

## ORDINANCE NO. F-0327

### **AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A 1.9 ACRE LOT ON THE WEST SIDE OF WEST LOOP ROAD, NORTH OF BUTTERFIELD ROAD - URBAN CITY DEVELOPMENT LLC/AMERICAN NATIONAL BANK & TRUST COMPANY TRUST NO. 4702**

WHEREAS, written application has been made for the issuance of a special use permit for a planned unit development to allow the construction and use of a day-care facility and a two (2)-story office building on the property legally described herein within the city limits of Wheaton, Illinois, and commonly located on a 1.9 acre lot on the west side of West Loop Road, north of Butterfield Road ; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was convened by the Wheaton Board of Zoning Appeals on November 10, 1998, and continued from time-to-time and concluded on January 12, 1999, to consider the issuance of the special use permit; and the Wheaton Board of Zoning Appeals has recommended the issuance of the special use permit.

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-described property has been, and continues to be, zoned and classified in the C-5 Planned Commercial District zoning classification:

LOT 2 IN KEIM'S 1ST RESUBDIVISION OF LOT 2, IN KEIM'S RESUBDIVISION OF LOT 2, IN KEIM'S RESUBDIVISION OF LOTS 6 AND 7 IN DANADA FARMS WEST LOOP SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED GAINER, 1992 AS DOCUMENT NO. January 17-010304 AND LOT 8 IN DANADA FARMS WEST LOOP SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1994 AS DOCUMENT NO. R94-233250, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-28-307-015

This property is commonly known as a 1.9 acre lot on the west side of West Loop Road, north of Butterfield Road, Wheaton, Illinois 60187 ("subject property").

**Section 2:** Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a special use permit for planned unit development is hereby issued to allow for the

construction and use of a day-care facility and a two (2)-story office building on the subject property in full compliance with the site plan prepared by Cemcon, Ltd., 1N131 County Farm Road, Winfield, IL 60190, entitled, "Preliminary Site Plan and Preliminary Engineering Plan for West Loop Road P.U.D., dated December 28, 1998 and revised January 26, 1999 and February 3, 1999, and in further compliance with the following conditions, restrictions, and requirements:

- A. The architectural design of the office building to be constructed on the subject property shall be harmonious with the design of the day care facility on the subject property; the architectural design shall be subject to the reasonable approval of the City.
- B. Prior to the issuance of a site development or building permit, the owner shall submit a landscape plan for the subject property. Said landscape plan shall be prepared in accordance with Article VI of the Wheaton Zoning Ordinance and shall be subject to the reasonable approval of the City's Director of Planning.
- C. All signage on the subject property shall be in accordance with the requirements of the Wheaton Zoning Ordinance.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are 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.

ATTEST:

Evelyn M. Connelly  
City Clerk

  
James Caw  
Mayor

Ayes:

### Roll Call Vote:

Councilwoman Davenport  
Councilman Eckhoff  
Councilman Gresk  
Mayor Carr  
Councilman Johnson

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Councilwoman Johnson  
Councilman Mork

Nays: None  
Absent: None

Motion Carried Unanimously

Passed: March 15, 1999  
Published: March 16, 1999