

## ORDINANCE NO. F-0914

### AN ORDINANCE GRANTING A PARKING VARIATION ON PROPERTY COMMONLY KNOWN AS 324 W. FRONT STREET - FRONT STREET, INC.

**WHEREAS**, written application has been made requesting a variation from the provisions of Article 22.4 of the City of Wheaton Zoning Ordinance to allow the demolition of a former service station and the construction of a new commercial/retail 8,500 square foot one-story retail building and to permit the use of municipal parking spaces to satisfy the 44 off-street parking spaces required for the proposed building on the property commonly known as 324 West Front Street, Wheaton, IL ("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 and Zoning Board on April 27, 2004 and May 11, 2004, to consider the variation request; and the Board has recommended approval of the variation request.

**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 following-described property has been and continues to be zoned and classified in the C-4 CBD Perimeter Commercial District and pursuant to the Findings of Fact as determined by the Planning and Zoning Board, a variation is granted from the provisions of Article 22.4 of the City of Wheaton Zoning Ordinance to allow the demolition of a former service station and the construction of a new commercial/retail 8,500 square foot one-story retail building and to permit the use of municipal parking spaces to satisfy the 44 off-street parking spaces required for the proposed building on the following-described property:

WAREHOUSE LOT 7 IN COUNTY CLERK'S PLAT DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1890 IN BOOK 4 OF THE PLATS, AT PAGE 27, AS DOCUMENT NUMBER 43590, IN DUPAGE COUNTY, ILLINOIS. "SUBJECT PROPERTY" P.I.N. 05-16-306-005

This subject property is commonly known as 324 West Front Street Wheaton, IL 60187.

**Section 2:** Redevelopment of the subject property shall be in substantial conformance with the plans entitled "Front Street Center, S.E.C. Front Street & West Street, Wheaton, Illinois, Sheet Numbers A0.00 and A0.03, dated 8/21/03 and bearing a last revision date of 05/03/04, prepared by Ronald P. Source Architects, P.C. 121 S. Wilke Rd Suite 400 Arlington Heights, IL 60005"

**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. Conroy  
City Clerk

Ayes:

Mayor

Roll Call Vote:  
Councilman Mouhelis  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilwoman Johnson  
Councilman Mork

Nays:  
Absent:

None  
Councilman Johnson

### Motion Carried Unanimously

Passed: June 7, 2004  
Published: June 8, 2004