

**ORDINANCE F-0699**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE  
NO. E-3246 "AN ORDINANCE AMENDING THE WHEATON  
ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT  
ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED ON  
THE EAST SIDE OF BLANCHARD ROAD IN THE VICINITY OF  
BLANCHARD AND NAPERVILLE ROADS/WHEATON PARK DISTRICT  
COMMUNITY CENTER, POOL, AND WATER PARK" (ORIGINAL ORDINANCE)**

WHEREAS, on August 3, 1987, the City of Wheaton, Illinois (City) enacted Ordinance No. E-3246 "An Ordinance Amending the Wheaton Zoning Ordinance Map and Granting a Special Use Permit on a certain piece of property commonly located on the east side of Blanchard Road in the vicinity of Blanchard and Naperville Roads/Wheaton Park District Community Center, Pool, and Water Park" (Original Ordinance) authorizing a Zoning Ordinance map amendment and a special use permit to allow the construction of the Wheaton Park District Community Center, Pool and Water Park on property legally described on Exhibit A attached hereto and commonly known as 1777 S. Blanchard Street, Wheaton, Illinois (Subject Property); and

WHEREAS, application has been made to amend the existing special use permit approved by the Original Ordinance in order to allow the incorporation of a 10,564.65 square foot parcel of property which adjoins the northeast border of the Subject Property, a rezoning of the parcel and paving of the existing gravel parking area to provide a paved staff parking lot for the administrative staff building located at 1759 Blanchard Street; and

WHEREAS, pursuant to notice as required by the Illinois municipal code, the Wheaton Zoning Ordinance and the Intergovernmental Cooperation Agreement between the City and Wheaton Park District, a public hearing was conducted by the Wheaton City Council, sitting as a special hearing body, on April 8, 2002 to consider the amendment to the original 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: Pursuant to the Findings of Fact determined by the Wheaton City Council, the following described property shall be rezoned from the R-1 Residential District zoning classification to the I-1 Institutional District zoning classification and incorporated into the Subject Property:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28; THENCE SOUTH 89 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 1310.70 FEET TO A POINT ON THE EAST LINE

OF LOT 1, ACCORDING TO THE PLAT OF RICE PARK CONSOLIDATION PLAT; THENCE NORTH 00 DEGREES 24 MINUTES 12 SECONDS EAST, A DISTANCE OF 363.52 FEET TO A POINT; THENCE SOUTH 89 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 337.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60 DEGREES 01 MINUTES 30 SECONDS WEST, A DISTANCE OF 124.29 FEET TO A POINT; THENCE NORTH 33 DEGREES 13 MINUTES 35 SECONDS EAST, A DISTANCE OF 85.14 FEET TO A POINT; THENCE SOUTH 60 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 124.29 FEET TO A POINT; THENCE SOUTH 33 DEGREES 13 MINUTES 35 SECONDS WEST, A DISTANCE OF 85.14 FEET TO THE POINT OF BEGINNING; CONTAINING 0.24 ACRES OR 10,564.65 SQUARE FEET MORE OR LESS, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-28-201-028, -010

This property adjoins the northeast border of the Wheaton Park District administrative staff building located at 1759 Blanchard Street, Wheaton.

Section 2: Section 2 of the Original Ordinance and special use permit therein are amended by adding the following subsections to the Original Ordinance:

- V. The existing gravel parking lot located north of the administrative staff building at 1759 Blanchard Street shall be paved pursuant to the "Site Dimensioning Plan" Sheets 1 and 2 prepared by Dave Johnson & Associates, Ltd. 323 S. Hale Street, Wheaton dated 2/7/02 and the "Landscape Plan" prepared by the Wheaton Park District, 666 S. Main Street, Wheaton dated 3/6/02. The Wheaton Park District may, at its own discretion, construct a garage/storage building on the existing concrete slab.
- W. Prior to the issuance of a site development permit, a final set of engineering plans shall be submitted for view and approval by the Director of Engineering.
- X. The Plat of Consolidation entitled "Rice Park's Second Plat of Consolidation" prepared by Dave Johnson & Associates, Ltd. of Wheaton dated 4/8/02 is hereby approved. The Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this Ordinance to the Plat of Consolidation.

Section 3: The terms and provisions of the Original Ordinance are ratified and remain in full force and affect.

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

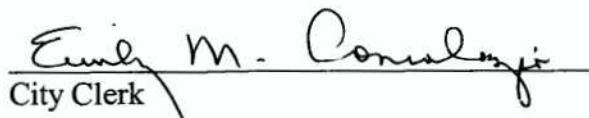
Section 5: This ordinance shall become affective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

Ord. F- 06991 p.3.

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Mayor

  
James Carr

  
Emily M. Consalvo  
City Clerk

Roll Call Vote

Ayes:

Councilman Mork  
Councilman Mouhelis  
Councilman Gesk  
Mayor Carr  
Councilwoman Johnson

Nays:

None

Absent:

Councilman Eckhoff  
Councilman Johnson

Motion Carried Unanimously

Passed: April 15, 2002  
Published: April 16, 2002