

ORDINANCE NO. F-1080

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR A FINANCIAL INSTITUTION (BRANCH CREDIT UNION) AND DRIVE-THRU CREDIT FACILITY ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED ON THE NORTHWEST CORNER OF ROOSEVELT ROAD AND CHASE STREET- DUPAGE CREDIT UNION 607 EAST ROOSEVELT ROAD AND 622 CHASE STREET

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 rezone and reclassify certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly located on the northwest corner of Roosevelt Road and Chase Street ("Subject Property"); and

WHEREAS, application is also being made for the issuance of a special use permit for a planned unit development to allow for the construction and use of a drive-thru credit union facility on the Subject Property; 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 August 23, 2005 to consider the requested zoning amendment and special use permit for a planned unit development; and the Board has recommended approval of the application requests, subject to certain conditions.

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: The following-described property has been and continues to be zoned and classified in the O-R Office Research District Zoning Classification:

LOTS 15, 16 AND 17 (EXCEPT THE SOUTH 7 FEET OF SAID LOTS TAKEN FOR HIGHWAY) IN BLOCK 5 IN LINCOLN HIGHWAY SUBDIVISION OF PART OF THE SOUTEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 146122, IN DUPAGE COUNTY, ILLINOIS.
PIN: 05-16-423-021, 05-16-423-022, 05-16-423-023,

This property is commonly known as 607 East Roosevelt Road, Wheaton, IL; and

The Zoning Map, which is attached to and forms a part of the City Zoning Ordinance, is amended by removing the following-described property from the R-4 Residential District Zoning classification and adding and including it in the O-R Office Research District Zoning classification:

LOT 18 (EXCEPT THE SOUTH 7 FEET OF SAID LOT TAKEN FOR HIGHWAY) IN BLOCK 5 IN LINCOLN HIGHWAY SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 146122, IN DUPAGE COUNTY, ILLINOIS.
PIN: 05-16-423-024

This property is commonly known as 622 Chase Street, Wheaton, IL.

The aforementioned legally described properties will hereafter be known as the "Subject Property."

Section 2: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, a special use permit for a planned unit development is hereby issued to allow for the construction and use of a financial institution/branch credit union with drive-thru credit union facility on the Subject Property in full compliance with the following plans:

1. "Site Plan", prepared by Intech Consultants, Inc., Downers Grove, IL, dated June 27, 2005; and
2. "Preliminary Engineering Plan", prepared by Intech Consultants, Inc., Downers Grove, IL, dated June 27, 2005; and
3. "Exterior Elevations", prepared by Thomas D. Auer Architect, Chesterfield, MO, dated June 6, 2005; and
4. "Preliminary Floor Plan", prepared by Thomas D. Auer Architect, Chesterfield, MO, dated June 24, 2005; and
5. "Site Signage Plan", prepared by Thomas D. Auer Architect, Chesterfield, MO, dated June 24, 2005; and
6. "Preliminary Landscape Plan", prepared by Gary R. Weber Associates, Inc., Wheaton, IL, dated June 29, 2005;

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

A. The existing cross access easement recorded on the Subject Property shall be amended, at the expense of the owner, to allow for access and egress between the west adjoining office properties and Chase Street following the construction of a drive-thru credit union facility on the Subject Property. The amended cross access easement shall be in substantial conformance with the proposed amended cross access easement plan prepared by Intech Consultants, Inc and received by the City on July 7, 2005. Any amendment to the existing cross access easement on the Subject Property shall be subject to the reasonable approval of the Wheaton City Attorney; and

B. A line of 6-foot tall evergreen trees shall be planted along the north property line of the subject property; and

C. A final landscape plan shall be submitted as part of the building permit application; the plan shall be subject to the reasonable approval of the Director of Planning and Economic Development; and

D. The proposed EIFS on the credit union building shall be replaced with a natural material such as cedar shakes in order to diminish the institutional character and appearance of the building and shall be subject to the reasonable approval of the Director of Planning and Economic Development; and

E. A tree survey of the existing trees on the subject property, as of the date of this ordinance, having a caliper of 6 inches or greater shall be submitted to the City as part of the building permit submittal; the survey shall be subject to the reasonable approval of the Director of Planning and Economic Development; and

F. The proposed monument sign to be constructed on the subject property shall be modified in order to comply with the 24 square foot maximum sign face size as required by Article 23.7.1 of the Zoning Ordinance; and

G. The trash enclosure shall be constructed of materials similar to those used for the credit union building; and

H. The Owner shall enter into a Fire Lane Designation and Enforcement Agreement with the City in substantial compliance with Exhibit "A".

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.



Mayor

ATTEST:


City Clerk

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 19, 2005
Published: September 20, 2005