

ORDINANCE NO. F-1075

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER E-3630 PERTAINING TO A PLANNED UNIT DEVELOPMENT AT THE PROPERTY COMMONLY LOCATED ON THE SOUTH SIDE OF EAST LOOP ROAD, EAST OF THE SHELL OIL FACILITY – PLATINUM CAR WASH

WHEREAS, on October 1, 1990, the City of Wheaton, Illinois ("City"), enacted Ordinance No. E-3630 ("original ordinance") pertaining to the issuance of a special use permit for a planned unit development to allow the construction and use of a full-service car wash with an oil change and auto detailing facility on the property legally described herein within the city limits of Wheaton, Illinois, and commonly located on the south side of East Loop Road, east of the Shell Oil Facility; and

WHEREAS, application has been made to amend the original ordinance in order to: (i) reconfigure on-site traffic circulation; and (ii) alter site access and egress; and (iii) construct three one-story additions to the existing building; 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 and Zoning Board on April 26, 2005 and August 23, 2005 to consider the application to amend the original ordinance; and the Board has voted 6-0 in favor of recommending approval of the requested amendment; and

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 following described property continues to be zoned and classified in the C-5 Planned Commercial District:

LOT 1 IN KEIM'S EAST LOOP ROAD SUBDIVISION, A RESUBDIVISION OF LOT 2 IN KEIM'S RESUBDIVISION OF LOT 6 IN THE EAST HALF OF LOT 1 IN BLOCK 3 IN DANADA FARMS EAST UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 26, 1988 AS DOCUMENT NUMBER R88-121992 IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

This property is commonly known as 20 East Loop Road, Wheaton, IL 60187 ("subject property").

Section 2: Pursuant to the Findings of Fact, the original ordinance granting a special use permit for a planned unit development is hereby amended to allow Platinum Car Wash to (i) reconfigure on-site traffic circulation; and (ii) alter site access and egress; and (iii) construct three one-story additions to the existing building, in full compliance with the following plans:

1. "First Floor Plan," prepared by Jarosik Architects, Inc., Westmont, IL, sheet A-1, dated March 4, 2005; and
2. "North, South and West Elevations," prepared by Jarosik Architects, Inc;
3. "Preliminary Plat," prepared by Genesis Survey, P.C., Warrenville, IL, revised June 16, 2005;

and in further compliance with the following conditions, restrictions, and requirements:

1. The approved plans shall be revised to include one (1) handicap accessible parking space; and
2. Final Engineering Plans and supporting calculations shall be submitted and be subject to the approval of the Director of Engineering; and


3. A Final Landscape Plan in compliance with Article 6 of the Wheaton Zoning Ordinance shall be submitted and be subject to the approval of the Director of Planning and Economic Development;
4. A re-stripping plan for East Loop Road, adjacent to the subject property, shall be submitted and be subject to the approval of the Director of Engineering;
5. The subject property's east curb cut shall be used only for site egress, and the west curb cut shall be used for only for site access.

Section 3: In all other respects, the terms and provisions of the original ordinance and the amending ordinance are ratified and remain in full force and effect.


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.

ATTEST:



City Clerk



Mayor

Ayes:

Roll Call Vote

Councilman Mouhelis
Councilman Seuss
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: September 6, 2005
Published: September 7, 2005