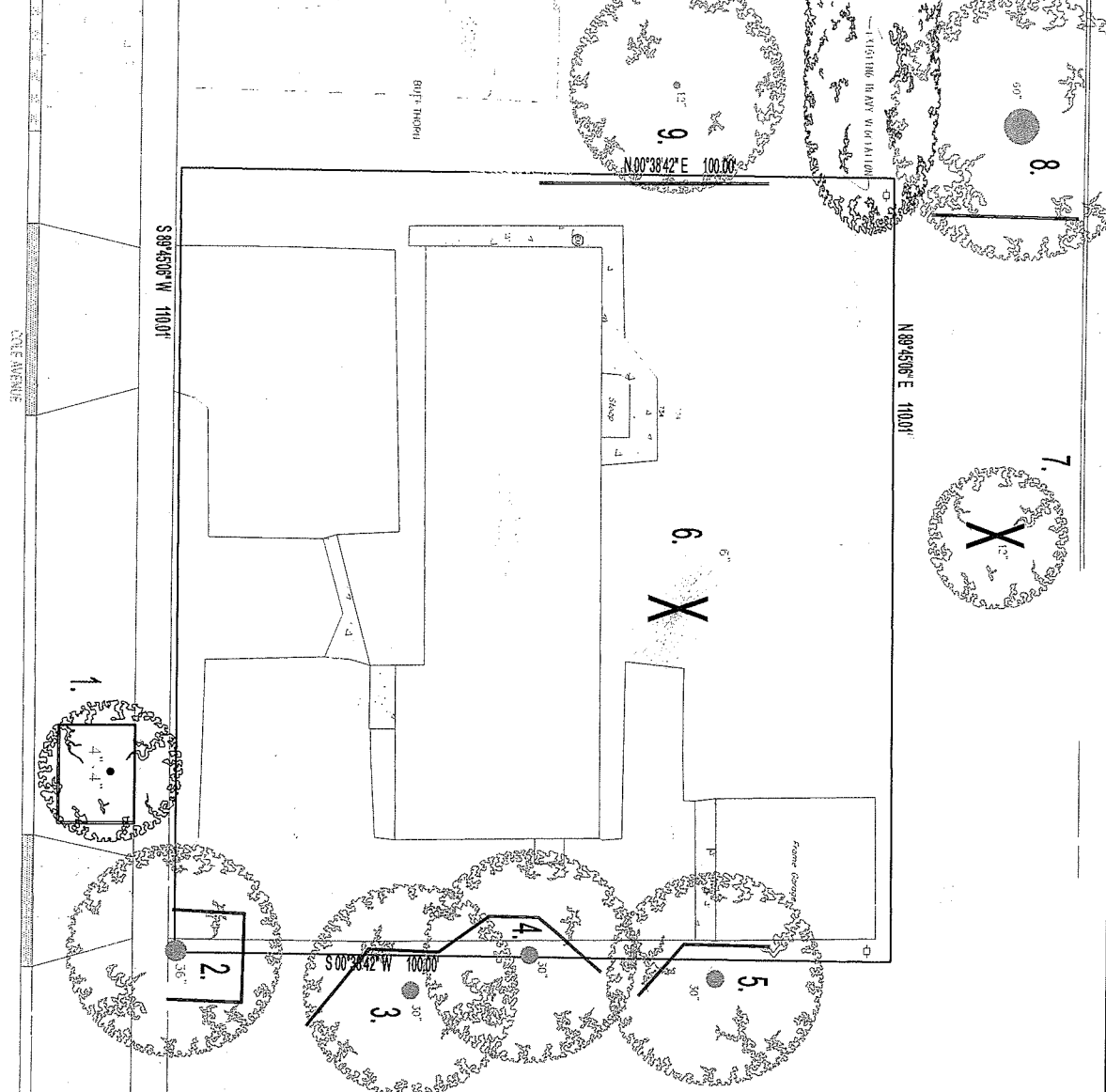
GROUP	DRIVEWAY SECTION	AREA	DEFLECTION	DEFLECTION VOLUME
1400	1	22.04	102	2248
1405	2	10.52	115	1209
1410	3	11.37	102	1159
1415	4	11.37	102	1159
1420	5	11.37	102	1159
1425	6	11.37	102	1159
1430	7	11.37	102	1159
1435	8	11.37	102	1159
1440	9	11.37	102	1159
1445	10	11.37	102	1159
1450	11	11.37	102	1159
1455	12	11.37	102	1159
1460	13	11.37	102	1159
1465	14	11.37	102	1159
1470	15	11.37	102	1159
1475	16	11.37	102	1159
1480	17	11.37	102	1159
1485	18	11.37	102	1159
TOTAL				2081

TOTAL DEFLECTION VOLUME UP TO ELEVATION 744.3

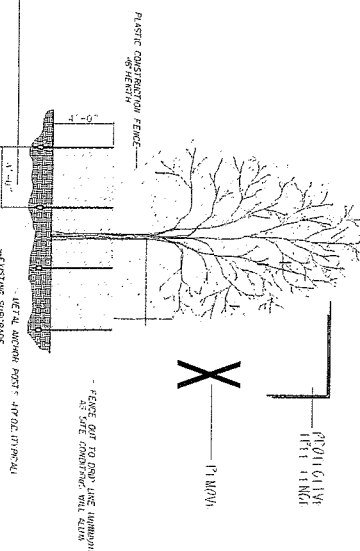
1. EXISTING ASPHALT DRIVEWAYS, AND DRIVEWAYS ARE TO BE CONCRETE
2. ALL DRIVEWAYS SHALL BE BACKFILLED TO MINIM 6" OF THE TOP OF CURB
3. LOT UNDERDRAINS SHOWN ON THIS PLAN MAY NOT NECESSARILY BE IN EXISTING RECORDS. VERIFY LOCATION AND DEPTH OF UNDERDRAINS WITH LOCAL UTILITY DEPARTMENTS.
4. EXISTING CURB SHALL BE REPAIRED
5. EXISTING CURB SHALL BE REPAIRED
6. EXISTING CURB SHALL BE REPAIRED
7. EXISTING CURB SHALL BE REPAIRED
8. EXISTING CURB SHALL BE REPAIRED
9. EXISTING CURB SHALL BE REPAIRED
10. EXISTING CURB SHALL BE REPAIRED
11. EXISTING CURB SHALL BE REPAIRED
12. EXISTING CURB SHALL BE REPAIRED
13. EXISTING CURB SHALL BE REPAIRED
14. EXISTING CURB SHALL BE REPAIRED
15. EXISTING CURB SHALL BE REPAIRED
16. EXISTING CURB SHALL BE REPAIRED
17. EXISTING CURB SHALL BE REPAIRED
18. EXISTING CURB SHALL BE REPAIRED

TREE PRESERVATION PLAN

SCALE 1" = 8'-0"



TREE PROTECTION DETAIL



TREE NO.	SPECIES	CONDITION	O.B.H. +	CLASSIFICATION	ACTION
1.	OSTREA VIRGINIANA	GOOD	23.4"	PROTECTED TREE	FERTILIZE
2.	ACER SACHCHARINUM	GOOD	36"	PROTECTED TREE	FERTILIZE
3.	ACER SACHCHARINUM	GOOD	30"	PROTECTED TREE	FERTILIZE
4.	ACER SACHCHARINUM	GOOD	30"	PROTECTED TREE	FERTILIZE
5.	ACER SACHCHARINUM	GOOD	30"	PROTECTED TREE	FERTILIZE
6.	PLICEA PLURIS	GOOD	15"	PROTECTED TREE	FERTILIZE
7.	ACER SACHCHARINUM	GOOD	15"	PROTECTED TREE	FERTILIZE
8.	POPULUS DELTOIDES	GOOD	12"	PROTECTED TREE	FERTILIZE
9.	MORUS ALBA	GOOD	12"	PROTECTED TREE	FERTILIZE
10.					

- ADDITIONAL COMMENTS:
- CALL 401.1.1.1. AT 4001. 802-0173 FOR UTILITY LOCATIONS OR OTHER PLACING.
 - PROTECT THE SIGNIFICANCE OF A BUILDING OR OTHER STRUCTURE BY PRESERVING THE TREE.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.
 - NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE UNLESS THE TREE IS DEAD OR Dying.



DATE: 05-02-14
 SCALE: AS SHOWN
 DRAWN: JAC
 SHEET: L-1
 OF 1174

PREPARED FOR
WHEATON EYE CLINIC
 2115 N. MAIN STREET WHEATON, ILLINOIS

COUTURE
 Landscape Construction
 Landscape Architects / Contractors
 199 5th Road Lombard, Illinois 60148
 www.couture.com 630.262.1594

LANDSCAPE PLAN

PARKING LOT PLANTING

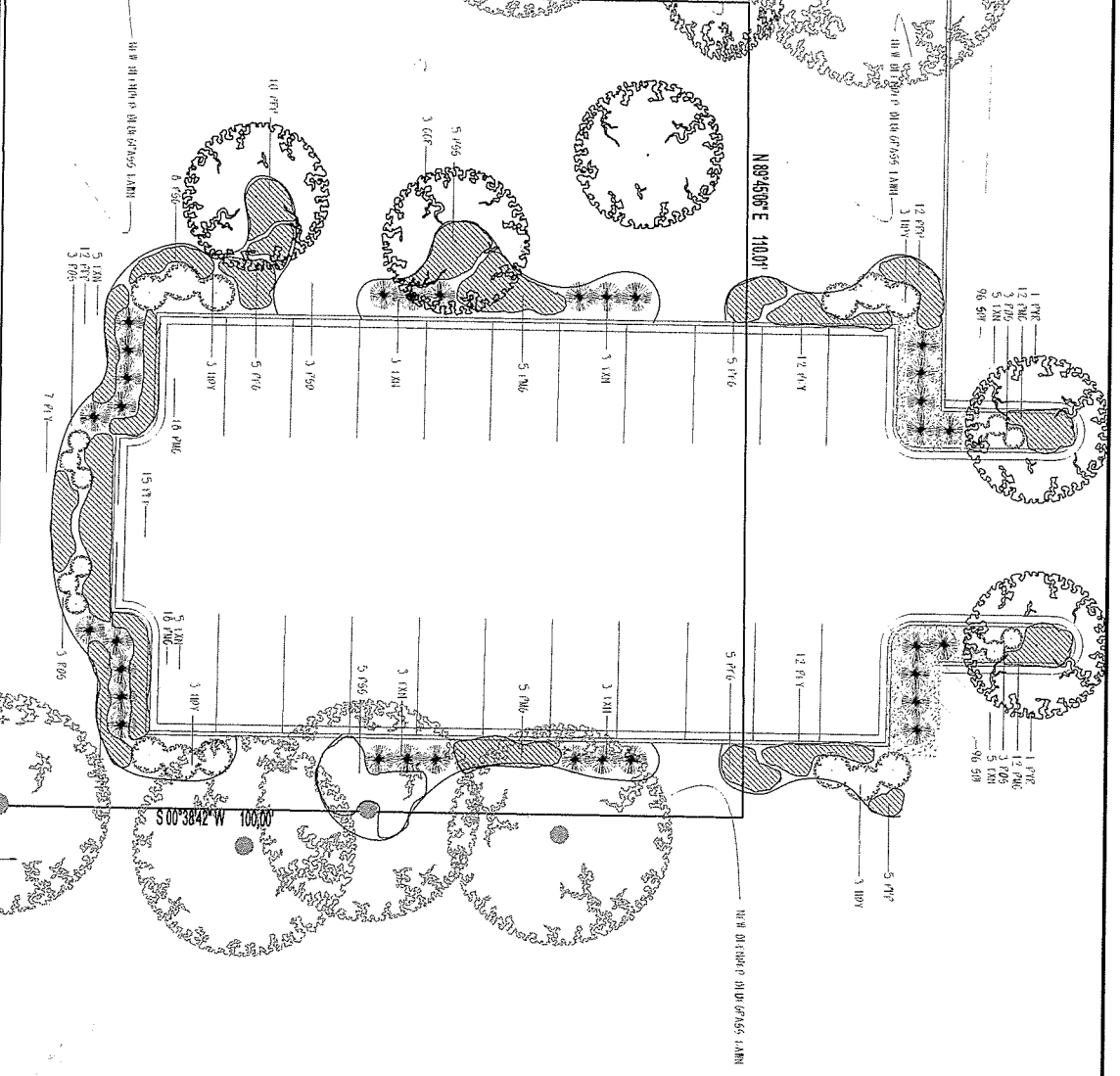
S 89°45'08" W 110.01'

N 89°45'08" E 110.01'

N 00°38'42" E 100.00'

S 00°38'42" W 100.00'

SCALE 1/8" = 1'-0"



QTY	PLANT NAME	SIZE
1	PAC	3" CAL
3	GRS	6" HT
3	GRS	3" CAL
12	TRN	24"
2	TRN	24"
12	GRS	10-24"
12	HRO	30"
192	SRM	3"
3	P90	1 GAL
60	PAC	1 GAL
31	PER	1 GAL
51	HOC	1 GAL
10	P95	1 GAL
15	P96	2 GAL
8	P97	1 GAL
10	P98	1 GAL
15	P99	2 GAL

GENERAL NOTES:

1. QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
2. ALL PLANT MATERIAL TO BE NORTHERN ILLINOIS GROWN, AND WITH THE EXCEPTION OF LOW TYPE UNDERCOVERS AND PERENNIALS TO BE GROWN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN TO STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING. BRUSH AND AIR POKERS ARE REMOVED AROUND ROOT BALL.
4. CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
5. ALL PLANT BED AREAS TO BE MULCHED WITH SHEEPWOOOL HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH A SPACED EDGING.
6. ALL LAWN AREAS ON THIS SITE TO BE SEeded WITH A FINE MIX MINIMUM OVERSEEDS PLAN. CONTRACTOR IS RESPONSIBLE FOR WATERING UNTIL THE END OF FIRST MONTH.
7. IT IS CONTRACTORS OBLIGATION TO STAKE RECEDES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PROUD UNTIL THE END OF CONTRACT PERIOD.
8. PLANT SIZES LISTED ARE THE MINIMUM SIZES REQUIRED. PLANTS THAT DO NOT MEET THESE MINIMUM SIZES SHALL BE REJECTED AT CONTRACTORS EXPENSE.
9. NO PLANT SPECIES OR SIZES SHALL BE SUGGESTED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT.
10. SEE SHEETS 1-3 THRU 1-5 FOR COMPLETE LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS.

THESE SPECIFICATIONS AND LANDSCAPE PLANS RESERVE THE RIGHT TO CHANGE WITHOUT NOTICE.

DATE: 05-02-12
SCALE: AS SHOWN
DRAWN: JAL
CHECKED: JAL



WARNING

PREPARED FOR
WHEATON EYE CLINIC
2115 N. MAIN STREET WHEATON, ILLINOIS

CLAUDE
Landscape Construction
Landscape Architects & Contractors
225 Park Road, Suite 1100 • 63178
www.claudelandscaping.com • 630-627-1266

NO.	DATE	REVISIONS
01	05-02-12	ISSUE FOR PERMIT
02	07-17-12	REVISED PER CITY COMMENTS
03	08-06-12	REVISED PER CITY COMMENTS