

## ORDINANCE NO. F-1390

### AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW A CARWASH AND AN AUTOMOBILE REPAIR FACILITY IN THE C-3 GENERAL BUSINESS DISTRICT – 1520 EAST ROOSEVELT ROAD/ HILLER

**WHEREAS**, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit to allow a carwash and an automobile repair facility in the C-3 General Business District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1520 East Roosevelt Road; ("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 October 28, 2008 and November 11, 2008 to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit.

**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-3 General Business District zoning classification:

PARCEL 1: LOTS 1, 2 (EXCEPT THE NORTH 5 FEET THEREOF TAKEN FOR ROAD PURPOSES IN CASE NO. 89 ED-30) AND ALL OF LOTS 19 AND 20 IN BLOCK 31 IN WHEATON ESTATES BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WESTERLY 33 FEET OF THAT PART OF PROSPECT AVANUE LYING EAST OF AN ADJACENT TO LOTS 1 AND 20, BLOCK 31 IN WHEATON ESTATES, A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT NO. 182391 IN DUPAGE COUNTY, ILLINOIS AND CONSISTING OF 8,547 SQAURE FEET.

PIN: 05-22-102-024

The subject property is commonly known as 1520 East Roosevelt Road, Wheaton, Illinois 60187.

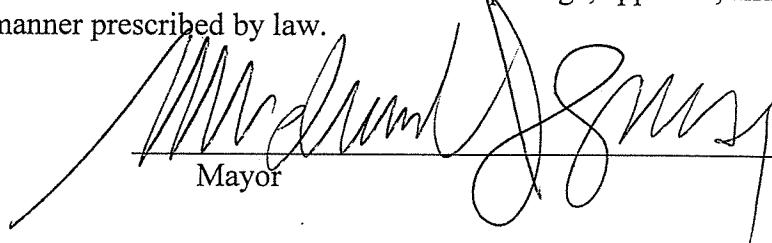
**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow a carwash and an automobile repair facility in the C-3 General Business District, in full compliance with the site plan entitled "Proposed Car Wash, 1520 East Roosevelt Road, Wheaton, Illinois" prepared by DM+S Architects, Westmont, Illinois, dated October 20, 2008 and in further compliance with

the following conditions, restrictions, and requirements:

1. The existing gate and drive approach along the back of the property off of Taft Avenue shall be removed and a curb, landscaped area and a solid fence shall be installed in its place consistent with the existing materials;
2. Additional foundation plantings shall be added along the front of the building facing Roosevelt Road between the garage doors, within the fenced in area situated to the west and south of the existing building and along the rear of the building to create traffic lanes;
3. The parking adjacent to the west side of the building shall be diagonal – perpendicular will not provide sufficient space for two lanes and backing out of the parking space;
4. The drive accesses for the site shall be designated by signage and pavement markings as “enter only” for the west drive and “exit only” for the east drive;
5. The east drive access shall be widened to allow for two exit lanes designated by signage and pavement markings for left and right turn only, respectfully; and
6. A landscaped island shall be installed at the northwest corner of the building to direct inbound and outbound traffic.

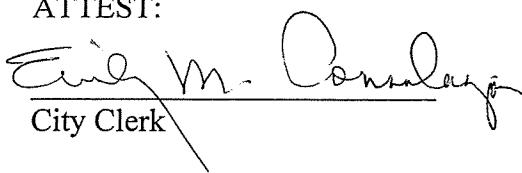
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 4:** This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



A handwritten signature in black ink, appearing to read "John J. Murphy", is written over a horizontal line. Below the signature, the word "Mayor" is printed in a small, sans-serif font.

ATTEST:



A handwritten signature in black ink, appearing to read "Evelyn M. Donahue", is written over a horizontal line. Below the signature, the title "City Clerk" is printed in a small, sans-serif font.

ROLL CALL VOTE:

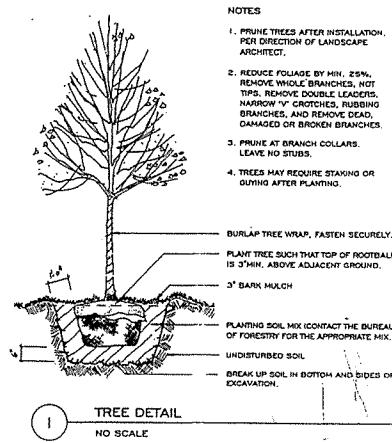
Ayes: Councilman Mouhelis  
Councilman Prendiville  
Councilman Suess  
Councilwoman Corry  
Councilman Johnson  
Councilman Levine  
Mayor Gresk

Nays: None

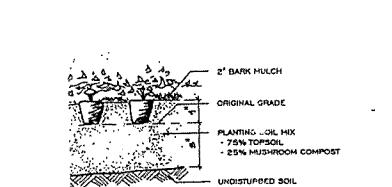
Absent: None

Motion Carried Unanimously

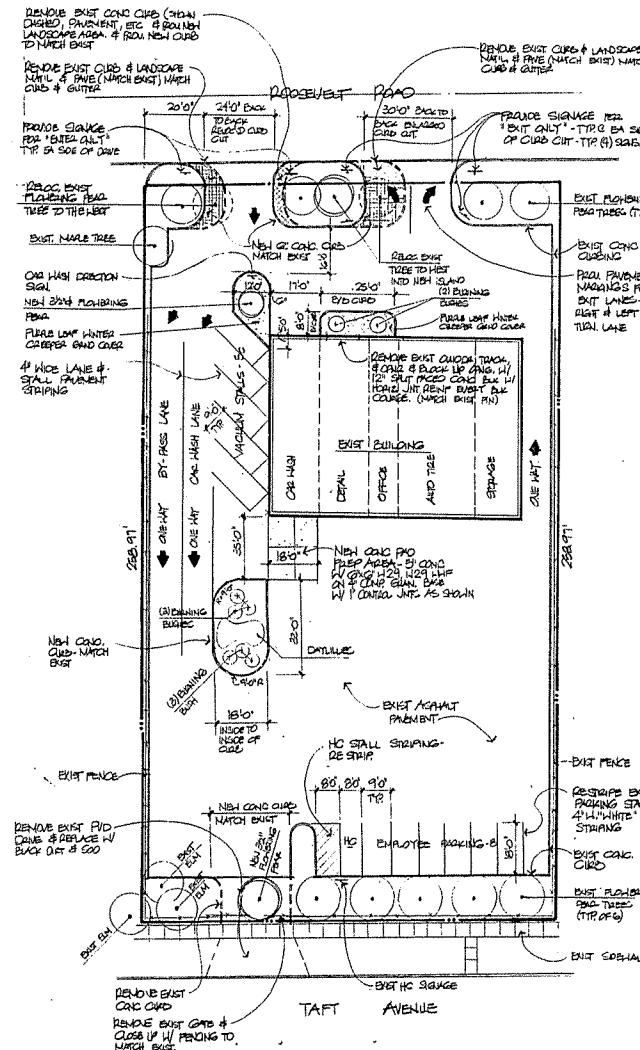
Passed: November 17, 2008  
Published: November 18, 2008



1 TREE DETAIL  
NO SCALE



3 GROUNDCOVER DETAIL  
NO SCALE



SITE PLAN



**DM+S Architects, P.C.**  
117 HEATH PLACE  
WESTYONONT, ILLINOIS 60586  
630-863-8408  
630-863-8418 FAX

PROPOSED CAR WASH  
1520 E ROOSEVELT ROAD  
WHEATON, ILLINOIS

DRAWING HISTORY	
DATE	DESCRIPTION
10.6.03	PRELIM Dwg
10.20.03	REV'D PRELIM Dwg.
11.27.03	REV'D FOR BLDG PERMIT

