

10-72

**ORDINANCE NO. F- 0882**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0542,  
"AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A  
CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST  
ROOSEVELT ROAD-WALKER & MAY, INC.", DATED DECEMBER 4, 2000**

**WHEREAS**, on December 4, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0542, entitled "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD-WALKER & MAY, INC.", ("original ordinance"), recorded on December 20, 2000 as Document Number R2000-199148 in the Office of the DuPage County Recorder, authorizing the construction and use of an office building on the property legally described in the original ordinance and commonly known as 518 West Roosevelt Road, Wheaton, Illinois; and

**WHEREAS**, application has been made to amend the original ordinance to provide for the elimination of the secondary/alley access to the subject property and the use of wood siding in lieu of brick on the office building to be constructed thereon; and the City has determined that the amendment to the original ordinance may be implemented without public hearing, pursuant to the provisions of the Wheaton Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The original ordinance is amended as follows:

- A. All reference to the secondary/alley access which may be illustrated in the plans and drawings recited in Section 2 of the original ordinance are deleted.
- B. The office building may be constructed with wood siding in lieu of brick as generally illustrated on the architectural drawing prepared by Philip Prince & Associates entitled "Office Building 518 West Roosevelt Road Wheaton, Illinois Kingsland Development Corporation".
- C. Development of the subject property shall be consistent with the engineering plans entitled "Site Improvement Plans for Roosevelt Road Office Wheaton, Illinois" prepared by Jacob Hefner & Associates, P.C. dated December 9, 2003, together with all of the plans, drawings and specifications recited in the original ordinance to the extent those documents are not inconsistent with this ordinance.

**Section 2:** The City and the owner of the subject property may enter into a license agreement pertaining to the alley right of way and allowing the owner to plant and maintain plants and shrubs in

the right of way in order to create a landscape setback for the subject property; the plant and shrub species and design of the landscape setback shall be subject to the reasonable approval of the City Director of Planning.

**Section 3:** In all other respects, the terms and provisions of, and the variation 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. Conroy  
City Clerk

  
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Mayor

Ayes:

Roll Call Vote:

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

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: February 2, 2004

Published: February 3, 2004