

ORDINANCE NO. F-2042

AN ORDINANCE AMENDING ORDINANCE NO. E-4006, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A PARKING SPACE VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 705 WEST LIBERTY DRIVE"

WHEREAS, on July 5, 1994, the City of Wheaton, Illinois ("City"), enacted City Ordinance E-4006 "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A PARKING SPACE VARIATION ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 705 WEST LIBERTY DRIVE" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development (PUD) to allow the use of the existing building on the subject property as office space, the demolition of the existing garage, the construction and use of a one-story 3,200 square foot day shelter behind the existing building and a variation for a sixteen-car parking lot east of the existing building and south of the new day shelter building, all on the property legally described in Exhibit "A"; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to amend the plans referred to in the Original Ordinance to allow the construction and use of a 950-square foot addition onto the existing day shelter building; 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 October 10, 2017 to consider the proposed amendment; and the Board has recommended approval of the 950-square foot addition onto the existing day shelter building.

NOW, THEREFORE, BE IT ORDAINED by the Wheaton 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, an amendment to the plans referenced in Section 2 of the Original Ordinance is hereby granted to allow the construction and use of a 950-square foot addition onto the existing day shelter building, subject to the plans entitled: "Shelter Addition, Parking Lot Improvements", sheets SP-1, L-1, C-1, C-2, prepared by Webster, McGrath and Ahlberg, dated August 29, 2017 and "DuPage PADS Inc, Elevations and Floor Plans", sheets 1-4, prepared by Bloom Architecture, dated August 29, 2017, all attached hereto as Exhibit "B".

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: 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 Suess
Councilman Barbier
Councilwoman Fitch
Councilman Prendiville
Mayor Gresk
Councilman Rutledge

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 6, 2017
Published: November 7, 2017

Exhibit "A"

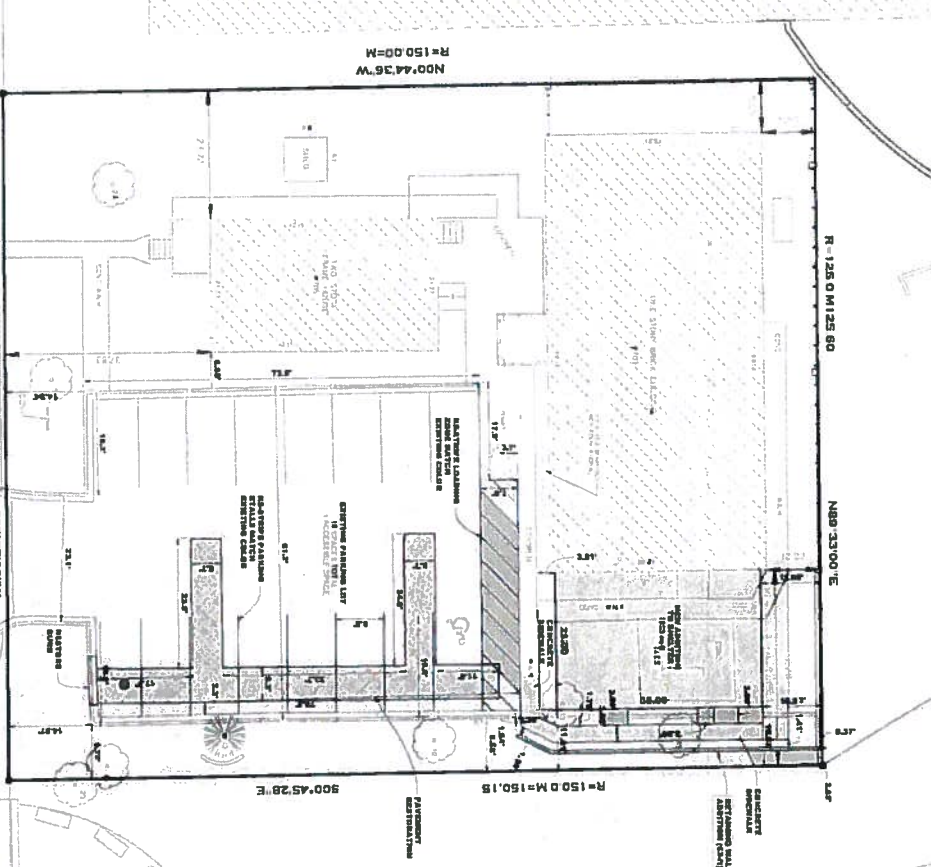
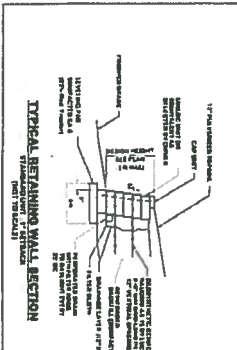
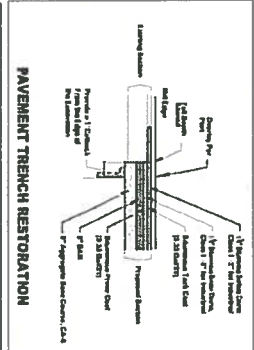
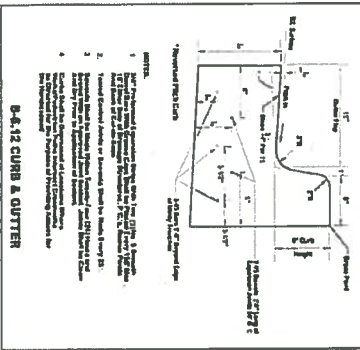
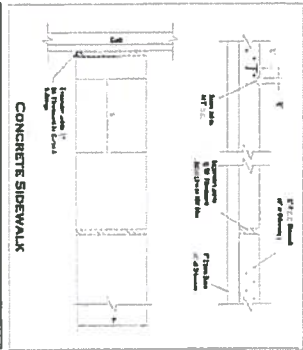
LOT 5 IN SOUTH RAILROAD STREET SUBDIVISION OF PART OF LOT 5 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1906 AS DOCUMENT 087061, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-406-006

The subject property is commonly known as 703-705 W. Liberty Drive, Wheaton, IL 60187.

Exhibit "B"

DATE: 11/11/2011
 TIME: 10:00 AM
 MODEL: 11/11/2011



SITE DATA

ZONING CODE: R-17

PROPOSED BUILDING: 11,823 SF ± (8,431 sq ft)

OPEN SPACE/AMENITY AREA: 8,548 SF ±

TOTAL PAVED/IMPROVED: 18 SPACES

ACCESSIBLE PARKING PROVIDED: 1 SPACE

LEGEND

Building Addition

Trench/Drainage

Proposed Sidewalk

11/11/2011 10:00 AM
 Model: 11/11/2011
 Project: SHELTER ADDITION
 Drawing: LAYOUT AND PAVING PLAN
 Scale: 1/8\"/>

SITE LAYOUT AND PAVING PLAN

C-1

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/11/2011

WESTER, MCGATH & AHLBERG, LTD.

WMA

Over 100 Years of Service to Clients

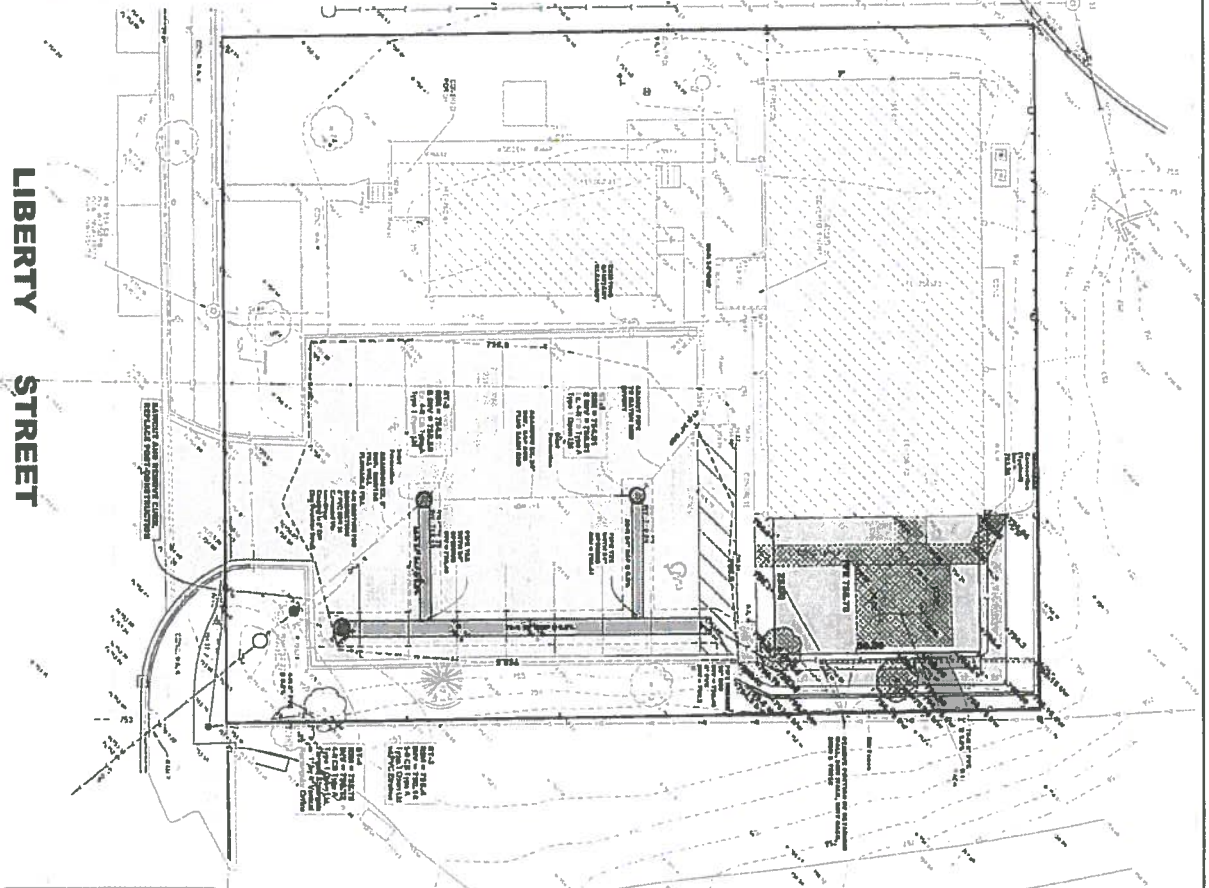
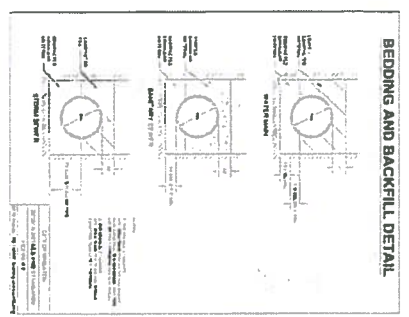
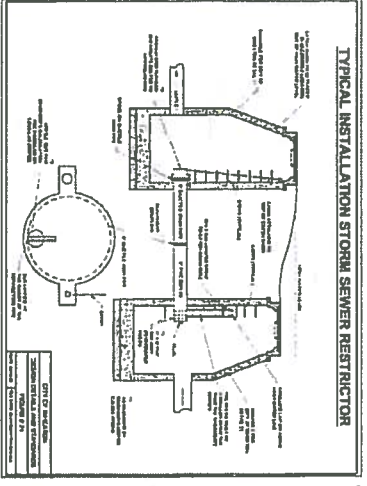
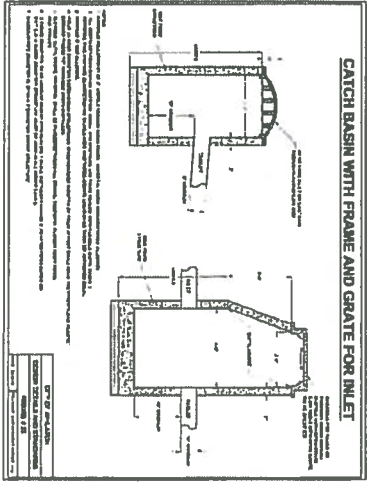
1000 West 1st Street, Suite 100, Vancouver, BC V6C 2R7
 Phone: 604-681-1111
 Fax: 604-681-1112
 Website: www.wma.ca

**SHELTER ADDITION
 PARKING LOT IMPROVEMENTS**

Project for
 D-PAVE PAGE

DATE: 11/11/2011
 TIME: 10:00 AM
 MODEL: 11/11/2011

North Arrow



STORMWATER DETENTION

Area	Volume (cu ft)
PRE-1994 EXISTING IMPERVIOUS AREA	2,887 S.F.
1994 IMPROVED IMPERVIOUS AREA	10,433 S.F.
1994 IMPROVED PERMEABLE AREA	1,433 S.F.
1994 DETENTION REQUIRED	2,433 C.F.
2011 IMPROVED AREA WITH ADDITION	12,344 S.F.
2011 IMPROVED PERMEABLE AREA	19,377 S.F.
2011 DETENTION REQUIRED	2,433 C.F.
TOTAL PROPOSED VOLUME	2,444 C.F. (R030AF)
UNDERGROUND STORAGE (PWS)	1,444 C.F.

LEGEND

- Removal
- Existing Footprint
- Storm Damage Pipe

SCALE: 1" = 40'

DATE: 11/15/11

BY: [Signature]

GRADING AND UTILITY PLAN

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR PERMIT
3	11/15/11	ISSUED FOR PERMIT
4	11/15/11	ISSUED FOR PERMIT
5	11/15/11	ISSUED FOR PERMIT
6	11/15/11	ISSUED FOR PERMIT
7	11/15/11	ISSUED FOR PERMIT
8	11/15/11	ISSUED FOR PERMIT
9	11/15/11	ISSUED FOR PERMIT
10	11/15/11	ISSUED FOR PERMIT

WESTER, MCGRATH & AHLERS, L.P.

WMA

Professional Engineering Firm

11111 W. 11th Street, Suite 100, Overland Park, KS 66211
 Phone: 913.241.1111
 Fax: 913.241.1112
 Email: info@wma.com

SHELTER ADDITION PARKING LOT IMPROVEMENTS

Project No. 11-000000-0000

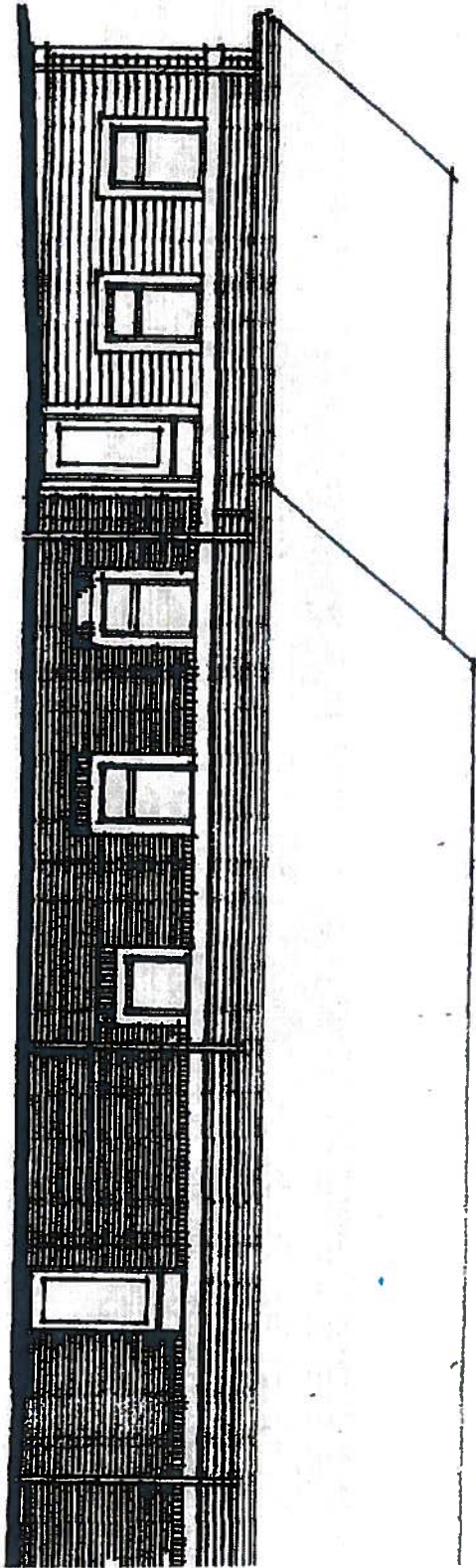
Prepared by: [Signature]

DATE: 11/15/11

BY: [Signature]

North Arrow

Scale: 1" = 40'



NORTH ELEVATION.

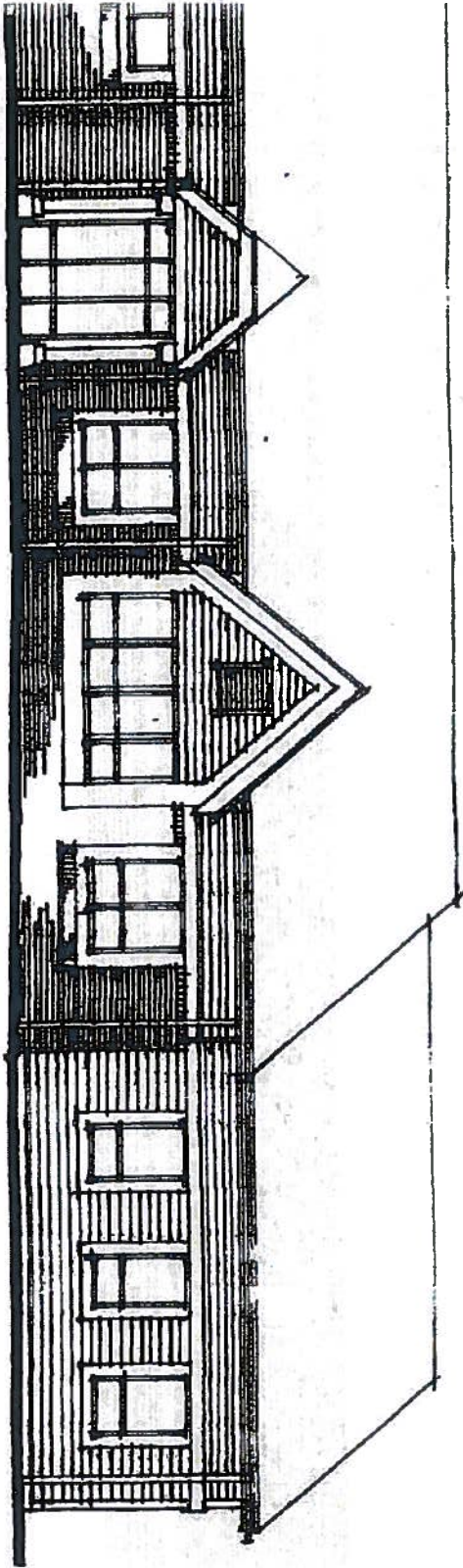
~~DUPAGE~~ P.A.D.S. INC.
bloom architecture llc

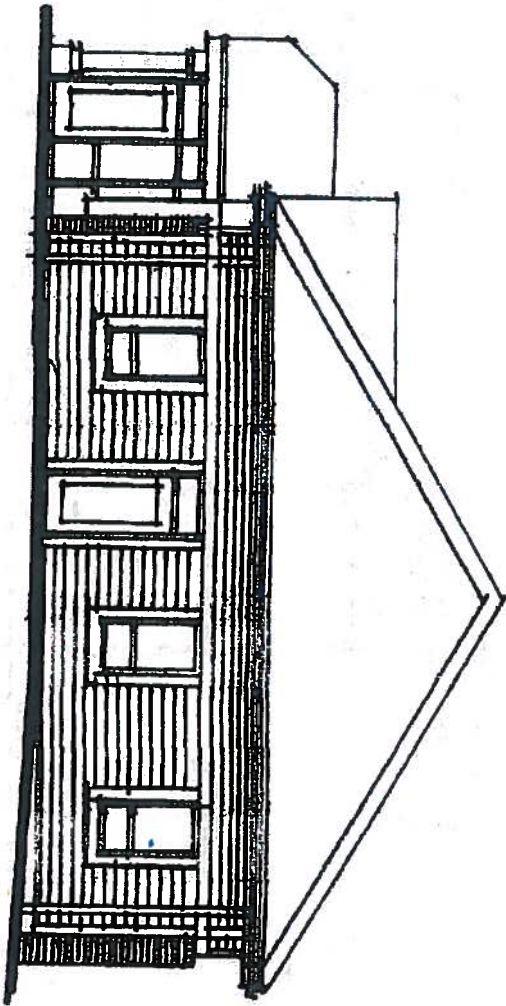
proposed addition

8/29/17

TION
S, INC.
2/16

proposed addition

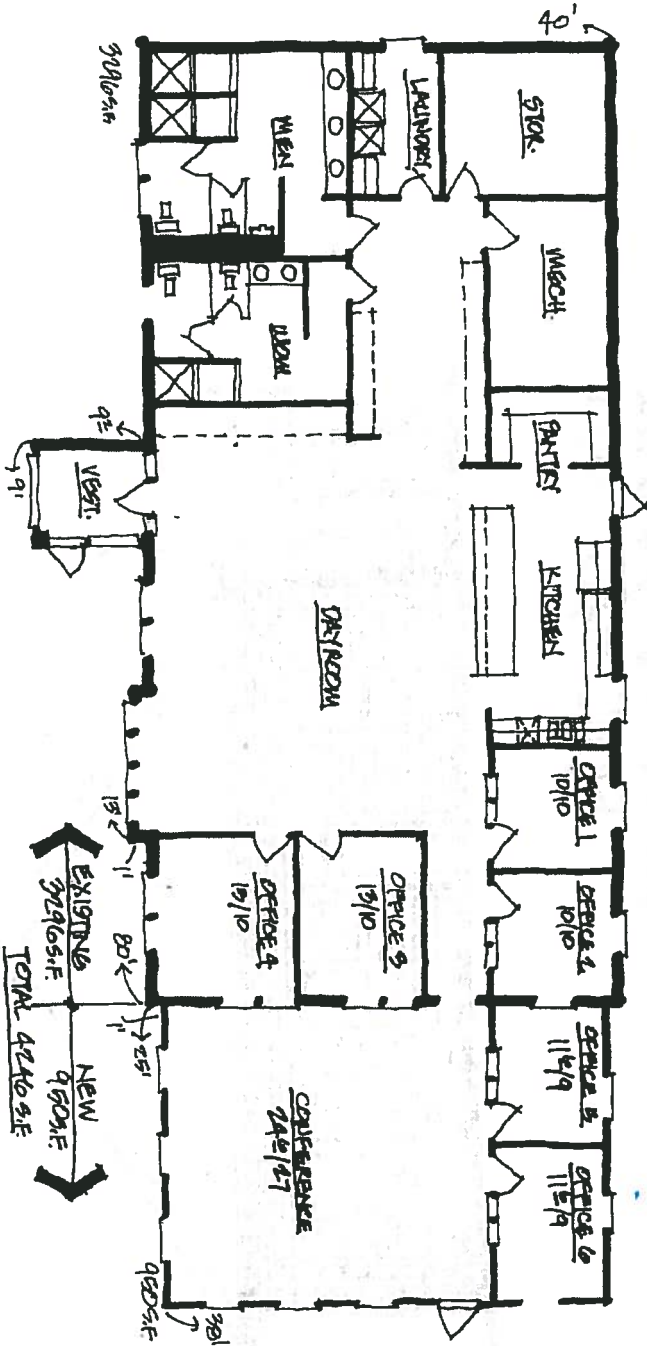




EAST ELEVATION

DUPAGE P.A.D.S. INC.
blown architecture llc

proposed addition



DUPAGE P.A.D.S. INC.
 bloom architecture, llc

PROPOSED ADDITION

4/11/10

1/8" = 1'-0"