

ORDINANCE NO. F-1376

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0606,
"AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE EXPANSION OF THE EAST CAMPUS OF THE DUPAGE COUNTY
GOVERNMENT COMPLEX" AND ORDINANCE NO. F-0867, "AN ORDINANCE
GRANTING A SPECIAL USE PERMIT
TO ALLOW THE EXPANSION OF THE DUPAGE COUNTY HIGHWAY
MAINTENANCE FACILITY"**

WHEREAS, The City of Wheaton, Illinois, ("City"), has previously enacted City Ordinance No. F-0606 ("ORIGINAL ORDINANCE") recorded on July 10, 2001 as Document No. R2001-138699 in the Office of the DuPage County Recorder, and Ordinance No. F-0867 ("SECOND ORDINANCE") recorded on January 14, 2004 as Document No. R2004-011641 in the Office of the DuPage County Recorder, which granted a special use permit for a planned unit development to allow the expansion of the DuPage County Government Complex on the property described in the ORIGINAL and SECOND ORDINANCE; and

WHEREAS, application has now been made to amend the special use permit for the planned unit development approved in the ORIGINAL and SECOND ORDINANCE in order to construct a new sidewalk at two (2) locations to more safely accommodate pedestrian access and mobility around the campus, and to expand an existing employee parking area on the County's west campus by "filling-in" an unimproved area between two existing parking areas and to restore the gravel parking area on the County's east campus, just north of the Manchester Road access with a hard surface for occasional use/special event parking; 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 Section 5.10.6 of the Wheaton Zoning Ordinance.

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 property ("subject property" has been, and continues to be, zoned and classified in the I-1 Institutional Zoning District Classification:

THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 0 DEGREES 26 MINUTES 51 SECONDS AST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 18. A DISTANCE OF 326.70 FEET TO THE CENTER LINE OF MANCHESTER ROAD, AS NOW PLATTED AND RECORDED, THENCE SOUTH 74 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG THE CENTER LINE OF MANCHESTER ROAD AS NOT PLATTED AND RECORDED, A DISTANCE OF 450.48 FEET TO THE WEST LINE OF RECORDED DOCUMENT NUMBER 855633 TO THE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 58 MINUTES 17 SECONDS WEST, ALONG SAID CENTER LINE OF MANCHESTER ROAD AS NOW PLATTED AND RECORDED, A DISTANCE OF 337.45 FEET (337.50 FEET RECORD); THENCE SOUTH 73 DEGREES 05 MINUTES 25 SECONDS WEST, ALONG SAID CENTER LINE OF MANCHESTER ROAD AS NOW PLATTED AND RECORDED, A DISTANCE OF 604.39 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 17 SECONDS, WEST A DISTANCE OF 1043.71 FEET; THENCE SOUTH 88

DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 131.39 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 10 FEET EAST OF THE EAST LINE OF DOCUMENT NUMBER 40651, AS MONUMENTED, SAID LINE ALSO BEING THE WEST LINE OF DOCUMENT NUMBER 86182 (AS MONUMENTED, A DISTANCE OF 658.48 FEET TO THE SOUTH OF RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 84 DEGREES 29 MINUTES 06 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 693.13 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT OF THE PREVIOUS COURSE CONTAINING A CHORD BEARING OF NORTH 87 DEGREES 33 MINUTES 52 SECONDS EAST, TO THE NORTHWEST CORNER OF RECORDED DOCUMENT NUMBER 86188, A DISTANCE OF 368.55 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID RECORDED DOCUMENT NUMBER 86188, TO THE NORTHEAST CORNER OF RECORDED DOCUMENT NUMBER 855633, A DISTANCE OF 517.89 FEET; THENCE, SOUTH 89 DEGREES 31 MINUTES 47 SECONDS WEST, ALONG NORTH LINE OF SAID RECORDED DOCUMENT NUMBER 855633, A DISTANCE OF 144.00 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 14 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 21 DEGREES 16 MINUTES 15 SECONDS WEST, A DISTANCE OF 97.00 FEET (96.93 FEET MEASURED); THENCE SOUTH 00 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 149.90 FEET (150.00 FEET RECORD); THENCE NORTH 89 DEGREES 30 MINUTES 47 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST, A DISTANCE OF 650.23 FEET (630.13 RECORD) TO THE SOUTHWEST CORNER OF DOCUMENT NUMBER 855633, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, EXCEPT THAT PART DEDICATED PER DOCUMENT #R72-44793, ALL IN DUPAGE COUNTY, ILLINOIS, AND 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 I 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 PIN. 05-18-211-001

Section 2: An amendment to the ORIGINAL and SECOND ORDINANCE is hereby granted in order to allow to construct a new sidewalk at two (2) locations to more safely accommodate pedestrian access and mobility around the campus, and to expand an existing employee parking area on the County's west campus by "filling-in" an unimproved area between two existing parking areas and to restore the gravel parking area on the County's east campus, just north of the Manchester Road access with a hard surface for occasional use/special event parking, in full compliance with the plans entitled "East Campus Parking and West Campus Parking" Sheets 4.1 and 4.2, prepared by V3 Companies, Woodridge, IL, dated 05/15/08, a copy of which are attached hereto and incorporated herein as if fully set forth as Exhibit A, and subject to a landscaped hedge, at least 3 feet tall at the time of planting, be installed adjacent to the south edge of the parking area proposed for the west campus.

Section 3: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

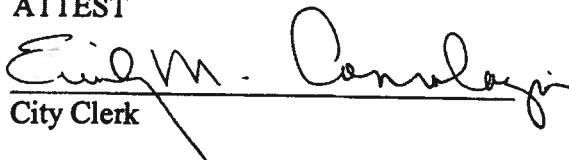
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: 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

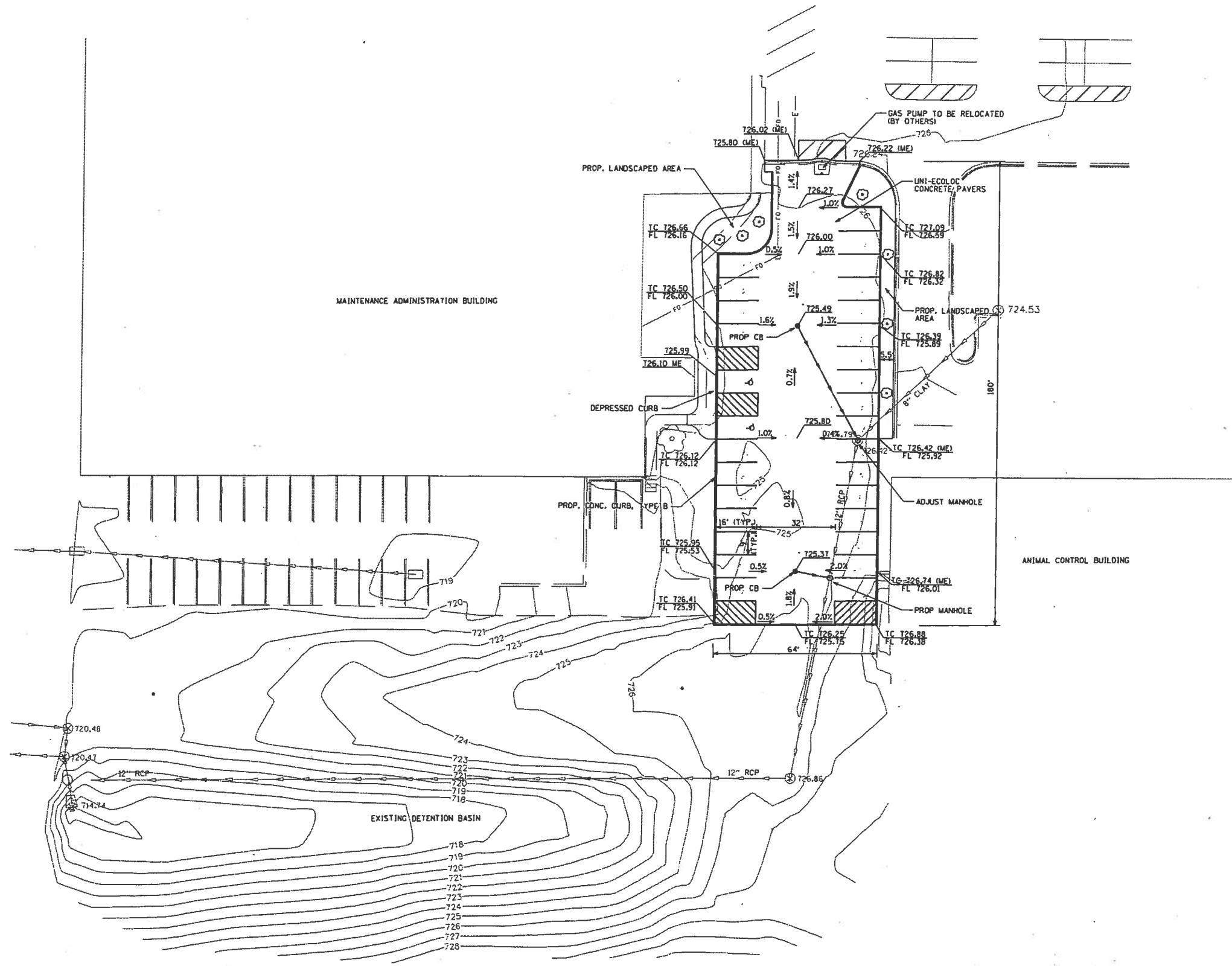
Ayes: Councilman Mouhelis
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: September 2, 2008
Published: September 3, 2008



V3 Companies
 7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

REVISIONS			
NO.	DATE	DESCRIPTION	

SEAL: _____

PROJECT NO: 07231
 FILE NAME: PP0207231
 ORIGINAL ISSUE DATE: _____
 SCALE: 1" = 20'

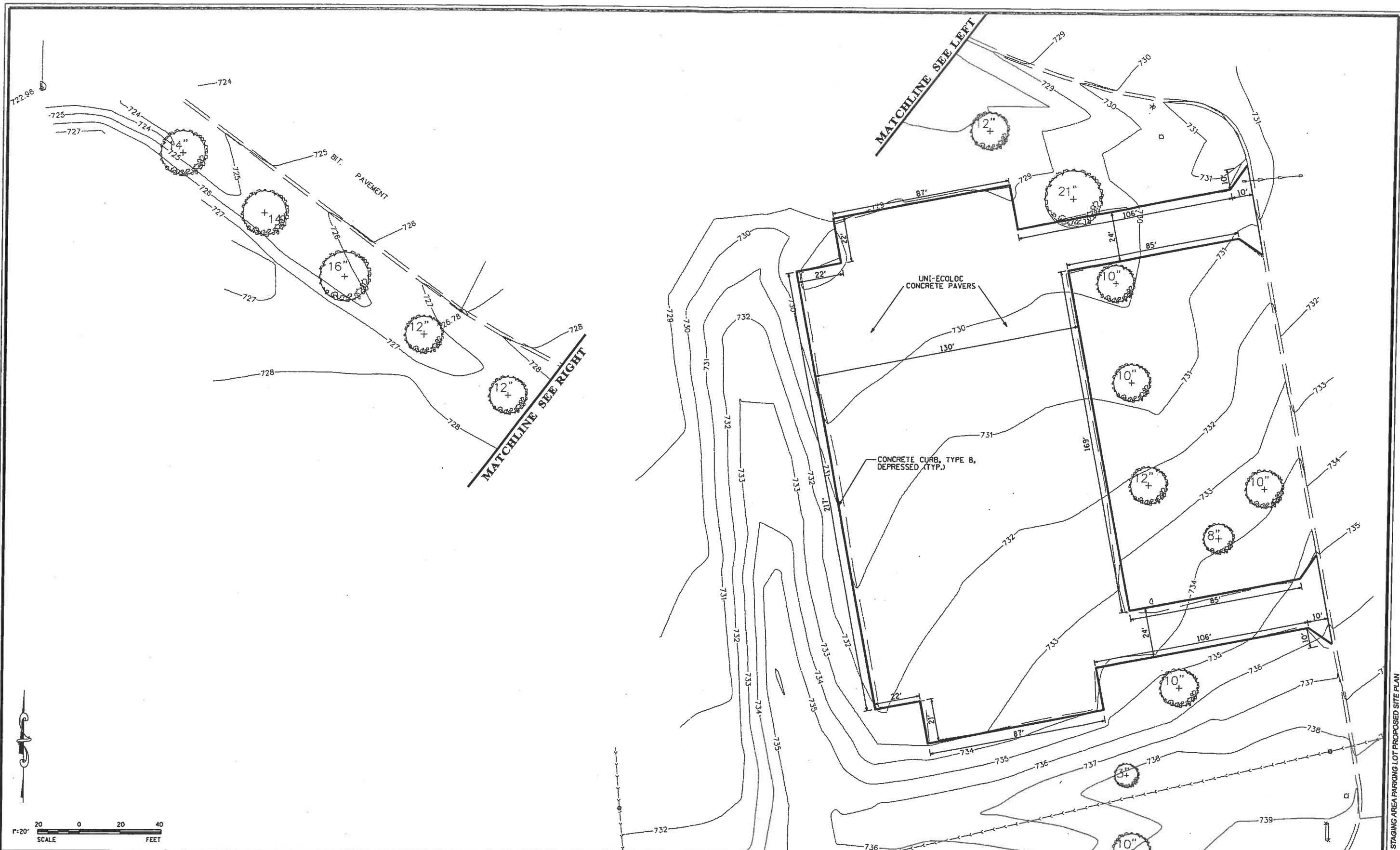
DESIGNED BY: DTE
 DRAWN BY: DTE
 CHECKED BY: VJD
 PROJECT MANAGER: VJD

**DUPAGE COUNTY
 PARKING LOT
 IMPROVEMENTS**

ILLINOIS

**MAINTENANCE ADMINISTRATION PARKING LOT
 PROPOSED SITE PLAN
 (WEST CAMPUS PARKING)**

DRAWING NO. **4.2**



V3 Companies
 7325 Janes Avenue
 Woodridge, IL 80517
 630.724.9200 phone
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 www.v3cp.com

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

PROJECT NO.	07231	DESIGNED BY:	DTE
FILE NAME:	PP0107231	DRAWN BY:	DTE
ORIGINAL ISSUE DATE:	DATE	CHECKED BY:	VJD
SCALE:	1" = 20'	PROJECT MANAGER:	VJD

**DUPAGE COUNTY
 PARKING LOT
 IMPROVEMENTS**
 ILLINOIS

**COUNTY FAIR STAGING AREA
 PARKING LOT PROPOSED SITE PLAN
 (EAST CAMPUS PARKING)**

DRAWING NO.
4.1