

## ORDINANCE NO. F-1270

### AN ORDINANCE AMENDING ORDINANCE E-1387, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE (WHEATON OAKS)"

**WHEREAS**, on November 6, 1975, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-1387, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE" ("original ordinance"), authorizing the issuance of a special use permit for a Planned Unit Development on the property legally described on Exhibit "A" attached hereto and commonly known as 1100 Wheaton Oaks Court, Wheaton, Illinois; and

**WHEREAS**, following the enactment of the original ordinance, an application has been made to construct an approximately 2,460 square foot addition and remodel the existing building to create a structure containing approximately 15,000 square feet and to expand the drives and parking facilities ancillary; and the City has determined that the requested amendment is required to have a public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance; and

**WHEREAS**, a public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance was held by the City Council on March 12, 2007.

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

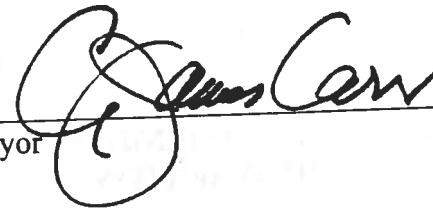
**Section 1:** An amendment to the original ordinance is hereby granted to accommodate an addition to the existing building and parking lot in substantial conformance with the site plan, preliminary engineering plan, and landscape plans entitled "1100 Wheaton Oaks Court" prepared by Webster, McGrath, and Alhberg, Ltd. dated January 17, 2007; a copy of which are marked as Exhibit "B" and are attached to and made a part of this Ordinance subject to the following condition:

1. Developer shall enter into a Fire Lane Designation and Enforcement Agreement with the City in substantial compliance with Exhibit "C".

**Section 2:** In all other respects, the terms and provisions of the original ordinance are ratified and remain in full force and effect.

**Section 3:** All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

**Section 4:** This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



\_\_\_\_\_  
Mayor

ATTEST:

Emily M. Connelly  
City Clerk

Roll Call Vote

Ayes:

Councilman Mouhelis  
Councilman Suess  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilman Levine

Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 2, 2007  
Published: April 3, 2007

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

THE EAST 192.0 FEET OF THE SOUTH 1.50 FEET OF LOT 2 AND ALL OF LOT 3, IN WHEATON OAKS O-R P.U.D. OF PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 19, 1976 AS DOCUMENT R76-84403, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-08-417-007

The subject property is commonly known as 1100 Wheaton Oaks Court, Wheaton, IL 60187.



# SITE & PRELIMINARY ENGINEERING PLAN

