

ORDINANCE NO. F- 1418

AN ORDINANCE GRANTING PARKING LOT PERIMETER LANDSCAPING SETBACK VARIATIONS AND AUTHORIZING DEMOLITION-1010 & 1012 EAST COLLEGE AVENUE-COLLEGE STATION CAT CLINIC/WATSON

WHEREAS, written application has been made requesting the following variations from the following provisions of the Wheaton Zoning Ordinance: (i) Article 6.6.2a (1) to allow a parking lot perimeter front yard landscaping setback of 8 feet in lieu of the required 15 feet; and (ii) Article 6.6.2b (2) to allow a parking lot perimeter interior west side yard landscaping setback of 8 feet in lieu of the required 10.0 feet , all in order to allow for the construction of a new 3,536 square foot commercial building and parking lot on the property commonly known as 1010 and 1012 East College Avenue, Wheaton, IL 60187 (“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 February 10, 2009 to consider the 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: The following described subject property has been and continues to be zoned and classified in the C-1 Local Business District Zoning classification:

THE WEST HALF OF LOT 12, ALL OF LOT 13 AND 14, AND THE EAST HALF OF LOT 15, IN ANDERSEN'S RESUBDIVISION OF A PART OF BLOCK 5 OF ANDERSEN'S ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AUGUST 12, 1885 AS DOCUMENT 34825, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-110-004; -005; -042

This property is commonly known as 1010 and 1012 East College Avenue, Wheaton, IL 60187.

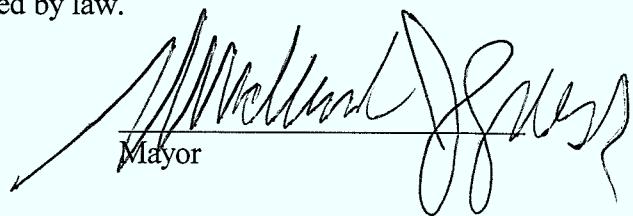
Section 2: Pursuant to the Findings of Fact made and determined by the City of Wheaton Planning and Zoning Board on February 10, 2009 the following variations from the provisions of the Wheaton Zoning Ordinance are granted with respect to the subject property:

1. A parking lot perimeter front yard landscaping setback of 8 feet in lieu of 15 feet as otherwise required by Article 6.6.2a (1) of the City Zoning Ordinance; and
2. A parking lot perimeter interior west side yard landscaping setback of 8 feet in lieu of 10.0 feet as otherwise required by Article 6.6.2b (2) of the City Zoning Ordinance.

Section 3: All construction of the improvements on the subject property shall be in full compliance with the following plans: Site Plan prepared by KLLM Architects, Chicago, IL dated January 21, 2009, Preliminary Engineering Plan prepared by Jacob and Hefner, Oakbrook Terrace, IL dated January 27, 2009, Elevations, Floor Plans and Sign Plan prepared by KLLM Architects, Chicago, IL dated October 13, 2008 and Landscape Plan prepared by Bergfors Gregory Land Design, Tinley Park, IL dated February 10, 2009; and following the construction of a new 3536 square foot building on the subject property, the existing improvements on the subject property shall ultimately be demolished.

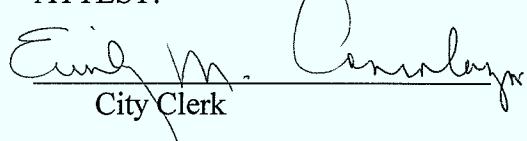
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gresk
Mayor

ATTEST:



Cindy W. Cawley
City Clerk

Roll Call Vote

Ayes: Councilman Prendiville
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: March 16, 2009
Published: March 17, 2009