

ORDINANCE NO. F-0986

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
AND GRANTING A SPECIAL USE PERMIT, AND A VARIATION TO ARTICLE
22.5.23 OF THE CITY OF WHEATON ZONING ORDINANCE
TO ALLOW THE CONSTRUCTION OF A DRIVE-THRU BANKING FACILITY ON A
PIECE OF PROPERTY COMMONLY KNOWN AS
330 NAPERVILLE ROAD**

WHEREAS, written application has been made to amend the Zoning Map for the issuance of a special use permit, and a variation to Article 22.5.23 of the City of Wheaton Zoning Ordinance to allow First Choice Bank to occupy a 3,000 square foot office space in an existing office building, construct a new drive-thru banking facility with two drive-thru banking lanes, and reduce the number of off-street parking spaces from 87 to 76 in lieu of being required to increase the number of off-street parking spaces from 87 to 89.

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 and Zoning Board on December 14, 2004, to consider the issuance of the special use permit and variation; and the Board has unanimously recommended approval of the special use permit and variation request;

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, a special use permit and variation to Article 22.5.23 of the City of Wheaton Zoning Ordinance is hereby approved to allow First Choice Bank to occupy a 3,000 square foot office space in an existing office building, construct a new drive-thru canopy with two drive-thru banking lanes, and reduce the number of off-street parking spaces from 87 to 76 in lieu of being required to increase the number of off-street parking spaces from 87 to 89 all in full compliance with the plans *entitled "Site Plan", prepared by PHN Architects, Wheaton, IL 60187, sheet Z0.0b, dated December 14, 2004; and "Concept Elevations", prepared by PHN Architects, Wheaton, IL 60187, sheet Z2.0, dated October 19, 2004;* and in further compliance with the following conditions, restrictions, and requirements:

1. A trash enclosure being constructed on the north side of the building to separate the trash area from the adjacent parking spaces; and
2. The drive-thru banking facility being designed to accommodate three stacking spaces per lane; and
3. A raised curb being installed to separate the drive-thru banking facility and parking area instead of the proposed painted striping as depicted on the *Site Plan*; and
4. The exclusion of the originally proposed canopy over the eastern drive-thru lane; and

5. The drive-thru improvements being physically removed should the special use drive-thru banking facility be abandoned for more than 18 consecutive months.

The subject property is legally described as:

THE SOUTH 23 FEET OF LOT 5 AND THE NORTH 32 FEET OF LOT 8 AND THE EAST HALF OF THAT PORTION OF THE VACATED ALLEY WHICH LIES DIRECTLY WEST OF AND ADJOINING SAID PORTIONS OF SAID LOTS IN BLOCK 5 OF WARREN L. WHEATON'S SECOND ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

THE SOUTH 34 FEET OF LOT 8 AND THE NORTH 16 FEET OF LOT 9 AND TH EAST HALF OF THAT PORTION OF THE VACATED ALLEY WHICH LIES DIRECTLY WEST OF AND ADJOINING SAID PORTIONS OF SAID LOTS IN BLOCK 5 OF WARREN L. WHEATON'S SECOND ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THE SOUTH 50 FEET OF LOT 9 AND THE SOUTH 50 FEET OF THE VACATED ALLEY WHICH LIES DIRECTLY WEST OF AND ADJOINING SAID PORTION OF LOT 9 IN BLOCK 5 OF WARREN L. WHEATON'S SECOND ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING ONE CHAIN SOUTHERLY FROM THE SOUTHEAST CORNER OF BLOCK 5 IN WARREN L. WHEATON'S SECOND ADDITION TO THE TOWN OF WHEATON; THENCE SOUTHERLY ON THE WEST LINE OF NAPERVILLE STREET 4 RODS; THENCE WEST, 8 RODS TO A STAKE; THENCE NORTH 4 RODS; THENCE EAST NEARLY 8 RODS, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-325-012, 05-16-330-016

The subject property is commonly known as 330 Naperville Road, 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.

Ord. F-0956


Mayor

ATTEST


City Clerk

Ayes: Roll Call Vote
Councilman Mouhelis
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: December 20, 2004
Published: December 21, 2004