

**ORDINANCE NO. F-0529**

**AN ORDINANCE GRANTING PLANNED UNIT DEVELOPMENT APPROVAL  
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
107-111 BRIDGE STREET - WHEATON SELF STORAGE**

**WHEREAS**, written application has been made requesting planned unit development approval for certain property legally described herein within the City limits of Wheaton, Illinois (City) and commonly known as 107-111 Bridge Street; and

**WHEREAS**, the owner of the property legally described in this Ordinance is requesting planned unit development approval to allow the construction of an addition to an existing building; 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 October 10, 2000, to consider the planned unit development and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the aforementioned relief.

**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 M-1 Manufacturing District zoning classification:

LOT 1 IN WHEATON SELF STORAGE'S PLAT OF CONSOLIDATION AND LOT 2 IN SOUTH RAILROAD STREET SUBDIVISION, BEING IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N'S. 05-17-406-003 05-17-406-004

The subject property is commonly known as 107-111 Bridge Street, Wheaton, IL 60187.

Section 2: Planned unit development zoning status is hereby issued to allow for the construction and use of an addition to an existing self storage building on the subject property in full compliance with the site plan entitled "*Wheaton Self Storage Phase II, prepared by Ryneer and Son, Inc., 595 Buttonwood Circle, Naperville, IL 60540, dated August 2000*" and the building elevation plan and landscape plan entitled "*Wheaton Storage Phase 2, prepared by Joseph P. Drendel, 895 West Benton Avenue, Naperville, IL 60540, dated 8/10/00 and revised 8/23/00*" and in further compliance with the following conditions:

- a. That prior to the issuance of a site development or building permit, the applicant shall furnish a revised landscape plan which includes additional large scale landscape materials along the north and east property lines. Said revised landscape plan shall be subject to the reasonable approval of the Director of Planning.
- b. That the plat of consolidation for Wheaton Self Storage Phase 2, prepared by Ryneer and Son, Inc., and dated 3/22/99 is hereby approved. The Mayor is authorized to sign the approval form and the City Clerk is directed to attest to the Mayor's signature and attach a certified copy of this Ordinance to the plat of consolidation for Wheaton Self Storage Phase 2.

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.

\_\_\_\_\_  
Mayor 

ATTEST:

\_\_\_\_\_  
City Clerk 

Roll Call Vote:

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

Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: November 6, 2000  
Published: November 7, 2000