

**ORDINANCE NO. F-0867**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
TO ALLOW THE EXPANSION OF THE DUPAGE COUNTY HIGHWAY MAINTENANCE  
FACILITY**

**WHEREAS**, written application has been made to issue a special use permit to allow the expansion of the DuPage County Highway Maintenance Facility; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Board of Zoning Appeals on December 09, 2003, and the Board recommended approval of the issuance of a special use permit.

**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 described properties (Subject Property) have been and continue to be zoned and classified in the I-1 Institutional District zoning classification:

LOTS 1, 2, AND 3 IN WINFIELD FARMS SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 12, 13, AND 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1908 AS DOCUMENT NUMBER 93153 IN DUPAGE COUNTY ILLINOIS.

ALSO, THAT PART OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 9 EAST, AND THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE UNION PACIFIC RAILROAD, WEST OF COUNTY FARM ROAD, AND NORTH OF MANCHESTER ROAD IN DUPAGE COUNTY, ILLINOIS, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID WINFIELD FARMS SUBDIVISION; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 20 MINUTES 57 SECONDS EAST 509.07 FEET (506.5 FEET) ALONG THE EAST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF SAID SECTION 13, TO THE NORTHEAST CORNER OF SAID LOT 1, ALSO BEING THE SOUTH LINE OF SAID UNION PACIFIC RAILROAD; THENCE NORTH 84 DEGREES 29 MINUTES 25 SECONDS EAST 408.53 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF COUNTY FARM ROAD AS OCCUPIED; THENCE SOUTH 12 DEGREES 22 MINUTES 48 SECONDS EAST 2063.95 FEET ALONG THE WEST LINE OF COUNTY FARM ROAD AS OCCUPIED TO THE NORTH LINE OF MANCHESTER ROAD; THENCE SOUTH 85 DEGREES 56 MINUTES 42 SECONDS WEST 1121.09 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 7 IN SAID WINFIELD FARMS SUBDIVISION; THENCE NORTH 01 DEGREE 40 MINUTES 58 SECONDS WEST 215.68 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 45 MINUTES 24 SECONDS WEST 36.66 FEET (33.54 FEET) ALONG THE NORTH LINE OF SAID LOT 7 TO THE CENTER OF SPRING BROOK CREEK; THENCE NORTH 02 DEGREES 50 MINUTES 51 SECONDS WEST 223.88 FEET (224.5 FEET) ALONG SAID CREEK, ALSO BEING AN EASTERLY LINE OF SAID WINFIELD FARMS SUBDIVISION; THENCE NORTH 07 DEGREES 59 MINUTES 51 SECONDS WEST 195.5 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 11 DEGREES 18 MINUTES 51 SECONDS WEST 389 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 32 DEGREES 49 MINUTES 51 SECONDS WEST 100 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 61 DEGREES 25 MINUTES 51 SECONDS

WEST 100 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 74 DEGREES 45 MINUTES 51 SECONDS WEST 100 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 63 DEGREES 54 MINUTES 51 SECONDS WEST 75 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 33 DEGREES 27 MINUTES 53 SECONDS WEST 190.77 FEET (191 FEET) ALONG SAID EASTERLY LINE; THENCE NORTH 26 DEGREES 55 MINUTES 57 SECONDS EAST 189.67 FEET (189.6 FEET); THENCE NORTH 88 DEGREES 54 MINUTES 57 SECONDS EAST 748.9 FEET (749 FEET) ALONG THE SOUTH LINE OF LOTS 2 AND 1 IN SAID WINFIELD FARMS SUBDIVISION TO THE POINT OF BEGINNING. P.I.N.: 05-18-107-001

Section 2: Pursuant to the findings of fact determined by the Board of Zoning Appeals, a special use permit is hereby granted and issued for the expansion of the DuPage County Highway Maintenance Facility in full compliance with the plans entitled "Building Elevations, East and Partial North, Sheet No. A-19, dated 01/28/03 and bearing a latest revision date of 01/29/03, Building Elevations South / Partial West, Sheet No. A-18, dated 01/20/03 and bearing a latest revision date of 01/29/03, Proposed landscape Plan, Sheet No. C7 dated 1/24/03, and bearing a latest revision date of 01/29/03, Proposed Landscape and Planting Plan, Sheet L-1 and L-2, dated 03/15/03, Proposed Paving Plan, Sheet C5 dated 03/15/03, and Building Plan, Sheets A-4 and A-9 dated 04/09/03, all prepared by McDonough Associates Inc. and subject to the following conditions, restrictions and requirements:

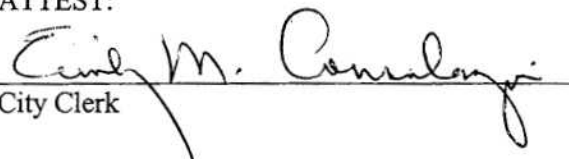
1. That in lieu of constructing a sidewalk along the north side of Manchester Road fronting the Subject Property, the Applicant shall complete the sidewalk system on the south side of Manchester Road along the length of the Subject Property. The location of the sidewalk shall be subject to the reasonable approval of the Director of Engineering.
2. That the applicant revise the plans to indicate the presence of the floodplain and delineate any wetlands on the subject property.
3. That the applicant revise the plans to comply with the City of Wheaton off-street parking design and construction standards contained in Article 22.4 of the Wheaton Zoning Ordinance, and the accessible parking requirements of the Illinois Accessibility Code.
4. That the current landscaping south of the existing stormwater detention facility will be relocated south of the reconstructed stormwater detention facility, and that additional evergreen trees and shrubs be added along the berm, subject to the reasonable approval of the Director of Planning and Economic Development. Should any of the existing landscape materials not survive the transplanting, those materials must be replaced. All replacement landscape materials will be subject to approval by the Director of Planning and Economic Development.

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

Ayes: Roll Call Vote:  
Councilman Mouhelis  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilwoman Johnson  
Councilman Mork

Nays: None

Absent: Councilman Bolds

Motion Carried Unanimously

Passed: December 15, 2003  
Published: December 16, 2003