

ORDINANCE NO. F- 1725

AN ORDINANCE AMENDING ORDINANCES F-1229, F-1678, AND F-1701 “AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/ MALLON”

WHEREAS, on November 20, 2006, the City of Wheaton, Illinois (“City”), enacted City Ordinance No. F-1229, “AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/ MALLON” (“Original Ordinance”), which granted the construction of a 4,100 square foot bank with a drive-thru service lane and a 3,380 square foot retail building, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1051 East Roosevelt Road and 1071 East Roosevelt Road; and

WHEREAS, on November 5, 2012, the City, enacted City Ordinance No. F-1678, “AN ORDINANCE REINSTATING ORDINANCE NO. F-1229, AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/MALLON” (“First Amended Ordinance”), which reinstated the special use for a bank with a drive-thru at 1051 East Roosevelt Road that had been vacant for more than eighteen (18) months; and

WHEREAS, on March 4, 2013, the City, enacted City Ordinance No. F-1701, “AN ORDINANCE REINSTATING ORDINANCE NOS. F-1229 and F-1678, AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/MALLON” (“Second Amended Ordinance”), which incorporated the vacant parcel of land at the northeast corner of President Street and Roosevelt Road into the existing development and allowed the construction of eighteen (18) additional parking spaces just west of the existing building at 1051 East Roosevelt; and

WHEREAS, following the enactment of the Original, First Amended Ordinance, and Second Amended Ordinance, an application has been made to further amend the existing planned unit development to allow an Electronic Message Board Sign as part of the monument sign for the property; and the City has determined that the proposed Electronic Message Board Sign complies with the standards for Special Use Permits as contained in Article 5.10D of the Wheaton Zoning Ordinance and the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 of the Wheaton Zoning Ordinance.

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: The following described property has been and continues to be zoned and classified in the C-3 General Commercial District zoning classification with a special use for a PUD:

PARCEL 1

LOT'S 1 AND 2 IN JCK RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JCK RESUBDIVISION RECORDED AUGUST 23, 2012 AS DOCUMENT NO. R2012-113273, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-324-019; 05-15-324-018

PARCEL 2

A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT POINT WHICH IS 33 FEET EAST OF THE WEST LINE OF SAID SECTION 15 AND 158 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 15, A DISTANCE OF 125 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 15, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE WEST A DISTANCE OF 125 FEET; THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE CURVED PORTION OF THE SOUTHWEST CORNER OF THE ABOVE-DESCRIBED TRACT LYING WITHIN THE RIGHT OF WAY OF ROOSEVELT ROAD AND PRESIDENT STREET AND HAVING A 25 FOOT RADIUS) AND (ALSO EXCEPTING THERE FROM THAT PART TAKEN IN CONDEMNATION CASE 88ED-231) IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-324-020

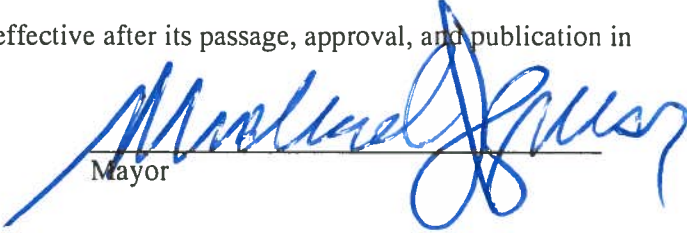
The property, hereafter referred to as the "Subject Property," is commonly known as 1051 and 1071 East Roosevelt Road, Wheaton, IL 60187.

Section 2: Approval is hereby granted to allow an Electronic Message Board Sign as part of the monument sign on the Subject Property in substantial compliance with the plans entitled "Providence Bank LED Sign," prepared by Roeda Signs, South Holland, IL, dated April 29, 2013.

Section 4: In all other respects, the terms and provisions of the Original, First, and Second Amended Ordinances are ratified and remain in full force and effect.

Section 5: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 6: 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: Councilwoman Pacino Sanguinetti
Councilman Scalzo
Mayor Pro Tem Suess
Councilman Prendiville
Councilman Rutledge
Councilman Saline

Nays: None

Absent: Mayor Gress

Motion Carried Unanimously

Passed: August 5, 2013
Published: August 6, 2013

July 30, 2013

James Kocik, AICP, Director of Planning and Economic Development
City of Wheaton
303 W. Wesley Street
Wheaton, Illinois 60187

RE: Application for a Special Use Permit pertaining to our Electronic Message Board Sign at 1051
Roosevelt Road, Wheaton

Dear Mr. Kocik,

Please accept this letter as an application for a Special Usage Permit pertaining to a recently installed Electronic Message Board sign at 1051 Roosevelt Road, Wheaton, Illinois. Attached you will find drawings of a constructed monument sign which includes an electronic message board. The Sign Permit application was approved and the sign was installed as depicted in the drawings; however a Special Use Permit pertaining to the Electronic Message Board sign was never applied for.

We believe that the Electronic Message Board sign complies with the standards set forth in Section 5.10D of the City of Wheaton's Zoning Ordinance. Specifically, the sign and message board have been designed and installed and will be operated under the following standards:

1. The establishment, maintenance and operation of the message board sign is not detrimental to the public health, safety, morals, comfort, convenience and general welfare;
2. The message board sign is not injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted and it will not diminish property values within the neighborhood. The immediate area is commercial and other properties include signs with message boards;
3. The message board sign will not impede the normal and orderly development and improvement of the surrounding property for uses already permitted;
4. The message board sign will conform to all permit requirements including utilities, set-backs, drainage, scrolling requirements and other necessary facilities;
5. The message board sign will not impede the ingress and egress within the property and will not cause congestion in the public streets;
6. The message board sign complies with the objectives of Wheaton's Comprehensive Plan;
7. The message board sign will conform to the applicable requirements of the district and other applicable requirements of the Zoning Ordinance.

We submit this application and seek approval from the Wheaton City Council at its next available meeting.

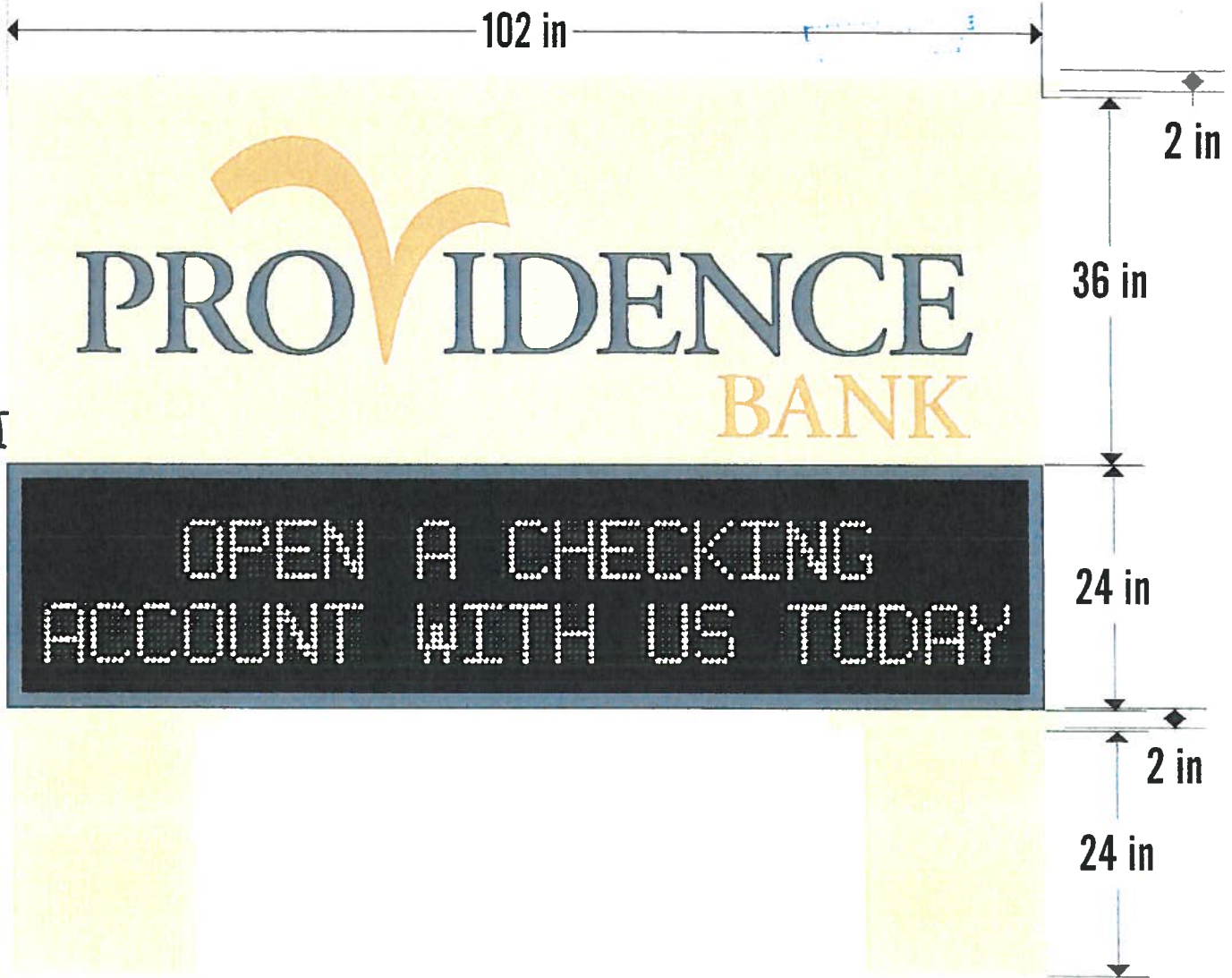
Sincerely,




David DeGroot
Chief Financial Officer

1051 ROOSEVELT Rd

APR 29 2013



CLIENT	PROVIDENCE BANK
LOCATION	Exterior LED sign
 ROEDA SIGNS INC.	
708.333.3021	
16931 S. State St. South Holland, IL 60473	

ORDINANCE NO. F-1701

AN ORDINANCE AMENDING ORDINANCES F-1229 AND F-1678, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/ MALLON"

WHEREAS, on November 20, 2006, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1229, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/ MALLON" ("Original Ordinance"), which granted the construction of a 4,100 square foot bank with a drive-thru service lane and a 3,380 square foot retail building, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1051 East Roosevelt Road and 1071 East Roosevelt Road; and

WHEREAS, on November 5, 2012, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1678, "AN ORDINANCE REINSTATING ORDINANCE NO. F-1229, AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT - 1101 E. ROOSEVELT ROAD/MALLON" ("First Amended Ordinance"), which reinstated the special use for a bank with a drive-thru at 1051 East Roosevelt Road that had been vacant for more than eighteen (18) months; 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 to incorporate the vacant parcel of land at the northeast corner of President Street and Roosevelt Road into the existing development and to allow the construction of eighteen (18) additional parking spaces just west of the existing building at 1051 East Roosevelt Road; 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 12, 2013 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: The following described property has been and continues to be zoned and classified in the C-3 General Commercial District zoning classification with a special use for a PUD:

PARCEL 1

LOT'S 1 AND 2 IN JCK RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JCK RESUBDIVISION RECORDED AUGUST 23, 2012 AS DOCUMENT NO. R2012-113273, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-324-019; 05-15-324-018

The property, hereafter referred to as the "Existing Development", is commonly known as 1051 and 1071 East Roosevelt Road, Wheaton, IL 60187.

Section 2: The following described property is hereby rezoned from the C-3 General Commercial District zoning classification to the C-3 General Commercial District zoning classification with a special use for a PUD:

PARCEL 2

A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT POINT WHICH IS 33 FEET EAST OF THE WEST LINE OF SAID SECTION 15 AND 158 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 15; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SECTION 15, A DISTANCE OF 125 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE WEST LINE OF SECTION 15, A DISTANCE OF 125 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE WEST A DISTANCE OF 125 FEET; THENCE NORTH ALONG A LINE 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING, (EXCEPT THE CURVED PORTION OF THE SOUTHWEST CORNER OF THE ABOVE-DESCRIBED TRACT LYING WITHIN THE RIGHT OF WAY OF ROOSEVELT ROAD AND PRESIDENT STREET AND HAVING A 25 FOOT RADIUS) AND (ALSO EXCEPTING THERE FROM THAT PART TAKEN IN CONDEMNATION CASE 88ED-231) IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-324-020

The property, hereafter referred to as the "Additional Parcel", is commonly known as 1003 East Roosevelt Road, Wheaton, IL 60187.

Section 3: Approval is hereby granted to incorporate the Additional Parcel into the Existing Development and to allow the construction of eighteen (18) additional parking spaces on the Additional Parcel in substantial compliance with the preliminary engineering plans entitled "Proposed Providence Bank Parking Expansion", sheets C1 - C6, prepared by ATWELL, Naperville, IL, dated December 21, 2012, subject to the following conditions:

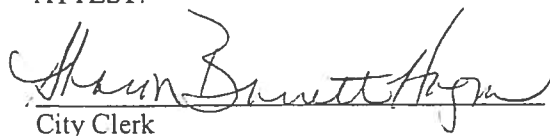
1. A setback of 6.0 feet shall be provided between the north property line and the full access entrance onto President Street; and
2. The setback provided between the north property line and the full access entrance onto President Street shall be landscaped in accordance with the requirements of Article 6.6.2 of the Wheaton Zoning Ordinance.

Section 4: 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 5: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 6: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:


City Clerk


Mayor

Roll Call Vote

Ayes: Councilman Rutledge
Councilman Saline
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Suess
Mayor Pro Tem Mouhelis

Nays: None

Absent: Mayor Gresk

Motion Carried Unanimously

Passed: March 4, 2013
Published: March 5, 2013

PROPOSED PROVIDENCE BANK PARKING EXPANSION

1003 EAST ROOSEVELT

WHEATON, ILLINOIS 60187

DUPAGE COUNTY

PRELIMINARY ENGINEERING PLANS

ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT

ATWELL, LLC.

1245 EAST DIEHL ROAD, SUITE 100

NAPERVILLE, IL 60563

PHONE: (630) 577-0800

FAX: (630) 577-0990

OWNER

PROVIDENCE BANK

330 SOUTH NAPERVILLE ROAD

WHEATON, IL 60187

PHONE: (630) 589-3124

FAX: (630) 589-3125

GENERAL CONTRACTOR

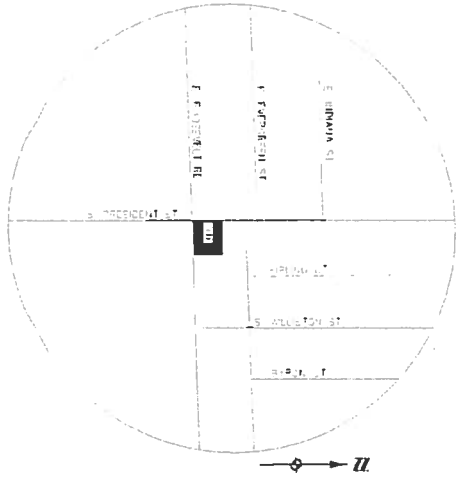
LAGESTEE-MULLER CONSTRUCTION

17005 WESTVIEW AVENUE

SOUTH HOLLAND, IL 60473

PHONE: (708) 713-2222

FAX: (708) 713-2272



SITE LOCATION MAP

SHEET INDEX

- C-01 COVER SHEET
- C-02 SURVEY CONDITIONS PLAN
- C-03 SITE LAYOUT PLAN
- C-04 GRADING PLAN
- C-05 UTILITY PLAN
- C-06 LANDSCAPE AND TREE PRESERVATION PLAN

811
Know what's below.
Call before you dig.

BE AWARE: If you are digging, you may hit an underground utility. If you do, you could be injured or killed. Call 811 before you dig. This is the only way to find out what is underground. It is the only way to avoid accidents. It is the only way to protect your property. It is the only way to protect the public. It is the only way to protect the environment. It is the only way to protect the future.

NOTICE: THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE USER OF THESE PLANS ASSUMES ALL LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

<p>ATWELL 665.251.4300 www.atwell-gpa.com 1245 EAST DIEHL ROAD, SUITE 100 NAPERVILLE, IL 60563</p>	<p>Lead Developer & Soil Exam Power & Survey Telecommunications Infrastructure & Transportation Environmental & Solid Waste Water & Natural Resources</p>
<p>LAGESTEE-MULLER CONSTRUCTION 1003 EAST ROOSEVELT ROAD WHEATON, ILLINOIS PRELIMINARY ENGINEERING PLAN COVER SHEET</p>	<p>DATE: 12/21/2012</p>

