

ORDINANCE NO. F-1301

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING ZONING VARIATIONS FOR A CERTAIN PARCEL OF PROPERTY COMMONLY KNOWN AS 211 WEST ROOSEVELT ROAD-HOMETOWN BUILDERS

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, reclassify and secure zoning variations in order to demolish an existing single-family house and detached garage and construct a 2,200 square foot two-story office building, with a two-car attached garage and eight parking spaces along an existing alleyway, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 211 West Roosevelt Road ("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 28, 2007 to consider the requested zoning amendment and variations; and the Board has recommended approval of the rezoning and variation requests.

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 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 the subject property in the O-R Office Research District Zoning classification:

LOT 10 IN BLOCK 4 IN W. I. AND F. E. WHEATON'S RESUBDIVISION OF LOT 2 IN BLOCK 1 AND ALL OF BLOCK 4 OF J. C. WHEATON'S SECOND ADDITION TO WHEATON, BEING A SUBDIVISION OF LOTS 33 TO 50 OF ASSESSMENT DIVISION OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-336-015 ✓

The subject property is commonly known as 211 W. Roosevelt Road, Wheaton, IL 60187. ✓

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, zoning variations are hereby granted from the provisions of Article 6.8.3a of the Wheaton Zoning Ordinance to allow a 7.0 ft. side yard building setback along the east property line in lieu of the required 15 feet and Article 6.8.2a to allow an 8.3 ft. side yard building setback along the west property line in lieu of the required 10 feet; to allow the construction and use of a 2,200 square foot two-story office building, with a two-car attached garage and eight parking spaces along an existing alleyway, in full compliance with the following plans: "New Office

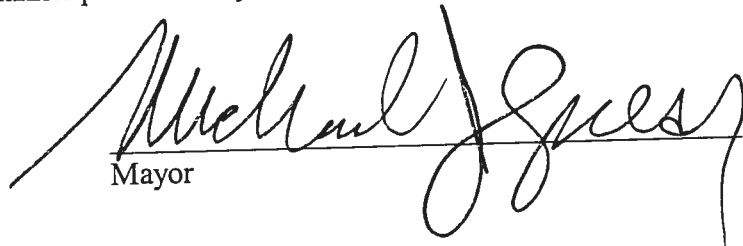
R 2007-218708

Building, Sheets 1 thru 3" prepared by Hometown Builders, Inc., Wheaton, IL, dated June 11, 2007 and revised June 26, 2007, and in further compliance with the following conditions, restrictions, and requirements:

1. The applicant shall obtain a cross access easement for the easterly 8 feet of parking lot located at 225 W. Roosevelt Road.
2. The applicant shall provide a solid-type six foot wood fence along the property line adjacent to the rear yard of the single family home to the east.
3. The applicant shall provide a future cross access easement to the property to the east;
4. The landscaped area along the east side of the parking lot shall be substituted for the sidewalk along the west side of the building to eliminate the possibility of vehicles damaging the landscaping.
5. Staff shall review the parking space depth, building elevation and porch elevation to eliminate the need for a ramp to the building.

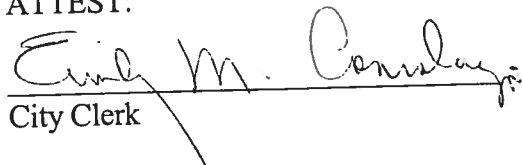
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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:

Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis
Councilman Prendiville
Councilman Sues

Nays:

None

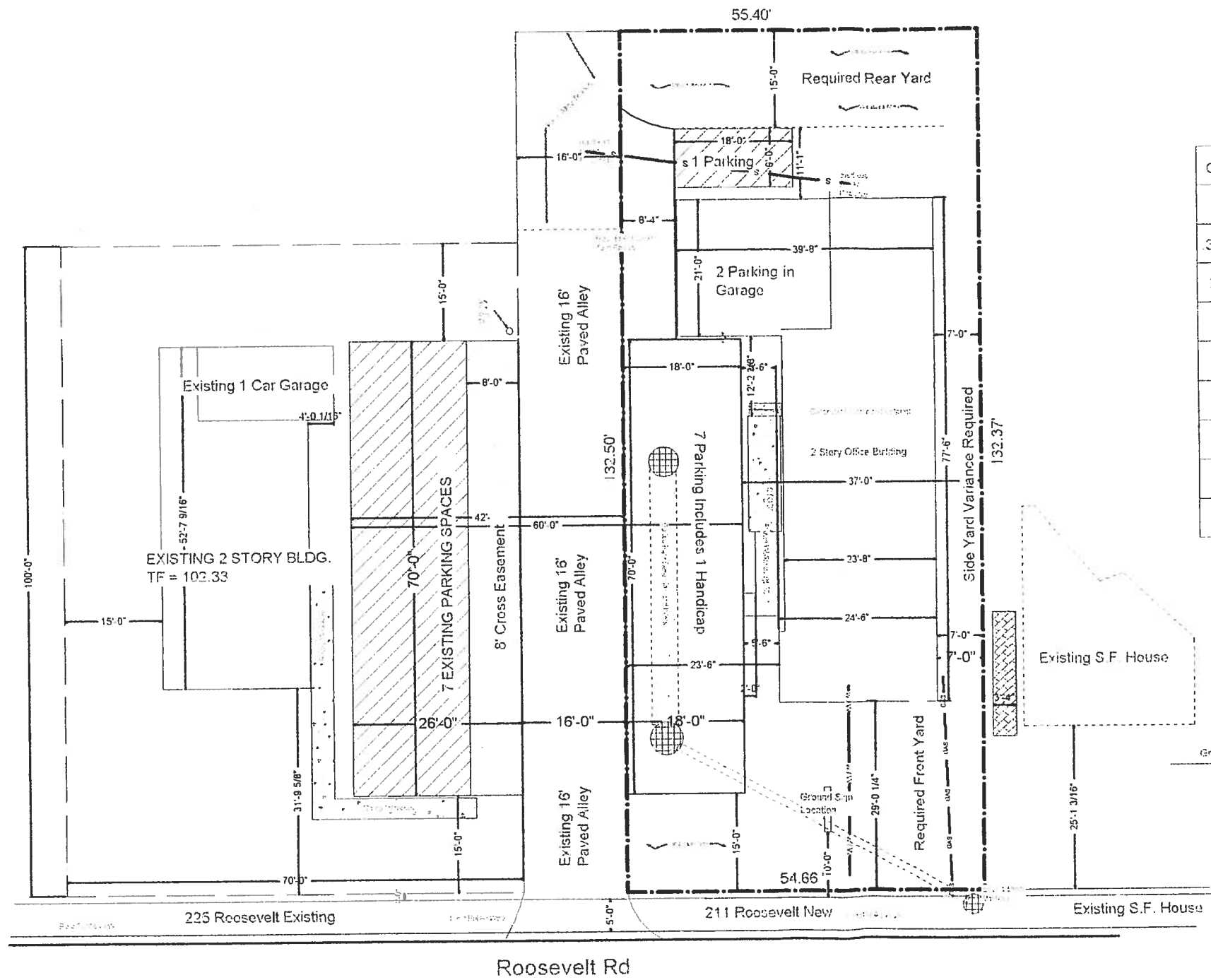
Absent:

None

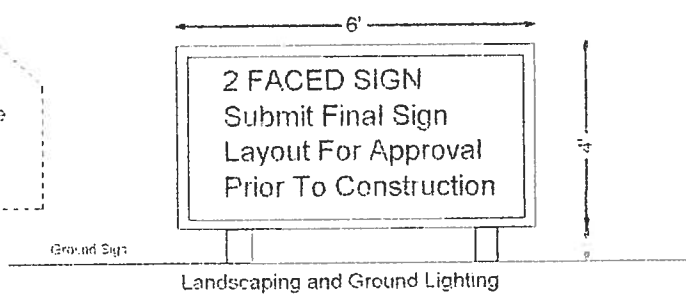
Motion Carried Unanimously

Passed: October 1, 2007
Published: October 2, 2007

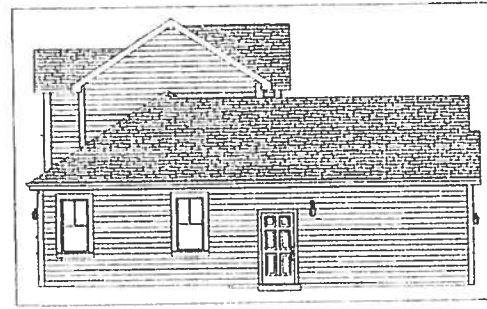
R2007-218708



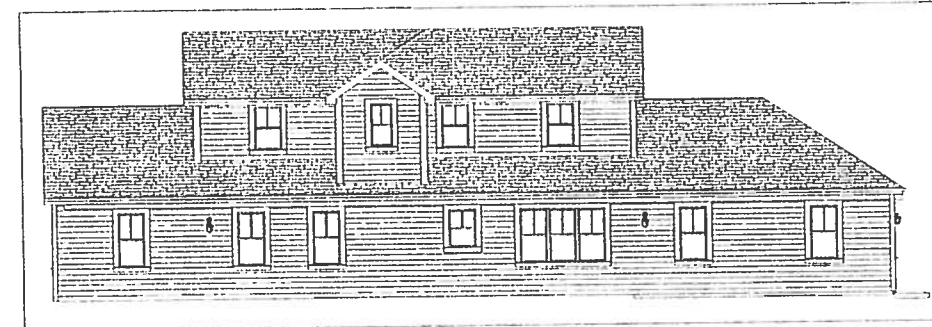
CHANGE ZONING TO O-R Office and Research District
Square Ftg. of Lot = 7287.50 Sq. FT.
333 of lot = 2426.74 Sq. FT. Bldg. Coverage Max Allowed
2208.41 Sq. FT. Actual Building Coverage
OVERHEAD SEWER REQUIRED
Max. 24 Sq Ft 2 Faced Sign with ground lights
Max. 2000 Sq Ft 2 Story Office Bldg
10 Parking Spaces Required (includes 1 Handicap)
Provide Underground Storm Detention in Parking Lot
Need Variance on East Side Yard From 15' Down To 7'



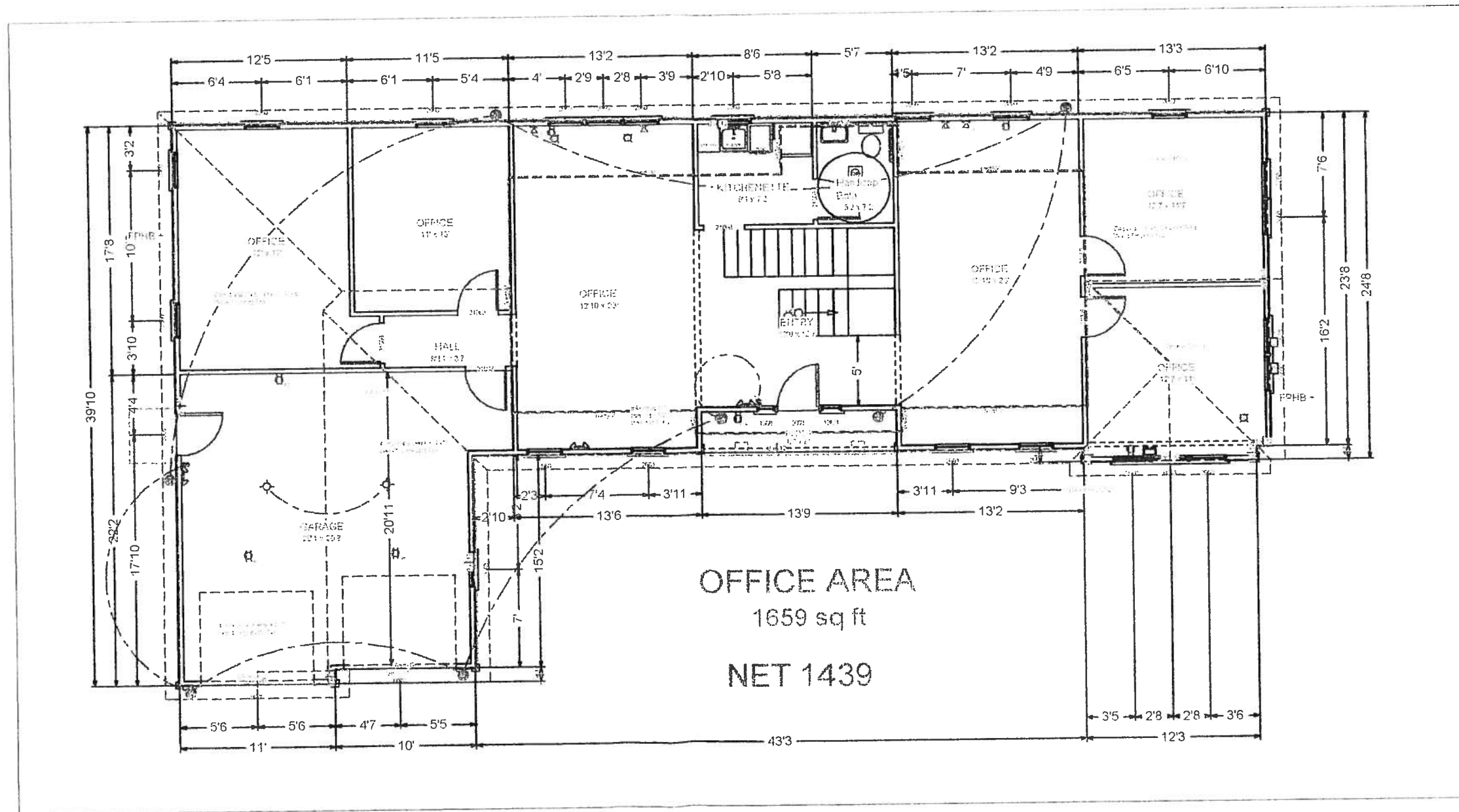
Revised Per City Comments 6-11-07
 Revised Per City Comments 6-26-07



NORTH ELEVATION



EAST ELEVATION



Gross 1st Floor = 1657
 Gross 2nd Floor = 530
 Gross Total = 2187

Net 1st Floor = 1439
 Net 2nd Floor = 454
 Net Total = 1893

10 Parking Spaces Provided
 Including 1 Handicap

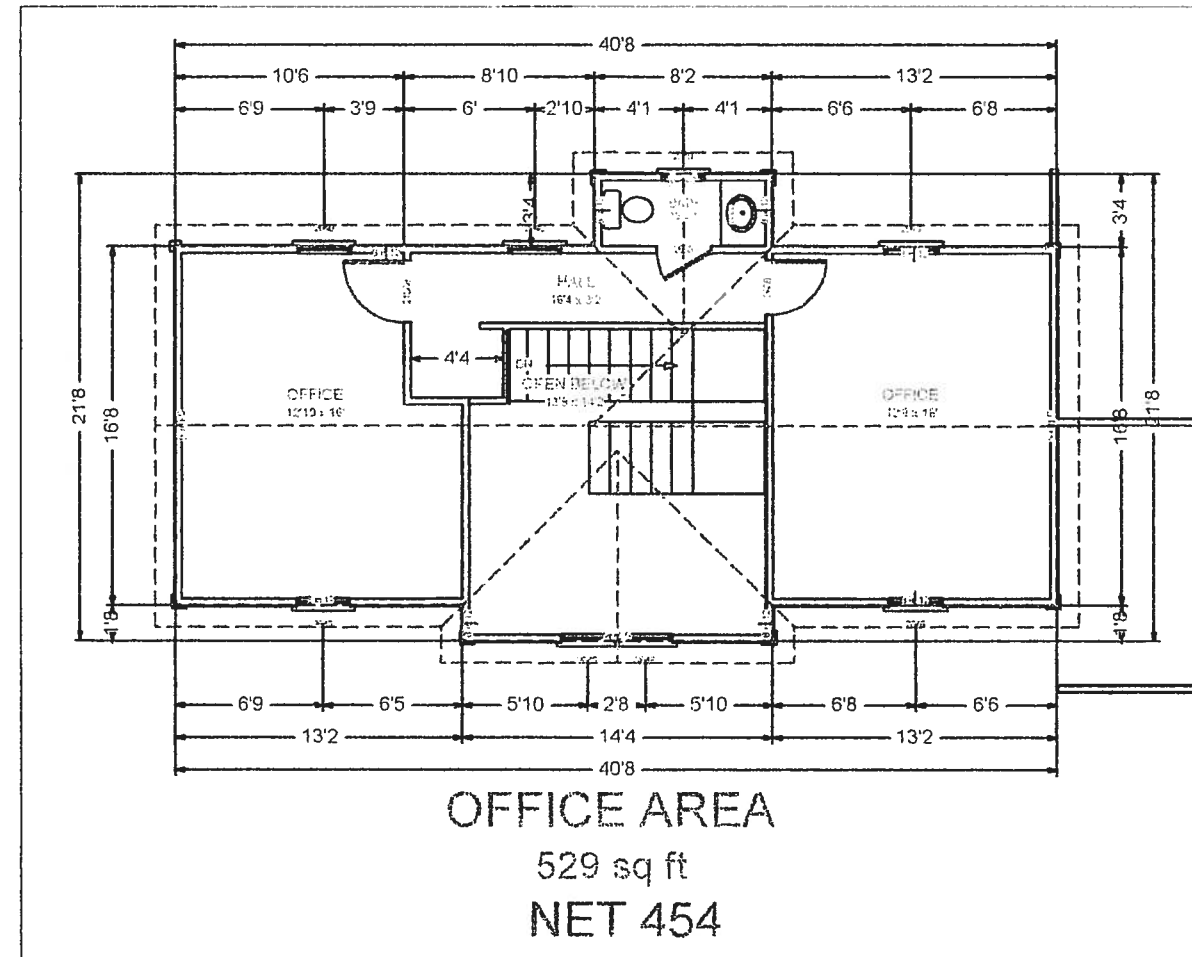
Revised Per City Comments 6-11-07
 Revised Per City Comments 6-26-07



FRONT WEST ELEVATION



FRONT SOUTH ELEVATION



Revised Per City Comments 6-11-07
Revised Per City Comments 6-26-07