

ORDINANCE NO. F-0478

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-4142,
"AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
WHEATON CITY PLACE (TIF SITE 2)", DATED NOVEMBER 6, 1995
("ORIGINAL ORDINANCE")**

WHEREAS, on November 6, 1995, the City of Wheaton, Illinois ("City"), enacted the Original Ordinance, No. E-4142, authorizing the construction and use of a planned unit development consisting of a residential condominium building, among other facilities, on the property legally described herein and commonly known as TIF SITE 2, Wheaton, Illinois; and

WHEREAS, following the adoption of the Original Ordinance, the City enacted the following ordinances, amending the Original Ordinance: Ordinance No. F-0081, Ordinance No. F-0179 and Ordinance No. F-0274; and

WHEREAS, application has been made to amend the Original Ordinance and special use permit to provide for the construction and use of a two-story building on the subject property commonly known as Lot No. 4 in the Wheaton Place planned unit development and commonly located on the north side of Front Street between Wheaton Avenue and Hale Street; and the City has determined that the amendment to the Original Ordinance may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 of the Wheaton Zoning Ordinance.

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-2 CBD Retail Core Business District.

LOT 4 OF THE WHEATON PLACE FIRST RESUBDIVISION BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS RECORDED AS DOCUMENT R98-248638 IN THE OFFICE OF THE DUPAGE COUNTY RECORDER ON NOVEMBER 30, 1998.

The property is commonly known as Wheaton City Place, Wheaton, Illinois 60187 ("subject property").

Section 2: Section 2 of the Original Ordinance is amended by adding and including the following subsection thereto:

- "N. A two-story 6,696 square-foot building may be constructed on Lot 4 in Wheaton Place planned unit development. The architectural style and appearance of the building shall be compatible with the existing buildings in the Wheaton Place

planned unit development, and shall be subject to the reasonable approval of the City's Director of Planning. All construction and use shall be consistent with the plans and specifications prepared by Full Circle Architects, 1510 Old Deerfield Road, Suite 209, Highland Park, Illinois 60035, dated April 7, 2000."

Section 3: In all other respects, the terms and provisions of, and the special use permit granted in, the Original Ordinance are ratified and remain in full force and effect.

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. Gonzalez
City Clerk

James Carr
Mayor

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

Councilman Gresk

Motion Carried Unanimously

Passed: June 19, 2000
Published: June 20, 2000