

ORDINANCE NO. F-2059

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-0542, F-0882 AND F-1999, "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 in Exhibit "A" 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, on February 21, 2017, the City of Wheaton, Illinois, ("City") enacted City Ordinance No. F-1999, recorded on March 10, 2017, as Document No. R2017-023951, at the DuPage County Recorder of Deeds Office, "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." ("Second Amended Ordinance") which granted approval of a revised site plan and building elevation plan including a secondary alley access and granted approval to construct a one-story office building on the subject property; and

WHEREAS, following the enactment of the Original Ordinance, the First Amended Ordinance and the Second Amended Ordinance, an application has been made to further amend the approved site plan to delete the 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.

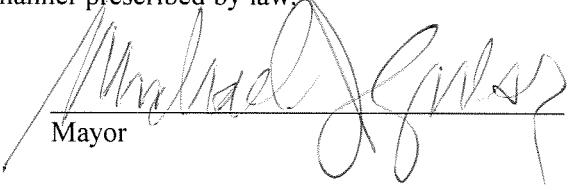
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

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 the attached revised site plan, attached hereto as Exhibit "B" dated November 16, 2017, which deletes the secondary alley access.

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.


Mayor

ATTEST:


City Clerk

Roll Call Vote

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

Nays: None

Absent: None

Motion Caried Unanimously

Passed: December 18, 2017

Published: December 19, 2017

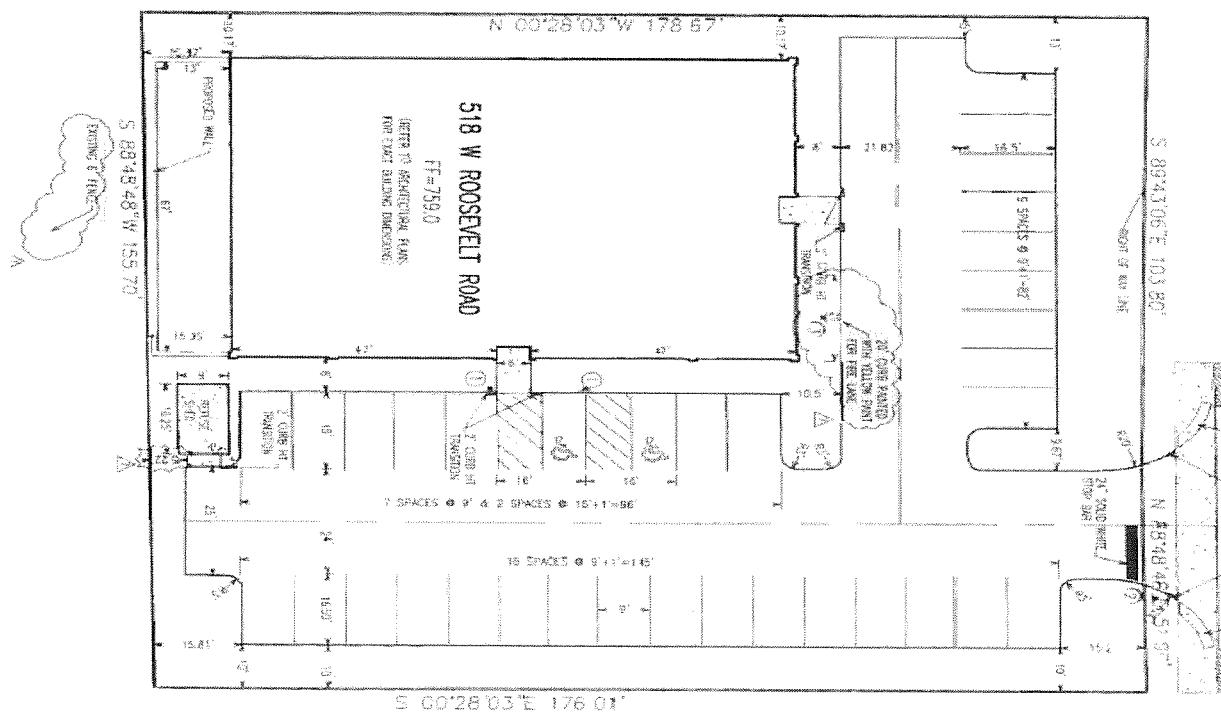
EXHIBIT "A"

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.

EXHIBIT "B"



518 West Roosevelt
Revised Site Plan
11/16/17