

ORDINANCE NO. O-2025-46

AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON PROPERTY COMMONLY KNOWN AS 2015 MANCHESTER ROAD – DUPAGE COUNTY DIVISION OF TRANSPORTATION MAINTENANCE FACILITY

WHEREAS, the City of Wheaton, Illinois, (“City”) is an Illinois Home Rule Municipality pursuant to the provisions of Article VII, Section 6, of the Illinois Constitution of 1970, and as such, the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the County of DuPage, Illinois (“County”) is a body politic and corporate of the State of Illinois; and

WHEREAS, the City and the County entered into an Intergovernmental Agreement (“IGA”) relating to regulatory control over the DuPage County Governmental Campus in Wheaton in October 2024 (Res. No. R-2024-93); and

WHEREAS, under the IGA, the County has the authority to conduct required public hearings related to an application for a special use permit for property located within the Governmental Campus; and

WHEREAS, following a public hearing, the County must forward the record to the City for final consideration by the City Council to approve, with or without conditions, or deny the application for a special use; and

WHEREAS, the County is the owner of property located at 2015 Manchester Road, which is a part of the DuPage County Governmental Campus as described in the IGA (“the Subject Property”); and

WHEREAS, the County submitted an application for a special use permit to construct a new 178,000 square foot highway maintenance facility, including an equipment garage, support spaces for DOT offices, salt storage building, vehicle wash building and fueling island, on the Subject Property; and

WHEREAS, the DuPage County Zoning Board of Appeals held a public hearing on the application on August 20, 2025; and unanimously recommended approval of the application with conditions on September 4, 2025; and

WHEREAS, the County provided the record, including the application, plans, memos, and a transcript of the public hearing, to the City in accordance with the IGA; and

WHEREAS, on September 15, 2025, the City Council considered the County’s application for a special use permit for a new DuPage County Department of Transportation maintenance facility on the Subject Property, and voted unanimously to direct the City Attorney to prepare this Ordinance approving the special use permit with conditions; and

WHEREAS, the City Council adopts and incorporates the findings of facts set forth in the DuPage County Zoning Board of Appeals’ written memorandum from its September 4, 2025 meeting.

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 foregoing recitals are incorporated herein as substantive provisions, factual and

legislative findings and represent the intent of this Ordinance as if fully set forth herein.

Section 2: Pursuant to the findings of fact made and determined by the DuPage County Zoning Board of Appeals, a special use permit is granted to allow the construction and use of a new 178,000 square foot DuPage County Department of Transportation maintenance facility located on the property at 2015 Manchester Road, Wheaton, Illinois (legally described in Exhibit A) subject to the following conditions:

1. The Subject Property shall be developed in accordance with the plans entitled DuPage County Division of Transportation Highway Maintenance Facility prepared by FGM Architects dated June 6, 2025.
2. The County shall apply for and receive a County building permit and a City of Wheaton Site Development Permit for all construction and/or excavation that occurs on the Subject Property.
3. Lighting on the proposed building and environs shall be pointed downward, and all lighting shall comply with DuPage County Resolution EN-R-0215021, enacted April 13, 2021, supporting International Dark Skies recommendations.
4. In conjunction with the submission of a building permit application, the developer shall provide a landscape plan showing a full landscape screen along the east side of the development.
5. There shall be no access to the facility to and from Manchester Road, other than emergency access for first responders and emergency vehicles and personnel only; said access to be controlled by reasonable means and methods as determined by the County and the City of Wheaton Fire Department.
6. The Subject Property shall be developed in accordance with all other codes and Ordinances of DuPage County and the City of Wheaton as set forth in the IGA relative to the DuPage County Administration Campus.

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

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

ATTEST:


City Clerk


Mayor

	Roll Call Vote:
Ayes:	Councilman Brown Mayor Suess Councilman Clousing Councilman Weller Councilwoman Bray-Parker Councilwoman Brice
Nays:	None
Absent:	Councilwoman Robbins <u>Motion Carried Unanimously</u>

Passed: October 6, 2025

Published: October 7, 2025

Exhibit A

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.

PINS: 05-18-211-001, 05-18-211-002, 05-18-107-001, 05-18-400-001

