

**ORDINANCE F-0866**

**AN ORDINANCE AMENDING THE WHEATON  
ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT  
TO ALLOW THE CONSTRUCTION OF A PARKS & PLANNING SERVICES  
CENTER/MANCHESTER ROAD – WHEATON PARK DISTRICT**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms the part of the Zoning Ordinance of Wheaton, Illinois and for the issuance of a special use permit to allow the construction of a Parks & Planning Services Center on Manchester Road, west of Gables Blvd., commonly known as 1000 and 1022 Manchester Road; and

WHEREAS, pursuant to the 1998 Intergovernmental Agreement between the Wheaton Park District and the City of Wheaton, a public hearing was conducted by the Wheaton City Council on November 24, 2003 to consider the zoning request.

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 Zoning Map, which is attached to and forms a part of the City’s Zoning Ordinance, is hereby amended by designating the following described property (“Subject Property”) with a special use permit.

LOTS 2 AND 3 IN MEYER’S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID ASSESSMENT PLAT RECORDED JANUARY 31, 1992 AS DOCUMENT R92-018049, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-17-120-022 05-17-120-023 05-17-120-024

Section 2: A Special Use Permit is hereby issued and granted to allow the construction of a Parks & Planning Services Center which would include an approximate 38,000 square foot maintenance facility with a 60-car parking lot and paved outdoor storage yard, in substantial conformance with the following plans entitled: “Wheaton Park District & Planning Services Center” sheet A4.1 prepared by Williams Architects, Carol Stream, Illinois dated October 22, 2003; “Wheaton Park District” sheets 1 through 5 prepared by DJA Civil Engineers & Surveyors dated September 1, 2003, Revision date September 8, 2003; and “Landscape Plan” prepared by M. Springer dated September 2, 2003, Revision date of November 19, 2003 with the following conditions, restrictions and requirements:

- A. Prior to the issuance of any site development or building permit, the Park District shall provide for the Director of Engineering’s approval a Plat of Consolidation of the Subject Property.

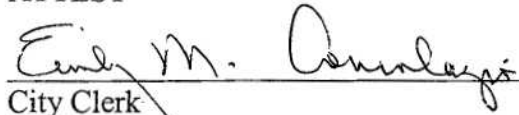
- B. The proposed fence referenced in the Landscape Plan shall be a decorative style, "wrought-iron looking" fence. The fence shall be no taller than 5 feet in height.
- C. All rooftop mechanical units shall be screened in conformance with Section 3.4C of the City of Wheaton Zoning Ordinance.
- D. The Park District is encouraged to construct the Alternate Access Road which would provide vehicular ingress and egress from the Subject Property to Gables Blvd. as more fully depicted on "Wheaton Park District, Geometry Plan, sheet 1 of 4, prepared by DJA Civil Engineers & Surveyors, dated September 1, 2003. The Park District shall provide the City Council with a written status of its efforts to complete the Alternate Access Road within one year of the effective date of this ordinance.
- E. This special use permit, and the conditions, restrictions, and requirements recited herein, shall be considered a declaration of restrictive covenants and shall be binding upon the Subject Property and its owners, its successors, assigns and grantees; this ordinance shall be recorded in the office of J.P. Carney, Recorder of Deeds, DuPage County, Illinois by application for, and receipt of any site development or building permit and the commencement of any improvements on the Subject Property, Owner for himself/itself, its successors, assigns, grantees, thereby agrees to all the terms and conditions of this Ordinance and declares this Ordinance to constitute a covenant running with and binding the Subject Property in perpetuity.

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

Section 4: This ordinance shall become affective upon receipt by the City Clerk of a deed recorded by the office of J. P. Carney, Recorder of Deeds, DuPage County, Illinois showing Park District ownership of the Subject Property.

  
\_\_\_\_\_  
Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

Ayes:

Roll Call Vote  
Councilman Mork  
Councilman Mouhelis  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilwoman Johnson

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Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: December 1, 2003

Published: December 2, 2003