

ORDINANCE NO. F-0897

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCES
NO. F-0763 and F-0787-319 EAST ROOSEVELT ROAD-METRICK & KOEHNE**

WHEREAS, on October 7, 2002, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0763, entitled "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOW AS 319 EAST ROOSEVELT ROAD (MORREALE ZONING APPLICATION 02-21)" recorded as document # R20002-290775 in the Office of the DuPage County Recorder of October 29, 2002 ("original ordinance") and Ordinance No. F-0787 recorded as document # R2003-019128 in the Office of the DuPage County Recorder on January 16, 2003 which amended the original ordinance (collectively, both ordinances are referred to as the "original ordinances"), authorizing the construction and use of an office building on the property legally described in the original ordinances and commonly known as 319 East Roosevelt Road, Wheaton, Illinois ("subject property"); and

WHEREAS, application has been made to amend the original ordinances to allow the increase in size of the office building to be constructed on the subject property from 2,740 square feet to 3,120 square feet and to modify the architectural style of the office building from colonial to prairie style; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on March 23, 2004 to consider the requested amendment of the original ordinances; and the Board has recommended approval of the requested amendment.

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: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, the original ordinances are amended to allow a change of the architectural elevations and to increase the size of the one-story building in full compliance with the South and East Elevations dated April 14, 2004, and the North and West Elevations and Site Plan received on March 3, 2004 following the grading revisions as revised on the South and East Elevations, and in further full compliance with the following conditions, restrictions and requirements:

- A. Any air conditioning units shall be located on the west side of the building and shall be screened in accordance with the City of Wheaton Zoning Ordinance.

Section 2: In all other respects, the terms, conditions and provisions of the original ordinances are ratified and remain in full force and effect.

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.

ATTEST:



City Clerk



Mayor

Roll Call Vote:

Ayes: Councilman Mork
Councilman Mouhelis
Councilwoman Corry
Mayor Carr
Councilman Johnson
Councilwoman Johnson

Nays: None

Absent: Councilman Bolds

Motion Carried Unanimously

Passed: April 19, 2004

Published: April 20, 2004