

ORDINANCE NO. F-0247

AN ORDINANCE GRANTING A SPECIAL USE PERMIT IN ORDER TO
CONSTRUCT A 40' X 60' CONCRETE SLAB TO ACCOMMODATE
A TENT AT THE NORTHWEST CORNER OF MANCHESTER AND
COUNTY FARM ROADS - DUPAGE COUNTY ANIMAL CONTROL

WHEREAS, written application has been made for the issuance of a special use permit in order to construct a 40-foot x 60-foot concrete slab to accommodate a tent which would be erected annually and used for an animal education day camp for youths between the ages of 8 and 16 years on the property legally described herein within the City limits of Wheaton, Illinois, and commonly located on the northwest corner of Manchester and County Farm Roads; and

WHEREAS, pursuant to notice as required by the Illinois Municipal code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Board of Zoning Appeals on May 12, 1998, to consider the issuance of the special use permit; and the Wheaton Board of Zoning Appeals has recommended the issuance of the 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 property has been, and continues to be, zoned and classified in the I-1 Institutional District zoning classification:

That part of the Northwest quarter of Section 18, Township 39 North, Range 10, East of the Third Principal Meridian, described by commencing at the point of intersection of the center line of County Farm Road with the center line of Manchester Road and running thence North along the center line of County Farm Road, 725.88 feet for a place of beginning; thence West at right angles to said center line, 577.13 feet; thence North parallel with said center line, 251.03 feet; thence East at right angles to said center line, 142.66 feet; thence North 00 degrees 19 minutes 00 seconds West, 334.55 feet; thence North 88 degrees 48 minutes 30 seconds East 79.60 feet; thence North parallel with said center line, 215.28 feet; thence East at right angles to said center line, 256.90 feet; thence South parallel with said center line, 48.00 feet; thence East at right angles to said center line, 99.84 feet to a point on said center line which is 754.51 feet North of the place of beginning; then South along said center line 754.51 feet to the place of beginning in DuPage County, Illinois.

PIN: 05-18-107-001

This property is commonly located at the northwest corner of Manchester and County Farm Roads, Wheaton, Illinois 60187 ("subject property").

Section 2: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a special use permit is hereby issued to allow for the construction and use of a 40-foot x

60-foot concrete slab to accommodate a tent which would be erected annually and used for an animal education day camp for youths between the ages of 8 and 16 years on the subject property in full compliance with the "Site Plan" dated April 20, 1998, entitled "Animal Control Department Tent/Concrete Slab location SK-1"; the "Building 120 Animal Control, Concrete Slab w/Tent Plan SK-2" dated April 7, 1998; and the "Landscape Plan Building 120 Animal Control, Concrete Slab/Tent" dated April 14, 1998 and revised May 14, 1998; all prepared by the DuPage County Development Department, and in further compliance with the following conditions, restrictions, and requirements:

- A. The special use permit is granted for a period not to exceed three (3) years. The concrete slab shall be removed in its entirety at the expense of the owner within sixty (60) days of the expiration of the special use permit.
- B. The tent may be erected on the concrete slab and used from Memorial Day to Labor Day, only, between the hours of 9:00 a.m. to 3:00 p.m. five times a week, Monday through Friday, during the three-year period allowed by the special use permit.
- C. The owner of the subject property shall maintain all landscaping and plantings on the subject property so that the number, quality, and character of the landscaping shall not be less than that which is illustrated on the approved landscape plan. In the event any landscaping, plantings, or vegetation on the subject property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscaping vegetation and/or plantings with reasonably similar substitutes of original planting size or larger, as directed by the City.

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.

ATTEST:

Emily M. Connelley
City Clerk

Seamus Carr
Mayor

Ayes:

Roll Call Vote:
Councilman Mork
Councilwoman Davenport
Councilman Gresk
Mayor Carr
Councilman Johnson
Councilwoman Johnson

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Nays: Councilman Eckhoff

Absent: None

Motion Carried

Passed: June 1, 1998

Published: June 2, 1998