

ORDINANCE NO. F-0955

**AN ORDINANCE GRANTING A ZONING VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
724 S. PRESIDENT STREET - SAVENOK**

WHEREAS, written application has been made requesting a variation to Article 6.6.2b(2) of the City of Wheaton Zoning Ordinance to allow the construction of a new parking lot with a north parking lot landscape setback of 4 feet in lieu of the required 10 feet in order to fully remodel the interior and exterior of the existing commercial building located on the 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 Planning and Zoning Board on September 28, 2004 to consider the variation request and the Planning and Zoning Board has unanimously recommended approval of the zoning variation.

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 Planning and Zoning Board, a variation is hereby granted to allow the construction of a new parking lot with a north parking lot landscape setback of 4 feet in lieu of the required 10 feet in order to fully remodel the interior and exterior of the existing commercial building located on the subject property in accordance with the plan entitled "*Renovation of existing building 724 S. President Street, Wheaton, Illinois, Sheet 1 of 1, prepared by Jakl Brandeis Architects, LTD. Dated 6/25/04 and bearing a revision date of 7/22/04*", ands subject to the following conditions:

1. The location and style of any garbage enclosure built on the subject property shall be subject to the reasonable approval of the Director of Planning and Economic Development.
2. Prior to the issuance of a site development permit, the Owner shall submit a final landscape plan for the subject property prepared in accordance with the requirements of the City of Wheaton Zoning Ordinance. The final landscape plan shall be subject to the reasonable approval of the Director of Planning and Economic Development.
3. The sidewalk proposed for the southern edge of the rear parking lot shall be deleted from the plan and replaced with landscape materials.
4. The applicant shall install a curb around the perimeter of the front parking area.

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

THE SOUTH 60.0 FEET OF LOT 1 OF ROOSEVELT HEIGHTS, A SUBDIVISION OF PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER OF NAPERVILLE ROAD, IN DU PAGE COUNTY, ILLINOIS.
P.I.N. 05-21-201-017

The subject property is commonly known as 724 S. President Street, Wheaton, IL 60187.

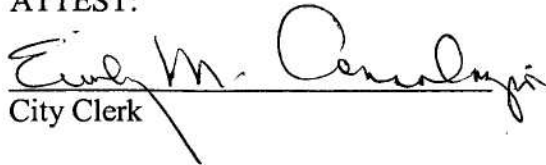
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

Ayes: Roll Call Vote
Councilman Mouhelis
Councilwoman Corry
Councilman Johnson
Mayor Pro Tem Mork
Councilwoman Johnson

Nays: None

Absent: Mayor Carr
Councilman Bolds

Motion Carried Unanimously

Passed: October 18, 2004
Published: October 19, 2004