

ORDINANCE NO. F- 1181

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
AND GRANTING ZONING VARIATIONS – 222 W. ROOSEVELT ROAD/PASAVENTO**

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 the subject property from the R-3 Residential District to the O-R Office Research District in order to demolish the existing single-family house and to construct a two-story office building and an 11-space surface parking lot. In conjunction with the rezoning request, the applicant is also requesting the following variations from the Wheaton Zoning Ordinance:

1. Article 15.2.3F: West side yard building setback of 3 feet in lieu of the required 15 feet; and
2. Article 6.6.2b(1a): East side parking lot setback of 3 feet in lieu of the required 15 feet; and
3. Article 6.6.2b(1a): West side parking lot setback of 3 feet in lieu of the required 15 feet; and
4. Article 6.6.2a(2a): Front parking lot setback of 10 feet in lieu of the required 15 feet; and
5. Article 15.2.3D: Less than 30% of the lot will be landscaped; and
6. Article 6.7.1: Building perimeter landscaping,

all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 222 West Roosevelt Road; 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 rezoning and zoning variations; and the Board has recommended approval of same.

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, the following described property shall hereby be rezoned and classified in the O-R Office Research District zoning classification:

LOT 5 IN BLOCK 4 (EXCEPT THE NORTH 10 FEET TAKEN FOR ROOSEVELT ROAD) IN WASHINGTON WHEATON SUBDIVISION UNIT NO. FOUR, BEING A SUBDIVISION IN SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947 AS DOCUMENT 515568, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-21-101-019

The subject property is commonly known as 222 W. Roosevelt Road, Wheaton, IL 60187. ("subject property").

Section 2: Pursuant to the Findings of Fact, zoning variations are hereby granted to allow for the construction and use of a two-story office building and an 11-space surface parking lot in full compliance with the following plans: "Site Plan," prepared by LaPage and Associates, Ltd., Wheaton, IL, dated May 22, 2006; "Elevations" prepared by LaPage and Associates, Ltd., Wheaton, IL, dated May 22, 2006; and "Landscape Plan" prepared by LaPage and Associates, Ltd., Wheaton, IL, dated May 22, 2006, and in further compliance with the following conditions, restrictions, and requirements:

1. That the office building height shall not exceed 35 feet.
2. That a final engineering plan as required by the City Code be submitted for approval by the Director of Engineering.
3. That the proposed trash enclosure shall be constructed of materials similar to the building.
4. That the drive aisle adjacent to the building be reduced to 16 feet in width and the depth of the parking stalls be reduced to 17.5 feet; with the resulting area be added to both the east and west setbacks in this area.
5. That the handicap stall located near the front of the property be moved further to the east to increase the landscape area.
6. That a parking lot island located north of parking space #2 be constructed to further define the parking area and add additional green space, and that the trash enclosure be moved to this island in order to move it further away from the residential properties.

The revised plans shall be submitted for approval by the Director of Planning and Economic Development.

Section 3: Demolition of the existing single family residence on the subject property is authorized and approved.

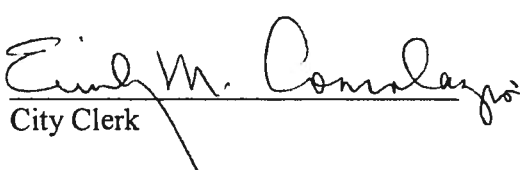
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

F-1181)p.3

Roll Call Vote:

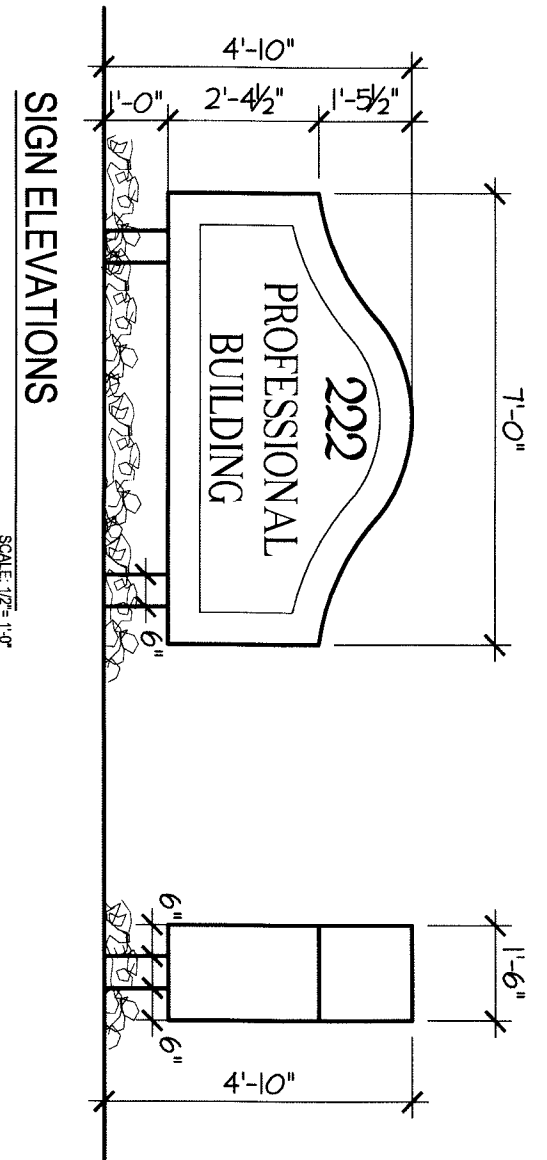
Ayes: Councilman Mouhelis
Councilman Sues
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: None

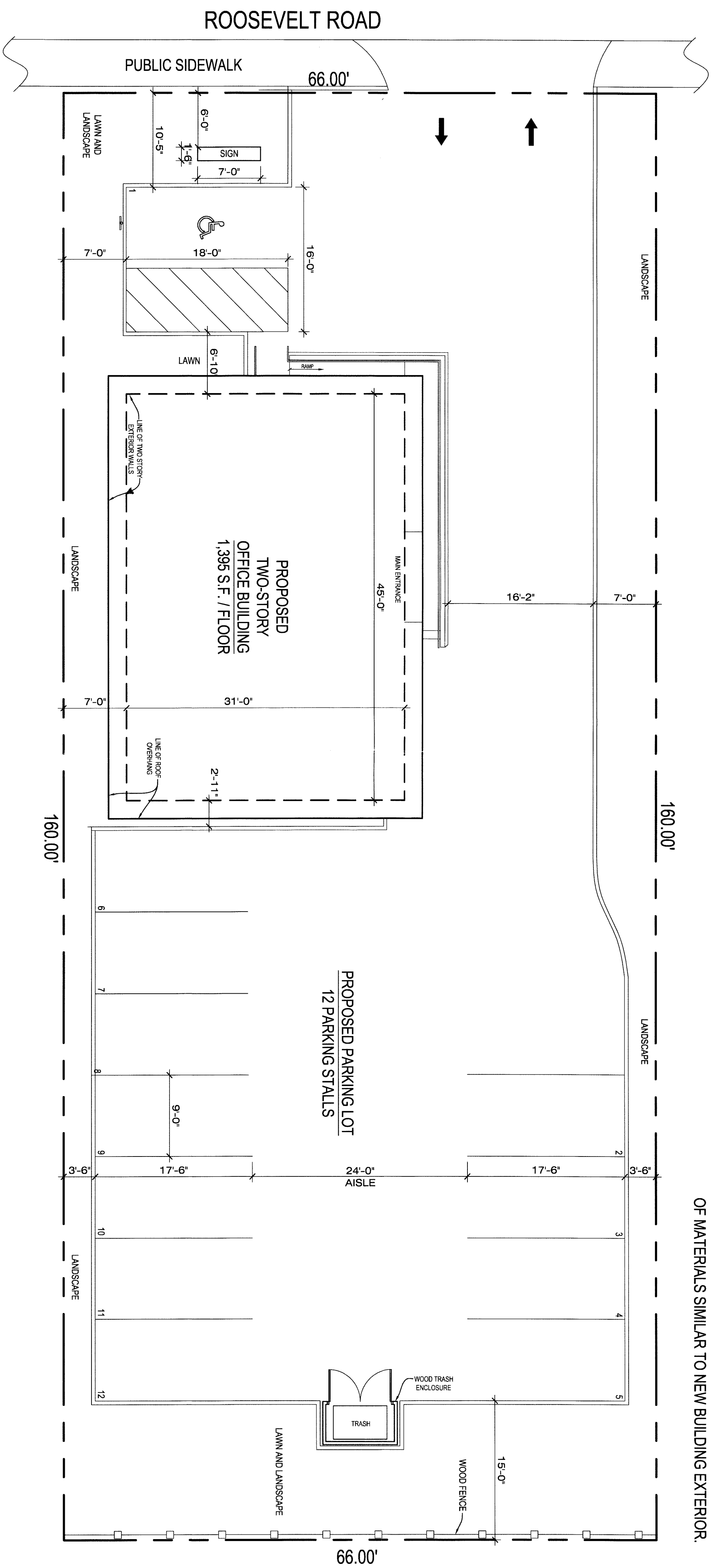
Absent:None

Motion Carried Unanimously

Passed: June 19,2006
Published: June 20,2006



NOTES
 -BUILDING HEIGHT TO BE LESS THAN 35'-0"
 -TRASH ENCLOSURE TO BE CONSTRUCTED
 OF MATERIALS SIMILAR TO NEW BUILDING EXTERIOR.

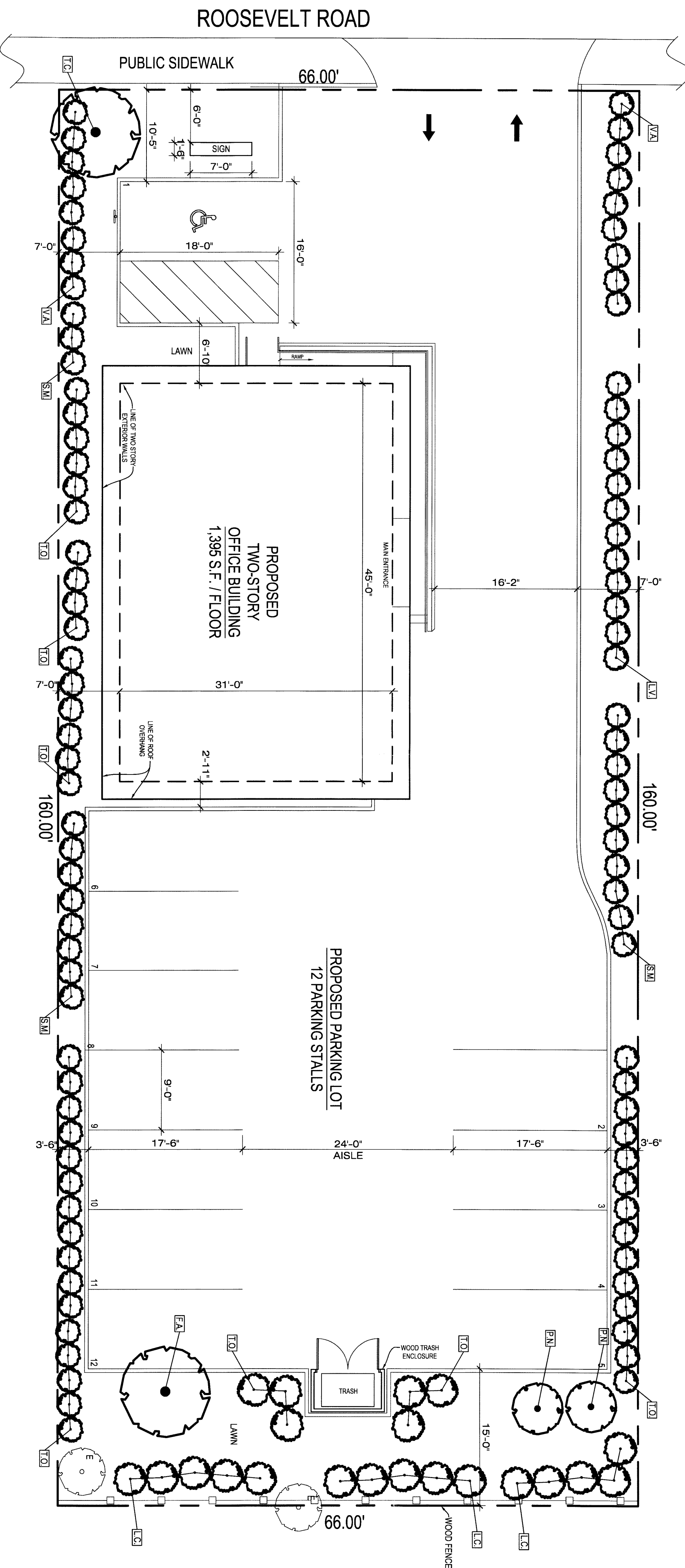


SITE PLAN
 222 W. ROOSEVELT ROAD
 WHEATON, ILLINOIS
 SCALE: 3/8" = 1'-0"
 N

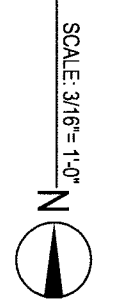
CONCORDE BUILDERS LLC
 222 W. ROOSEVELT ROAD
 WHEATON, ILLINOIS
 (630) 221-5556

LaPage and Associates Ltd.
 Architects • Landscape Architects • Planners
 123 West Lincoln Street, Suite 202
 Wheaton, IL 60187
 (630) 965-7008 Fax (630) 865-0888
 10-24-20

SYMBOL	TOTAL QUANTITY	COMMON NAME	SPEC. DESCRIPTION
T0	6	FRUITING CRISTATA	FRUITING CRISTATA
S0	2	SPYRUM	SPYRUM
P0	2	PLANT	PLANT
L0	12	LEAFY BRANCHED	LEAFY BRANCHED
L1	12	LEAFY BRANCHED	LEAFY BRANCHED
L2	12	LEAFY BRANCHED	LEAFY BRANCHED
L3	12	LEAFY BRANCHED	LEAFY BRANCHED
L4	12	LEAFY BRANCHED	LEAFY BRANCHED
L5	12	LEAFY BRANCHED	LEAFY BRANCHED
L6	12	LEAFY BRANCHED	LEAFY BRANCHED
L7	12	LEAFY BRANCHED	LEAFY BRANCHED
L8	12	LEAFY BRANCHED	LEAFY BRANCHED
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L10	12	LEAFY BRANCHED	LEAFY BRANCHED
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L100	12	LEAFY BRANCHED	LEAFY BRANCHED

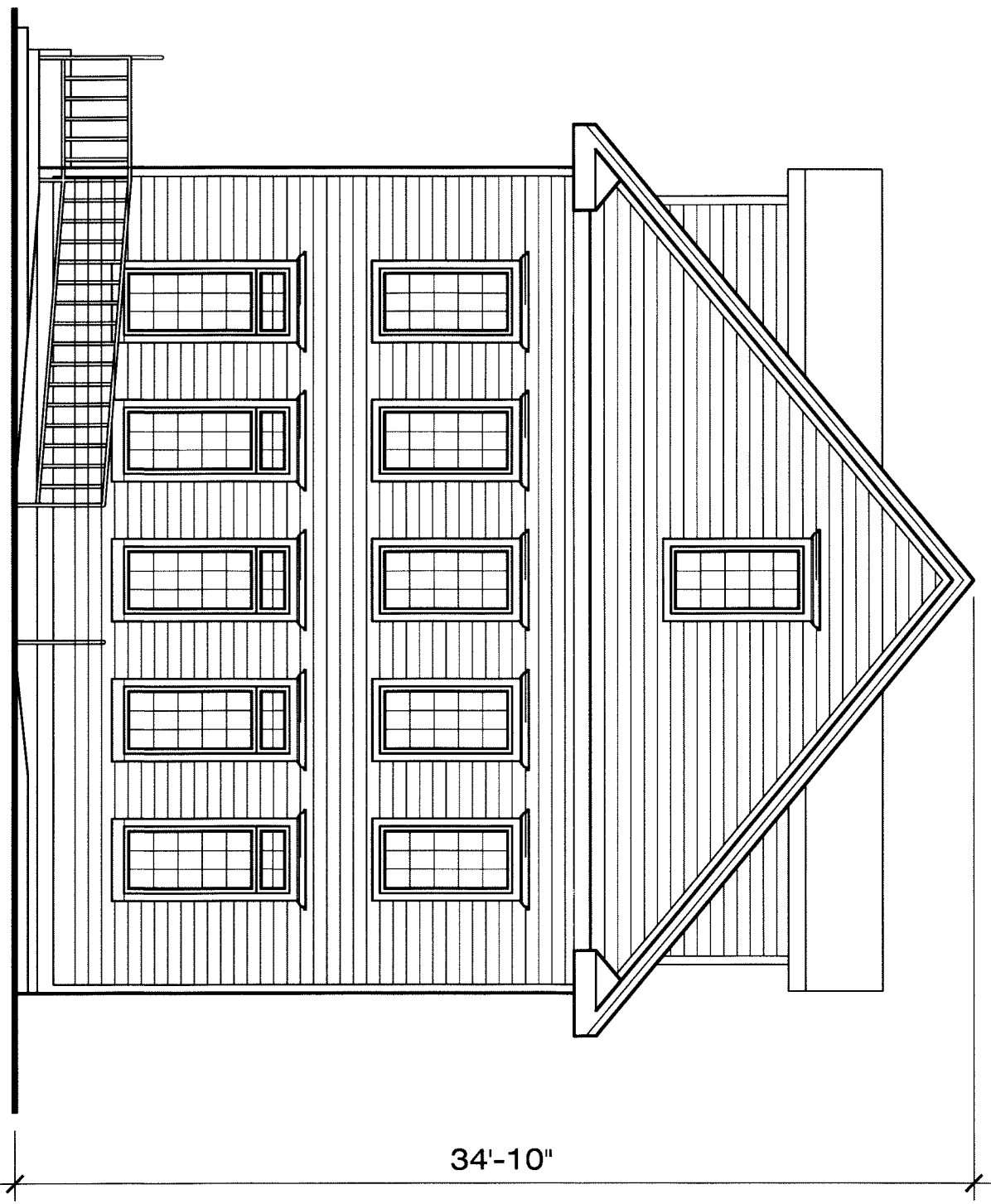


LANDSCAPE PLAN
 222 W. ROOSEVELT ROAD
 WHEATON, ILLINOIS



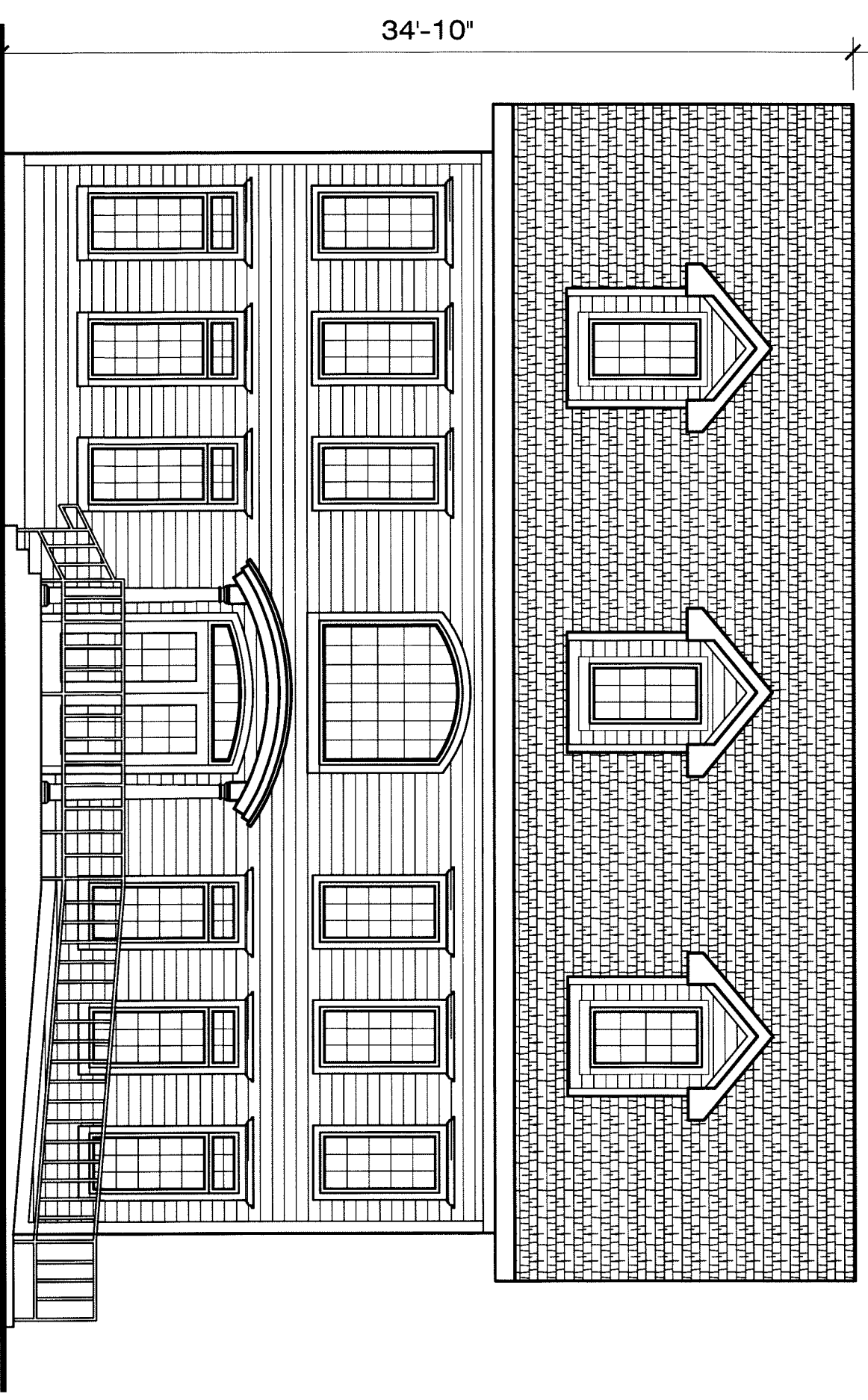
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 9:00-5:00 PM



PROPOSED NORTH (FRONT) ELEVATION

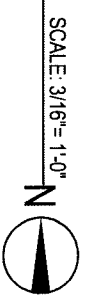
DO NOT SCALE



PROPOSED EAST (LEFT SIDE) ELEVATION

DO NOT SCALE

ELEVATIONS
 222 W. ROOSEVELT ROAD
 WHEATON, ILLINOIS



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