

ORDINANCE NO. F-0322

**AN ORDINANCE GRANTING A PARKING LOT LANDSCAPE SETBACK
VARIATION ON CERTAIN PROPERTY COMMONLY KNOWN
AS 1520 EAST ROOSEVELT ROAD - JEEP EAGLE OF DUPAGE, INC.**

WHEREAS, written application has been made requesting a variation from the provisions of Section 6.6.2 of the Wheaton Zoning Ordinance on certain property legally described herein and commonly known as 1520 East Roosevelt Road, Wheaton, Illinois; 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 Board of Zoning Appeals on January 26, 1999, to consider the variation request; and the Wheaton Board of Zoning Appeals has recommended approval of the zoning variation.

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: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a variation from the requirements of Section 6.6.2 of the Wheaton Zoning Ordinance is granted to permit a landscape setback adjacent to the east property line of two (2) feet, in lieu of ten (10) feet, for the following-described property:

LOTS 1 AND 2 (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND ALL OF LOTS 19 AND 20 IN WHEATON ESTATES, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391 IN DUPAGE COUNTY, ILLINOIS, AND THE WESTERLY THIRTY-THREE FEET (33') OF THAT PART OF PROSPECT AVENUE LYING WEST OF AND ADJACENT TO LOTS 11 AND 12 IN BLOCK 32 IN WHEATON ESTATES, A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT NO. 182391 IN DUPAGE, ILLINOIS, AND CONSISTING OF 8,547 SQUARE FEET.

PIN: 05-22-102-023

This property is commonly known as 1520 East Roosevelt Road, Wheaton, IL 60187 ("subject property").

Section 2: The use and operation of the subject property shall be consistent with the site plan entitled "Concept Plan Jeep Eagle of DuPage", prepared by Ives/Ryan Group, Inc., 1801-A N. Mill Street, Naperville, IL 60563, dated September 24, 1998, which is on file in the office of the City Clerk and is incorporated into this ordinance by this reference.

Section 3: The fence to be constructed on the subject property shall be solid type white vinyl fence, approximately six feet (6') in height. The fence type and quality shall be subject to the reasonable approval of the City Planner.

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.

ATTEST:

Emily M. Connelley
City Clerk

James Carr
Mayor

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: March 1, 1999

Published: March 2, 1999