

ORDINANCE NO. O-2020-34

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-1687,
"AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE
PERMIT – ADDITION TO DU PAGE COUNTY HEALTH DEPARTMENT FACILITIES, 111 NORTH COUNTY FARM
ROAD" ("ORIGINAL ORDINANCE"); AND ORDINANCE NOS. E-3791 AND F-1799, WHICH AMENDED THE
ORIGINAL ORDINANCE – DU PAGE COUNTY HEALTH DEPARTMENT – VEHICLE GARAGE**

WHEREAS, the City of Wheaton, Illinois ("City"), has previously enacted City Ordinance No. E-1687 ("Original Ordinance"); Ordinance No. E-3791 recorded on June 19, 1992 As Document Number R92-117105 January 14, 1992 in the Office of the Du Page County Recorder of Deeds; Ordinance No. F-1799 recorded on September 4, 2014 as Document Number R2014-080462 ("Amended Ordinances"); regarding the construction and use of buildings for the DuPage County Health Department on the property legally described on Exhibit A, attached hereto, and commonly known as 111 N. County Farm Road, Wheaton, Illinois; and

WHEREAS, following the enactment of the Original Ordinance and Amended Ordinances, an application has been made to further amend the existing planned unit development by allowing the construction and use of a 2,800 square foot vehicle garage; and the City has determined that the requested amendment is a major amendment that is in substantial conformity with the approved planned unit development and may be implemented without public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance.

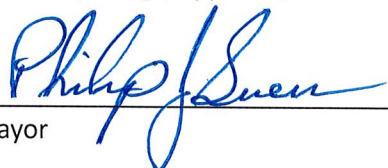
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The special use permit for the planned unit development granted by the Original Ordinance and Amended Ordinances is further amended to allow the construction and use of 2,800 square foot vehicle garage, in full compliance with the following plans: "Site Information – Site Aerial DCHD Vehicle Storage Garage" prepared by Wight, dated July 24, 2020; "DCHD Vehicle Garage, Overall Site Plan Sheet A1.01" prepared by Wight & Company, Darien, IL, dated August 27, 2020; and an untitled rendering of the 2,800 square foot vehicle garage prepared by Wight & Company attached hereto as Exhibit B.

Section 2: In all other respects, the terms and provisions of the Original Ordinance and Amended Ordinances are ratified and remain in full force and effect.

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.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes: Councilman Rutledge
Councilman Zaruba
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Nays: None

Absent: Councilman Barbier
Motion Carried Unanimously

Passed: October 19, 2020
Published: October 20, 2020

EXHIBIT A

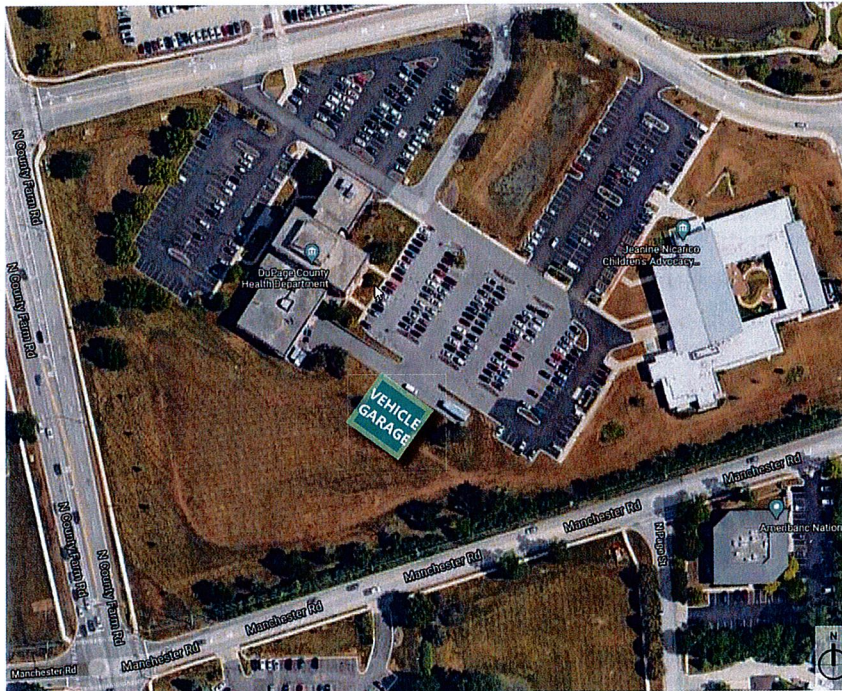
THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF MANCHESTER ROAD WITH THE CENTER LINE OF COUNTY FARM ROAD AND RUNNING THENCE NORTHERLY ALONG THE CENTER LINE OF COUNTY FARM ROAD 742.12 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTER LINE 782.0 FEET; THENCE DEFLECTING 45 DEGREES 00 FEET TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED, 414.69 FEET; THENCE SOUTHERLY PARALLEL WITH THE CENTER LINE OF COUNTY FARM ROAD 355.63 FEET TO THE CENTER LINE OF MANCHESTER ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF MANCHESTER ROAD 1079.27 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: PART OF 05-18-211-001

The subject property is commonly known as the DuPage County Health Department (DCHD) portion of the DuPage County Government Campus located at 111 North County Farm Road, Wheaton, IL.

EXHIBIT B

SITE INFORMATION
SITE AERIAL



DCHD VEHICLE GARAGE 07.24.2020 | 04

