

ORDINANCE NO. F-1680

AN ORDINANCE GRANTING FRONT AND SIDE YARD SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 515 WEST ROOSEVELT ROAD – CHAN PROPERTIES

WHEREAS, written application has been made requesting front, west side and east side yard landscaping setback variations to allow the construction of one parking space in the front and five parking spaces in the rear and a front yard building setback variation to allow the construction of a small addition and covered front porch to the existing building all on certain property legally described herein and commonly known as 515 West Roosevelt Road, Wheaton, Illinois 60187; 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 September 25, 2012 and October 23, 2012 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

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 OR Office Research District zoning classification:

LOT 21 IN COUNTY CLERK'S RESUBDIVISION OF LOT 15 IN COUNTY CLERK'S ASSESSMENT DIVISION IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1923 AS DOCUMENT 170206, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JULY 23, 2001 AS DOCUMENT R2001-150666, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 32 MINUTES 09 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 21, A DISTANCE OF 8.03 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 01 SECONDS EAST, 59.96 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH 00 DEGREES 31 MINUTES 29 SECONDS EAST ALONG SAID EAST LINE, 7.54 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 50 MINUTES 03 SECONDS WEST ALONG SAID LOT 21, A DISTANCE OF 59.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-420-065

The subject property is commonly known as 515 West Roosevelt Road, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, various landscaping setback variations to allow the construction of one parking space in the front and five parking spaces in the rear and a front yard building setback variation to allow the construction of a small addition and covered front porch to the existing building are granted in full compliance with the site plan and landscape plans dated October 23, 2012 and the elevations and floor plans dated June 6, 2012 that are on file in the Department of Planning and Economic Development, subject to the following conditions:

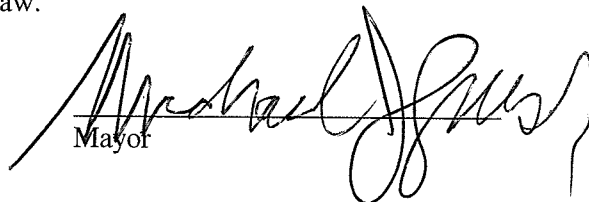
1. Should the property immediately to the west be redeveloped as an office use with a shared driveway, the applicant shall grant a cross access easement along the length of the driveway to the property to the west. The width of the shared driveway shall be a minimum of 20 feet; and
2. If a shared driveway is constructed in connection with the property to the west, the applicant shall provide a minimum one foot landscape setback along the west wall of the building; and

3. The applicant shall seek approval from IDOT to install plantings in the Roosevelt Road right-of-way per the approved landscape plan.

Section 3: In all other respects, the terms and conditions of the original 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.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes: Councilwoman Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Sues

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 19, 2012

Published: November 20, 2012

