

ORDINANCE NO. O-2020-10

AN ORDINANCE GRANTING BUILDING SETBACK AND PARKING VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 201 W. WESLEY STREET AND 210-214 N. HALE STREET - NORTH HALE LLC

WHEREAS, written application has been made requesting a variation to Article 19.5 and Article 22.4 of the Wheaton Zoning Ordinance to allow the construction and use of a three story mixed-use building with a setback of 0.3 feet from the north property line, a setback of 0.0 feet from the east property line and a setback of 0.4 feet from the south property line in lieu of the required 5.0 feet for all three setbacks and 9 on-site parking spaces in lieu of the required 47 parking spaces (based on 7,639 square feet of retail space, 16,446 square feet of office space and 9,261 square feet of residential space), all on certain property legally described herein and commonly known as 201 W. Wesley Street and 210-214 N. Hale Street, Wheaton, Illinois 60187; 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 11, 2020 and February 25, 2020 to consider the building setback and parking variations request; and the Planning and Zoning Board has recommended approval of the zoning variations.

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: The following described property has been and continues to be zoned and classified in the C-4 CBD Perimeter Commercial District zoning classification:

PARCEL 1: THE EAST 100 FEET (MEASURED FROM THE WEST LINE OF HALE STREET) OF THE NORTH ½ OF THE NORTH ½ OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 100 FEET (MEASURED FROM THE WEST LINE OF HALE STREET) OF THE SOUTH ½ OF THE NORTH ½ OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1854 AS DOCUMENT 8364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH HALF OF THE EAST 75.0 FEET OF BLOCK 5 IN VALLETTE AND BEARD'S ADDITION TO WHEATON, BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-16-132-003; -004; -006

The subject property is commonly known as 201 W. Wesley Street and 210-214 N. Hale Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 19.5 and Article 22.4 of the Wheaton Zoning Ordinance to allow a

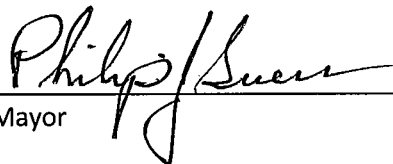
setback of 0.3 feet from the north property line, a setback of 0.0 feet from the east property line and a setback of 0.4 feet from the south property line in lieu of the required 5.0 feet for all three setbacks and 9 on-site parking spaces in lieu of the required 47 parking spaces (based on 7,639 square feet of retail space, 16,446 square feet of office space and 9,261 square feet of residential space) are granted to allow the construction and use of a three story mixed-use building on the subject property, in full compliance with the following plans: "Wheaton Mixed Use, NWC of Hale and Wesley" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated December 11, 2019 and "Mixed Use Wheaton, Wheaton, IL" prepared by Myefski Architects, Chicago, IL, sheets 1-6, dated December 11, 2019.

Section 3: The Plat of Consolidation entitled "201 Hale Street Plat of Consolidation" prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated November 20, 2019 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, the Plat of Consolidation.

Section 4: The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance. It shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

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

Section 6: 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

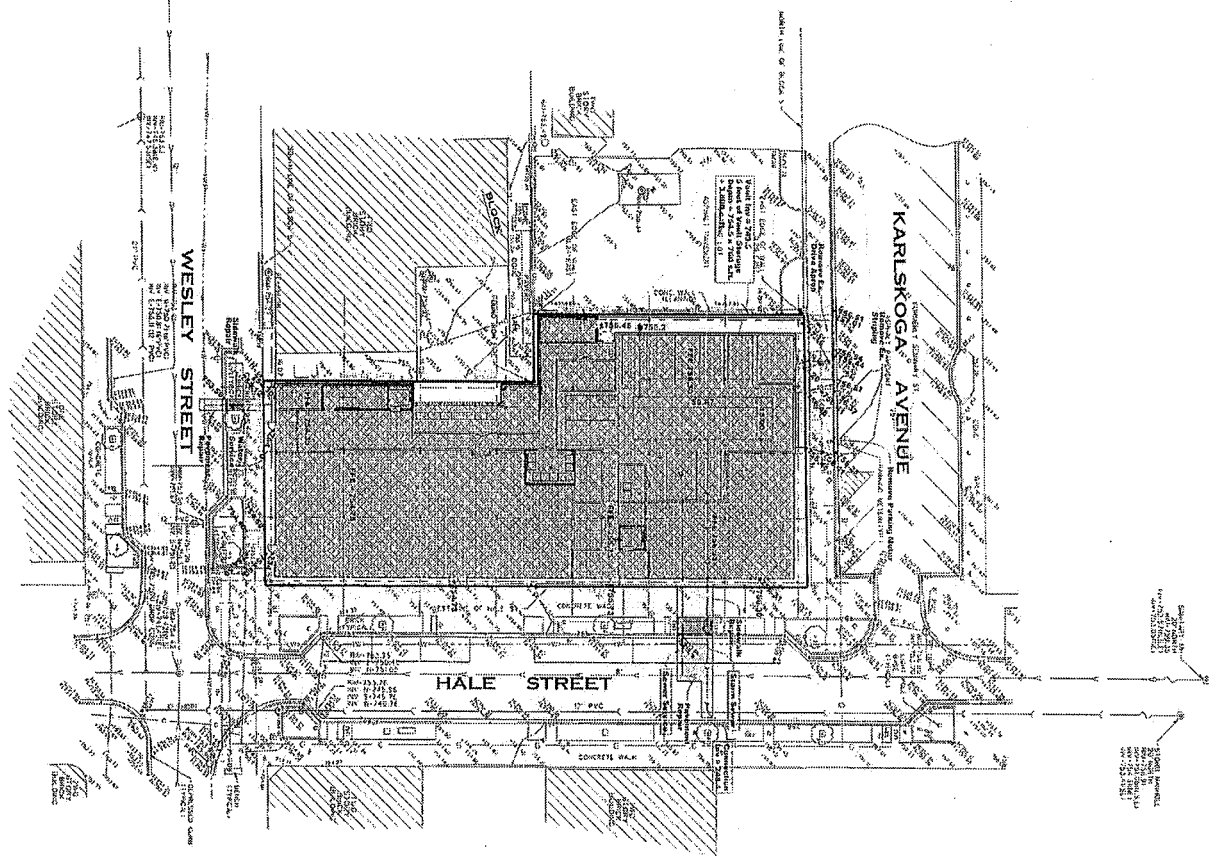
Ayes: Roll Call Vote
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilwoman Bray-Parker

Nays: None
Absent: Councilman Barbier

Motion Carried Unanimously

LEGEND

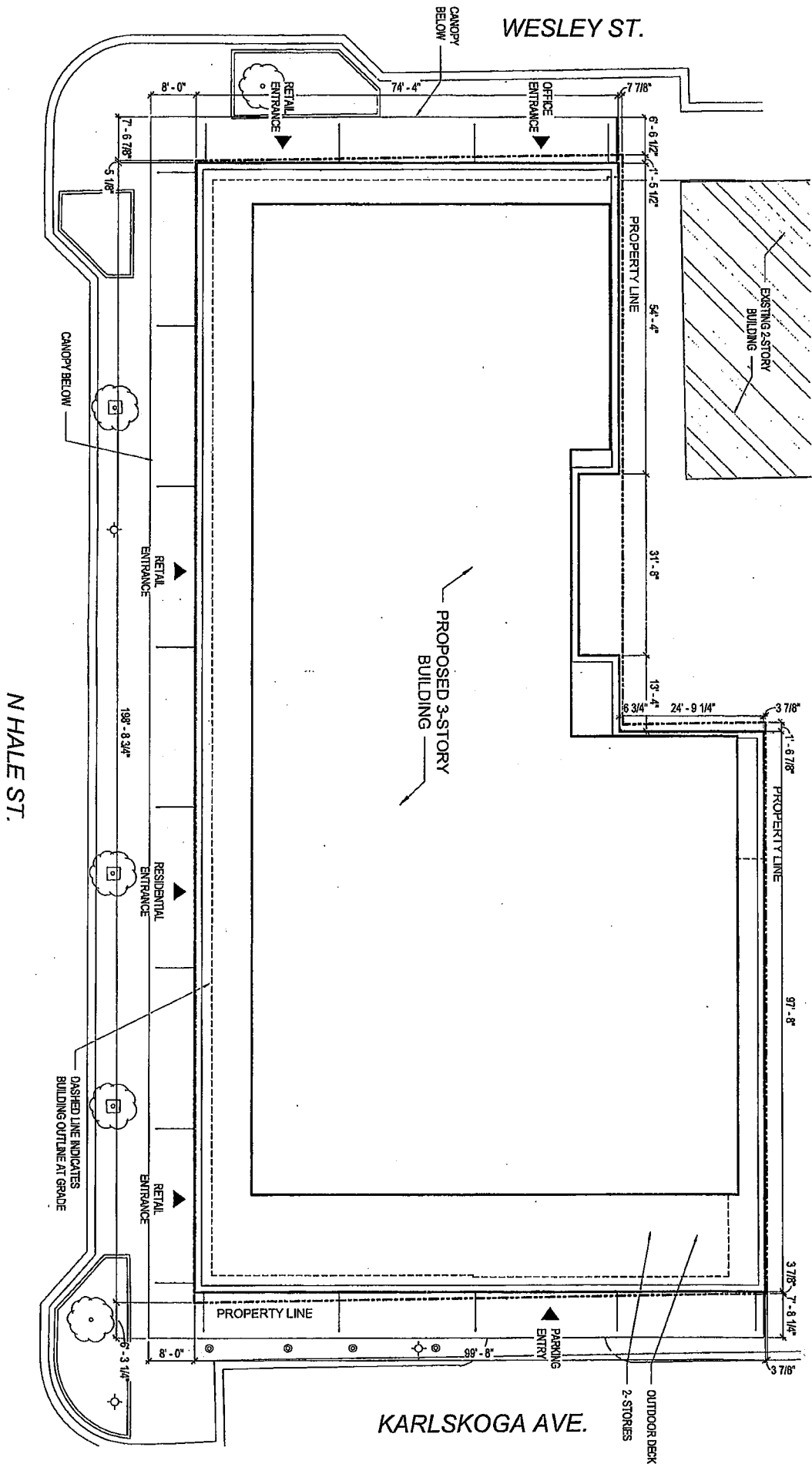
1	Proposed Building Footprint	10	Proposed Building Footprint
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3	Proposed Building Footprint	12	Proposed Building Footprint
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DISCLAIMER:
 This drawing is prepared by the undersigned on the basis of information furnished to the undersigned by the client. The undersigned does not warrant the accuracy or completeness of the information furnished to the undersigned. The undersigned is not responsible for any errors or omissions in this drawing. The undersigned is not responsible for any consequences arising from the use of this drawing. The undersigned is not responsible for any consequences arising from the use of this drawing.

PRELIMINARY ENGINEERING C-100	DATE: 08/11/2011 TIME: 10:00 AM DRAWN BY: [Name] CHECKED BY: [Name]	WEBSTER, McGRATH & AHLBERG, LTD. WMA LEAD ENGINEER: CIVIL ENGINEER - LEAD ENGINEER Over 100 Years of Service to Clients 200 LAMBTON STREET, WILLOW GROVE, ONTARIO L4R 1A7 TEL: (905) 709-1100 FAX: (905) 709-1101 WWW.WMA-ENGINEERS.COM	WHEATON MIXED USE NWC OF HALE AND WESLEY Project: BYERSKI ARCHITECTS 100 St. Markham Avenue, Suite 100 Markham, Ontario L3R 0K4 Phone: (905) 477-2100	
	CLIENT: [Name] PROJECT: [Name] SHEET: [Name]	SHEET NO.: [Name] TOTAL SHEETS: [Name]	DATE: [Name] TIME: [Name]	SCALE: [Name]

MIXED-USE WHEATON
WHEATON, IL



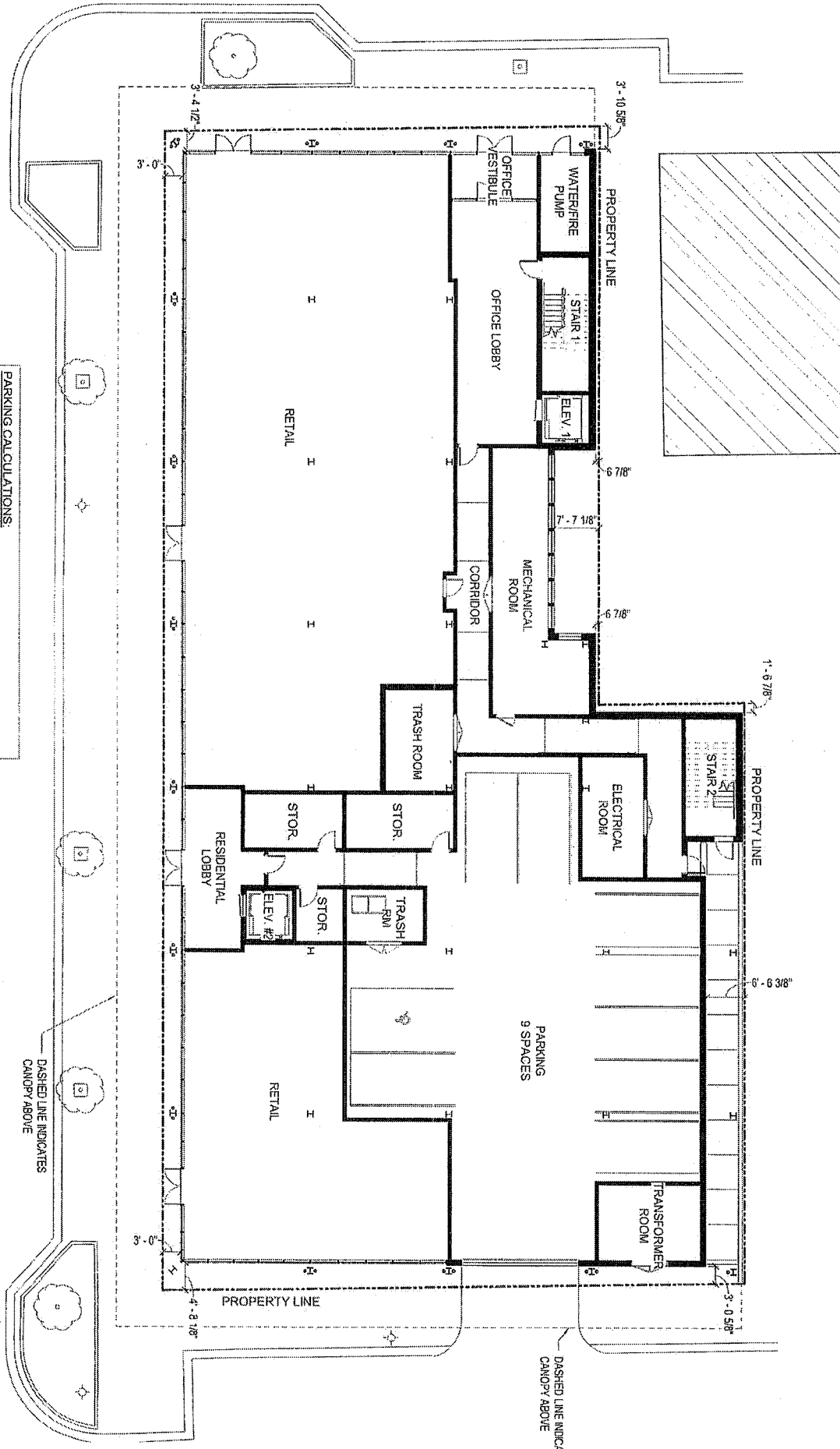
MIXED-USE WHEATON
WHEATON, IL

PARKING CALCULATIONS:
 RETAIL USE TOTAL AREA = 7,639 SF
 RETAIL PARKING REQUIREMENT = 7,639/1000 = 7.61 = 8
 OFFICE USE TOTAL AREA = 16,448 SF
 OFFICE PARKING REQUIREMENT = 16,448/1000 = 16.4 = 18 = 30
 RESIDENTIAL USE TOTAL AREA = 9,261 SF
 RESIDENTIAL PARKING REQUIREMENT = 9,261/1000 = 9.2 = 78 = 8
 TOTAL PARKING REQUIRED = 47

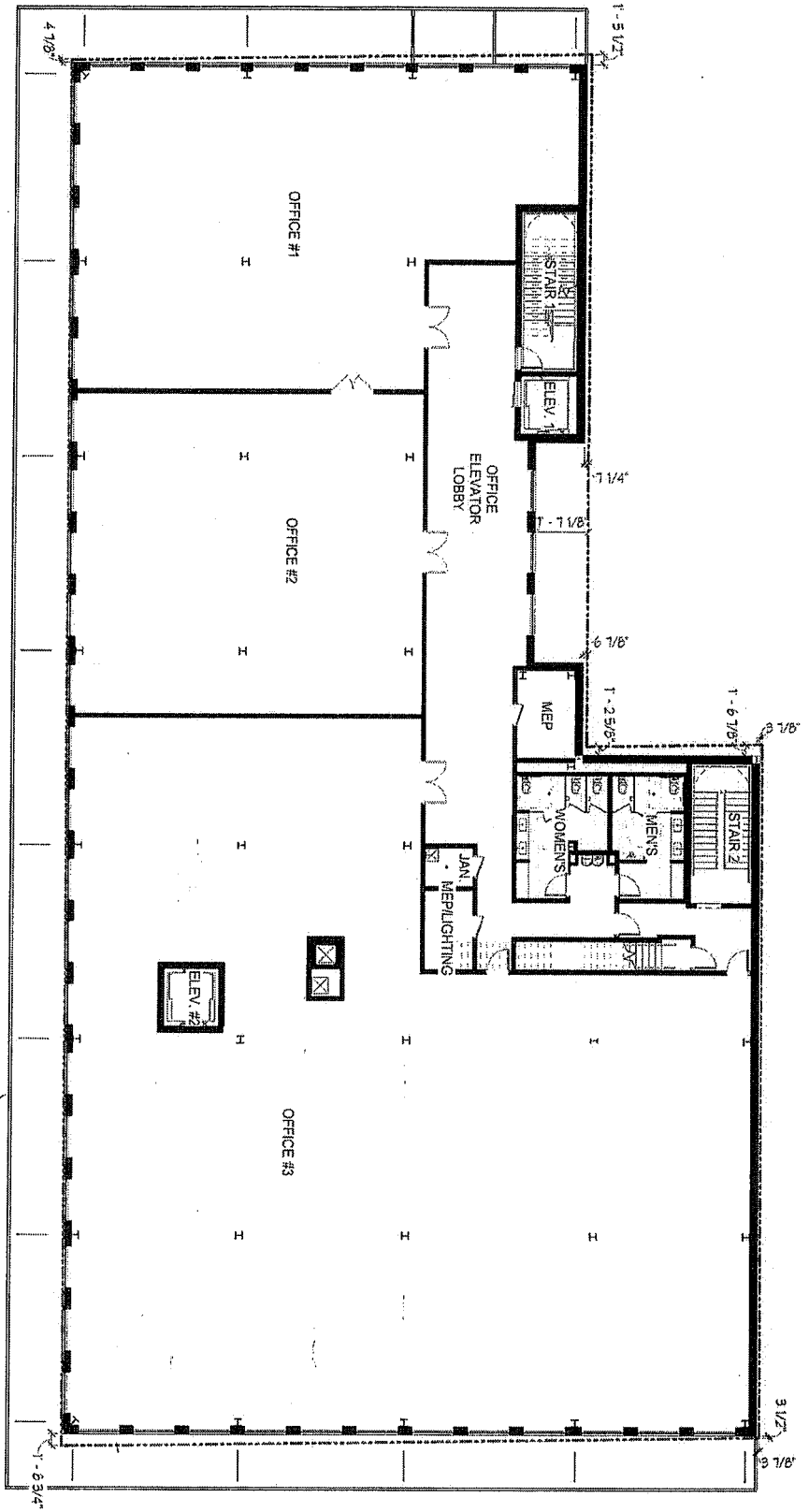
AREAS CALCULATION:
 RETAIL 1ST FLOOR = 7,639 SF
 OFFICE 1ST FLOOR = 761 SF
 RESIDENTIAL 1ST FLOOR = 489 SF

GROUND LEVEL FLOOR PLAN
 1/16" = 1'-0"

12.11.2019



MIXED-USE WHEATON
 WHEATON, IL



AREAS CALCULATION:
 RETAIL 2ND FLOOR = 0 SF
 OFFICE 2ND FLOOR = 13,685 SF
 RESIDENTIAL 2ND FLOOR = 0 SF

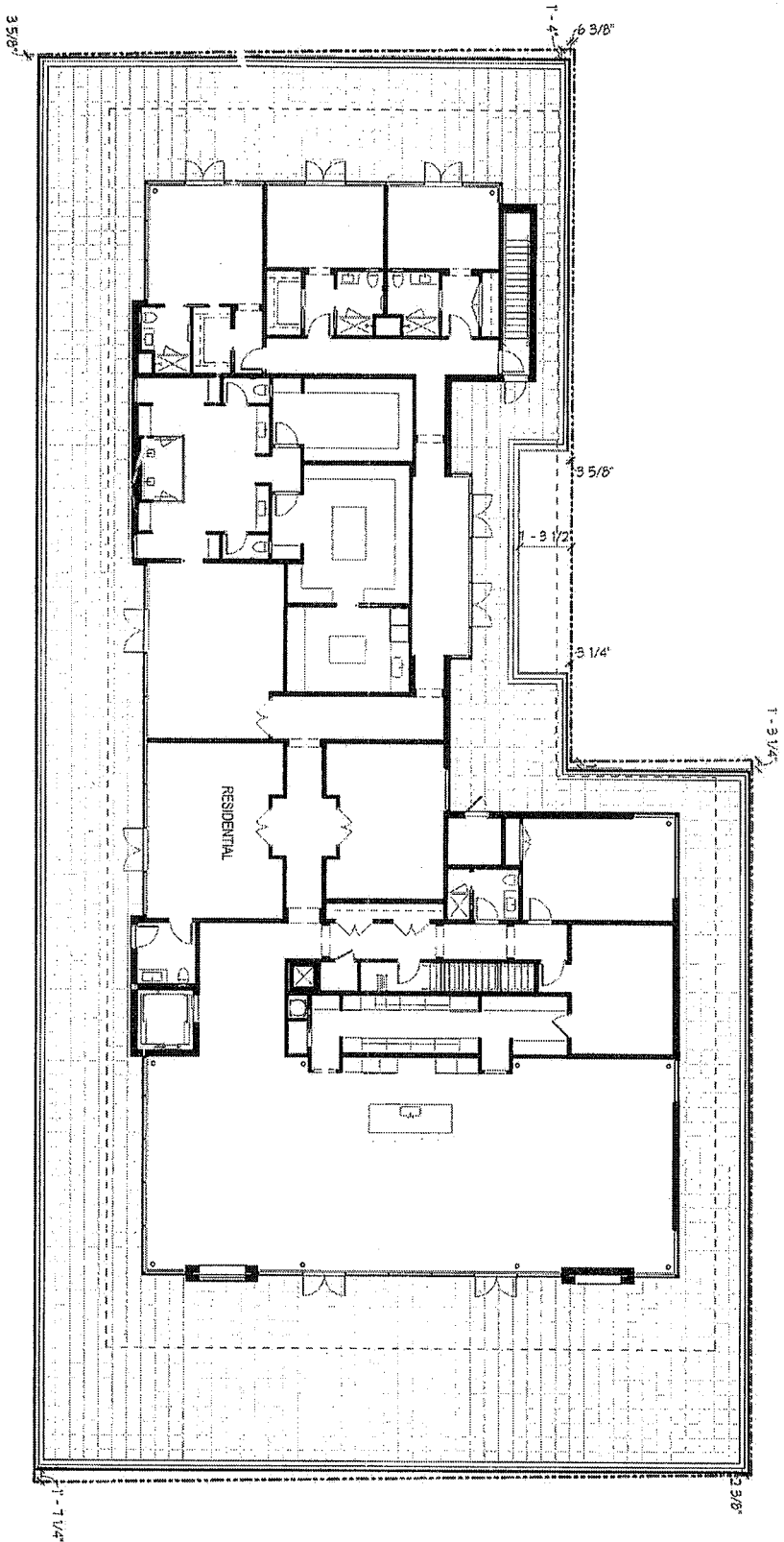
LEVEL 2 FLOOR PLAN
 1/16" = 1'-0"



12.11.2019



MIXED-USE WHEATON
WHEATON, IL



AREAS CALCULATION:
RETAIL 3RD FLOOR = 0 SF
OFFICE 3RD FLOOR = 0 SF
RESIDENTIAL 3RD FLOOR = 8,772 SF

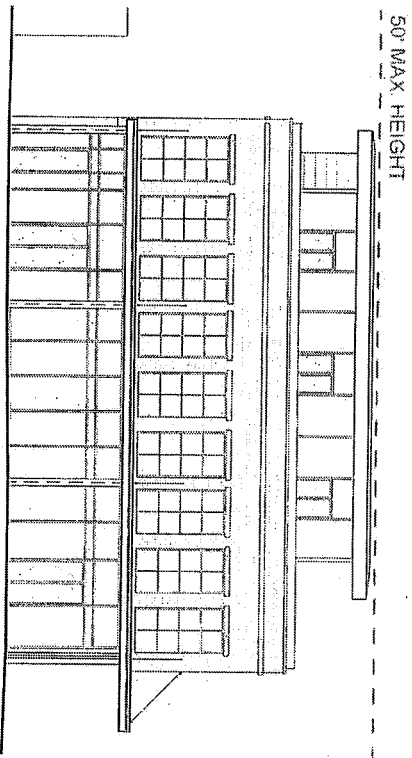
LEVEL 3 FLOOR PLAN

1/16" = 1'-0"

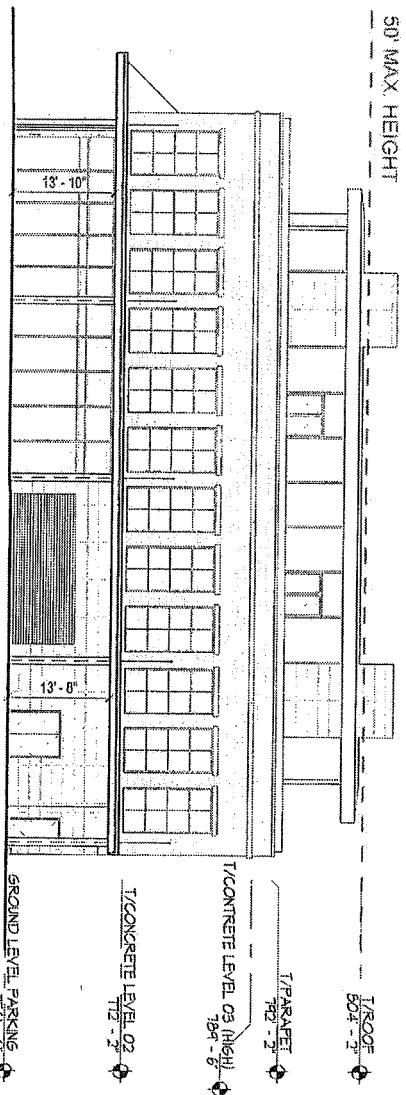


12.11.2019





SOUTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



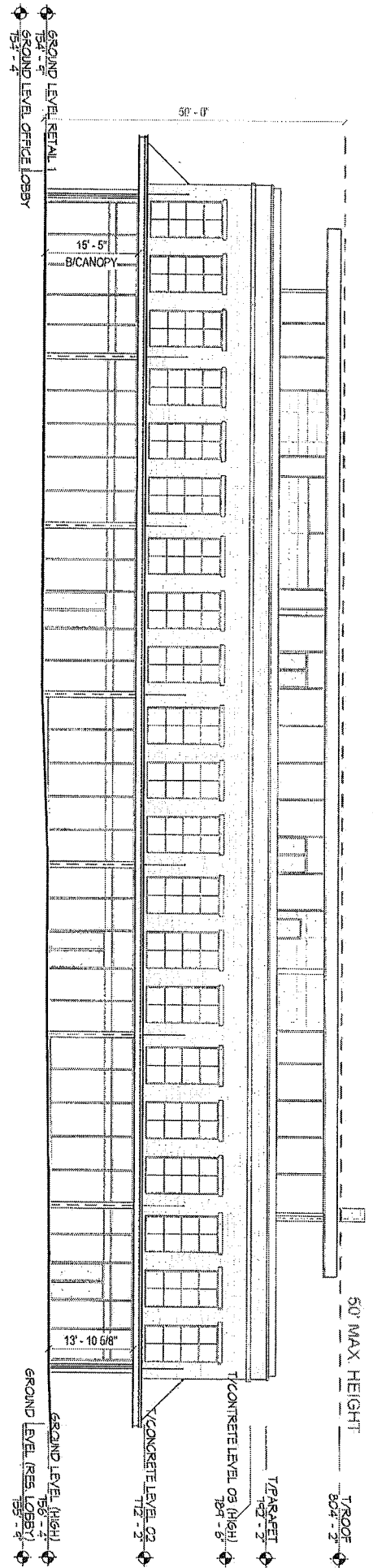
NORTH EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

MIXED-USE WHEATON
WHEATON, IL

EXTERIOR ELEVATIONS
1/16" = 1'-0"

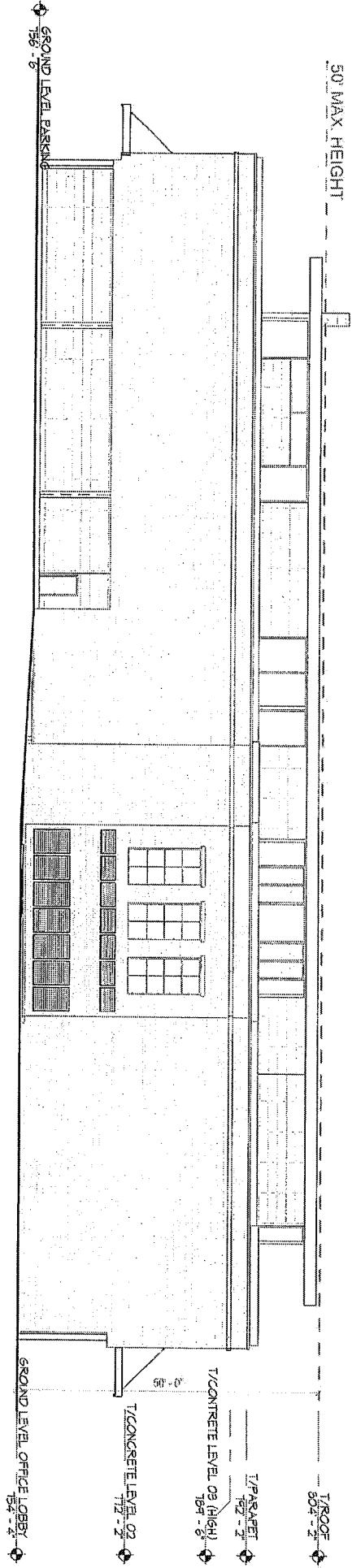
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EAST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 1/16" = 1'-0"

MIXED-USE WHEATON
WHEATON, IL

EXTERIOR ELEVATIONS
1/16" = 1'-0"

12.11.2019



UPGRADE COUNTY RECORDER'S CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

CITY COLLECTOR CERTIFICATE
 COUNTY OF WASHINGTON
 CITY OF WASHINGTON

AREA OF CONSOLIDATION
 1415 SQUARE FEET - 0.032 ACRES
PINS
 05-16-132-003
 05-16-132-004
 05-16-132-006

**201 HALE STREET
 PLAT OF CONSOLIDATION**

DIRECT OF ENGINEERING CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

CITY COUNCIL CERTIFICATE
 COUNTY OF WASHINGTON
 CITY OF WASHINGTON

OWNER CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

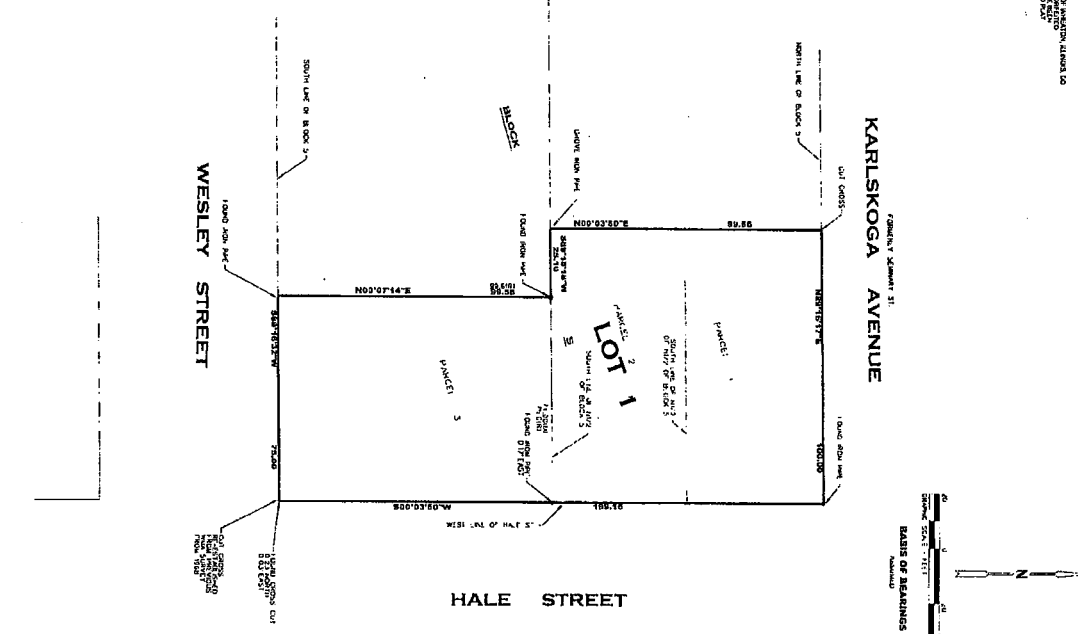
OWNER CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

OWNER CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

OWNER CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

COUNTY CLERK CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON

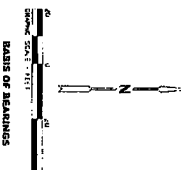
COUNTY CLERK CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON



KARLSKOGA AVENUE
 FORMERLY MARKET ST.

WESLEY STREET

HALE STREET



LINE LEGEND

LINE TYPE	DESCRIPTION
---	ADJACENT USE
---	LOT LINE
---	STREET LINE
---	STREET LINE

SUBMITTER CERTIFICATE
 COUNTY OF WASHINGTON
 STATE OF WASHINGTON



PLAT OF CONSOLIDATION

NO.	DESCRIPTION	ACRES
1	201 HALE ST WASHINGTON, D.C.	0.032
2	202 HALE ST WASHINGTON, D.C.	0.032
3	203 HALE ST WASHINGTON, D.C.	0.032
TOTAL		0.096