

X-3

ORDINANCE NO. F-0154
AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
AND GRANTING SETBACK VARIATIONS ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS THE CITY OF WHEATON PUBLIC WORKS FACILITY

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 and to vary certain provisions of the City of Wheaton Zoning Ordinance in order to allow the construction of an addition onto the existing Public Works facility located at 821 Liberty Drive and a new Public Works storage yard on the 3.5 acre parcel of property across the street from the existing Public Works facility; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing to consider the proposed rezoning and variations was conducted by the Wheaton Board of Zoning Appeals on June 24, 1997; and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the zoning amendment and zoning variations.

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 zoning map which is attached to and forms a part of the City Zoning Ordinance is amended by deleting the following described I-1 Institutional District zoned property and including it in the M-1 Manufacturing District zoning classification:

LOT 5 (EXCEPT THE SOUTH 200 FEET OF THE EAST 75 FEET OF SAID LOT 5) IN WHEATON INDUSTRIAL PARK, AN OWNER'S PLAT OF PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1963 AS DOCUMENT NUMBER R63-39278, IN DUPAGE COUNTY, ILLINOIS.

AND

LOTS A, B, AND C IN J. C. MUEHLFELT'S SURVEY OF PART OF THE EAST HALF OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1949 AS DOCUMENT NUMBER 583108, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-17-401-005 05-17-400-002 05-17-400-003 05-17-400-004 05-17-400-005
(LOT 1)

The aforementioned property is commonly known as 821 Liberty Drive, Wheaton, Illinois 60187.

Section 2: Pursuant to the findings of fact determined by the Wheaton Board of Zoning Appeals, variations to the setback requirements contained in Articles 21.4.1 and 6.8 of the City of Wheaton Zoning Ordinance are hereby granted to allow the construction of a new Public Works storage yard on the following described property:

LOTS 6 AND 7 IN WHEATON CENTER FOR COMMERCE AND INDUSTRY PLANNED UNIT DEVELOPMENT OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WHEATON, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1980 AS DOCUMENT NUMBER R80-48013, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-409-016 05-17-409-017 (LOT 2)

Section 3: All construction, maintenance and use of Lots 1 and 2 shall be in substantial accordance with the plans entitled "City of Wheaton New Public Works Facility" prepared by Pollock Holzrichter Nicholas Ltd dated May 19, 1997, Sheets LO.0, A2.1, A2.0, and Z0.0.

Section 4: The plats of consolidation for the Wheaton Public Works facility, prepared by Webster McGrath and Ahlberg Ltd., 207 South Naperville Road, Wheaton, Illinois dated January 14, 1997 are approved. The Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this Ordinance of approval to the plats of consolidation for the Wheaton Public Works facility prepared Webster McGrath and Ahlberg Ltd., 207 South Naperville Road, Wheaton, Illinois dated January 14, 1997.

Section 5: Pursuant to the findings of the City Council that the proposed 8 foot high protective fence will not alter the essential character of the area, is in harmony with the general intent and purpose of Article X of Section 22 of the Wheaton City Code, will not set any unfavorable precedent either to the locality or the City as a whole, and will not adversely affect the public safety and general welfare, the 8 foot high protective fence, as depicted on the aforementioned plans, is hereby approved.

Section 6: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

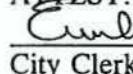
Section 7: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



James Carr

Mayor

ATTEST:


Emily M. Consalvo

City Clerk

Roll Call Vote

Ayes:

Councilman Eckhoff
Mayor Carr
Councilman Gresk
Councilman Johnson
Councilwoman Johnson
Councilman Mork
Councilwoman Davenport

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: July 7, 1997
Published: July 8, 1997