

## ORDINANCE NO. F-1999

### AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542 AND F-0882, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC."

**WHEREAS**, on December 4, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0542, recorded on December 20, 2000, as Document No. R2000-199148, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC." ("Original Ordinance") which granted rezoning of the property located at 518 W. Roosevelt Road from the R-3 Residential District to the O-R Office Research District and granted approval to construct a one-story office building on the subject property with a secondary alley access, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"); and

**WHEREAS**, on February 2, 2004, the City of Wheaton, Illinois, ("City") enacted City Ordinance No. F-0882, recorded on March 19, 2004, as Document No. R2004-071762, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT 518 WEST ROOSEVELT ROAD - WALKER & MAY, INC." ("First Amended Ordinance") which granted approval of a revised site plan omitting the secondary alley access and granted approval to construct a two-story office building on the subject property; and

**WHEREAS**, following the enactment of the Original Ordinance and the First Amended Ordinance, an application has been made to further amend the approved site plan and building elevations to construct a one-story office building on the property with a secondary alley access; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of the Wheaton Zoning Ordinance.

**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:** Pursuant to the Findings of Fact made and determined by the Wheaton City Council, the Original Ordinance is hereby amended to allow approval of a revised site plan and building elevations to construct a one-story office building on the property with a secondary alley access in substantial compliance with the plan entitled "Geometric Plan, Roosevelt Road Office Building, 518 W. Roosevelt Road" prepared by Advantage Consulting Engineers, Inc., Lemont, IL, dated December 16, 2016 and "Kingsland Development Corp., 518 W. Roosevelt Road", prepared by JAKL Brandeis Architects, West Chicago, IL, dated November 7, 2016, subject to the following conditions included in City Ordinance No. F-0542:

- A. Owner/developer shall construct curbing along the south portion of the alley right-of-way from the west end of the alley extension to Warrenville Road.
- B. The refuse dumpsters shall be contained within a locked enclosure.
- C. The proposed office building shall be of an architectural and esthetic design consistent with a residential structure using either all brick or a combination of brick and cement board siding for the exterior walls; this design shall be accomplished through the use of varied horizontal wall

dimensions, varied roof heights, window and door placement as required by Article 15 .2 of the City of Wheaton Zoning Ordinance; all subject to the reasonable approval of the Director of Planning.

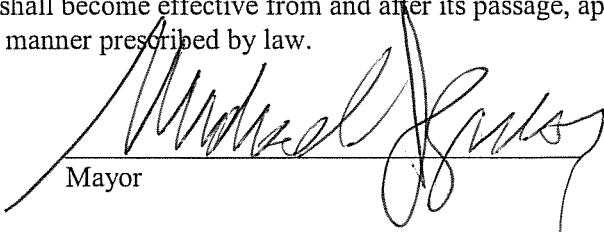
- D. The monument sign to be placed on the Subject Property shall not exceed twenty-four (24) square feet per sign face and seven feet (7') in height.
- E. A solid wood board-on-board fence, at least six feet (6) in height, shall be constructed along the south edge of that portion of the alley right-of-way which is south of and adjacent to the Subject Property. Owner/developer shall also provide additional understory planting within those portions of the unimproved alley right-of-way adjacent to the Subject Property.
- F. Owner/developer shall file a tree preservation plan with the City, prior to the issuance of any Site Development Permit; the plan shall be subject to the reasonable approval of the Director of Planning.
- G. Owner/developer shall file a Plat of Consolidation in conformance with the Zoning Ordinance and Subdivision Control Ordinance of the City; the Plat shall be subject to the reasonable approval of the Director of Engineering and then forwarded directly to the City Council for final approval.
- H. Prior to the issuance of any Site Development Permit, owner/developer shall secure, and furnish to the City, a permit from the Illinois Department of Transportation regarding the proposed access to and from the subject property, together with any proposed utility work within the Roosevelt Road right-of-way.
- I. Prior to the issuance of any site development or building permit, owner shall enter into a Fire Lane Designation and Enforcement Agreement with the City of Wheaton, providing for the designation, maintenance, and enforcement of the fire lane.

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

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

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

ATTEST:



Michael J. Kelly



Alan Bennett Hogn  
City Clerk

Roll Call Vote

Ayes: Councilman Prendiville  
Councilman Scalzo  
Councilwoman Fitch  
Mayor Gresk

Nays: None

Absent: Councilman Rutledge  
Councilman Saline  
Councilman Suess

Motion Carried Unanimously

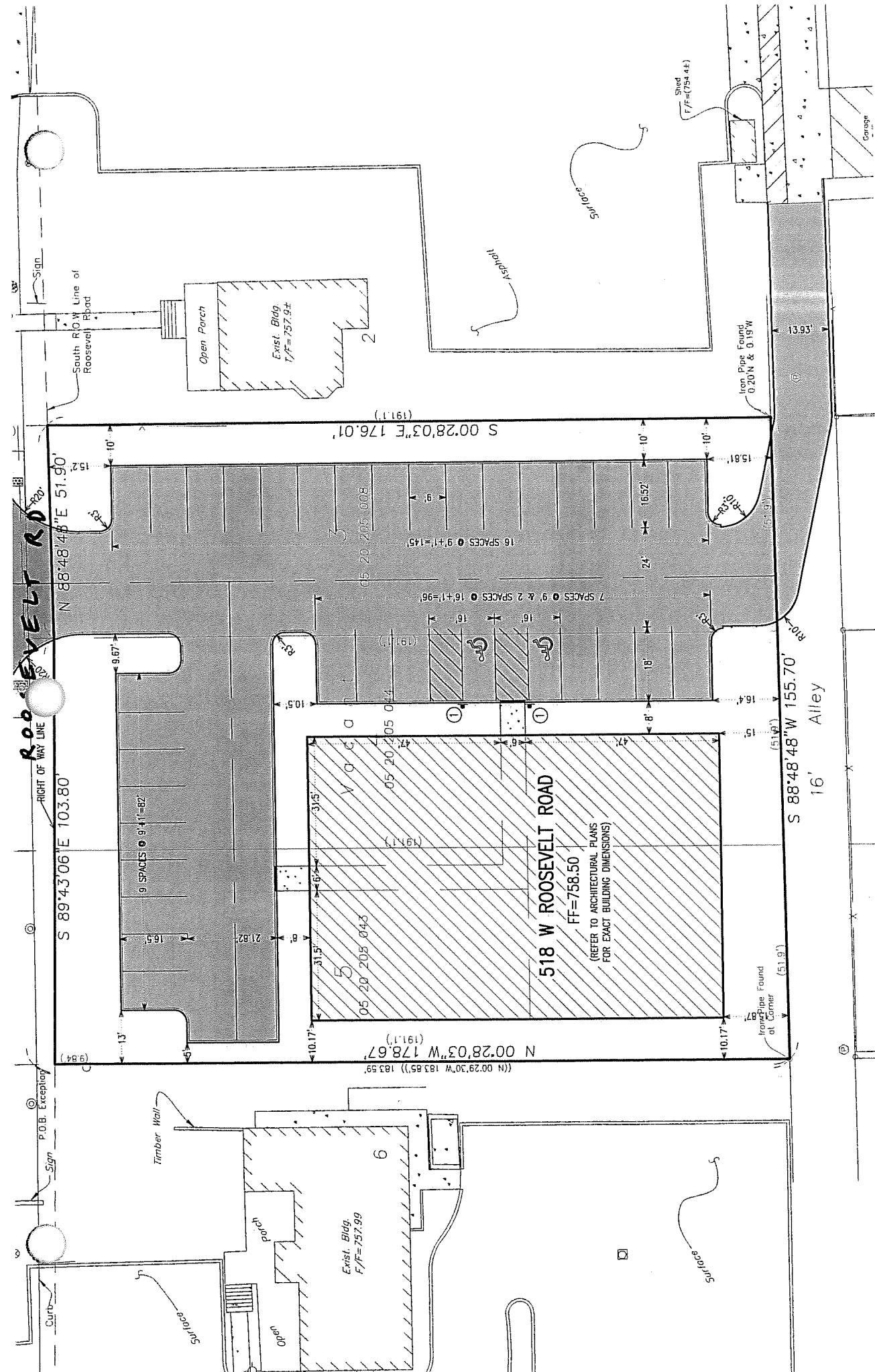
Passed: February 21, 2017  
Published: February 22, 2017

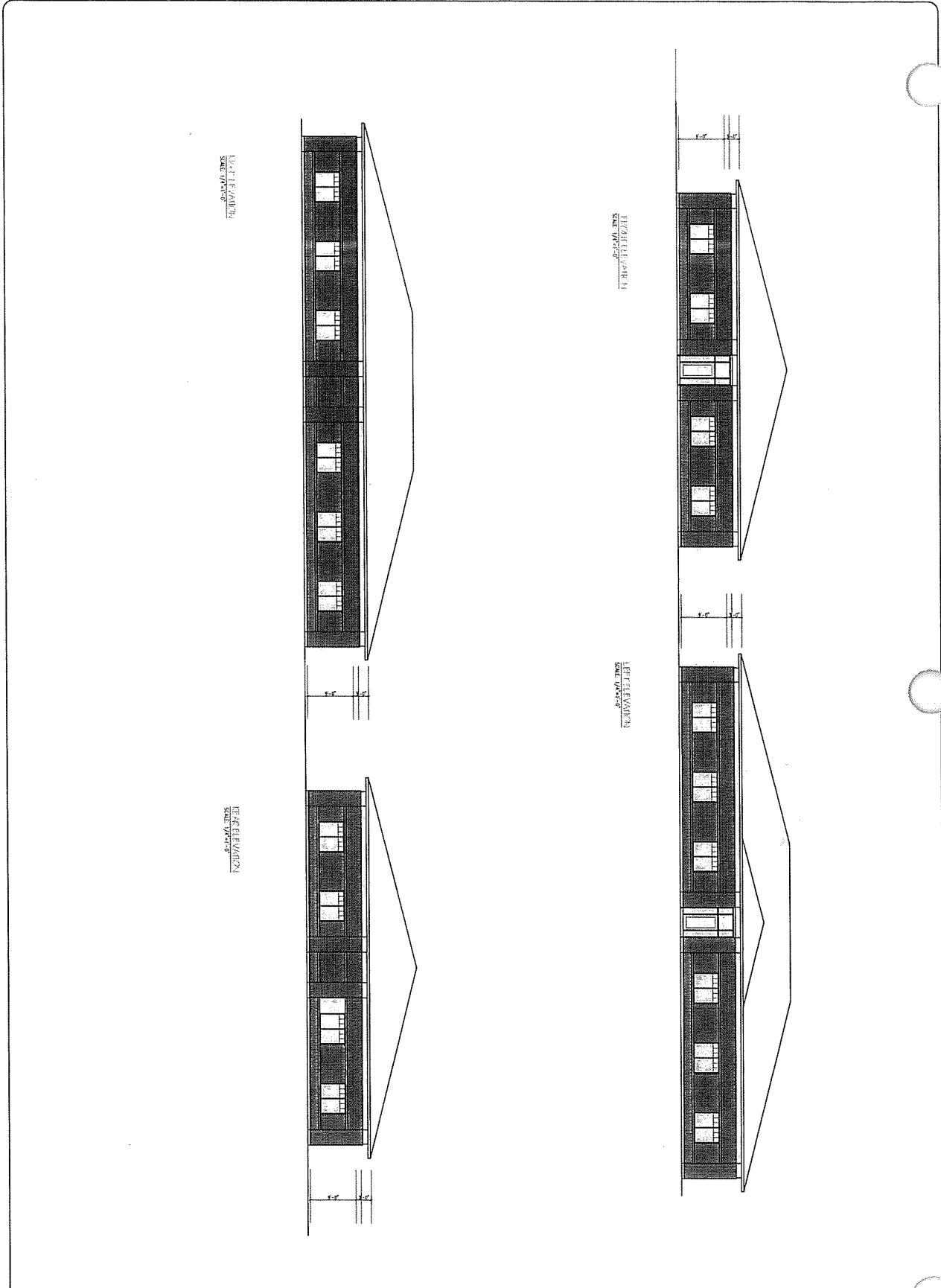
**EXHIBIT "A"**

LOT 1 IN KINGLAND'S PLAT OF CONSOLIDATION, BEING PART OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 2004 AS DOCUMENT R2004-2322157, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-20-205-054

The subject property is commonly known as 518 W. Roosevelt Road, Wheaton, IL 60187.





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Rev. 2

NEW OFFICE BUILDING FOR:  
KINGSLAND DEVELOPMENT CORP.  
518 W. ROOSEVELT ROAD  
WHEATON, ILLINOIS

ISSUE	DATE
PRELIMINARY	11-07-16
FOR PERMIT	
CODE REVISIONS	
CODE REVISIONS	

JAKL BRANDEIS ARCHITECTS LTD.  
1800 HAWTHORNE LANE  
WEST CHICAGO, ILLINOIS 60185  
PH. (630) 562-3900 FAX (630) 562-2570