

**ORDINANCE NO. F-1737**

**AN ORDINANCE AUTHORIZING AN EXTENSION OF TIME ON THE VALIDITY OF 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**, on November 19, 2012 the Mayor and City Council approved Ordinance No. F-1680 (Original Ordinance) which granted 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 of the property 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**, Article 4.4 of the City of Wheaton Zoning Ordinance provides that upon written application and for good cause shown, the corporate authorities may, in their sole discretion, authorize the extension of the validity of an Ordinance granting a variation on a certain piece of property; and

**WHEREAS**, the owner of the subject property has requested an extension of time on the validity of the Original Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, that an extension is granted to allow the Original Ordinance to be valid until November 19, 2014.

The property that is subject of the variation extension is legally described as:

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.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote

Ayes: Councilman Suess  
Councilman Prendiville  
Councilman Rutledge  
Councilman Saline  
Mayor Gresk  
Councilwoman Pacino Sanguinetti  
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 4, 2013  
Published: November 5, 2013

## Jones, Tracy

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**From:** Jeff Chan [Jeff.Chan@chanconsulting.com]  
**Sent:** Thursday, October 17, 2013 9:22 AM  
**To:** Jones, Tracy  
**c:** Jeff Chan  
**Subject:** Draft letter for extension of CO and rezoning

Tracy,

Thanks for your time to talk about my property (515 West Roosevelt). Below is a draft letter I would ask for your feedback to make sure I get it correct. Thanks!

\*\*\*\*\*

October 17, 2013

To whom it may concern – City of Wheaton,

The purpose of this letter is to ask for an extension on my Temporary Certificate of Occupancy and Commercial Rezoning of 515 West Roosevelt.

I purchased the property in the Spring/Summer, 2012 with the intent of using it as my office for Chan Management Consulting. The building needed some remodeling / restoration as it sat vacant for several years. This interior remodeling was completed in the Summer/Fall, 2012 with permits granted and approved by the City of Wheaton.

To complete the rezoning of the property a parking lot was to be installed, the parking lot plans were approved by the City Council. My plans were to install the parking lot this year but due to a number of reasons I am not able to install the parking lot this year and I would like to ask for an extension on the Temporary Certificate of Occupancy and Commercial Rezoning of 515 West Roosevelt.

Thank you for your time and consideration – please contact me at 630-379-2780 if you have any questions.

Jeff Chan

515 West Roosevelt  
Wheaton, IL, 60187

*Jeff*



[jeff.chan@chanconsulting.com](mailto:jeff.chan@chanconsulting.com)

[www.chanconsulting.com](http://www.chanconsulting.com)

630-379-2780

**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:

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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:

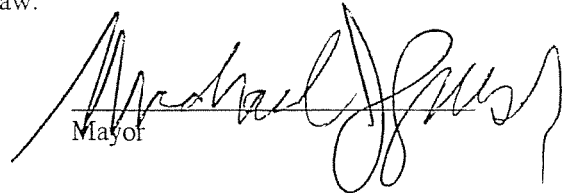
1. Should the property immediately to the west be redeveloped as an office use with a shared driveway, the applicant shall grant a cross access easement along the length of the driveway to the property to the west. The width of the shared driveway shall be a minimum of 20 feet; and
2. If a shared driveway 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 Suess

Nays: None

Absent: None

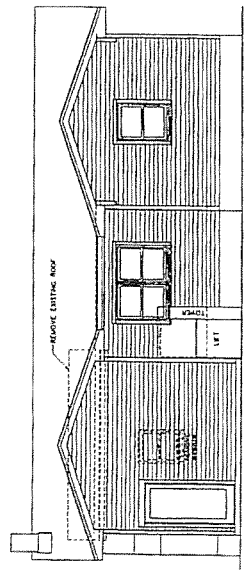
Motion Carried Unanimously

Passed: November 19, 2012  
Published: November 20, 2012

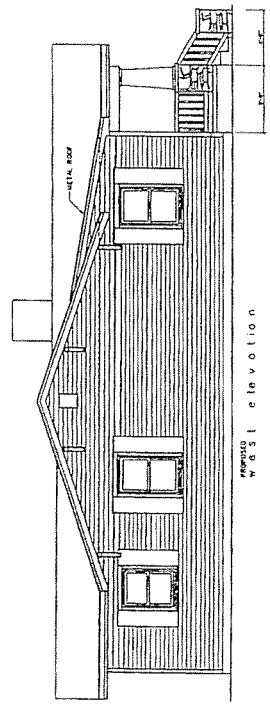




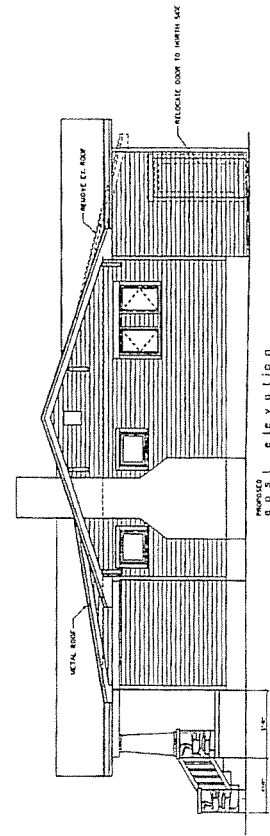




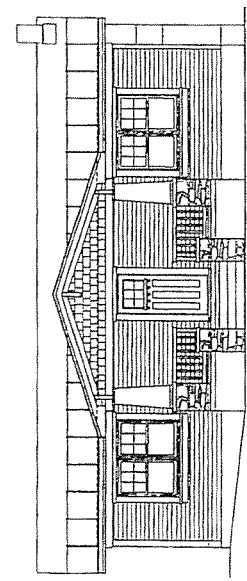
PROPOSED SOUTH ELEVATION



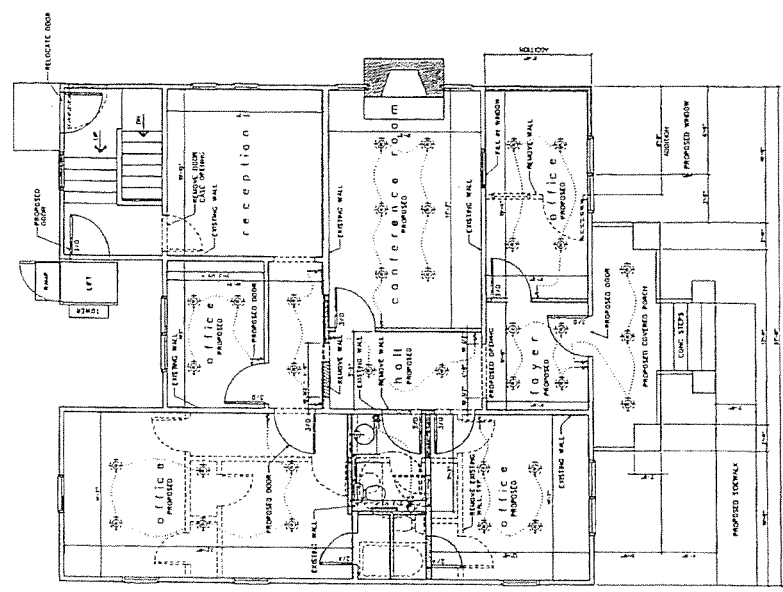
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



FLOOR PLAN

proposed remodel  
1335 SQ FT TOTAL

SCALE: 1/4" = 1'-0"	PROPOSED BY:	DATE: 1/10/2011	DATE: 1/10/2011
Chon Management Consulting		JOSEPH CHON	
200 West 10th Street, Suite 100		1001 10th Street, Suite 100	
MINNEAPOLIS, MN 55401		MINNEAPOLIS, MN 55401	
PROJECT NUMBER:		1011	

