

ORDINANCE NO. F-1975

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0763 AND F-0787 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 319 EAST ROOSEVELT ROAD (MORREALE/ZONING APPLICATION 02-21)"

WHEREAS, on October 7, 2002, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0763, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 319 EAST ROOSEVELT ROAD (MORREALE/ZONING APPLICATION 02-21)" ("Original Ordinance"), authorizing the rezoning of the property at 319 East Roosevelt Road from the R-4 Residential Zoning district to the O-R Office Research District and the construction of a two-story, 5,000 square foot office building and associated on-site parking; and

WHEREAS, on January 6, 2003, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0787, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0763 "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 319 EAST ROOSEVELT ROAD (MORREALE/ZONING APPLICATION 02-21)" ("First Amended Ordinance"); which amended the approved site plan and building elevations by reducing the size of the proposed building from a two-story 5,000 square foot building to a one-story 3,000 square foot building; and

WHEREAS, Section 2d of Ordinance No. F-0763 ("Original Ordinance") stated that the parking lot shall not be illuminated; and

WHEREAS, following the enactment of the Original Ordinance and the First Amended Ordinance, an application has been made to delete Section 2d of Ordinance No. F-0763 ("Original Ordinance") to allow parking lot lights.

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: The following legally described property has been, and continues to be zoned and classified in the O-R Office Research zoning district classification:

LOT 9 IN BLOCK 3 OF THE PLAT OF LINCOLN HIGHWAY SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 146122, IN DUPAGE COUNTY, ILLINOIS

PIN: 05-16-418-010

Section 2: Section 2d of Ordinance No. F-0763 ("Original Ordinance") is hereby amended by deleting Section 2d to allow the installation of parking lot lights in conformance

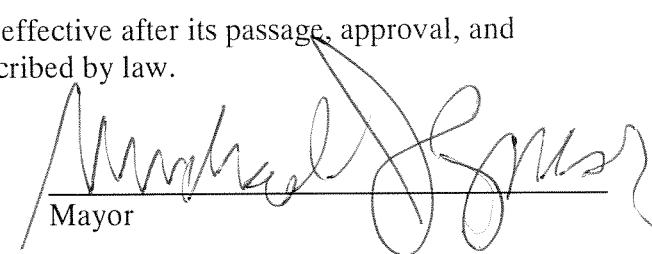
with the plans entitled "Wheaton Dental" prepared by KSA Lighting & Controls, dated September 16, 2016 attached as Exhibit A, subject to the following condition:

1. The parking lot lights shall not be illuminated between the hours of 9:00 pm and 6:00 am.

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

Section 4: All Ordinances and parts of Ordinances in conflict with these provisions are hereby repealed.

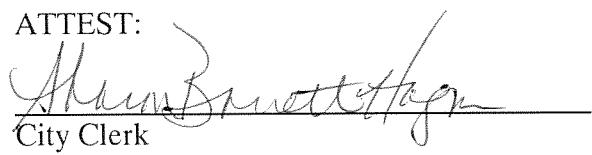
Section 5: This Ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk

Mayor

ATTEST:



Alan Bennett-Hagan

City Clerk

Roll Call Vote

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

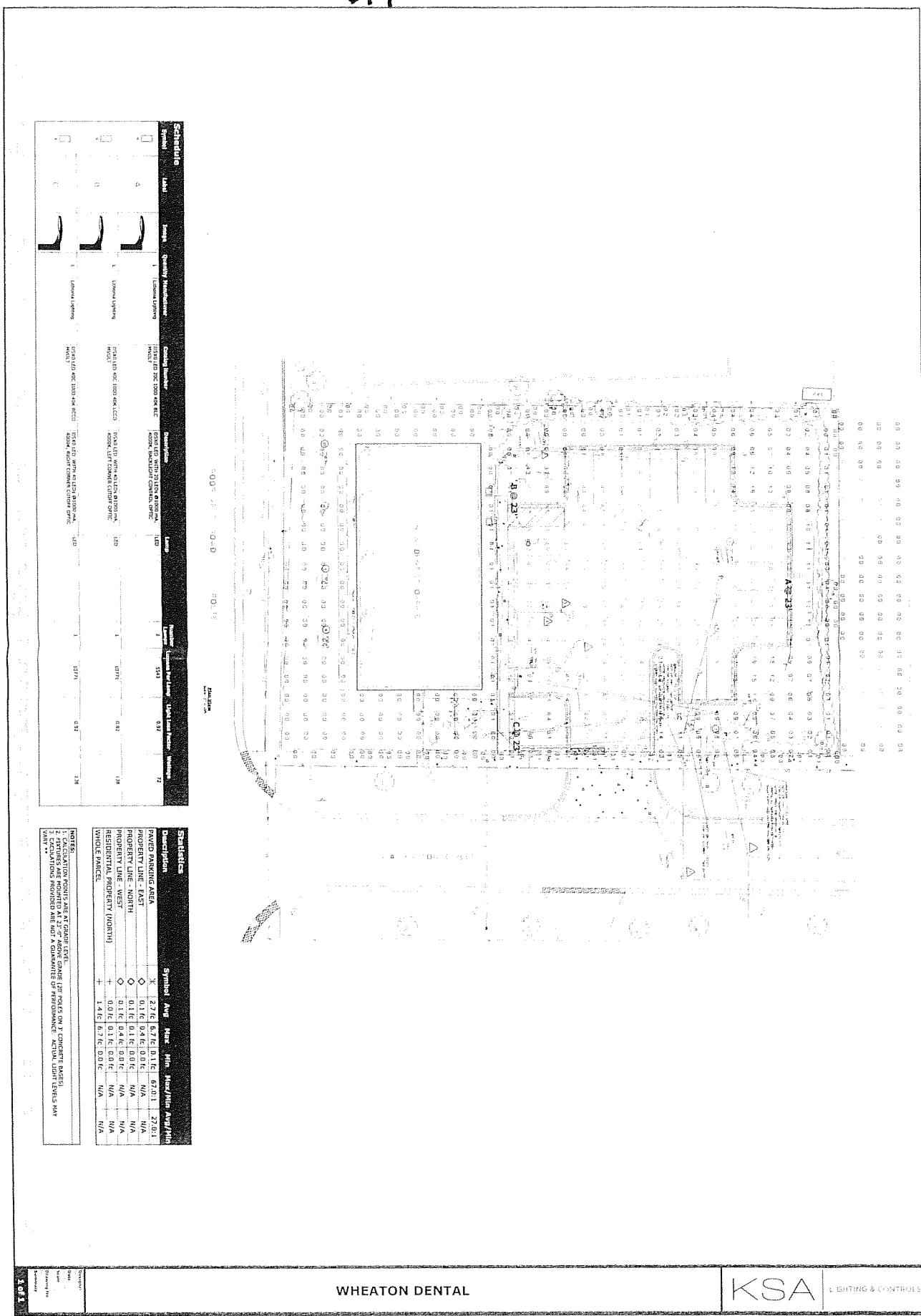
Nays: None
Absent: None

Motion Carried Unanimously

Passed: November 21, 2016

Published: November 22, 2016

Exhibit "A"



WHEATON DENTAL

KSA

4. GATING & CONTROL

