

ORDINANCE NO. F-1720

AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL TO ALLOW THE CONSTRUCTION OF A CONTRACTOR YARD WITH A 1,944 SQUARE FOOT POLE BUILDING AT 809 WEST LIBERTY - SHENUK

WHEREAS, written application has been made requesting planned unit development approval to allow the construction of a contractor yard with a 1,944 square foot pole building at 809 West Liberty Drive, Wheaton, IL (“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 June 11, 2013 to consider the PUD request; and the Planning and Zoning Board has 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, PUD approval is granted to allow the construction of a contractor yard with a 1,944 square foot pole building on the following-described property:

THE SOUTH 200 FEET, AS MEASURED ON THE EAST LINE AND ON THE WEST LINE OF THE EAST 75 FEET AS MEASURED ON THE SOUTH LINE (AND PARALLEL THERETO) OF LOT 5 IN WHEATON INDUSTRIAL PARK, AN OWNERS PLAT OF PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1963, AS DOCUMENT R63-39278 IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-17-401-010

The subject property is commonly known as 809 West Liberty Drive, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, PUD approval is granted in full compliance with the following plans: “Site Plan”, prepared by Steinbrecher Land Surveyors, West Chicago, IL, dated May 23, 2013 and “Building Elevations” dated June 11, 2013, subject to the following conditions:

1. A landscape plan shall be submitted that includes the species, number and location of all plantings and shall be subject to the approval of the Director of Planning and Economic Development; and
2. The landscape plan shall include a new parkway tree on Liberty Drive.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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 Scalzo
Councilman Sues
Councilman Prendiville
Councilman Rutledge
Councilman Saline
Mayor Gresk
Councilwoman Pacino Sanguinetti

Nays: None

Absent: None

Motion Carried Unanimously

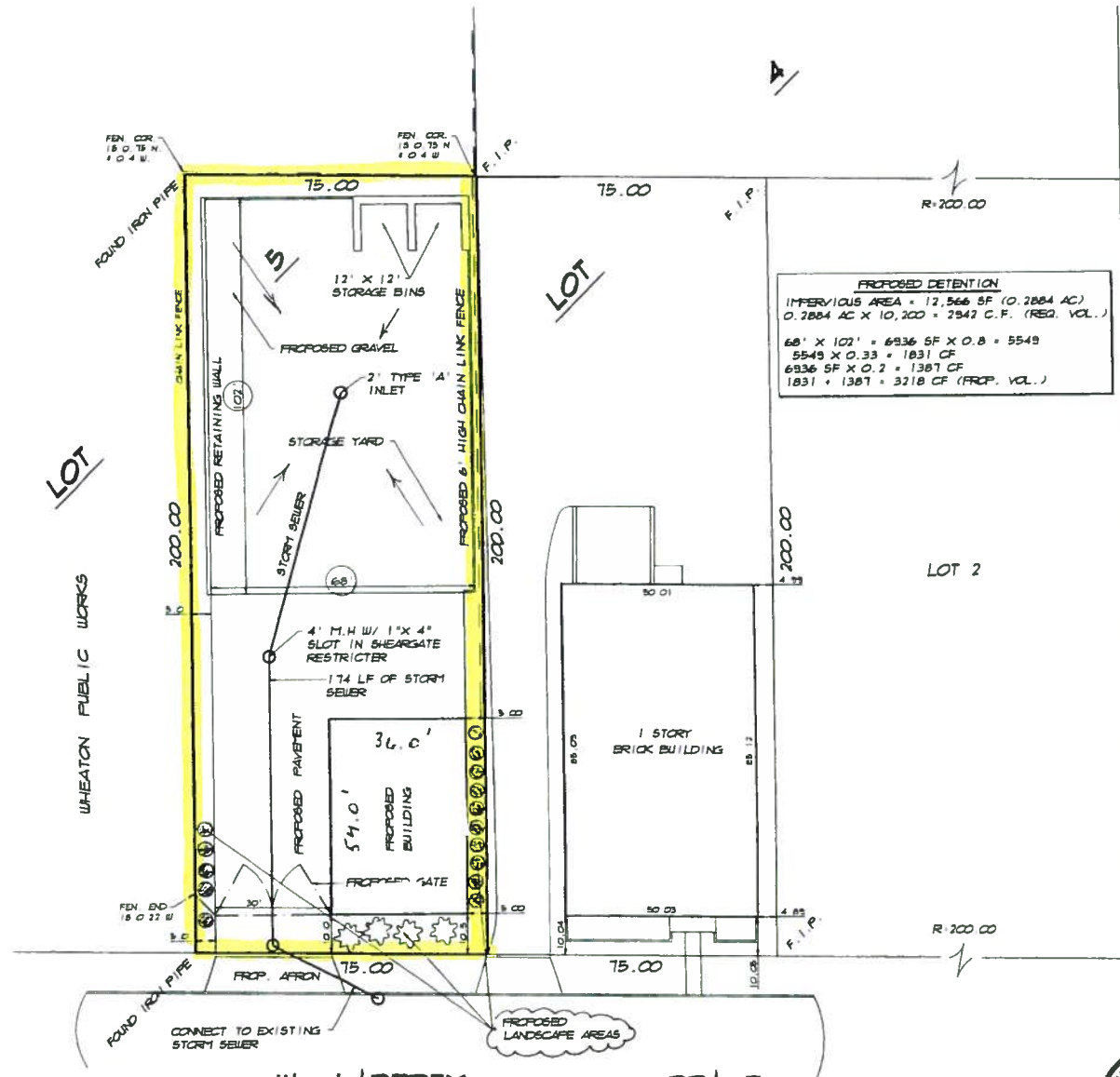
Passed: June 17, 2013
Published: June 18, 2013

SITE PLAN

THE SOUTH 700 FEET, AS MEASURED ON THE EAST LINE AND ON THE WEST LINE, OF THE EAST 75 FEET, AS MEASURED ON THE SOUTH SOUTH (AND PARALLEL THEREOF) OF LOT 5 IN WHEATON INDUSTRIAL PARK, AN OWNERS PLAT OF PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1963 AS DOCUMENT R63-39278, IN DU PAGE COUNTY, ILLINOIS.

THIS PROPERTY IS KNOWN AS 609 W. LIBERTY DRIVE, WHEATON, IL.
PREPARED FOR CHRIS SHENUK W/C & C CONSTRUCTION

SCALE 1" = 20 FEET



PROPOSED DETENTION
 IMPERVIOUS AREA = 17,566 SF (0.2884 AC.)
 0.2884 AC X 10,200 = 2942 C.F. (REQ. VOL.)
 68' X 102' = 6936 SF X 0.8 = 5549
 5549 X 0.33 = 1831 CF
 6936 SF X 0.2 = 1387 CF
 1831 + 1387 = 3218 CF (PROP. VOL.)

LEGEND

- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- R = RECORDED DISTANCE
- H = MEASURED DISTANCE
- D = DEGS
- R.W.V. = RIGHT OF WAY
- RAD. = RADIUS
- CONC. = CONCRETE
- M.H. = MANHOLE
- W.V. = WATER VALVE VAULT
- INV. = INVERT
- PVC = POLYVINYL CHLORIDE PIPE
- RCP = REINFORCED CONCRETE PIPE
- TS = TOP OF CURB
- EP = EDGE OF PAVEMENT



STATE OF ILLINOIS)
 COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, have prepared a site plan for the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof.

Steinbrecher Land Surveyors, Inc.
 Professional Land Surveying
 Design Firm Corporation No. 184-003126
 141 S. Melton Blvd. West Chicago, IL 60185-2844
 (630) 293-8900 Fax 293-8902

West Chicago, Illinois, May 23, 2013

Richard J. Steinbrecher
 Richard J. Steinbrecher
 Professional Land Surveyor 3583
 License expires Nov. 30, 2014

*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

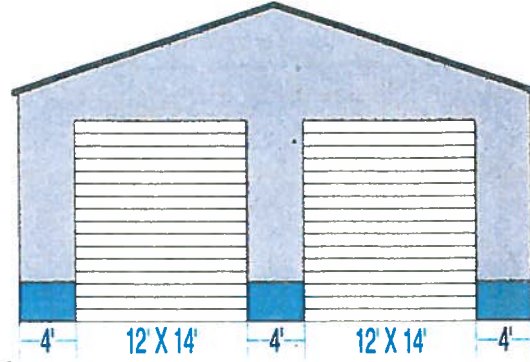
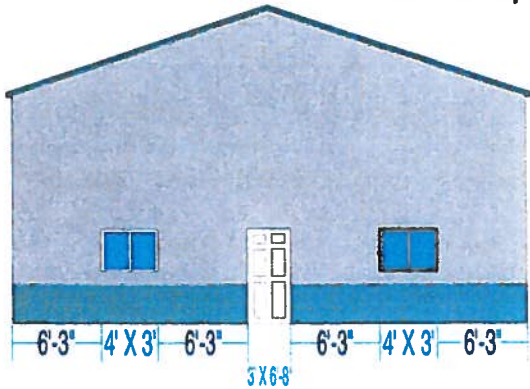
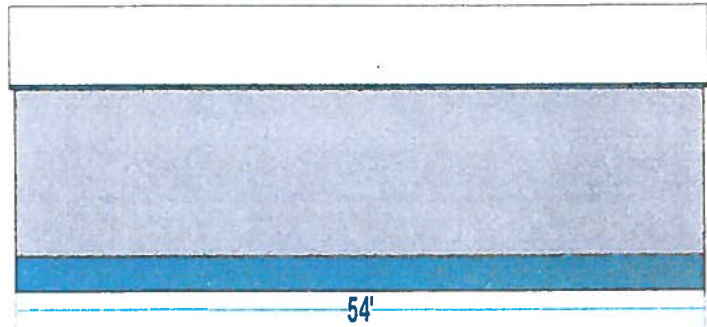
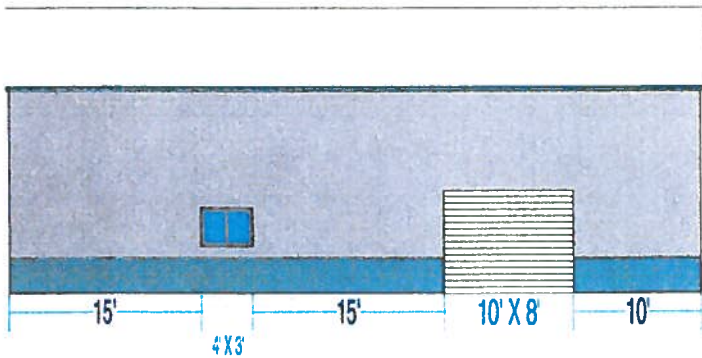


Table Front View

- 1) - 48X36 VINYL SLIDER CLEAR GLASS
- 1) - CM-1 6-PANEL STEEL DOOR 36X80 LH PH
- 1) - 48X36 VINYL SLIDER CLEAR GLASS

- (2) - 12X14 WHT NONINSL RIB TOR12"RADIS C5EST



Eave Front View

- 1) - 48X36 VINYL SLIDER CLEAR GLASS
- 1) - M5EST 10X8 EZ-SET WHITE M5EST NONINS

Eave Back View

*Building Elevations
June 11, 2013*

Building Size: 36 feet wide X 54 feet long X 16 feet high
Approximate Peak Height: 22 feet 4 inches (268 inches)

Meranda's provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variable in codes and site restrictions, all final plans and material lists must be verified with your local zoning office, architect and/or builder for building design and code compliance. Meranda's is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.