

## ORDINANCE NO. F-1219

### AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING ZONING VARIATIONS FOR CERTAIN PARCELS OF PROPERTY COMMONLY KNOWN AS 629 & 625 SOUTH WEST STREET – BOND

**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, reclassify and secure zoning variations on certain property legally described herein within the city limits of Wheaton, Illinois (“City”), and commonly known as 629 & 625 South West Street (“subject property”); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, public hearings were conducted by the Planning and Zoning Board on October 10, 2006 to consider the requested zoning amendment and variations; and the Board has recommended approval of the rezoning and variation requests.

**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:** Pursuant to the findings of fact made and determined by the Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following-described property from the R-4 Residential District Zoning classification and adding and including the subject property in the O-R Office Research District Zoning classification:

PARCEL 1: THE WEST 161 FEET, MEASURED ON THE NORTH LINE (EXCEPT THE NORTH 312 FEET MEASURED ON THE WEST LINE) AND ALSO (EXCEPT THAT PART OF THE LAND TAKEN IN CONDEMNATION CASE NO. 88ED-210), OF BLOCK 5 IN W. I. AND F. E. WHEATON'S RESUBDIVISION OF LOT 2 IN BLOCK 1 AND ALL OF BLOCK 4 OF J. C. WHEATON'S 2<sup>ND</sup> ADDITION TO WHEATON, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 9, 1914 AS DOCUMENT 116426 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 62 FEET, MEASURED ON THE WEST LINE, OF THE NORTH 312 FEET, MEASURED ON THE WEST LINE, OF THE WEST 161 FEET, MEASURED ON THE NORTH LINE (EXCEPT THE WEST 10.0 FEET THEREOF TAKEN BY CONDEMNATION CASE 88ED-198), OF BLOCK 5 IN W. I. AND F. E. WHEATON'S RESUBDIVISION OF LOT 2 IN BLOCK 1 AND ALL OF BLOCK 4 OF J. C. WHEATON'S SECOND ADDITION TO WHEATON, BEING A PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1914 AS DOCUMENT 116426 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S 05-16-335-018, 05-16-335-017

This property is commonly known as 629 & 625 South West Street, Wheaton, IL 60187.

8/2016-237033

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a variation from the provisions of the Article 6.6.2a (2a) of the Wheaton Zoning Ordinance is granted to allow a parking lot setback of 3 feet abutting Roosevelt Road in lieu of the required 15 feet; and a variation from the provisions of Article 22.5.15 of the Wheaton Zoning Ordinance is granted to require 42 motor vehicle parking spaces.

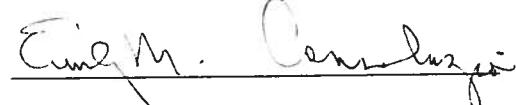
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**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 Carr  
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Mayor

ATTEST:



Cindy M. Cerasurazza

City Clerk

ROLL CALL VOTE:

Ayes:	Councilman Mouhelis Councilman Suess Councilman Bolds Councilwoman Corry Councilman Johnson Mayor Carr Councilman Levine
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: November 6, 2006  
Published: November 7, 2006

# WEST STREET

