

ORDINANCE NO. O-2019-56

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A TEN STALL PARKING LOT TO SERVE THE EXISTING BUSINESS AND PROFESSIONAL OFFICE LOCATED AT 225 W. ROOSEVELT ROAD ON PROPERTY COMMONLY KNOWN AS 211 W. ROOSEVELT ROAD - AJG PROPERTIES, LLC

WHEREAS, written application has been made requesting a special use permit to allow the construction, operation and maintenance of a ten stall parking lot to serve the existing business and professional office located at 225 W. Roosevelt Road, all on certain property legally described herein and commonly known as 211 W. Roosevelt Road, Wheaton, IL (“subject property”); and

WHEREAS, the proposed parking lot is located on a separate zoning lot but within 300 feet of the building or use served; 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 November 12, 2019 to consider the special use permit request; and the Planning and Zoning Board has recommended approval of the special use permit.

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 in the O-R Office and Research District classification:

LOT 10 IN BLOCK 4 IN W.I. AND F.E. WHEATON'S RESUBDIVISION OF LOT 2 IN BLOCK 1 AND ALL OF BLOCK 4 OF J.C. WHEATON'S 2ND ADDITION TO WHEATON IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED MAY 9, 1914 AS DOCUMENT 116426, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-336-015

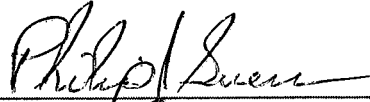
The subject property is commonly known as 211 W. Roosevelt Road, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted to allow the construction, operation and maintenance of a ten stall parking lot to serve the existing business and professional office located at 225 W. Roosevelt Road on property commonly known as 211 W. Roosevelt Road, in full compliance with the following plans: “Existing Topographical Plan - 211 W. Roosevelt Road”, prepared by Engineering Resource Associates, Warrenville, IL, dated September 19, 2019 and “Landscape Plan - 211 W. Roosevelt Road, prepared by Engineering Resource Associates, Warrenville, IL, dated September 19, 2019, subject to the following conditions:

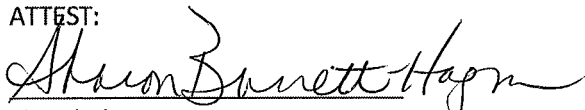
1. The applicant shall work with staff to enhance the landscape plan for the subject property by incorporating additional plantings; and
2. If parking lot lighting is desired in the future, an amendment to the special use permit shall be required.

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: Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker

Nays: None

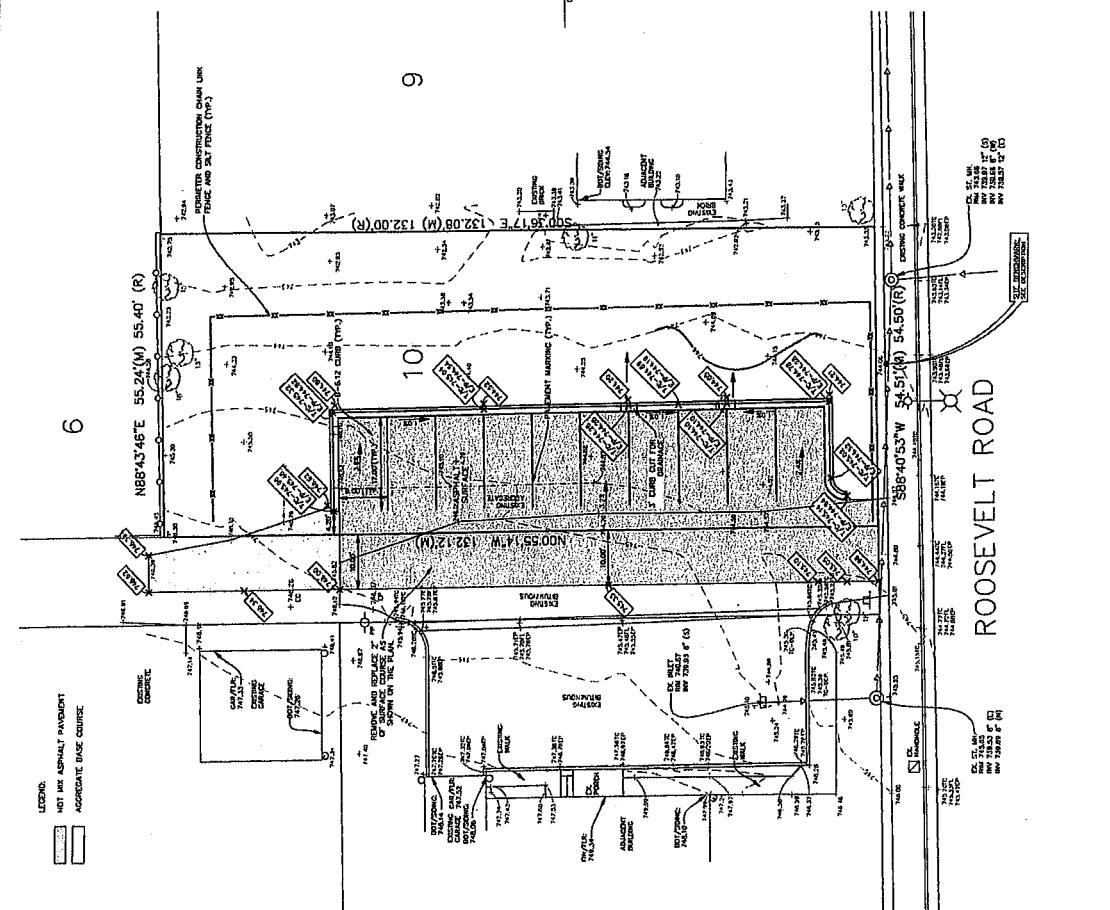
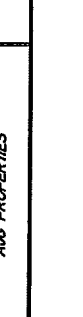
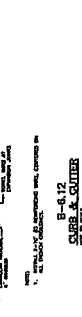
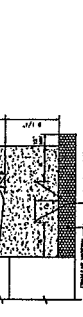
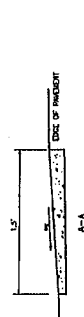
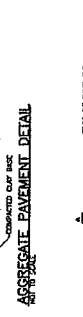
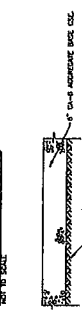
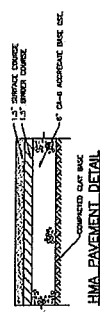
Absent: None

Motion Carried Unanimously

Passed: November 18, 2019
Published: November 19, 2019



ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL OF THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF HIGHWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



LEGEND:
 NOT IN ORIGINAL PLAN
 AGGREGATE BASE COURSE

REPAIRS TO EXISTING CURB AND GUTTER SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL OF THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF HIGHWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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PROPERTY AREA		7449 S.E.
EXISTING IMPROVEMENTS:	GRAVEL	498 S.F. (6.67%)
	PAVEMENT SURFACE	245 S.F. (3.33%)
	TOTAL	743 S.F. (10.00%)
EXISTING PERMITS:		6,006 S.F. (81.33%)
PROPOSED IMPROVEMENTS:	GRAVEL	188 S.F. (2.54%)
	PAVEMENT SURFACE	1,388 S.F. (18.62%)
	TOTAL	1,576 S.F. (21.16%)
PROPOSED PERMITS:		4,979 S.F. (66.99%)
	NET NEW IMPROVEMENTS	1,577 S.F. (21.17%)

PAVEMENT MAINTENANCE TO BE PART - TENDON

PROFESSIONAL DESIGN NUMBER: 18A-01018
 DRAWN: 09/10/13
 CHECKED: 09/10/13
 DATE: 09/10/13

EXISTING TOPOGRAPHICAL PLAN
 211 W. ROOSEVELT ROAD
 WHEATON, ILLINOIS

A/C PROPERTIES

ENGINEERING RESOURCE ASSOCIATES
 10 S. WINDSOR PLAZA, SUITE 100
 WHEATON, ILLINOIS 60187
 PHONE: (630) 972-7000
 FAX: (630) 972-7001

DATE: 09/10/13
 TIME: 10:00 AM

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 TIME: 10:00 AM



Cost For The Joint