

ORDINANCE NO. F-1658

AN ORDINANCE AMENDING ORDINANCES F-0537 AND F-1141, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC"

WHEREAS, on November 20, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0537, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("Original Ordinance"), authorizing the construction of a new building and parking lot expansion for the Wheaton Eye Clinic on the property legally described as Parcel 1 on Exhibit "A" attached hereto and commonly known as 2015 North Main Street, Wheaton, Illinois; and

WHEREAS, on March 6, 2006, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1141, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0537, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT/ WHEATON EYE CLINIC" ("First Amended Ordinance"), which amended the site plan and building plans referenced in the Original Ordinance to accommodate a 8,250 square foot addition to the existing building and a parking lot expansion; and

WHEREAS, following the enactment of the Original and First Amended Ordinance, an application has been made to further amend the existing planned unit development by allowing the demolition of the existing structure located at 111 East Cole Avenue in order to construct additional employee parking for the Wheaton Eye Clinic located at 2015 North Main Street.

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 July 31, 2012 to consider the issuance of an amendment to the existing PUD; and the Board has recommended the issuance of an amendment to the existing PUD; and

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 and First Amended Ordinance is hereby granted by allowing the demolition of the existing structure located at 111 East Cole Avenue in order to construct additional employee parking for the Wheaton Eye Clinic located at 2015 North Main Street in substantial compliance with the site and landscape plans entitled "Site Development Plan Wheaton Eye Clinic Parking Lot", prepared by CEMCON, Aurora, IL, dated June 19, 2012 and revised August 13, 2012 and "Wheaton Eye Clinic Landscape Plan", sheets L-1 and L-2, prepared by COUTURE Landscape Construction, Lombard, IL, dated May 2, 2012 and revised August 8, 2012.

Section 2: In all other respects, the terms and provisions of the Original and First Amended 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.

ATTEST:


Michael Gresk
City Clerk


Michael Gresk
Mayor

Roll Call Vote

Ayes:

Councilman Suess
Councilwoman Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: August 20, 2012
Published: August 21, 2012

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1

LOT 1 IN WHEATON EYE CLINIC/ DEICKE CENTER RESUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2001 AS DOCUMENT R2001-009784, IN THE CITY OF WHEATON, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2

THE EAST 110.0 FEET OF THE WEST 239.0 FEET OF LOT 7 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND CO'S GENEVA ROAD SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179449 AND CERTIFICATE OF CORRECTION FILED AUGUST 5, 1924 AS DOCUMENT 180974, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-09-102-107; -008

The subject property is commonly known as 2015 North Main Street and 111 East Cole Avenue, Wheaton, IL 60187.



