

**ORDINANCE NO. F-0841**

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 225 WEST ROOSEVELT ROAD (HOMETOWN BUILDERS)**

**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 to allow the construction of a two-story, 1,820 square foot office building on the property legally described herein and located at 225 West Roosevelt Road, Wheaton, IL 60187; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing to consider the proposed rezoning was conducted by the Wheaton Planning and Zoning Board on August 12, 2003 and the Wheaton Planning and Zoning Board has unanimously recommended approval of the zoning amendment on August 26, 2003.

**NOW THEREFORE**, be it ordained by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The zoning map which is attached to and forms a part of the Wheaton Zoning Ordinance is amended by deleting the following described R-4 Residential District property, and including it in the O-R Office Research zoning classification:

THE EAST 70 FEET OF LOTS 15 AND 16 IN BLOCK 4 IN W.I. & F.E. WHEATON'S RESUBDIVISION OF LOT 2 IN BLOCK 1 & BLOCK 4 OF J.C. WHEATON'S 2<sup>ND</sup> ADDITION TO WHEATON, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-336-008

The aforementioned property is commonly known as 225 West Roosevelt Road, Wheaton, IL 60187.

Section 2: Pursuant to the findings of fact as determined by the Wheaton Planning and Zoning Board, rezoning from R-4 Residential District to O-R Office Research zoning classification is hereby granted to permit the construction of a two-story, 1,820 square foot office building in full compliance with the following plans: "*Geometry Plan*," "*Utility Plan*," and "*Grading Plan*," prepared by *Dave Johnson and Associates, Ltd., Wheaton, dated June 18, 2003*; "*East Side Elevation*," "*North Side Elevation*," "*South Side Elevation*," "*West Side Elevation*," "*Preliminary Foundation Plan*," "*Preliminary 1<sup>st</sup> Floor Plan*," "*Preliminary 2<sup>nd</sup> Floor Plan*," and "*Site Plan*," prepared by *Hometown Builders, Sugar Grove, IL, revised July 17, 2003*; and "*Landscape Plan*," and "*Monument Elevation*," prepared *Gary R. Weber Associates, Inc., Wheaton, revised August 22, 2003*; and subject to the following condition:

1. The monument sign shall maintain a minimum 10 foot front yard setback.

Section 3: All ordinances or parts thereof in conflict with the provisions of this ordinance are to the extent of such conflict expressly 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.

ATTEST:

Emily M. Concolaghi  
City Clerk

James Carr  
Mayor

Ayes:

Roll Call Vote:

Councilwoman Johnson  
Councilman Mork  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr

Nays:

None

Absent:

Councilman Johnson  
Councilman Mouhelis

Motion Carried Unanimously

Passed: September 2, 2003  
Published: September 3, 2003