

## ORDINANCE NO. F-0576

### AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCES 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 in the Original Ordinance 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, Ordinance No. F-0274 and Ordinance No. F-0478; and

WHEREAS, application has been made to amend the Original Ordinance and special use permit to provide for the construction and use of a three-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: Section 2 of the Original Ordinance, as amended by Ordinance No. F-0478, is further amended by deleting subsection N in its entirety and adding and including the following new subsection N thereto:

"N. A three-story approximately 10,044 square-foot building may be constructed on Lot 4 in Wheaton Place planned unit development. The first floor may be used for restaurant and the second and third floors may be used for office. 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 Hirsch Associates LLC, entitled "Centrum Properties, Inc./Joseph Freed and Associates" dated February 27, 2001.

Section 2: 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 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:

Emily M. Cenology  
City Clerk

James Carr  
Mayor

Ayes:

Roll Call Vote:  
Councilwoman Johnson  
Councilman Mork  
Councilwoman Davenport  
Councilman Eckhoff  
Councilman Gresk  
Mayor Carr  
Councilman Johnson

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: March 19, 2001

Published: March 20, 2001