

ORDINANCE NO. F-0815

**AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
311 S. COUNTY FARM ROAD - KOBLER**

WHEREAS, written application has been made to amend an existing planned unit development to reduce the required number of parking spaces to allow a certain portion of a building commonly known as 311 S. County Farm Road legally described herein within the City limits of Wheaton, Illinois ("Subject Property"); 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 Planning & Zoning Board on May 13, 2003 to consider the zoning amendment and the Wheaton Planning & Zoning Board has unanimously recommended approval of the zoning amendment.

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 subject property has been and continues to be zoned in the C-5 Planned Commercial District.

LOT 32 IN KEIM'S RESUBDIVISION OF WHEATON PARK MANOR, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1989 AS DOCUMENT R89-094349, AND CERTIFICATE OF CORRECTION RECORDED JULY 1, 1991, AS DOCUMENT R91-080932, IN DUPAGE COUNTY, ILLINOIS. PIN 05-18-315-002

Section 2: Pursuant to the Findings of Fact determined by the Wheaton Planning & Zoning Board, 13,142 square feet of the subject property may be leased for medical and dental offices.

Section 3: This ordinance and the conditions, restrictions and requirements recited herein, shall be considered a declaration of restrictive covenant and shall be binding upon the Subject Property and its owners, successors, assigns and grantees; this ordinance shall be recorded in the office of J.P. Carney, Recorder of Deeds, DuPage County, Illinois.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.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.



James Carr
Mayor

ATTEST

Emily M. Donnay
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: None

Motion Carried Unanimously

Passed: May 19, 2003

Published: May 20, 2003