

**ORDINANCE NO. F-0833**

**AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
311 S. COUNTY FARM ROAD AND 301 S. COUNTY FARM ROAD - KOBLER**

**WHEREAS**, on May 19, 2003, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0815 recorded on June 19, 2003, as Document No. R2003-331803, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 311 S. COUNTY FARM ROAD – KOBLER", ("amending ordinance"), which amended the existing planned unit development to allow up to 13,142 square feet of medical and dental offices in the building commonly known as 311 South County Farm Road; and

**WHEREAS**, written application has been made to amend Ordinance No. F-0815 to allow the 13,142 square feet of medical and dental offices granted by the amending ordinance to be leased in either of the buildings commonly known as 311 South County Farm Road and 301 South County Farm Road. The subject properties legally described herein are within the City limits of Wheaton, Illinois ("Subject Properties"); 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 & Zoning Board on July 22, 2003 to consider the zoning amendment and the Wheaton Planning & Zoning Board has unanimously recommended approval of the zoning amendment.

**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 subject properties are and have been and continue to be zoned in the C-5 Planned Commercial District.

LOT 32 IN KEIM'S RESUBDIVISION OF WHEATON PARK MANOR, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1989 AS DOCUMENT R89-094349, AND CERTIFICATE OF CORRECTION RECORDED JULY 1, 1991, AS DOCUMENT R91-080932, IN DUPAGE COUNTY, ILLINOIS. PIN 05-18-315-002

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Section 2: Pursuant to the Findings of Fact determined by the Wheaton Planning & Zoning Board, a total of 13,142 square feet of the buildings commonly known as 311 South County Farm Road and 301 South County Farm Road may be leased for medical and dental offices.

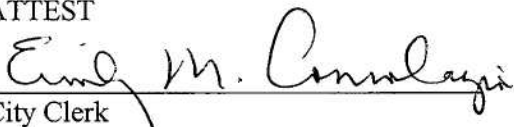
Section 3: This ordinance and the conditions, restrictions and requirements recited herein, shall be considered a declaration of restrictive covenant and shall be binding upon the Subject Property and its owners, successors, assigns and grantees; this ordinance shall be recorded in the office of J.P. Carney, Recorder of Deeds, DuPage County, Illinois.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: 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

Councilman Mouhelis  
Councilman Bolds  
Councilman Johnson  
Mayor Carr  
Councilwoman Johnson  
Councilman Mork

Nays:

None

Absent:

Councilwoman Corry

Motion Carried Unanimously

Passed: August 4, 2003

Published: August 5, 2003