

## ORDINANCE NO. F-1896

### AN ORDINANCE AMENDING ORDINANCE NO. F-1390 "AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW A CAR WASH AND AN AUTOMOBILE REPAIR FACILITY IN THE C-3 GENERAL BUSINESS DISTRICT - 1520 EAST ROOSEVELT ROAD/ HILLER"

**WHEREAS**, on November 17, 2008, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1390, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT TO ALLOW A CAR WASH AND AN AUTOMOBILE REPAIR FACILITY IN THE C-3 GENERAL BUSINESS DISTRICT - 1520 EAST ROOSEVELT ROAD/ HILLER" "Original Ordinance", which granted a special use permit to allow a car wash and an automobile repair facility in the C-3 General Business District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 1520 East Roosevelt Road, Wheaton, IL; ("Subject Property") and

**WHEREAS**, following the enactment of the Original Ordinance, an application has been made to amend the existing special use permit to allow the construction and use of an addition to the existing car wash located at 1520 East Roosevelt Road, Wheaton, IL; 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 October 13, 2015 to consider a proposed amendment to the special use permit amendment; and the Board has recommended the issuance of an amendment to the special use permit.

**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-3 General Business District zoning classification:

PARCEL 1: LOTS 1, 2 (EXCEPT THE NORTH 5 FEET THEREOF TAKEN FOR ROAD PURPOSES IN CASE NO. 89 ED-30) AND ALL OF LOTS 19 AND 20 IN BLOCK 31 IN WHEATON ESTATES BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WESTERLY 33 FEET OF THAT PART OF PROSPECT AVANUE LYING EAST OF AN ADJACENT TO LOTS 1 AND 20, BLOCK 31 IN WHEATON ESTATES, A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT NO. 182391 IN DUPAGE COUNTY, ILLINOIS AND CONSISTING OF 8,547 SQAURE FEET.

PIN: 05-22-102-024

The subject property is commonly known as 1520 East Roosevelt Road, Wheaton, Illinois 60187.

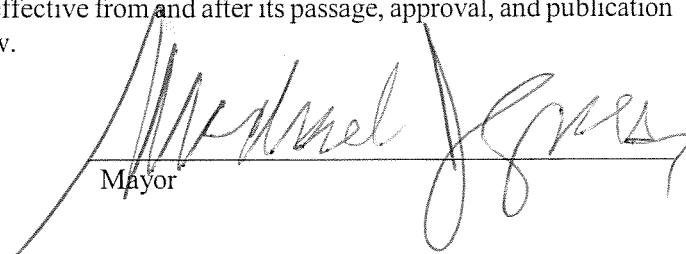
**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, an amendment to the special use permit is hereby issued on the subject property to allow an addition to the existing car wash in the C-3 General Business District, in full compliance with the amended site plan and building elevations entitled "Wheaton Car Wash, 1520 East Roosevelt Road" prepared by

DM+S Architects, Westmont, Illinois, dated May 8, 2015.

**Section 3:** In all other respects, the terms and conditions of the Original Ordinance are ratified and remain in full force and effect.

**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:



Aaron Bennett Hagen

City Clerk

ROLL CALL VOTE

Ayes: Councilman Saline  
Councilman Scalzo  
Councilwoman Fitch  
Councilman Prendiville  
Councilman Rutledge  
Mayor Gresk

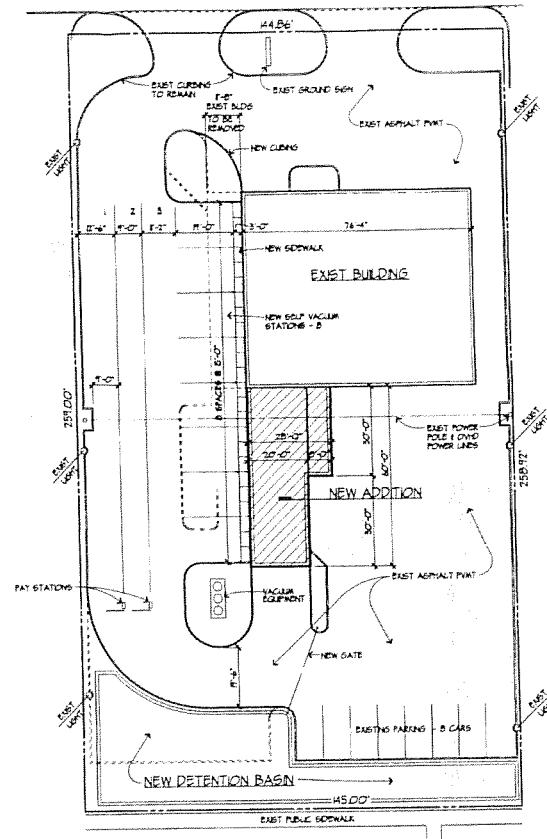
Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: November 2, 2015  
Published: November 3, 2015

ROOSEVELT ROAD



TAFT AVENUE

SITE PLAN  
SCALE 1/8" = 1'-0"  
NORTH

SITE DATA

LOT SIZE ADDRESS	37,555 SF
BUILDING AREA	
EXISTING BUILDING	4,291 SF
NEW TURF ADDITION	1,440 SF
TOTAL NEW/EXIST BUILDING AREA	6,421 SF
LOT COMPLIANCE	
PARKING PROVIDED	8
EXISTING PARKING	8 C

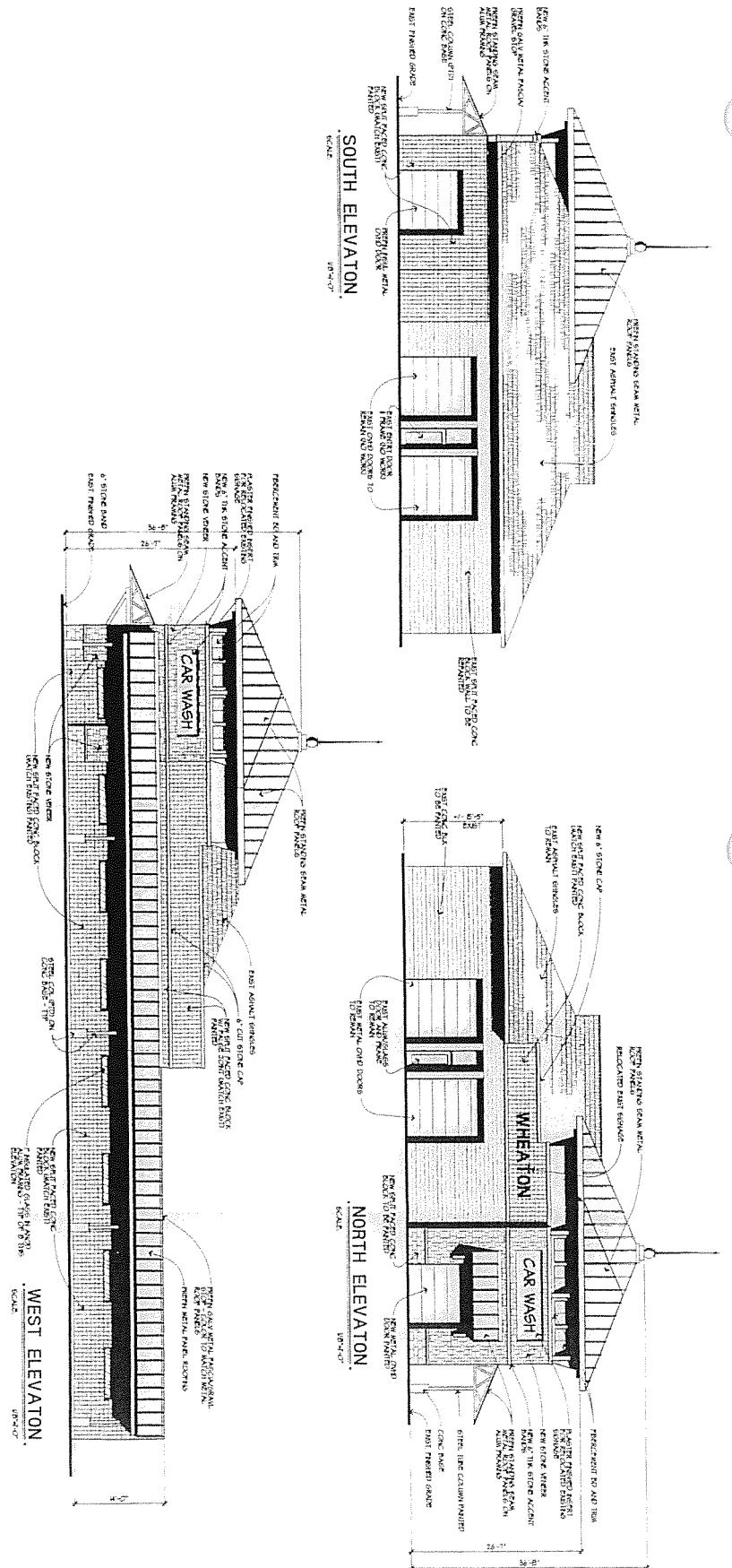
REPRODUCED ELEVATION RENDERING TO  
WHEATON CAR  
WASH  
25 TAFT AVENUE  
WHEATON, ILLINOIS

DM+S ARCHITECTS, P.C.  
117 HEATH PLACE  
WESTMONT, ILLINOIS  
605-943-3406  
630-943-3418 FAX

DRAWING NUMBER: 5-0-6  
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DRAWING HISTORY:  
PRELIMINARY DRAWING 5-15

PROPOSED ADDITION & ELEVATION RENOVATIONS  
**WHEATON CAR  
WASH**  
100 EAST RODDICK ROAD  
WHEATON, ILLINOIS

DM+S ARCHITECTS, P.C.  
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