

**ORDINANCE NO. F-0305**

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING  
ZONING VARIATIONS ON A CERTAIN PIECE OF PROPERTY COMMONLY  
KNOWN AS 515 EAST ROOSEVELT ROAD - KEIM**

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 grant approval for variations to Sections 3.4b4, 6.6.2.1.b and 6.2.2.2.a of the City of Wheaton's Zoning Ordinance to allow the construction of a one-story, 2,000 square foot office building on the property legally described herein and located at 515 East Roosevelt Road, Wheaton, IL 60187; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing to consider the proposed rezoning and variations was conducted by the Wheaton Board of Zoning Appeals on December 8, 1998 and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the zoning amendment and 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 Wheaton Zoning Ordinance is amended by deleting the following described R-4 Residential District property, and including it in the O-R Office Research zoning classification:

LOT 18 IN BLOCK 4 IN THE LINCOLN HIGHWAY SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTH EAST 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. P.I.N. 05-16-423-024

The aforementioned property is commonly known as 515 East Roosevelt Road, Wheaton, IL 60187.

Section 2: Pursuant to the findings of fact as determined by the Board of Zoning Appeals, variations from Sections 3.4b4, 6.6.2.1.b and 6.6.2.2a of the Wheaton Zoning Ordinance are hereby granted to permit the construction of a one-story, 2,000 square foot office building in full compliance with the following plans: *"the preliminary site and engineering plan for the Keim office building, 515 East Roosevelt Road, prepared by Cemcon Ltd., 1N131 County Farm Road, Winfield, IL 60190, dated 9/21/98 and last revised 10/30/98; a building elevation plan entitled Keim Office Building, 515 East Roosevelt Road, Wheaton, IL, Sheets A1 and A2 dated 9/4/98 and bearing a last revision date*

of 10/2/98 prepared by F.M. Custom Design, Inc., 2400 East Main, Suite 103-365, St. Charles, IL 60174; the landscaping plan prepared by Autumn Green Landscaping Inc., dated 10/15/98", and in further compliance with the following conditions, restrictions and requirements:

- A. Demolition of the existing structure on the subject property shall be performed in full compliance with the provisions of Article XII, Demolition of Buildings, of the Wheaton City Code.
- B. Prior to the issuance of a site development or building permit, the site plan and landscape plan shall be revised in the following manner:
  1. A public sidewalk shall be added along the west side of Campbell Avenue connecting to the existing sidewalk at Roosevelt Road and the Campbell Avenue cul de sac.
  2. A six-foot high board-on-board wood fence and landscape materials shall be added along the north property line and dense landscaping plantings, planted in conformance with Article VI of the Zoning Ordinance, shall be added along the west property line, adjacent to the proposed parking lot.

The revised plans shall be subject to the reasonable approval of the Directors of Engineering and Planning.

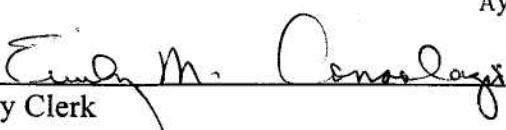
Section 3: All ordinances or parts thereof in conflict with the provisions of this ordinance are to the extent of such conflict expressly repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



James Carr  
Mayor

ATTEST:

  
Emily M. Denosky  
City Clerk

Ayes:

Roll Call Vote:

Councilman Johnson  
Councilwoman Johnson  
Councilwoman Davenport  
Councilman Gresk  
Mayor Carr

Nays: None

Absent: Councilman Eckhoff  
Councilman Mork

Motion Carried Unanimously

Passed: December 21, 1998

Published: December 22, 1998