

ORDINANCE NO. F-1164

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT FOR DEMOLITION OF TWO COLLEGE
DORMITORIES, CONSTRUCTION OF A PARKING LOT, SALT STORAGE
FACILITY AND CONCESSIONS BUILDING-932 & 940, 924 AND 700 COLLEGE
AVENUE/WHEATON COLLEGE**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit to allow Wheaton College to: (i) demolish two dormitory buildings located at 932 and 940 College Avenue in order to construct a 109 space surface parking lot; (ii) construct a new salt storage shed west of the new parking lot; and (iii) convert an existing salt storage shed located at 700 College Avenue into a concessions building for the College football stadium and soccer field on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 932 & 940, 924 and 700 College Avenue Wheaton, IL 60187; 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 ("Board") on April 11, 2006 to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit;

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 following described property has been and continues to be zoned and classified in the I-1 Institutional District zoning classification:

PARCEL 1: THE EAST 235 FEET AS MEASURED ALONG THE NORTH LINE THEREOF OF LOT 1 IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 55 FEET OF THE NORTH 165 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT: PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A STAKE IN THE EAST LINE OF BLOCK 1 OF THE ILLINOIS INSTITUTE ADDITION TO THE TOWN OF WHEATON, 2.50 CHAINS SOUTH OF THE SOUTHERN BOUNDARY OF CENTER STREET (NOW KNOWN AS COLLEGE AVENUE) AND RUNNING THENCE EAST 5 CHAINS; THENCE NORTH 2.50 CHAINS TO THE SOUTH BOUNDARY OF SAID STREET; THENCE NORTH 86 DEGREES EAST 2 CHAINS; THENCE SOUTH 7.98 CHAINS TO THE RAILROAD LAND; THENCE SOUTH 75 DEGREES WEST 7.28 CHAINS ALONG THE RAILROAD LAND TO A STAKE; THENCE NORTH 7.20 CHAINS TO THE PLACE OF BEGINNING, DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE WEST 72 FEET, MEASURED ON THE SOUTH LINE OF COLLEGE AVENUE (EXCEPT THE NORTH 154 FEET THEREOF) OF ALL THAT PIECE AND PARCEL OF LAND LYING BETWEEN COLLEGE AVENUE AND THE CHICAGO NORTH WESTERN RAILWAY RIGHT OF WAY DESCRIBED BY BEGINNING AT A POINT ON THE SOUTH LINE OF COLLEGE AVENUE, 235 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST LINE OF PRESIDENT STREET AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF COLLEGE AVENUE, 132 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF PRESIDENT STREET TO THE NORTH LINE OF SAID RAILWAY RIGHT OF WAY; THENCE EAST ALONG SAID NORTH LINE OF RIGHT OF WAY TO THE INTERSECTION OF SAID NORTH LINE WITH A LINE PARALLEL WITH SAID WEST LINE OF PRESIDENT STREET DRAWN FROM SAID POINT OF BEGINNING TO SAID RAILWAY RIGHT OF WAY; THENCE NORTH TO THE PLACE OF BEGINNING, IN THE CITY OF WHEATON, SAID TRACT BEING PART OF LOT 1 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF (NORTH OF RAILROAD) OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-223-040, 05-16-223-009, 05-16-223-038

This property is commonly known as 932 & 940, 924 and 700 College Avenue Wheaton, IL 60187 ("subject property"): and

Section 2: Pursuant to the Findings of Fact made and determined by the Board, a special use permit is hereby issued to allow Wheaton College to: (i) demolish two dormitory buildings located at 932 and 940 College Avenue in order to construct a 109 space surface parking lot: (ii) construct a new salt storage shed west of the new parking lot: and (iii) convert an existing salt storage shed located at 700 College Avenue into a concessions building for the football stadium and soccer field in full compliance with the preliminary engineering plan prepared by Webster, McGrath & Ahlberg, dated March 9, 2006, entitled "New Parking Facility", the preliminary landscape plan prepared by Webster, McGrath & Ahlberg, dated March 9, 2006, entitled "New Parking Facility", the building elevation plans dated April 11, 2006 entitled "Salt Storage Shed" and "Proposed Concessions Building" and in further compliance with the following conditions, restrictions, and requirements:

1. A final landscape plan shall be required and shall be subject to approval by the Director of Planning and Economic Development. The final landscape plan shall address the proposed parking lot, salt storage shed and concessions building; and
2. Prior to the issuance of any site development or building permit, Wheaton College shall submit a stormwater report including all of the proposed improvements and specifically those improvements around the stadium concessions building; the report shall be subject to the approval of the Director of Engineering.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are

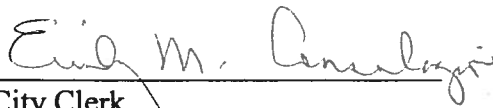
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repealed.

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

Ayes: Roll Call Vote
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Seuss
Councilman Bolds

Nays: None

Absent: Councilman Levine
Councilman Mouhelis

Motion Carried Unanimously

Passed: May 1, 2006
Published: May 2, 2006

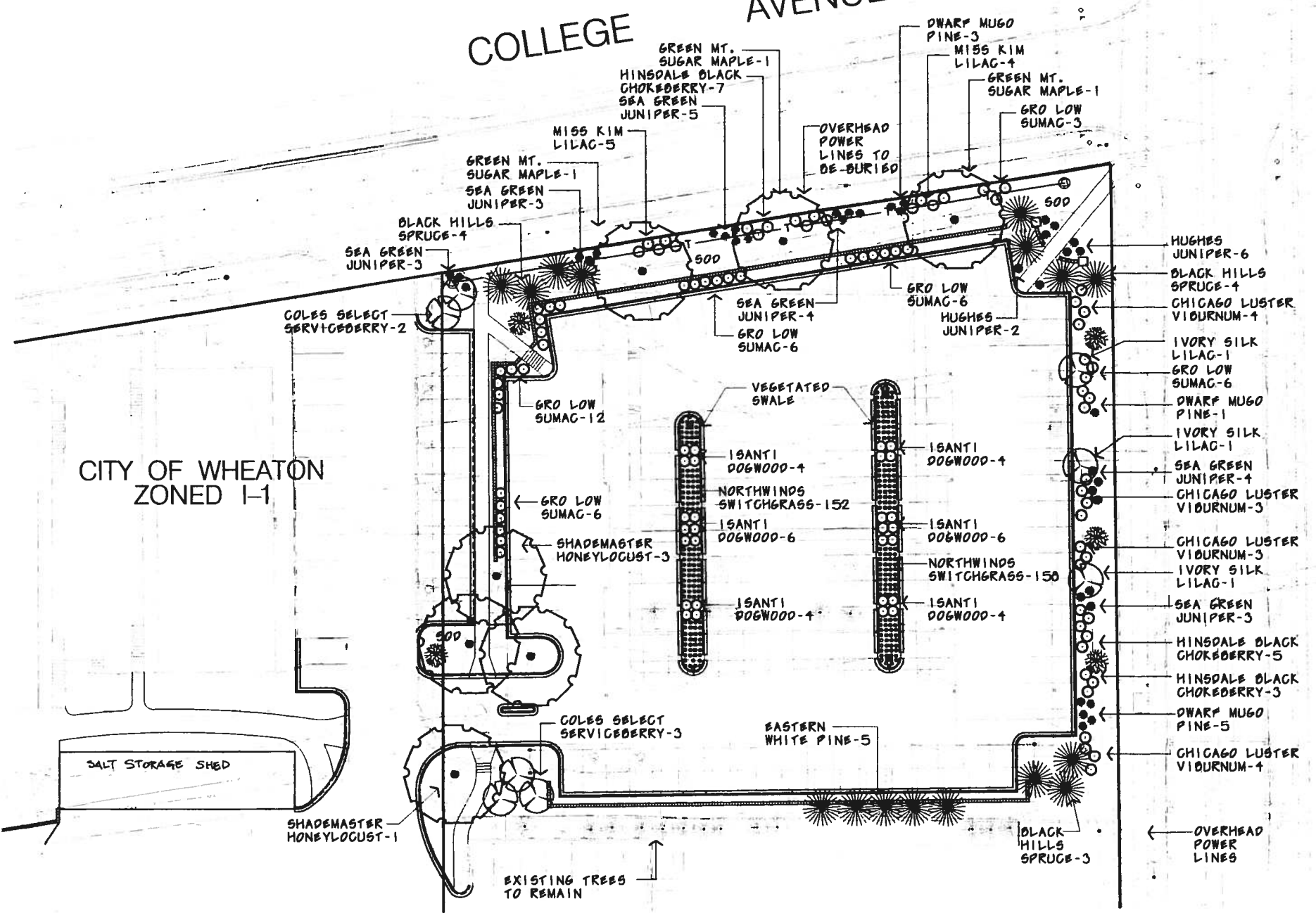


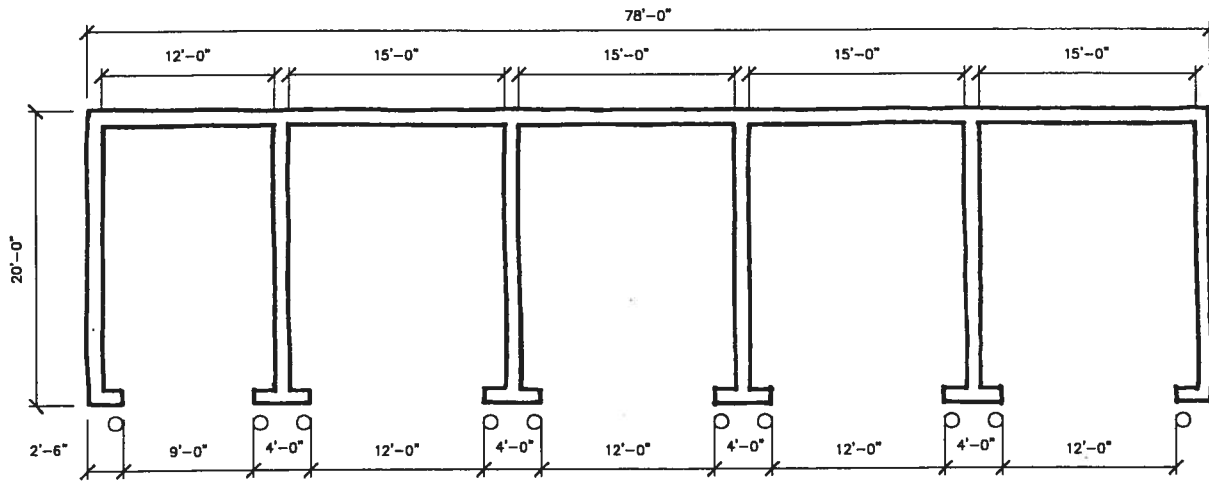
COLLEGE AVENUE

CITY OF WHEATON
ZONED I-1

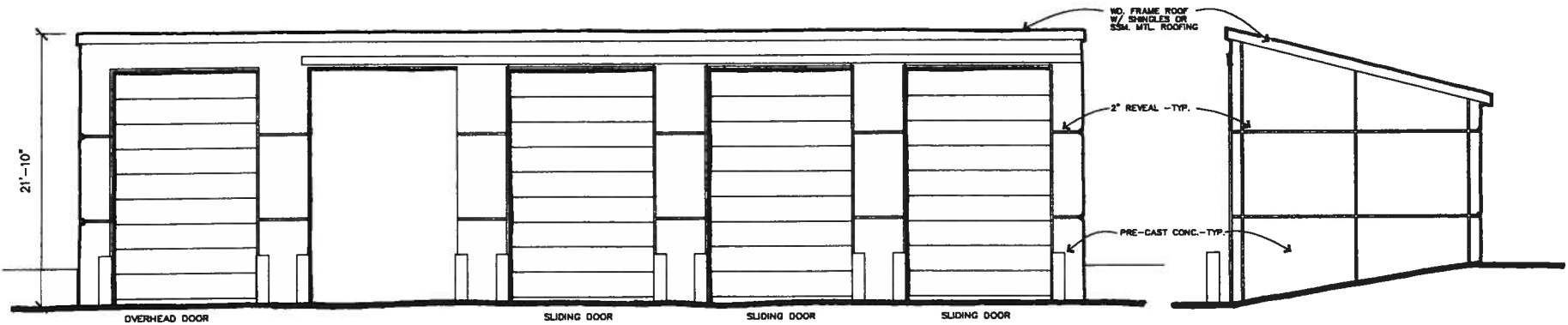
PRESIDENT STREET

CIT



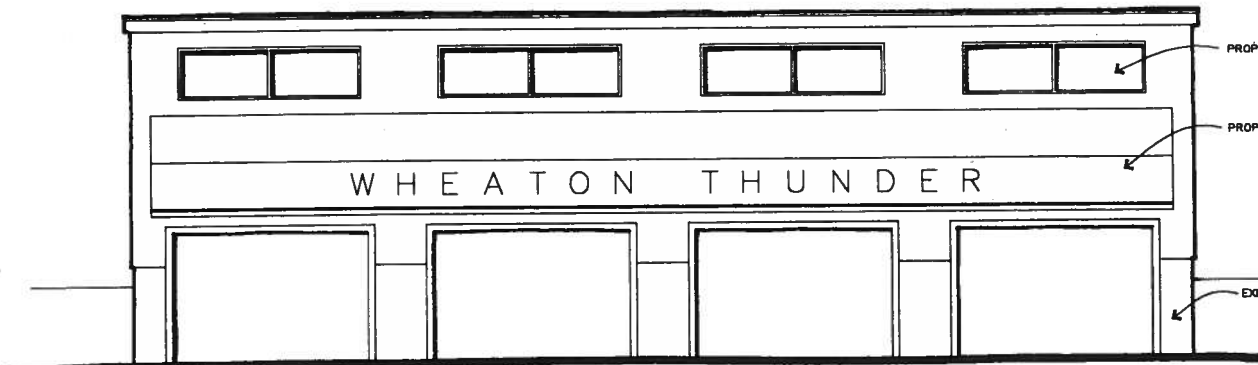


SALT STORAGE SHED
FLOOR PLAN



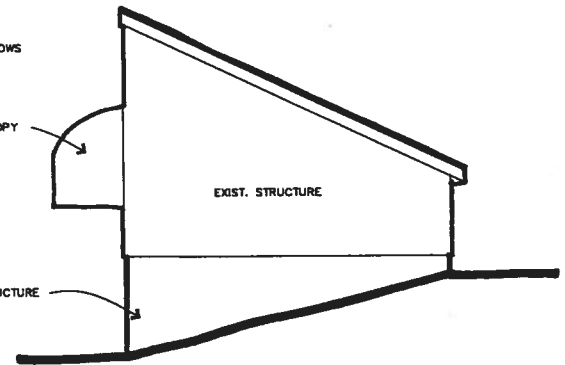
SALT STORAGE SHED
SOUTH ELEVATION

SALT STORAGE SHED
EAST ELEVATION



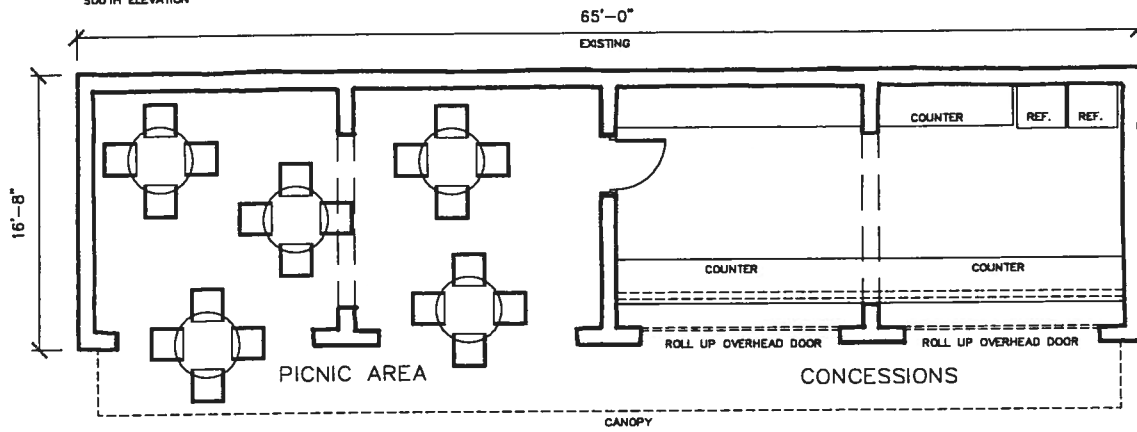
CONCESSIONS BUILDING

SOUTH ELEVATION



CONCESSIONS BUILDING

EAST ELEVATION



PROPOSED CONCESSIONS BUILDING

EXISTING SALT STORAGE BUILDING

