

ORDINANCE NO. F-1100

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR A TWO-STORY OFFICE BUILDING ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED ON THE NORTHEAST CORNER OF LIBERTY DRIVE AND CROSS STREET-NORTHERN TRUST 203 E. LIBERTY DRIVE

WHEREAS, application has been made for the issuance of a special use permit for a planned unit development to allow for the construction and use of a two-story office building and 11-space parking lot on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly located on the northeast corner of Liberty Drive and Cross Street ("Subject Property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on November 8, 2005 to consider the requested special use permit for a planned unit development; and the Board voted 5-0 to recommended approval of the application request, subject to certain conditions.

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 Zoning Classification:

THAT PART OF BLOCK 2 IN WARREN L. WHEATON'S SECOND ADDITION TO THE TOWN OF WHEATON, IN THE SOUTH ½ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A STRAIGHT LINE DRAWN ACROSS SAID BLOCK AT A RIGHT ANGLE WITH THE SOUTH LINE THEREOF THROUGH A POINT ON SAID SOUTH LINE THAT IS 72.2 FEET WEST (MEASURED ON SAID SOUTH LINE) OF THE SOUTHEAST CORNER OF SAID BLOCK 2, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-312-001

This property is commonly known as 203 E. Liberty Drive, Wheaton, IL; and will hereafter be known as the "Subject Property."

Section 2: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, a special use permit for a planned unit development is hereby issued to allow for the construction and use of a two-story office building and 11-space parking lot on the Subject Property in full compliance with the following plans:

1. "Site Plan", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
2. "Proposed West Elevation", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated November 3, 2005; and
3. "Proposed South Elevation", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
4. "Proposed North Elevation", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
5. "Proposed Lower Level Plan", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
6. "Proposed First Floor Plan", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
7. "Proposed Second Floor Plan", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
8. "Proposed Roof Plan", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
9. "Trash Enclosure", prepared by Grund & Riesterer Architects, Inc., Chicago, IL, dated October 4, 2005; and
10. "Landscape Plan", prepared by Dean M. Pozarzycki, R.A., Downers Grove, IL, dated September 29, 2005;

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

- A. The Owner and/or Building Tenant(s) shall secure a minimum of 15 total off-street parking spaces for use by the occupants of the two-story office building; and
- B. The trash enclosure shall be constructed of materials similar to those used for the two-story building; and
- C. The Owner and/or Building Tenant(s) shall attempt to execute a written agreement with the Union Pacific Railroad to allow the installation and maintenance of the proposed landscaping located in the railroad right of way. If an agreement cannot be reached, the Owner and/or Building Tenant will not be responsible for installation of the proposed landscaping to be located north of the Subject Property in the railroad right of way.

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.

James Caw
Mayor

ATTEST:

Emily M. Annalagji
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis
Councilman Seuss
Councilman Boldt
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: None

Absent: Councilwoman Corry

Motion Carried Unanimously

Passed: November 21, 2005
Published: November 22, 2005