

ORDINANCE NO. F-1339

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT-
ADAMS HALL, 420 EAST FRANKLIN STREET/ 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 for a Planned Unit Development in order to construct a 8,580 square foot addition on the north side of Adams Hall on property zoned I-1 Institutional District, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as Adams Hall, 420 East Franklin Street; ("Subject Property") 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 March 25, 2008, to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit for planned unit development.

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:

THE WESTERN PORTION OF THE WHEATON COLLEGE CAMPUS LYING IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DU PAGE COUNTY, ILLINOIS.

PIN: 05-16-217-001

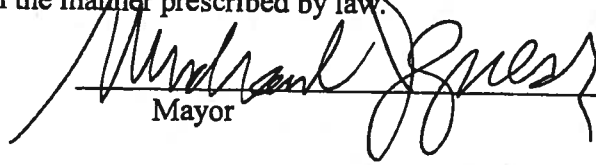
The subject property is commonly known as Adams Hall, 420 East Franklin Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued on the subject property to allow the construction of a 8,580 square foot addition on the north side of Adams Hall on property zoned I-1 Institutional District, in full compliance with the plans entitled "Wheaton College Adams Hall Addition and Remodel, Sheets L0.01, A3.10, A3.11 and C1 - C6" prepared by FGM Architects, Oak Brook, IL and dated February 4, 2008; and in further compliance with the following conditions, restrictions, and requirements:

- A. Stormwater management easements shall be granted over the stormwater facilities; and
- B. Stormwater best management practices shall be incorporated into the final engineering plans.

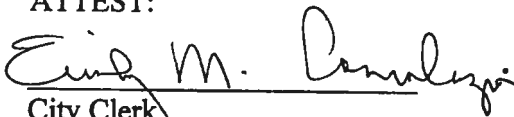
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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: Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk
Councilman Mouhelis
Councilman Prendiville
Councilman Sues

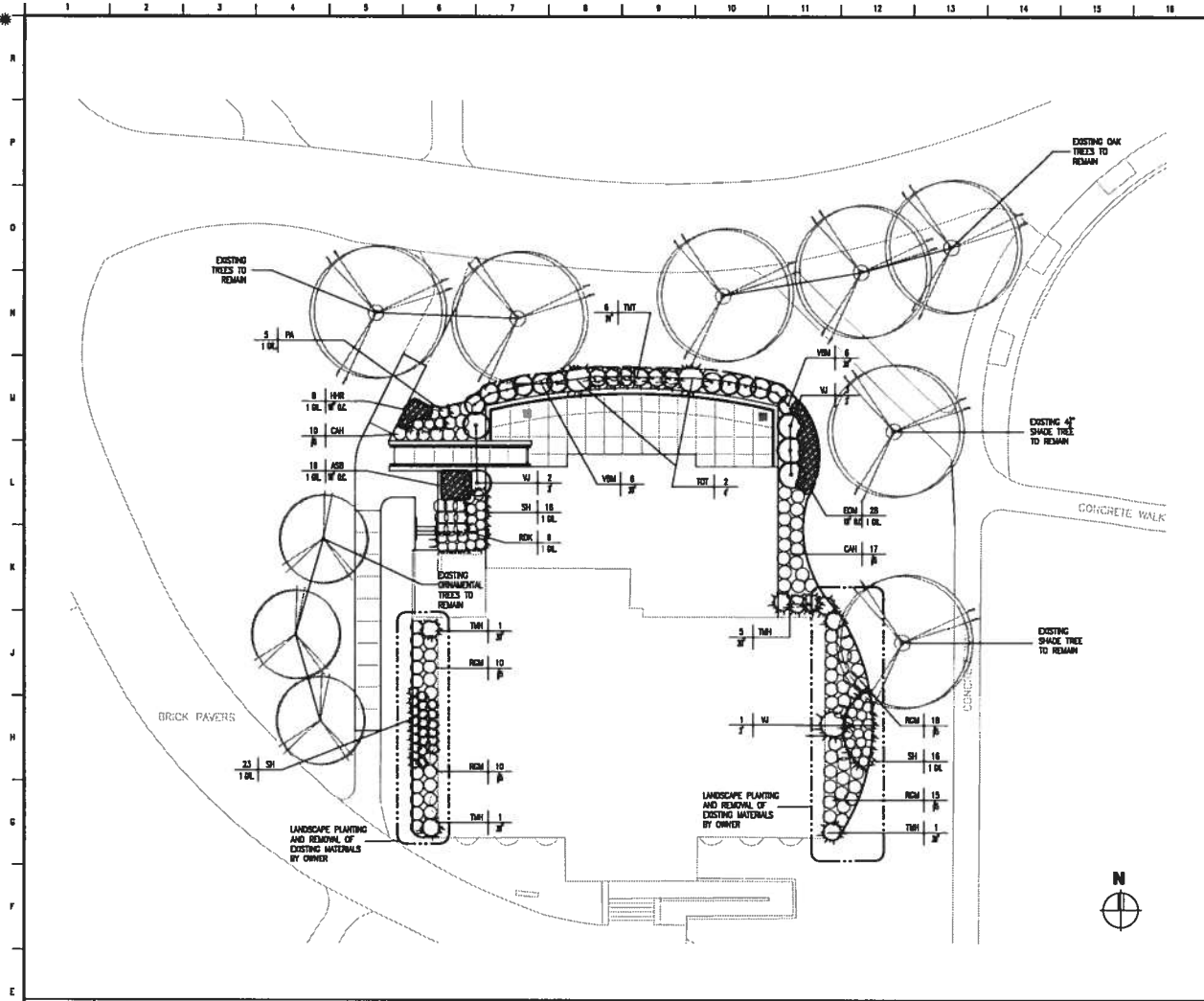
Nays: None

Absent: None

Motion Carried Unanimously

Passed: April 7, 2008

Published: April 8, 2008



PLANT SCHEDULE					
KEY	QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	REMARKS
DECIDUOUS SHRUBS					
CH	177	CLETHRA A. 'HARRISBERG'	HARRISBERG CLETHRA	65	
RM	83	ROSES A. 'GREEN MOUNTAIN'	GREEN MOUNTAIN ALPINE CURRANT	65	
YEM	12	YERBURNUM D. 'BLUE MOUNTAIN'	BLUE MOUNTAIN YERBURNUM	30"	1
YJ	8	YERBURNUM JUDON	JUDON YERBURNUM	30"	1
EVERGREEN SHRUBS					
TNT	6	TAXUS M. 'DANTON'	DANTON YEW	24"	1
TOT	2	TAXUS O. 'TODDNEY'	MISSION ARBOVITAE	4"	1
TNR	18	TAXUS N. 'NORON'	NORON YEW	30"	1
ORNAMENTAL CRAPPLER, FERNARIAS & SHRUB ROSES					
ASB	18	ALLAM I. 'SUMMER BEAUTY'	SUMMER BEAUTY ALLAM	1 GAL	18" S.A.
EDW	28	EDWINA C. 'ART'S PRIDE'	ORANGE MEADOWS COMPTONIA	1 GAL	18" S.A.
HRT	8	HENDERSONIA 'HAPPY RETURNS'	HAPPY RETURNS DOYAL	1 GAL	18" S.A.
PA	3	POINSETTIA ALONGGARDNER	FOURTH GRADE	1 GAL	
ROB	8	ROSA 'WATSON'	DOUBLE BRICK CUT SHRUB ROSE	1.5 GAL	
SH	57	SPOROBIUM HELIOPHILUS	FRANKIE DROPS(32)	1 GAL	

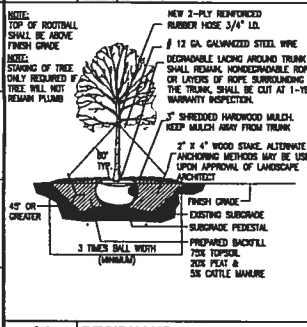
MATERIAL SCHEDULE			
KEY	QUANTITY	MATERIAL	REMARKS
-	12 C.Y.	MULCH - SHREDDED HARDWOOD	
-	4 C.Y.	COMPOST - WASHROOM COMPOST	
-	-	SOO - KENTUCKY BLUEGRASS BLEND	

- PLANT SCHEDULE GENERAL NOTES**
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES.
 - LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. CONTACT "LULLIE" (JOINT UTILITY LOCATING FOR DESIGNERS) 1-800-892-9133.
 - PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO PROVIDE FOR PROPER DRAINAGE. ROOTBALLS OF TREES SHALL BE ELEVATED ABOVE FINISHED GRADE AS ILLUSTRATED ON INSTALLATION DETAILS. ALL GRASSING SHALL PRODUCE SLOPES WHICH ARE SMOOTH, CONTIGUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER DRAINAGE PROBLEMS WHICH MAY BE DETRIMENTAL TO THE GROWTH OF THE SPECIFIED PLANT MATERIALS, THE OWNER SHALL BE NOTIFIED ACCORDINGLY, PRIOR TO INSTALLATION.
 - PLANT MATERIAL SHALL BE NURSERY GROWN AND BE EITHER BALL AND BURLAPPED OR CONTAINER GROWN. SIZES INDICATED ON PLANT LIST REPRESENT MINIMUM REQUIREMENTS. THE REQUIREMENTS FOR MEASUREMENT, BURLAPPING AND BALL SIZE SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" (LATEST EDITION) BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANT MATERIALS FOR GROUPINGS OR WHERE STABILITY IS CRITICAL, SHALL BE MATCHED AS NEARLY AS POSSIBLE.
 - CONTRACTOR SHALL OBTAIN ONE (1) COMPLETE SOIL EVALUATION PERFORMED BY A CERTIFIED SOIL TESTING LABORATORY, INCLUDING RECOMMENDATIONS FOR SPECIFIC SOIL AMENDMENTS. SAMPLES ARE TO BE TAKEN PRIOR TO INSTALLATION OF PLANT MATERIALS AND ANY ADDITION OF SOIL AMENDMENTS.

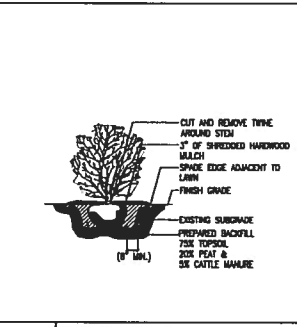
- PLANT SCHEDULE DETAILS**
- BALLED AND BURLAPPED

LEGEND/ NOTES

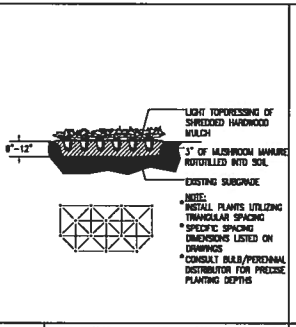
E1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"



A1 DECIDUOUS TREE DETAIL
R.T.S.



A6 SHRUB DETAIL
R.T.S.



A9 PERENNIAL/ORN. GRASS DET.
R.T.S.

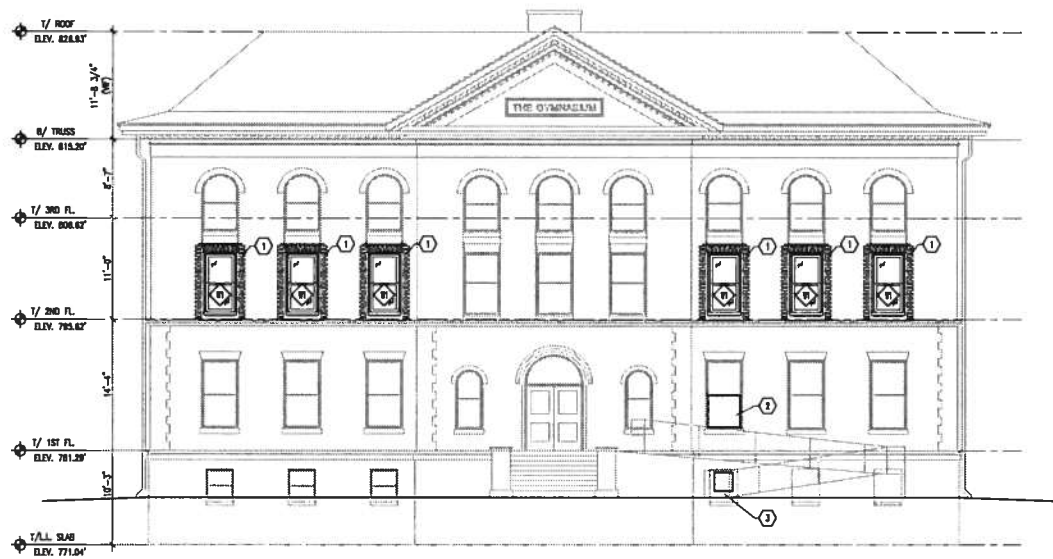
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 DATE: 01-31-2023
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 APPROVED: [Signature]
 PROFESSIONAL DESIGN: [Signature]
 18-00001510

WHEATON COLLEGE ADAMS HALL
 ADDITION AND REMODEL
 480 E FRANKLIN STREET, WHEATON, IL 60187
 LANDSCAPE PLAN

JOB NO: 02-00283
 SHEET NO: **L0.01**
 OF



PROJECT: WHEATON COLLEGE ADAMS HALL ADDITION AND REMODEL
 480 E FRANKLIN STREET, WHEATON, IL 60187
 DATE: 01-31-2023
 DRAWN: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]
 PROFESSIONAL DESIGN: [Signature]
 18-00001510



J1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



A1 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

GENERAL NOTES:

- NOTE: ALL EXTERIOR STEEL TO BE GALVANIZED AND PAINTED
- FOR WINDOW AND CURTAIN WALL TYPES AND DETAILS SEE A2.52 THROUGH A2.57

REFERENCE KEY NOTES:

- 1-1 RED FACE BRICK
- 1-2 BLACK FACE BRICK
- 1-3 GREEN FACE BRICK
- 1-4 PAINTED FINE TROLLED STEEL COLUMN

LEGEND:

- E.J. - EXPANSION JOINT
- C.L. - CONTROL JOINT

- 1 SAW TOOTH-IN NEW BRICK TO MATCH AT NEW WINDOW OPENINGS
- 2 REPLACE WINDOW PANEL WITH GLASS
- 3 REPLACE GLASS WITH NEW WINDOW PANEL DESIGNED FOR RELOCATED DUST COLLECTOR
- 4 SANDFOOT IN NEW BRICK COURSE TO MATCH EXISTING
- 5 RESTORE AREAS OF BRICK/COLLIER COURSE DAMAGED BY CONSTRUCTION TO MATCH ORIGINAL CONDITION.

LEGEND/NOTES

REVISION	DATE	DESCRIPTION	APPROVED
1	08-04-09	FINAL CONSTRUCTION SET	
2	08-04-09	FOR PERMITS	

ALCONQUIN
OAK BROOK
OF FALLON
FLORIDA
ILLINOIS

FCM
ARCHITECTS

DATE: 01-21-2008
CONCEPT
APPROVED
Professional Design Firm
14-0000010

**WHEATON COLLEGE ADAMS HALL
ADDITION AND REMODEL**
420 E FRANKLIN STREET, WHEATON, IL 60187

Wheaton College
EXTERIOR ELEVATIONS

JOB NO: 02-02008

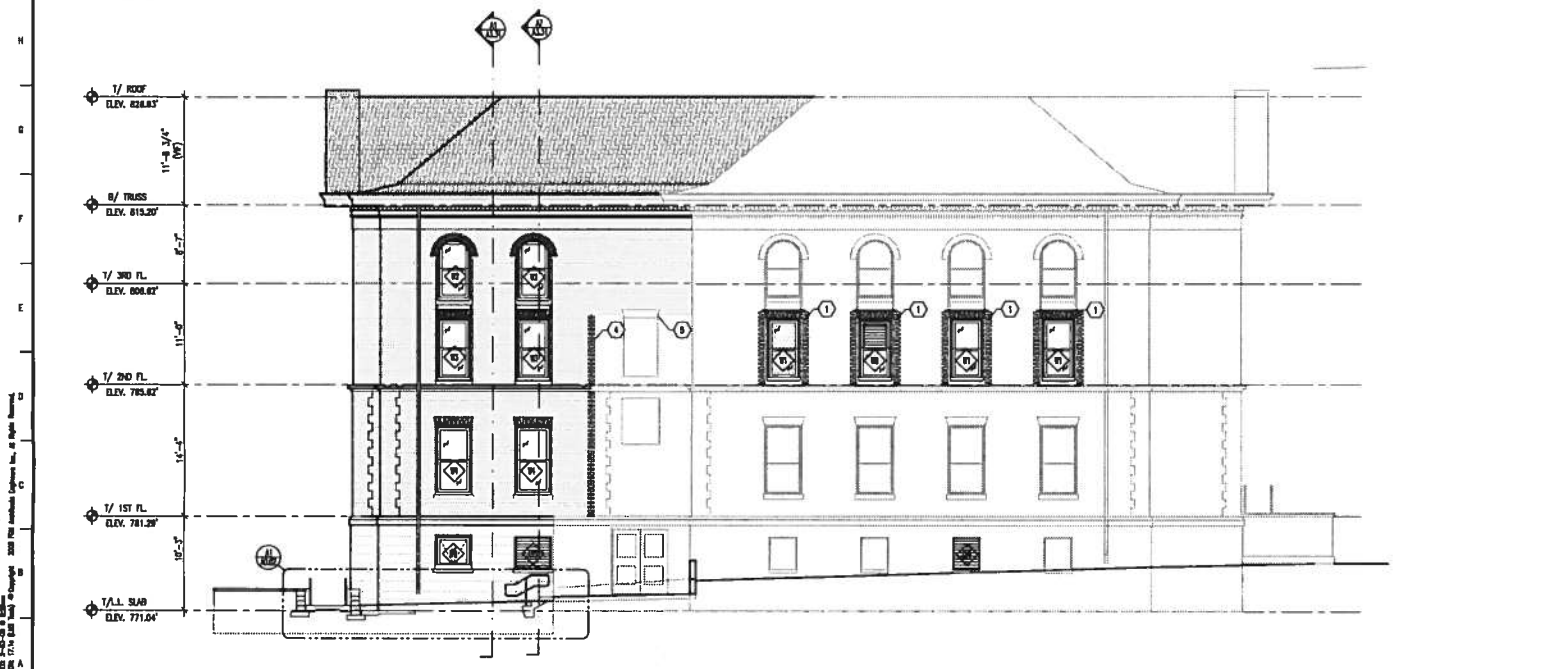
SHEET NO:
A3.10

OF

10/11/2008 10:58 AM C:\Users\jcmiller\Documents\Wheaton College Adams Hall\A3.10.dwg
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J1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



A1 WEST ELEVATION
SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
1. NOTES ALL EXTERIOR STEEL TO BE GALVANIZED AND PAINTED
 2. FOR WINDOW AND CURTAIN WALL TYPES AND DETAILS SEE A2.32 THROUGH A2.37

- REFERENCE KEY NOTES:**
- (R-1) RED FACE BRICK
 - (R-2) BLACK FACE BRICK
 - (R-3) CROWN FACE BRICK
 - (S-1) PAINTED FIVE TYPOLLED STEEL COLUMN

- LEGEND:**
- E.J. - EXPANSION JOINT
 - C.J. - CONTROL JOINT

- (1) SAW TOOTH-IN NEW BRICK TO MATCH AT NEW WINDOW OPENINGS
- (2) REPLACE WINDOW PANEL WITH GLASS
- (3) REPLACE GLASS WITH NEW WINDOW PANEL DESIGNED FOR RELOCATED DUST COLLECTOR
- (4) SMOOTH IN NEW BRICK COURSE TO MATCH EXISTING
- (5) RESTORE AREAS OF BRICKSOLDER COURSE DAMAGED BY CONSTRUCTION TO MATCH ORIGINAL CONDITION.

LEGEND/NOTES
R.T.A.

REVISION	NO.	DATE	DESCRIPTION	APPROVED
1	02-24-16	02-24-16	ISSUE FOR PERMITS	
2	02-24-16	02-24-16	ISSUE FOR PERMITS	

ALCONQUIN
DAN BRON
OPALON
PEORIA
ILLINOIS

FGM
ARCHITECTS

DATE: 01-21-2008
DRAWN: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
Professional Engineer License # 13-0000150

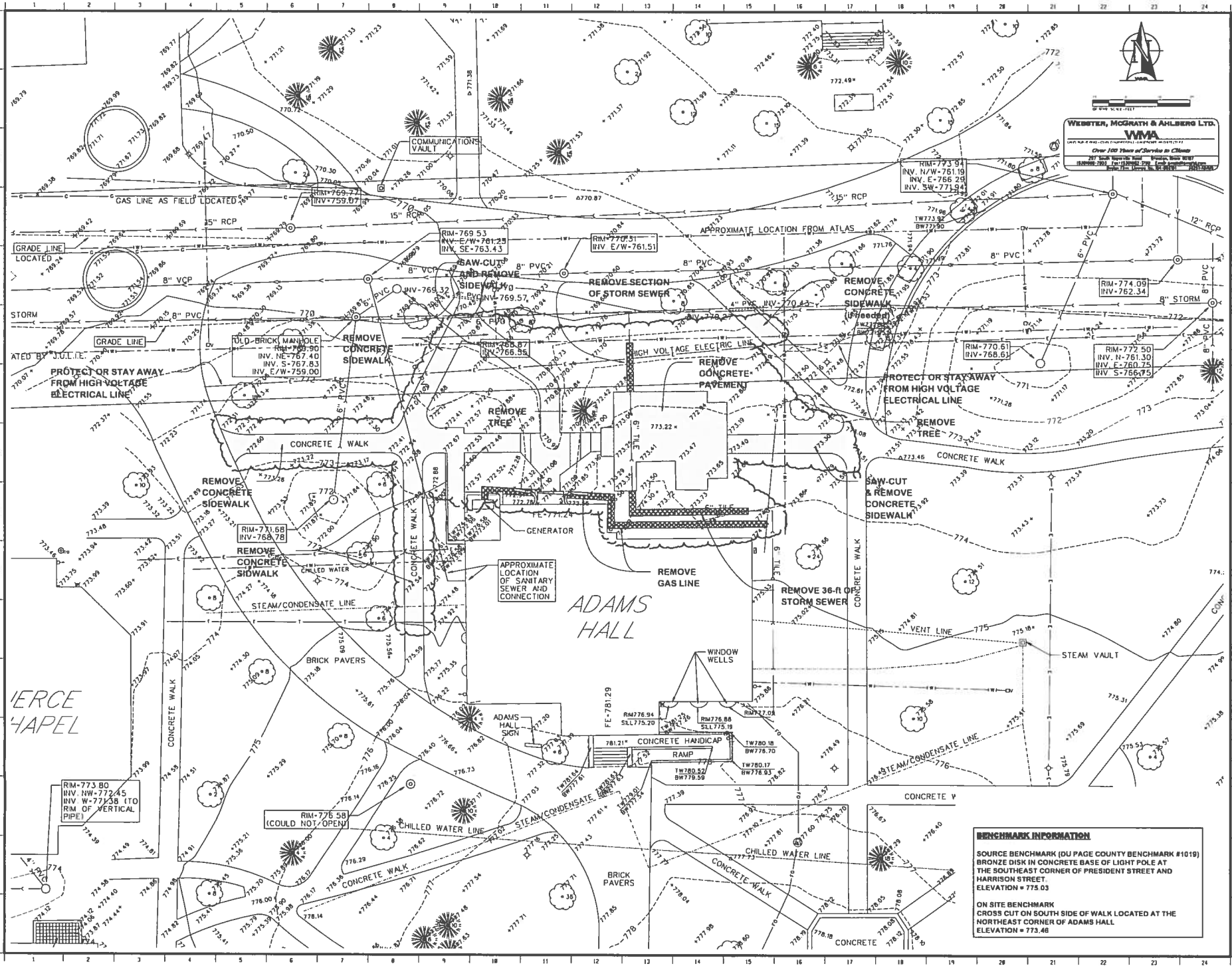
**WHEATON COLLEGE ADAMS HALL
ADDITON AND REMODEL**
400 E FRANKLIN STREET, WHEATON, IL 60897

Wheaton College
ARCHITECTS

JOB NO. 07-000001

SHEET NO
A3.11
OF

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DATE	DESCRIPTION
01/21/2008	ISSUED FOR PERMIT
01/21/2008	ISSUED FOR PERMIT
01/21/2008	ISSUED FOR PERMIT
01/21/2008	ISSUED FOR PERMIT

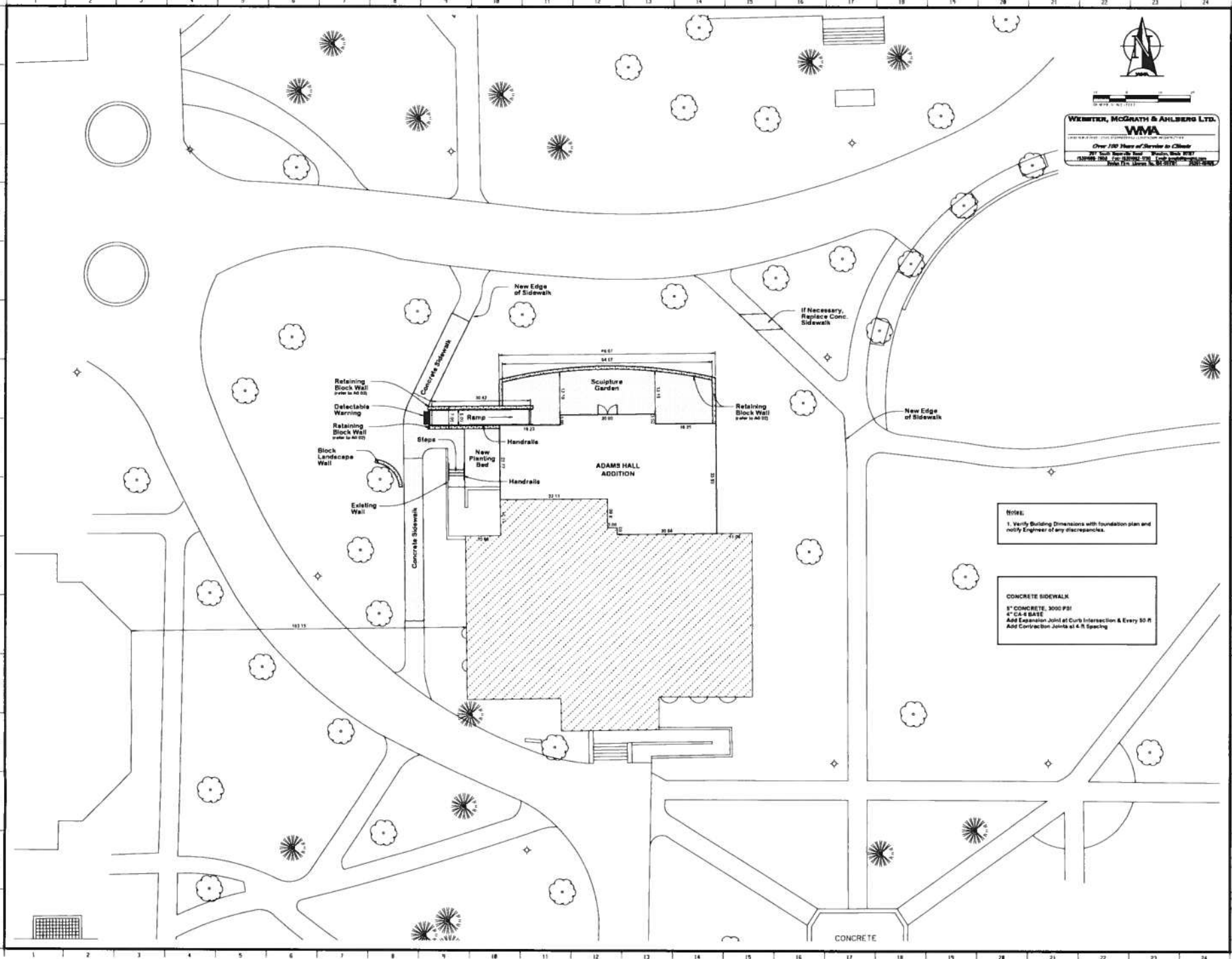
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 OF VERNON
 FEDERAL
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DATE	01/21/2008
DRAWN	UNRECORDED
CHECKED	UNRECORDED
APPROVED	UNRECORDED
PROJECT NUMBER	01-000008

**WHEATON COLLEGE ADAMS HALL
 ADDITION AND REMODEL**
 420 E FRANKLIN STREET, WHEATON, IL 60187
 EXISTING CONDITIONS/DEMOLITION PLAN

BENCHMARK INFORMATION
 SOURCE BENCHMARK (DU PAGE COUNTY BENCHMARK #1019)
 BRONZE DISK IN CONCRETE BASE OF LIGHT POLE AT
 THE SOUTHEAST CORNER OF PRESIDENT STREET AND
 HARRISON STREET
 ELEVATION = 775.03
 ON SITE BENCHMARK
 CROSS CUT ON SOUTH SIDE OF WALK LOCATED AT THE
 NORTHEAST CORNER OF ADAMS HALL
 ELEVATION = 773.46

FOR SETTING: SEE PLAN SHEET 00000001
 FOR SETTING: SEE PLAN SHEET 00000002
 FOR SETTING: SEE PLAN SHEET 00000003
 FOR SETTING: SEE PLAN SHEET 00000004
 FOR SETTING: SEE PLAN SHEET 00000005
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 FOR SETTING: SEE PLAN SHEET 00000024



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NOTE:
 1. Verify Building Dimensions with foundation plan and notify Engineer of any discrepancies.

CONCRETE SIDEWALK
 8" CONCRETE, 3000 PSI
 4" CA-4 BASE
 Add Expansion Joint at Curb Intersection & Every 50 ft
 Add Contraction Joints at 4 ft Spacing

NO.	DATE	DESCRIPTION
1	01-21-2008	ISSUED FOR PERMITS
2	01-21-2008	ISSUED FOR PERMITS
3	01-21-2008	ISSUED FOR PERMITS
4	01-21-2008	ISSUED FOR PERMITS
5	01-21-2008	ISSUED FOR PERMITS
6	01-21-2008	ISSUED FOR PERMITS
7	01-21-2008	ISSUED FOR PERMITS
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20	01-21-2008	ISSUED FOR PERMITS
21	01-21-2008	ISSUED FOR PERMITS
22	01-21-2008	ISSUED FOR PERMITS
23	01-21-2008	ISSUED FOR PERMITS
24	01-21-2008	ISSUED FOR PERMITS

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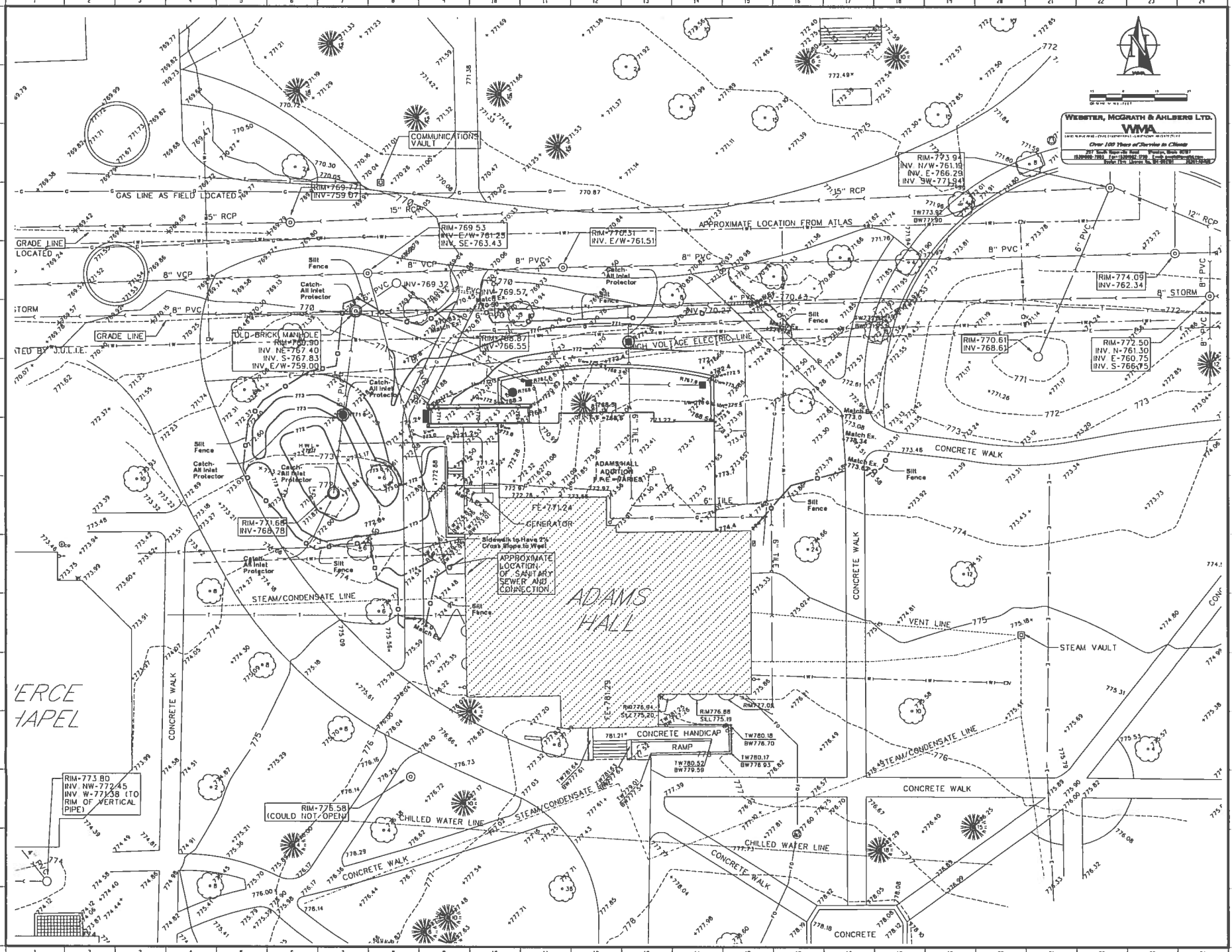
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 CHECKED: [Name]
 APPROVED: [Name]
 PROJECT NO.: 08-000001

**WHEATON COLLEGE ADAMS HALL
 ADDITION AND REMODEL**
 420 E FRANKLIN STREET, WHEATON, IL 60187
 PAVING AND LAYOUT PLAN

SHEET NO. 07-0000-01

C-3

FOR ADAMS HALL, WHEATON COLLEGE, WHEATON, ILLINOIS. PREPARED BY FGM ARCHITECTS PLANNERS INC., 420 E. FRANKLIN STREET, WHEATON, ILLINOIS 60187. DATE: 01-27-2008. PROJECT NO: 07-0009-01. SHEET NO: C-4



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NO.	DATE	DESCRIPTION	APPROVED
1	01-27-08	FOR ADAMS HALL	
2	02-14-08	FOR ADAMS HALL	
3	03-04-08	FOR ADAMS HALL	

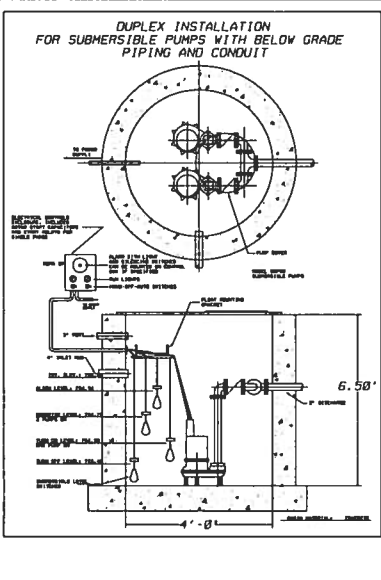
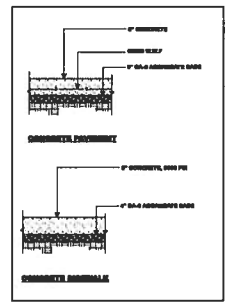
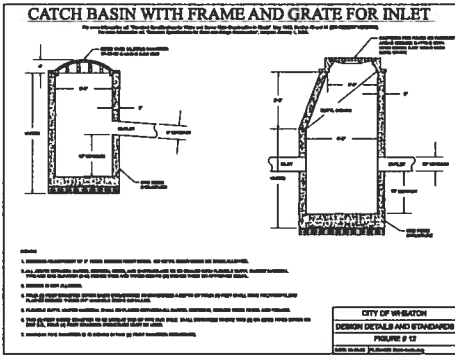
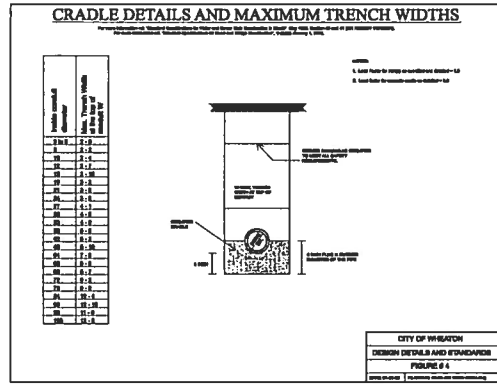
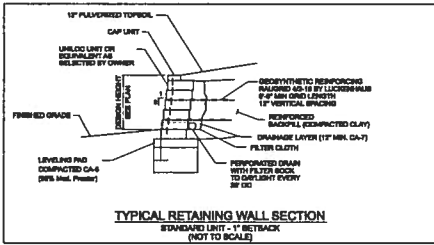
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 PHONE: (312) 467-1000
 FAX: (312) 467-1001
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NO.	DATE	DESCRIPTION	APPROVED
1	01-27-08	FOR ADAMS HALL	
2	02-14-08	FOR ADAMS HALL	
3	03-04-08	FOR ADAMS HALL	

**WHEATON COLLEGE ADAMS HALL
 ADDITION AND REMODEL**
 420 E. FRANKLIN STREET, WHEATON, IL 60187
 GRADING & EROSION CONTROL PLAN

NO.	DATE	DESCRIPTION	APPROVED
1	01-27-08	FOR ADAMS HALL	
2	02-14-08	FOR ADAMS HALL	
3	03-04-08	FOR ADAMS HALL	

C-4



RECOMMENDATIONS FOR SUBMERSIBLE PUMP SYSTEM

GENERAL
Pumps shall be installed in accordance with the manufacturer's instructions. The manufacturer's instructions shall include but not be limited to: pump, wiring, breakers, and control box for well monitoring.

OPERATION CONDITIONS
Each pump shall be rated 1/2 hp, 115 volts, 1 phase, 60 hertz, 1700 RPM, and shall produce 80 g.p.m. @ 10 feet. The pump shall be capable of handling 80% sediment water. The pump shall be non-overheating throughout the entire range of operation without employing service valves.

CONSTRUCTION
Each pump shall be of the sealed submersible type, model CPWEL. The pump voltage, motor and seal housing shall be high quality gray cast iron, ASTM A 88, 300 psi. The pump discharge shall be 2 inch. All exterior casting parts shall be sandcast and BEMA II unless a tag marked on a finished edge. Castings shall not be sandcast. All fasteners exposed in the pump or liquid shall be 304 stainless steel.

SETTING
The float, motor, and bearings shall be mounted in a sealed stainless steel type housing. The motor windings shall have class F insulation (155 degrees C or 311 degrees F), and an oil-filled motor, NEMA B design. Further protection shall be provided by an oil-filled thermal sensor. Sensors of this nature do not deteriorate based on oil filling rate of float sensors, they shall not be susceptible. The pump and motor shall be speedily lowered on a lifting device to the well casing, they shall not be susceptible. The pump shall not require cooling water jackets. Discharge pipes or any of metal parts for expansion/contraction casting shall not be susceptible. Motors shall be assembly held in place with a removable and ring and threaded fasteners as they may be easily removed in the field without the use of tools or grease. Motors held by a bolt above it shall not be susceptible. Motors shall be capable of being repaired or replaced by hand under service station.

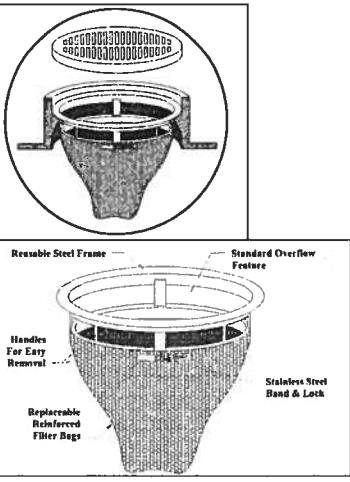
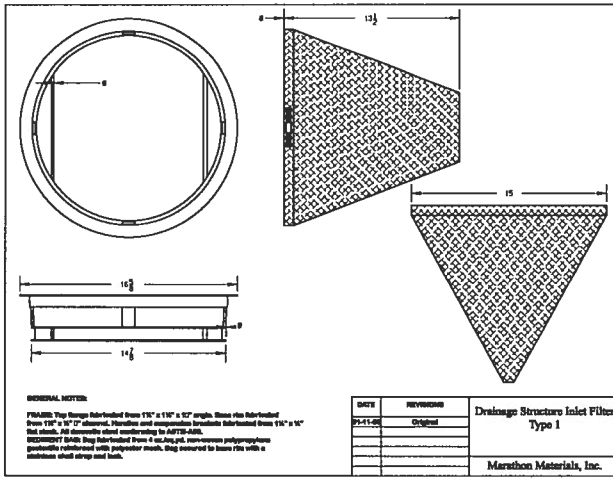
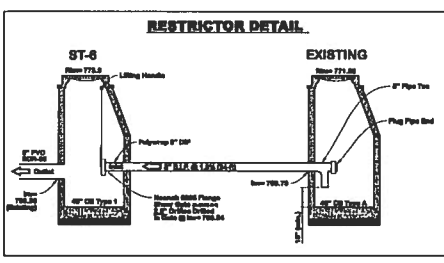
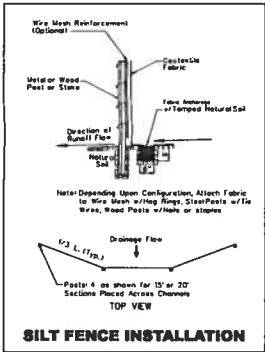
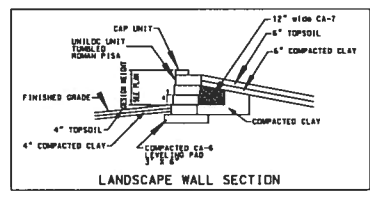
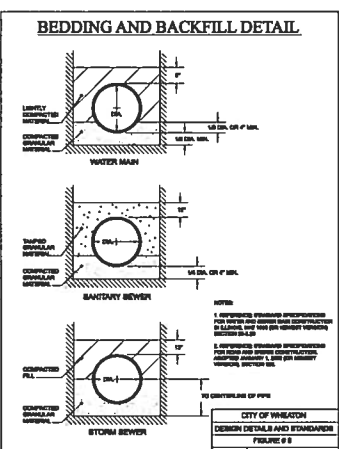
STRUCTURAL CONTROL PANEL
The control panel shall have a NEMA 1 enclosure. A hand breaker shall be provided for each pump and a magnetic starter with a lag overload protection shall be supplied for each pump. An alternating relay shall be provided for alternate pumps on each immersion cycle of operation. Motors shall have auxiliary terminals to operate both pumps on override condition. 10-0-A solution cut pump run lights shall be supplied for each pump. Terminal wire shall be provided for monitoring pump and control wires. Power shall be made available for above. The "WELL-FULL" level controller shall be used to allow field diagnosis of the operating system.

WIRING DIAGRAM
Wiring details shall provide over 600 holders for the pump units and the control wires. All wires shall extend from breaker through conduit to control box. No splices shall be made in the wiring. Conduits and wires shall be used from control panel to pumps and controls. Wiring bracket shall be fastened to concrete frame. Station components shall be furnished for each pump unit.

ALARM LEVEL CONTROLS
The float level type override switches shall be supplied to control motor level and alarm signal. The override motor switches shall be mounted in a sealed polycarbonate float for corrosion and shock resistance. The support wire shall have heavy impregnated jacket and a weight shall be attached to the end above the float to allow the float to remain upright above the float to prevent stray liquids in the well from the float controller under tension. Three (3) float switches shall be used to control float. One for pump "turn on", one for pump "turn off", and one for "both pump turn on". A fourth switch shall be provided for high well level alarm.

ALARM
A high water alarm light and bell shall be supplied. Bell shall have push to silence button.

OPERATION OF SYSTEM
On rising level the lower automatic switch shall first be completed. One upper level switch shall start emergency and start pump. With high pump operating pump level shall lower to low switch turn off setting and pump shall stop. Alternatively, when the level falls on operating pump on that high pump will start operation. If pump level continues to rise when high pump is operating, emergency switch shall override and start pump. Both high and low pump shall operate together until low switch level falls off high pump. When conditions of the float level pumps are operating, high cut will level switch shall override high cut and alarm. If one pump should fail for any reason, the second pump shall operate on the override control. All level switches shall be submersible, but level setting, then the surface.



APPROVED BY: [Signature]

DATE: 04-15-2008

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

DATE: 04-15-2008

WHEATON COLLEGE ADAMS HALL
ADDITION AND REMODEL
420 E FRANKLIN STREET, WHEATON, IL 60187

CONSTRUCTION DETAILS

JOB NO: 07-080121

SHEET NO: C-6

OF: [Number]

ALGOUNIK
MT. VERNON
OAK BROOK
WHEATON
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