

ORDINANCE NO. O-2025-06

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP -
DUPAGE COUNTY GOVERNMENTAL CENTER ZONING DISTRICT**

WHEREAS, the City of Wheaton, Illinois ("City"), has entered into an intergovernmental agreement ("IGA") with DuPage County, which would grant certain regulatory control over the DuPage County Governmental Campus directly to the County, subject to the City creating a County zoning district through a Zoning Ordinance amendment; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Wheaton City Council, acting as a hearing body on January 13, 2025 to consider said amendment; and

WHEREAS, the City recently created a County zoning district through a Zoning Ordinance amendment and the City has determined it to be appropriate to amend the Wheaton Zoning Ordinance Map to rezone the DuPage County Governmental Center Zoning District in accordance with the provisions of the IGA.

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 Zoning Map which is attached to and forms a part of the City Zoning Ordinance is hereby amended by rezoning certain properties from the I-2 Institutional District to the DPCGC - DuPage County Governmental Center Zoning District as follows:

DPCGC Administration Sector Legal Description:

That part of Section 18 Township 39 North Range 10 East of the Third Principle Meridian in DuPage County, Illinois being described as follows: commencing at the Southwest Corner of the Northwest Quarter of said Section; thence north along the West line of said section North 00 degrees 10 minutes 46 seconds East, a distance of 1729.60 feet, to the Southerly right-of-way line of Union Pacific Railroad; thence North 84 degrees 28 minutes 17 seconds East along said southerly right of-way line, a distance of 527.19 feet, to the intersection with the easterly right-of-way line of North County Farm Rd. for the Point of Beginning; thence continuing along the South right-of-way line the following five courses, North 84 degrees 28 minutes 11 seconds East, a distance of 1072.22 feet; thence South 86 degrees 59 minutes 52 seconds East, a distance of 101.12 feet; thence North 84 degrees 28 minutes 17 seconds East, a distance of 770.00 feet; thence North 75 degrees 56 minutes 26 seconds East, a distance of 101.12 feet; thence North 84 degrees 28 minutes 17 seconds East, a distance of 72.40 feet, to the West line of the fairground sector; thence South of 00 degrees 11 minutes 19 seconds West, a distance of 1710.59 feet, to the north right-of-way line of Manchester Rd.; thence southerly along said north right-of-way line the following two courses South 72 degrees 57 minutes 37 seconds West, a distance of 1667.17 feet; thence North 59 degrees 32 minutes 48 seconds West, a distance of 64.11 feet, to the easterly right-of-way line of said North County Farm Rd.; thence North 12 degrees 04 minutes 52 seconds West, along said Easterly line, a distance of 2006.99 feet, to the Point of Beginning, all in DuPage County, Illinois.

Said Legal description contains 3,537,564 sq. ft. being 81.211 acres.

DPCGC Fairgrounds Sector Legal Description:

That part of Section 18 Township 39 North, Range 10 East of the Third Principle Meridian in DuPage County, Illinois being described as follows: commencing at the Southwest Corner of the Northwest Quarter of said Section; thence north along the West line of said Section, North 00 degrees 10 minutes 46 seconds East, a distance of 1729.60 feet, to the Southerly right-of-way line of Union Pacific Railroad; thence North 84 degrees 28 minutes 17 seconds East along said southerly right of-way line, a distance of 527.19 feet, to the intersection with the easterly right-of-way line of North County Farm Rd; thence continuing along the South ROW line the following five courses, North 84 degrees 28 minutes 11 seconds East, a distance of 1072.22 feet; thence South 86 degrees 59 minutes 52 seconds East, a distance of 101.12 feet; thence North 84 degrees 28 minutes 17 seconds East, a distance of 770.00 feet; thence North 75 degrees 56 minutes 26 seconds East, a distance of 101.12 feet; thence North 84 degrees 28 minutes 17 seconds East, a distance of 72.40 feet, to the West line of the Fairground Sector, and the Point of Beginning; thence continuing along said South right-of-way line the following two courses North 84 degrees 28 minutes 17 seconds East, a distance of 702 .56 feet; thence North 87 degrees 34 minutes 23 seconds East, a distance of 368.75 feet, to the east line of DuPage County Campus; thence Southerly along said East line the following seven courses; thence South 00 degrees 29 minutes 30 seconds East, a distance of 517.72 feet; thence South 89 degrees 30 minutes 30 seconds West, a distance of 140.00 feet; thence South 00 degrees 29 minutes 30 seconds East, a distance of 120.00 feet; thence South 21 degrees 18 minutes 35 seconds West, a distance of 96.93 feet; thence South 00 degrees 29 minutes 30 seconds East, a distance of 150.00 feet; thence North 89 degrees 23 minutes 48 seconds East, a distance of 140.00 feet; thence South 00 degrees 29 minutes 30 seconds East, a distance of 598.61 feet, to the Northerly right-of-way line of Manchester Rd., thence along said Northerly line the following two courses: thence South 74 degrees 57 minutes 10 seconds West, a distance of 310.05 feet; thence South 73 degrees 04 minutes 00 seconds West, a distance of 811.63 feet; thence North 01 degrees 11 minutes 19 seconds East, a distance of 1710.59 feet, to the Point of Beginning, all in DuPage County, Illinois.

Said Legal Description contains 1,651,509 sq. ft. being 37.913 acres.

DPCGC Service Sector Legal Description:

That part of Section 18 Township 39 North, Range 10 East of the Third Principle Meridian in DuPage County, Illinois, described as follows: beginning at the Southwest Corner of the Northwest Quarter of said Section; thence North along the West line of said Section, North 00 degrees 10 minutes 46 seconds East, a distance of 1729.60 feet, to the South right-of-way line of Union Pacific Railroad; thence North 84 degrees 28 minutes 17 seconds East, along said Southerly right-of-way line, a distance of 416.50 feet, to the intersection with the westerly right-of-way line of North County Farm Rd.; thence South 12 degrees 04 minutes 52 seconds East, along said westerly right-of-way line, a distance of 2061.84 feet to the northerly right-of-way line of Manchester Rd.; thence South 85 degrees 45 minutes 39 seconds West, along said northerly line, a distance of 852.43 feet, to the West line of the Southwest Quarter of said Section 18; thence North 00 degrees 53 minutes 8 seconds East, along said West line to the southwest quarter of Section 13, Township 39 North, Range 9 East of the Third Principle Meridian, thence continuing along said West line North 02 degrees 48 minutes 45 seconds West, a distance of 102.07 feet; to the Point of Beginning, all in DuPage County Illinois.

Said Legal Description contains 1,295,284 sq. ft. being 29.735 acres.

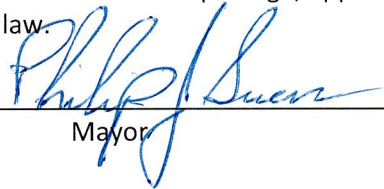
The subject property includes 1. DPCGC Administration Sector - 111, 113, 115, 421, 479, 501, 503, 505, and 509 N. County Farm Road; 2. DPCGC Fairgrounds Sector - 2015 Manchester Road; and 3. DPCGC Service Sector - 130, 136, 140, 200, 400, 410, 414, and 416 N. County Farm Road and 2255 Manchester Road, Wheaton, IL 60187.

P.I.N.S: 05-18-107-001; 05-18-211-001; 05-18-211-002; 05-18-400-001

Section 2: This ordinance shall be cumulative of all provisions of the ordinances of the City of Wheaton, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3: If any phrase, clause, sentence, paragraph, or section of this ordinance is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 3, 2025

Published: February 4, 2025

