

ORDINANCE NO. O-2023-04

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NOS. F-0247, AND F-0479 "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, DATED JUNE 1, 1998"

WHEREAS, on June 1, 1998, the City of Wheaton, Illinois ("City") enacted City Ordinance No. F-0247 ("Original Ordinance"), which authorized the temporary use of a tent facility for animal education day camp, all on property commonly known as the DuPage County Animal Services Building located at 120 N. County Farm Road, Wheaton, Illinois 60187; and

WHEREAS, on June 19, 1999, the City of Wheaton, Illinois ("City") enacted City Ordinance No. F-0479 ("First Amended Ordinance"), which authorized the construction and use of a permanent prefabricated pavilion in lieu of the temporary tent facility; and

WHEREAS, an application has now been made to further amend the special use permit approved in the Original Ordinance, and First Amended Ordinance to allow the construction and use of three additions to the DuPage County Animal Services Building totaling 11,486 square feet, an interior remodel of the existing building, and the demolition of the permanent prefabricated pavilion; 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 Planning and Zoning Board on January 24, 2023, to consider the issuance of an amendment to the existing special use permit; and the Board has recommended the issuance of an amendment to the existing 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-2 Institutional District zoning classification:

THAT PART OF THE DUPAGE GOVERNMENT CAMPUS, BEING PART OF THE WEST HALF OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF COUNTY FARM ROAD WITH THE NORTH RIGHT OF WAY LINE OF MANCHESTER ROAD; THENCE SOUTH 85 DEGREES 50 MINUTES 19 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 103.90 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 85 DEGREES 50 MINUTES 19 SECONDS WEST, 418.48 FEET; THENCE NORTH 4 DEGREES 9 MINUTES 41 SECONDS WEST, 74.77 FEET; THENCE NORTH 85 DEGREES 50 MINUTES 19 SECONDS EAST, 57.62 FEET; THENCE NORTH 4 DEGREES 9 MINUTES 41 SECONDS WEST, 165.91 FEET; THENCE NORTH 85 DEGREES 50 MINUTES 19 SECONDS EAST, 360.86 FEET; THENCE SOUTH 4 DEGREES 9 MINUTES 41 SECONDS EAST, 240.67 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as the DuPage County Animal Services Building located at 120 N. County Farm Road, Wheaton, IL 60187.

Section 2: An amendment to the Original Ordinance, and First Amended Ordinance to allow the construction and use of three additions to the DuPage County Animal Services Building totaling 11,486 square feet, an interior remodel of the existing building, and the demolition of the permanent prefabricated pavilion is granted in full compliance with the following plans: "DuPage County Animal Services Addition and Renovation", prepared by WSP USA Design, Inc., Chicago, IL, sheets C-001, C-100, C-200, C-201, C-202, C-203, T1.0, T1.1, L0.0, L1.0, L1.1, L1.2, A-100, A-101, A-200, and A-701, dated December 7, 2022 and subject to the following conditions:

1. The applicant shall provide a photometrics plan as part of their building permit submittal that fully complies with all footcandle and glare requirements, especially along the south property line that abuts the single-family residences; and
2. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

Section 3: In all other respects, the terms and provisions of the Original Ordinance, and First Amended Ordinance are ratified and remain in full force and effect.

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

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


Philip J. Buer

Mayor

ATTEST:


Andrea Rosedale

City Clerk

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Fitch

Nays: None

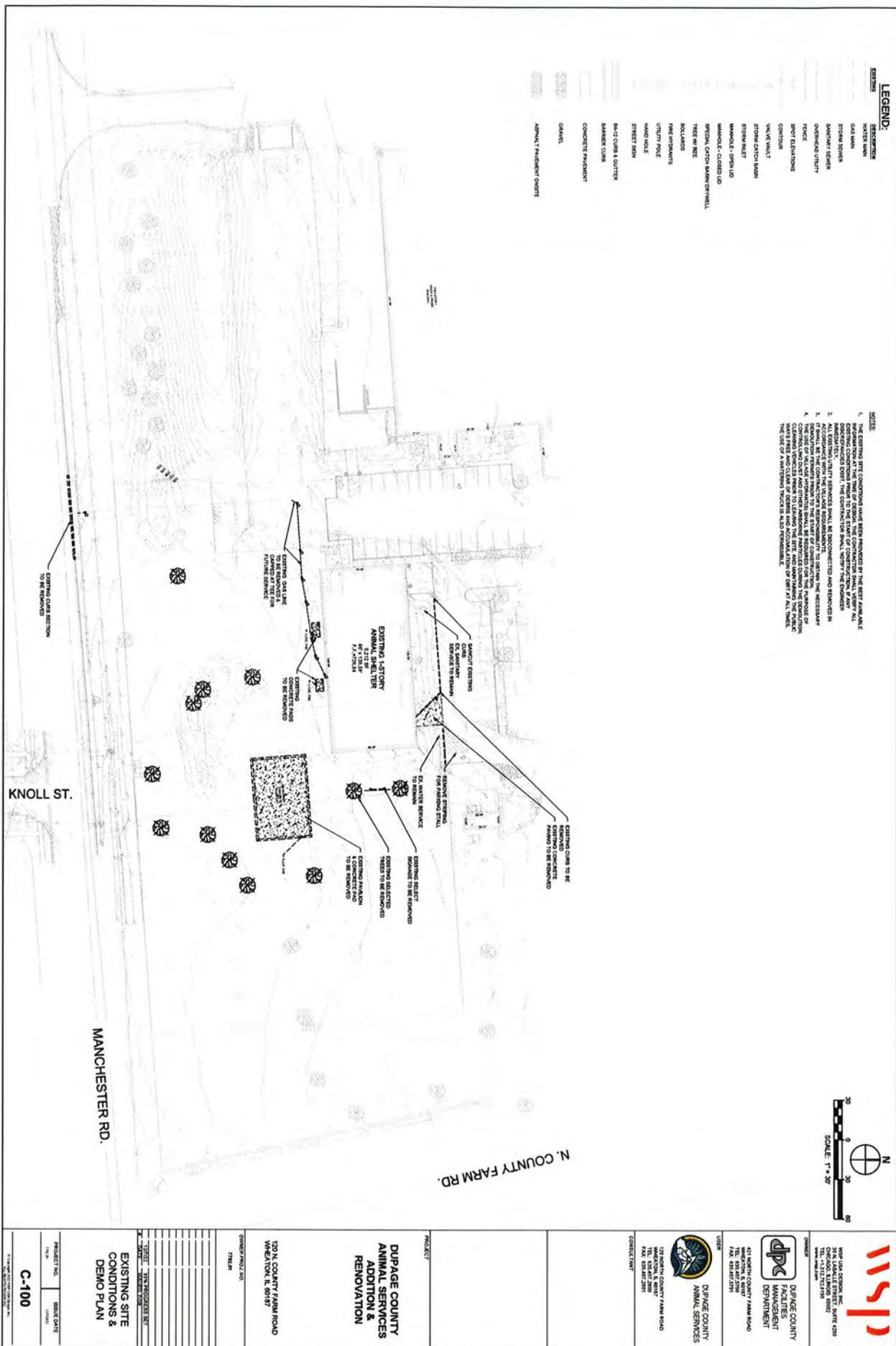
Absent: None

Motion Carried Unanimously

Passed: February 6, 2023

Published: February 7, 2023





COORDINATE TABLE

POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
A	1893177.98	1035627.60	Q	1893111.31	1035611.94
B	1893191.35	1035770.69	R	1893130.24	1035880.76
C	1893214.83	1035625.00	S	1893163.19	1035622.62
D	1893230.92	1035687.91	T	1893162.10	1035689.57
E	1893195.58	1035820.86	U	1893162.49	1035689.05
F	1893226.45	1035846.46	V	1893173.30	1035651.67
G	1893106.24	1035641.92	W	1893160.24	1035657.69
H	1893128.64	1035931.58	X	1893174.57	1035853.37
I	1893205.89	1035780.44	Y	1893173.14	1035777.60
J	1893235.89	1035780.44	Z	1893156.94	1035903.95
K	1893075.19	1035570.33	AA	1893245.72	1035897.69
L	1893078.29	1035594.22	BB	1893242.93	1035860.15
M	1893089.96	1035593.40	CC	1893241.97	1035853.18
N	1893119.20	1035567.28	DD	1893145.40	1035778.95
O	1893154.31	1035581.85	EE	1893136.21	1035644.75
P	1893159.10	1035564.47	-	-	-

1 HOT-MIX ASPHALT (HMA) PAVING DETAIL

SCALE: N.L.S.

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

100'

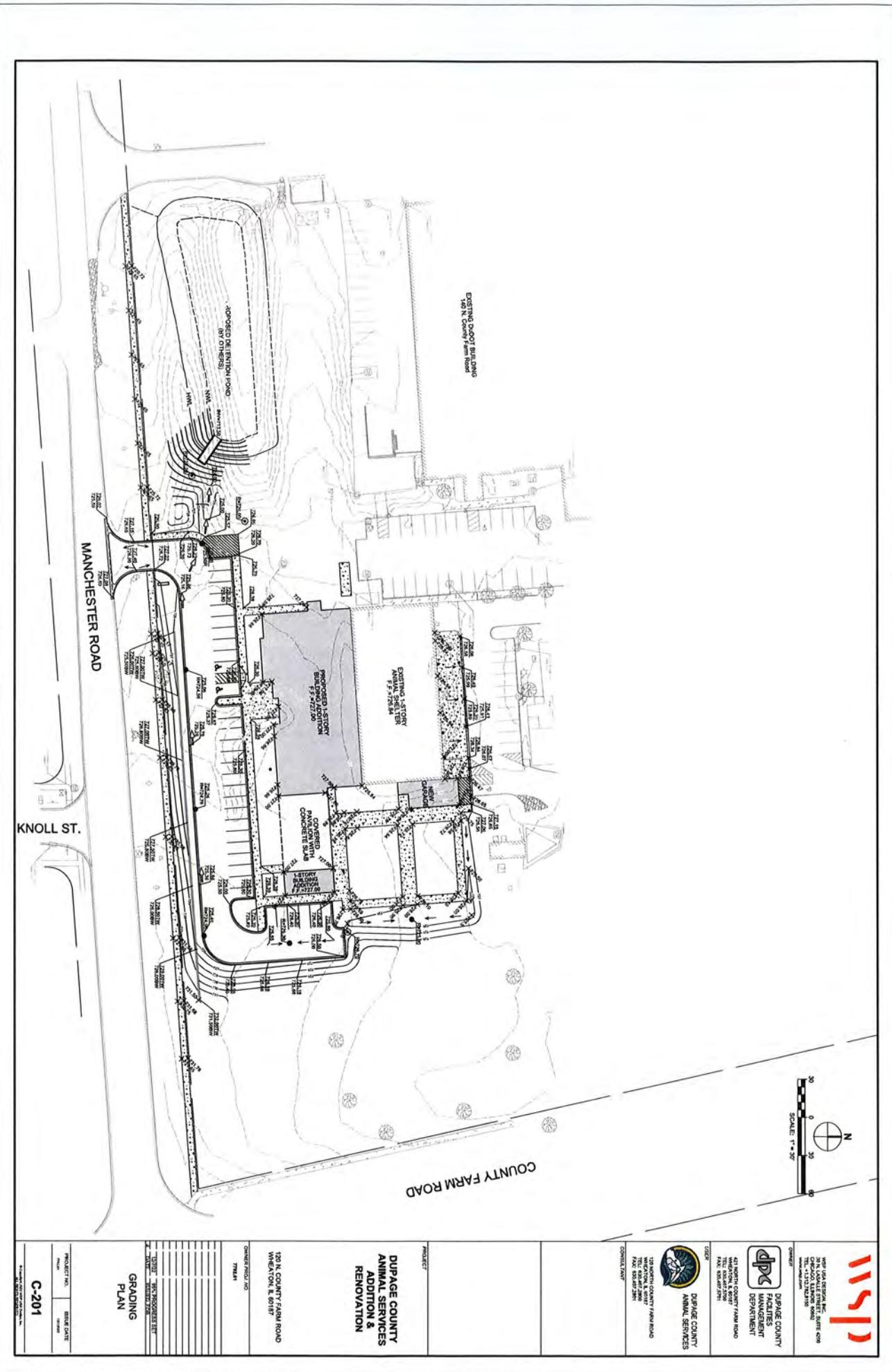
100'

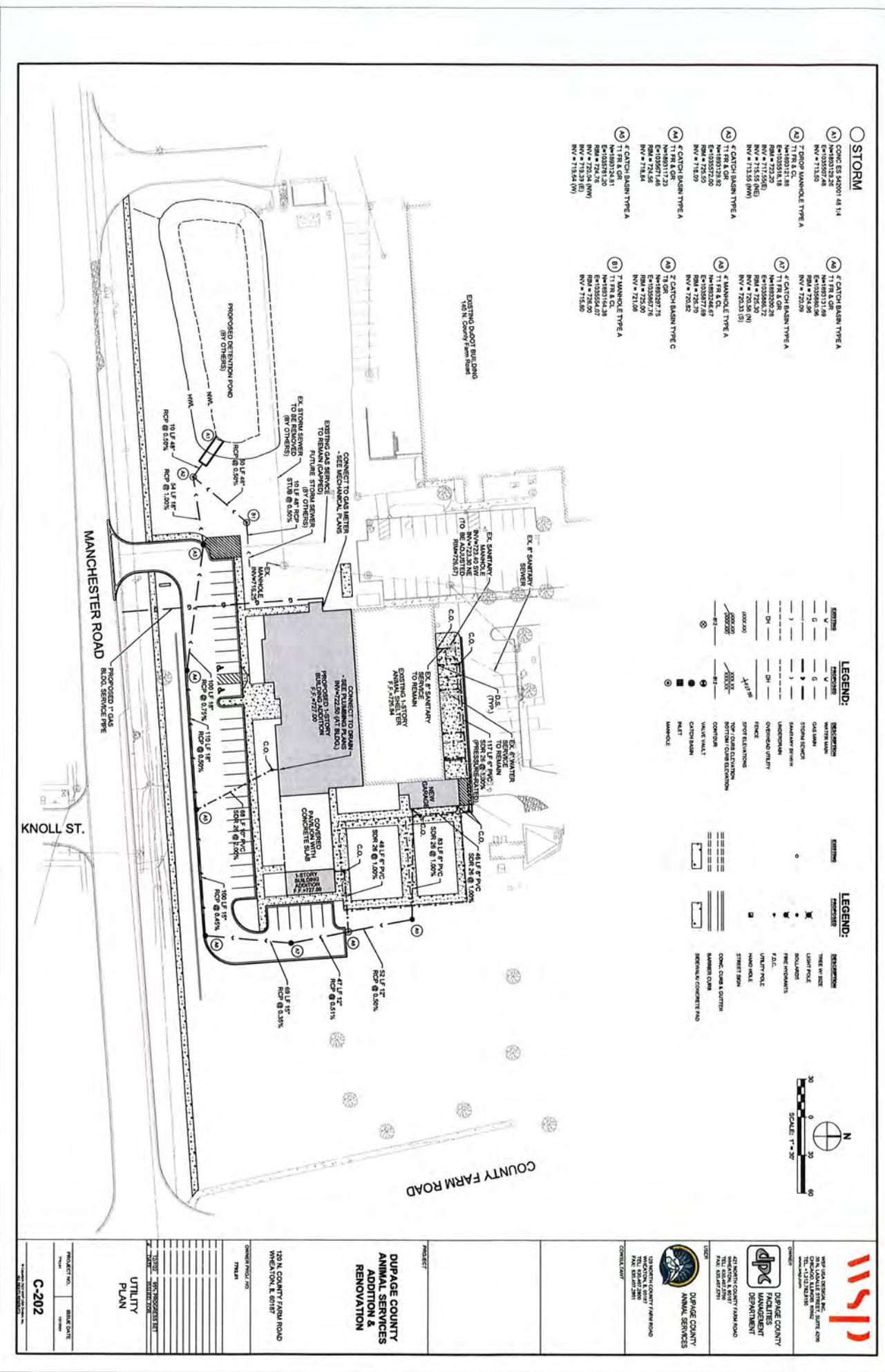
100'

100'

100'

100'





NOTES:

1. ALL WORK PERFORMED HEREON SHALL BE IN ACCORDANCE WITH THE LUMOS REQUIREMENT OF TRANSITION STANDARD. (SEE ATTACHED EXHIBIT A FOR A LIST OF SPECIFIC TRACTION REQUIREMENTS FOR THE PERIOD OF JANUARY 1, 2000 THROUGH DECEMBER 31, 2000).
2. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPDES PERMIT, AND THE CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND THE NOTICE OF INTENT (NOI).
3. FOLLOWING INITIAL DISTURBANCE OR RE-STABILIZATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN (7) DAYS OF THE INITIAL DISTURBANCE. COVERS, COVERS, SLOPES, AND ALL OTHER GROUND SURFACES SHALL BE STABILIZED WITHIN ONE HUNDRED FORTY-FIVE (145) DAYS OF THE INITIAL DISTURBANCE. EXCEPT FOR PONDS, BANKS, AND TRAPS, AND WITHIN FORTY-FIVE (45) DAYS OF ALL OTHER DISTURBED OR GRADED AREAS, THE REQUIREMENTS OF THIS SECTION DO NOT APPLY TO THOSE AREAS FOR WHICH THE REQUIREMENTS OF THE SPDES PERMIT ARE NOT MET AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR INJECTION AS A WINTERING AND CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED.

