

**ORDINANCE NO. F-0244**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3503  
"AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PROFESSIONAL -  
OFFICE PLANNED UNIT DEVELOPMENT/HEALTH IMAGES INCORPORATED/  
DUPAGE COUNTY MAGNETIC IMAGING" TO ALLOW THE CONSTRUCTION  
AND USE OF AN ADDITION TO AN EXISTING BUILDING -  
HEALTHSOUTH/DUPAGE IMAGING FACILITY**

WHEREAS, on September 5, 1989, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3503, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PROFESSIONAL-OFFICE PLANNED UNIT DEVELOPMENT/HEALTH IMAGES INCORPORATED/DUPAGE COUNTY" recorded on April 20, 1990 as document #R90-47542 in the office of the DuPage County Recorder ("original ordinance"), authorizing the issuance of a special use permit to allow the construction and use of a professional-office planned unit development on the property commonly known as 270 West Loop Road; and

WHEREAS, written application has now been made to amend the special use permit granted in the original ordinance to allow the construction and use of an addition to the existing building on the property legally described herein; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Wheaton Board of Zoning Appeals on May 12, 1998.

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 has been and continues to be zoned and classified in the O-R Office-Research classification.

LOT 3 OF KEIM'S SUBDIVISION OF LOT 1 IN DANADA FARMS WEST LOOP SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN DANADA FARMS WEST LOOP SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, THE NORTHWEST QUARTER OF SECTION 33 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KEIM'S SUBDIVISION OF LOT 1 IN DANADA FARMS WEST LOOP SUBDIVISION, RECORDED OCTOBER, 21, 1988 AS DOCUMENT R88-120183, IN DUPAGE COUNTY, ILLINOIS.  
P.I.N. 05-28-300-002

This property is commonly known as 270 West Loop Road, Wheaton, IL 60187 ("the subject property").

Section 2: The original ordinance and the special use granted therein are amended by adding the following subsection to Section 2 of the original ordinance:

- M. Pursuant to the Findings of Fact as determined by the Wheaton Board of Zoning Appeals, the amendment to the original ordinance and the special use permit granted therein is hereby granted and issued to allow the construction and use of an approximately 1,424 square foot addition onto the rear of the Healthsouth DuPage Imaging Facility on the subject property in full compliance with the following conditions, restrictions, and requirements:
- i. The final engineering plan entitled "Healthsouth Modular MRI Addition" prepared by Cemcon Ltd., 1 North 131 County Farm Road, Winfield, IL 60190 Sheets 1, 2 and 3 dated March 31, 1998.
  - ii. The revised parking plan entitled "Healthsouth MRI Addition" prepared by Gould-Turner Group, 4400 Harding Road, Suite 1000, Nashville, Tennessee 37205 dated April 21, 1998.
  - iii. The exterior building elevation plan entitled "Healthsouth Modular Addition" Sheet A2 prepared by Gould-Turner, 4400 Harding Road, Suite 1000, Nashville, Tennessee 37205 dated March 20, 1998.

Section 3: In all other respects, the terms and provisions 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: Councilwoman Davenport  
Councilman Eckhoff  
Councilman Gresk  
Mayor Carr  
Councilman Johnson  
Councilman Mork

Nays: None

Absent: Councilwoman Johnson

Motion Carried Unanimously

Passed: May 18, 1998  
Published: May 19, 1998