

ORDINANCE NO. F-0768

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND ZONING VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 411 W. WESLEY STREET - CARUSO

WHEREAS, written application has been made requesting a special use permit to allow the conversion of a single family residence to a business and professional office and a variation to Articles 6.6.2 (2)A and (2)B, and 22.5.15 of the City of Wheaton Zoning Ordinance to reduce the required east and west side landscape setback for the proposed parking lot from 10 and 15 feet to 4 feet, and to reduce the required number of parking spaces from 5 to 3; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was convened by the Wheaton Planning & Zoning Board on September 24, 2002 to consider the special use permit and variation requests and on October 8, 2002 the Wheaton Planning & Zoning Board unanimously recommended approval of the special use permit and zoning variations.

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: Pursuant to the Findings of Fact determined by the Wheaton Planning & Zoning Board, a Special Use Permit is granted to allow the conversion of a single family residence to a business and professional office and a Variation is granted to Articles 6.6.2 (2)A and (2)B, and 22.5.15 of the City of Wheaton Zoning Ordinance to reduce the required east and west side landscape setbacks for the proposed parking lot from 10 and 15 feet to 4 feet and to reduce the required number of parking spaces from 5 to 3 with the condition that any area of the rear yard that is striped but not required for handicap parking or access to handicap parking be landscaped and in accordance with the recommendations contained in the staff report dated September 17, 2002 and with the plans entitled "*Landscape Detail and Typical Section, and Layout/Grading dated August 8, 2002, and Striping Plan dated August 28, 2002; prepared by Christopher B. Burke Engineering Ltd., Rosemont, Illinois.*"

The property that is subject of the variation is legally described as:

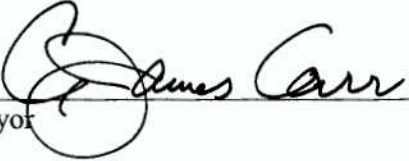
PARCEL 1: LOT 3 IN BLOCK 4 OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, AND OF THE SOUTHEAST QUARTER OF SECTION 17, AND THE NORTH 10 CHAINS IN WIDTH OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1890 AS DOCUMENT 43592, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE WESLEY STREET 49 ½ FEET NORTH AND 201.0 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE WEST ON SAID NORTH LINE OF WESLEY STREET 5.0 FEET; THENCE NORTH 155.0 FEET TO THE PLACE OF THE BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

The property is commonly known as 411 W. Wesley Street, Wheaton, Illinois 60187.

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 Mork
Councilman Mouhelis
Councilman Eckhoff
Mayor Carr
Councilman Gresk
Councilman Johnson

Nays: None

Absent: Councilwoman Johnson

Motion Carried Unanimously

Passed: October 21, 2002
Published: October 22, 2002