

ORDINANCE NO. F-1004

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
AND GRANTING A LOT SIZE VARIATION
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
410 S. KNOLL STREET**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to rezone certain real estate from the R-1 Residential District zoning classification to the O-R Office and Research District zoning classification and for the granting of a lot size variation to allow the construction and use of a new 9,000 square foot office building, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 410 S. Knoll Street; 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 October 12, 2004, to consider the zoning amendment and lot size variation; and the Board has recommended approval 5-0 of the zoning amendment and lot size variation;

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 Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, is hereby amended by deleting the following-described property from the R-1 Residential District zoning classification and including it in the O-R Office and Research District zoning classification:

THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS LOTS 1 AND 2 IN BLOCK 6, LOT 21 IN BLOCK 7 AND VACATED CHILDS STREET LYING NORTH OF SAID LOT 1, SOUTH OF LOT 21 AND EAST OF KNOLL STREET ALL IN THE FIRST ADDITION TO WHEATON PARK MANOR ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1925 AS DOCUMENT 192981, IN DUPAGE COUNTY, ILLINOIS
P.I.N. 05-18-306-012, 05-18-306-013, 05-18-301-033

The subject property is commonly known as 410 S. Knoll Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a lot size variation is hereby issued to allow for the construction and use of a new 9,000 square foot, one-story office building in full compliance with the following plans:

1. "Preliminary Office Elevation," prepared by The Windham Group; and
2. "Preliminary Office Floor plan," prepared by The Windham Group; and
3. "Preliminary Plat and Preliminary Engineering Plan for Windham Building," prepared by Cemcon, Ltd., Aurora, IL, dated July 28, 2004; and

4. "Final Landscape Plan," prepared by Gary R. Weber Associates, Wheaton, IL, sheet 1, dated August 27, 2004;

and in further compliance with the following conditions, restrictions, and requirements:

1. The southern access drive shall be removed; and
2. The four parking spaces located along the southern edge of the parking lot shall be shifted to the eastern edge of the parking lot; and
3. The trash enclosure shall be moved from the southwest corner of the parking lot to the northwest corner of the parking lot and the parking spaces along the western edge of the parking lot shall be slid to the south to accommodate the relocation; and
4. Parking lot lighting shall be provided in accordance with Article 22.4.9 of the Zoning Ordinance; and
5. The trash enclosure shall be constructed of materials similar to those used on the office building; and
6. The landscape architect shall add the three trees labeled QM to the plant list of the final landscape plan; and
7. The applicant shall obtain certification from DuPage County concerning impacts to the flood plain and wetland buffer area.

Section 4: The Owner of the Subject Property shall maintain all landscaping and plantings on the Subject Property so that the number, quality, and character of the landscaping shall not be less than that which is illustrated on the approved landscape plan.

Section 5: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 6: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:


Carol M. Cunningham
City Clerk


James Carr
Mayor

Roll Call Vote

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

Nays: None

Absent: Councilwoman Corry

Motion Carried Unanimously

Passed: February 22, 2005
Published: February 23, 2005