

**ORDINANCE NO. F-1975**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0763 AND F-0787 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 319 EAST ROOSEVELT ROAD (MORREALE/ZONING APPLICATION 02-21)"**

**WHEREAS**, on October 7, 2002, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0763, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 319 EAST ROOSEVELT ROAD (MORREALE/ZONING APPLICATION 02-21)" ("Original Ordinance"), authorizing the rezoning of the property at 319 East Roosevelt Road from the R-4 Residential Zoning district to the O-R Office Research District and the construction of a two-story, 5,000 square foot office building and associated on-site parking; and

**WHEREAS**, on January 6, 2003, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0787, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0763 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 319 EAST ROOSEVELT ROAD (MORREALE/ZONING APPLICATION 02-21)" ("First Amended Ordinance"); which amended the approved site plan and building elevations by reducing the size of the proposed building from a two-story 5,000 square foot building to a one-story 3,000 square foot building; and

**WHEREAS**, Section 2d of Ordinance No. F-0763 ("Original Ordinance") stated that the parking lot shall not be illuminated; and

**WHEREAS**, following the enactment of the Original Ordinance and the First Amended Ordinance, an application has been made to delete Section 2d of Ordinance No. F-0763 ("Original Ordinance") to allow parking lot lights.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The following legally described property has been, and continues to be zoned and classified in the O-R Office Research zoning district classification:

LOT 9 IN BLOCK 3 OF THE PLAT OF LINCOLN HIGHWAY SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 146122, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-16-418-010

**Section 2:** Section 2d of Ordinance No. F-0763 ("Original Ordinance") is hereby amended by deleting Section 2d to allow the installation of parking lot lights in conformance

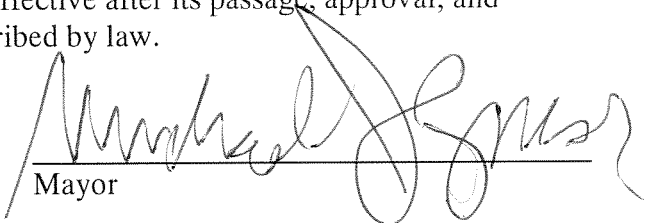
with the plans entitled "Wheaton Dental" prepared by KSA Lighting & Controls, dated September 16, 2016 attached as Exhibit A, subject to the following condition:

1. The parking lot lights shall not be illuminated between the hours of 9:00 pm and 6:00 am.

**Section 3:** In all other respects, the terms and provisions of the Original Ordinance and First Amended Ordinance are ratified and remain in full force and effect.

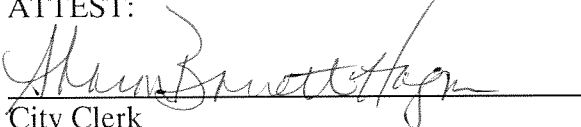
**Section 4:** All Ordinances and parts of Ordinances in conflict with these provisions are hereby repealed.

**Section 5:** This Ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



\_\_\_\_\_  
Mayor

ATTEST:



\_\_\_\_\_  
City Clerk

Roll Call Vote

Ayes: Councilman Prendiville  
 Councilman Rutledge  
 Mayor Gresk  
 Councilman Saline  
 Councilman Scalzo  
 Councilman Suess  
 Councilwoman Fitch

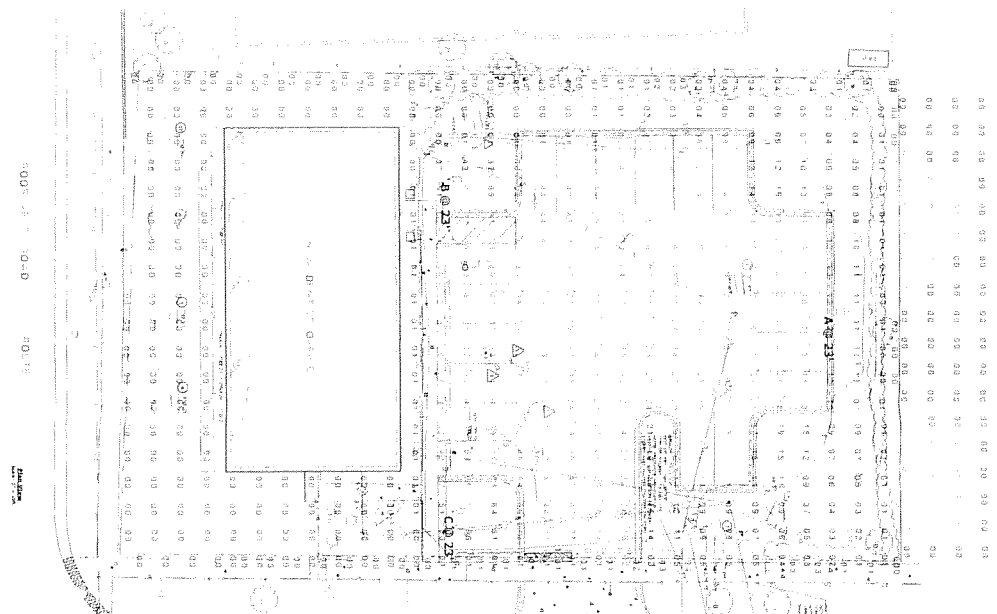
Nays: None  
 Absent: None

Motion Carried Unanimously

Passed: November 21, 2016  
 Published: November 22, 2016

# Exhibit "A"

Symbol	Area	Quantity	Description	Material	Unit	Notes
1	1.00	1	1.00	1.00	1.00	1.00
2	1.00	1	1.00	1.00	1.00	1.00
3	1.00	1	1.00	1.00	1.00	1.00
4	1.00	1	1.00	1.00	1.00	1.00



Description	Symbol	Area	Per. Area	Per. Area	Per. Area
PAVED PARKING AREA	X	2.76	6.7%	0.1%	6.2%
PROPERTY LINE - EAST	◇	0.1%	0.1%	0.0%	N/A
PROPERTY LINE - NORTH	◇	0.1%	0.1%	0.0%	N/A
PROPERTY LINE - SOUTH	◇	0.1%	0.1%	0.0%	N/A
PROPERTY LINE - WEST	◇	0.1%	0.1%	0.0%	N/A
WHOLE PARCEL	+	1.4%	6.7%	0.0%	N/A

