

ORDINANCE NO. F-0854

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
AND GRANTING A SPECIAL USE PERMIT AND ZONING VARIATIONS TO ALLOW
THE CONSTRUCTION OF A DRIVE-THROUGH BANK FACILITY ON THE
NORTHWEST CORNER OF CHILDS STREET AND COUNTY FARM ROAD –
COMMUNITY BANK**

WHEREAS, written application has been made to amend the zoning map which is attached to a forms a part of the Zoning Ordinance of Wheaton, Illinois and for the approval of zoning variations and the issuance of a special use permit to allow the construction of a drive-through banking facility at the northwest corner of Childs Street and County Farm Road; 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 September 9, 2003, and the Board has recommended approval of the application.

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 legally described property shall be re-zoned from the R-1 Residential Zoning District classification to the O-R Office Research Zoning District

LOTS 10, 11, AND 12 IN BLOCK 22 IN WHEATON PARK MANOR, A SUBDIVISION OF PART OF LOTS 1 AND 2 IN OWNER'S PLAT OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WHEATON PARK MANOR RECORDED JUNE 26, 1924 AS DOCUMENT NO. 179446, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

LOTS 9, 10, 11, AND 12 IN BLOCK 2 IN FIRST ADDITION TO WHEATON PARK MANOR, A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED MAY 15, 1925 AS DOCUMENT 192981, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-18-303-021, 05-18-303-022, 05-18-303-023, 05-18-303-009, 05-18-303-010, 05-18-303-011, 05-18-303-012

The property is commonly known as the northwest corner of Childs Street and County Farm Road, Wheaton, Illinois 60187.

Section 2: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued and associated zoning variations are granted to allow the construction of a drive-through banking facility with a north parking lot landscape setback of 5 feet in lieu of the required 10 feet; a south parking lot landscape setback of 6 feet in lieu of 15 feet; a north building perimeter landscape area of 4.25 feet in lieu of the required 8 feet; and a south building perimeter landscape setback of 5 feet in lieu of 8 feet all in substantial conformance with the following plans entitled "Site Plan Community Bank, Wheaton, Illinois prepared by PPKS Architects Ltd., 444 North

Main Street, Glen Ellyn, Illinois 60137 dated September 30, 2003; the Building Elevation Plan entitled Branch Office for Community Bank, Wheaton/Glen Ellyn, County Farm Road and Childs Street prepared by PPKS Architects Ltd., 444 North Main Street, Glen Ellyn, Illinois 60137 dated August 7, 2003; and a Preliminary Landscape Plan entitled Community Bank, County Farm Road and Childs, Wheaton, Illinois prepared by Couture Landscape Construction, 505 Swift Road, Lombard, Illinois dated July 30, 2003 and subject to the following conditions, restrictions and requirements:

- A. That the applicant pay the City a sidewalk construction donation in an amount equal to 100% of the value as determined by the Director of Engineering of the cost of constructing a sidewalk on the north side of Childs Street, west of the site access driveway fronting the subject site.
- B. That a variation from the provisions of the City Code is granted to eliminate the necessity of the owner/developer being required to construct a public street within the Knoll Street right of way North of Childs Street adjacent to the subject property.
- C. That in the event the owner/developer of the County Farm Executive Center fails to proceed with the construction of the improvements of Childs Street and the required utility improvements mandated pursuant to the Ordinance authorizing that development, or in the alternative event that the owner/developer of the subject property recited in this ordinance first receives construction permit approval for the street and utility improvements to Childs Street recited in this subparagraph C, owner/developer of the subject property shall construct these street and utility improvements.
- D. That the applicant add a continuous line of evergreen shrubs along the north property line to further buffer the office building to the north from the drive-through access aisle and additional landscaping, subject to the approval of the Director of Planning, shall continue along the north property line extending east to the easternmost point of the building on the north adjoining property.
- E. That prior to the issuance of any site development permit, the applicant shall provide for the Director of Engineering's approval, a plat of consolidation of the subject property.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are hereby 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. Cenvalangia
City Clerk

City Clerk

Mayo

Roll Call Vote

Ayes:

Roll Call Vote

Councilman Mouhe

Councilman Bol

Councilwoman Corry

Mayor Pro Tem Mork

F. 0854.

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Nays: None

Absent: Mayor Carr
Councilman Johnson

Motion Carried Unanimously

Passed: October 20, 2003

Published: October 21, 2003