

ORDINANCE NO. F-0674

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS
0N251 AND 0N259 GARY AVENUE/WHEATON PARK DISTRICT

WHEREAS, a written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to rezone and reclassify certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly located at 0N251 and 0N259 Gary Avenue; and

WHEREAS, the zoning application is being requested pursuant to the terms and conditions of a certain annexation agreement dated December 17, 2001, among the City and the Wheaton Park District ("Owner") ("Annexation Agreement"); 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 City Council, sitting as a special hearing body on September 10, 2001, to consider the requested zoning amendment.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page 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 Wheaton Zoning Ordinance, is amended by adding, including and classifying the following described property in the R-1, Residential District, with Special Use for an employee parking lot and caretaker facility associated with Cosley Farm:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS
FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER OF SAID SECTION 8 AND RUNNING THENCE NORTH 0 DEGREES 52
MINUTES EAST ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST
QUARTER 507 FEET; THENCE NORTH 89 DEGREES 44 MINUTES WEST, 388.5 FEET TO THE
SOUTHEAST CORNER OF LAND DEEDED TO GEORGE VOELZ AND RECORDED AS DOCUMENT
NUMBER 162259 IN BOOK 143 OF DEEDS, PAGE 230; THENCE NORTH 0 DEGREES 18
MINUTES EAST ALONG VOELZ EAST LINE 229.17 FEET FOR A PLACE OF BEGINNING; THENCE
SOUTH 55 DEGREES 58 MINUTES WEST 569.01 FEET TO THE CENTER OF GARY AVENUE;

THENCE NORTH 35 DEGREES 11 MINUTES WEST ON THE CENTER LINE OF GARY AVENUE, 72.92 FEET; THENCE NORTH 55 DEGREES 58 MINUTES EAST, 622.83 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES WEST, 85.6 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 0 DEGREES 52 MINUTES EAST ON THE EAST LINE OF SAID NORTHWEST OF THE SOUTHEAST QUARTER 507 FEET; THENCE NORTH 89 DEGREES 44 MINUTES WEST, 388.5 FEET TO THE SOUTHEAST CORNER OF LAND DEEDED TO GEORGE VOELZ AND RECORDED AS DOCUMENT 162259; THENCE NORTH 0 DEGREES 18 MINUTES EAST ON VOELZ EAST LINE 135 FEET TO VOELZ NORTHEAST CORNER FOR A PLACE OF BEGINNING; THENCE SOUTH 55 DEGREES 58 MINUTES WEST ON VOELZ NORTHERLY LINE 515.2 FEET TO THE CENTER LINE OF GARY AVENUE; THENCE NORTH 35 DEGREES 11 MINUTES WEST ON CENTER LINE OF GARY AVENUE 80.21 FEET; THENCE NORTH 55 DEGREES 58 MINUTES EAST, 569.01 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES WEST, 94.17 FEET TO THE PLACE OF THE BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN No.: 05-08-408-038

This property is commonly known as 0N251 and 0N259 Gary Avenue, Wheaton, Illinois.

Section 2: The subject property shall be developed and improved in full compliance with the terms, provisions, and conditions of the Annexation Agreement; and the zoning granted herein is granted pursuant to the Annexation Agreement, which is on file in the Office of the City Clerk and incorporated into this ordinance by this reference as though fully set forth herein.

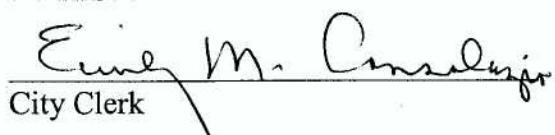
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after the second anniversary of its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



Emily M. Consalvo
City Clerk

Roll Call Vote:
Ayes: Councilman Mork

Councilman Mouhelis
Councilman Eckhoff
Councilman Gresk
Mayor Carr
Councilwoman Johnson

Nays: None
Absent: Councilman Johnson

Motion Carried Unanimously

Passed: December 17, 2001
Published: December 18, 2001