

ORDINANCE NO. F- 1178

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT-
303 AND 315 W. WESLEY STREET / WHEATON CITY HALL AND ANNEX**

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, by the issuance of a special use permit for a Planned Unit Development in order to allow for the demolition of the existing building at 315 W. Wesley Street and construction of a new one-story, 6,338 square foot building adjacent to the existing City Hall at 303 W. Wesley Street, all on the property legally described herein within the city limits of Wheaton, Illinois; 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 May 23, 2006, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit for planned unit development;

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 C-4 CBD Perimeter Commercial District zoning classification:

LOT ONE IN WHEATON CITY HALL 2ND PLAT OF CONSOLIDATION BEING A SUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER R94-I 14713 ON MAY 19, 1994 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-131-018

LOT 7 (EXCEPT THE NORTH 102 FEET THEREOF) IN "MOFFATT'S BLOCK" IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF ALL UNSUBDIVIDED LANDS IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1890 AS DOCUMENT NUMBER 43590, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-131-012

The subject properties are commonly known as 303 and 315 W. Wesley Street, Wheaton, IL 60187.

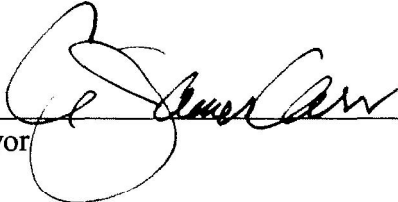
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued to allow for the construction and use of a Planned Unit Development to allow for the demolition of the existing building at 315 W. Wesley Street and construction of a new one-story, 6,338 square foot building adjacent to the existing City Hall at 303 W. Wesley Street, all on the property legally described herein within the city limits of

Wheaton, Illinois, in full compliance with the Landscape Plan prepared by O' Donovan & Son, Inc. dated May 22, 2006, the Preliminary Engineering Plans prepared by Webster, McGrath & Ahlberg Ltd. dated November 22, 2005 and bearing a latest revision date of December 14, 2005, and the Building Elevation Plans prepared by PHN Architects dated May 11, 2006.


Section 3: Demolition of the existing commercial improvement on the subject property is authorized and approved.

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.

Mayor 

ATTEST:


City Clerk

ROLL CALL VOTE:
Ayes: Councilman Mouhelis
Councilman Sues
Councilman Bolds
Councilwoman Cony
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: None
Absent: None

Motion Carried Unanimously

Passed: June 5, 2006
Published: June 6, 2006