

ORDINANCE NO. F-1606

AN ORDINANCE AMENDING THE WHEATON ZONING MAP BY GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT TO ALLOW THE CONSTRUCTION OF A ONE HUNDRED AND FORTY (140) FOOT TALL MONOPOLE - ILLINOIS INSTITUTE OF TECHNOLOGY (IIT)

WHEREAS, on July 3, 1989, the City of Wheaton, Illinois, ("City") enacted Ordinance No. E-3488, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR AN EDUCATIONAL CAMPUS FACILITY – ILLINOIS INSTITUTE OF TECHNOLOGY" ("original ordinance") authorizing the issuance of a special use permit for a planned unit development to allow the construction of a 50,000 square foot building and a seventy-five (75) foot tall lattice tower on property commonly known as 201 East Loop Road, Wheaton, Illinois; and

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 (PUD) amendment to allow the construction of a one hundred and forty (140) foot tall monopole with an Illinois Institute of Technology (IIT) microwave dish at the top to replace the existing lattice tower; and

WHEREAS, the proposed height of the IIT microwave dish is necessary to provide a clear and unobstructed path to the Willis Tower in Chicago to serve as a microwave relay site between the IIT main campus in Chicago and the IIT satellite campus in Wheaton; and

WHEREAS, there is a documented need for additional wireless coverage in the general area and the monopole will make an ideal co-location facility with five wireless platforms of uniform sizes, spacing and orientation situated at ten foot increments below the IIT microwave dish; 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 October 11, 2011 and November 22, 2011 to consider the issuance of the special use permit for a PUD amendment; 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 O-R Office Research Zoning classification:

LOT 13 IN DANADA FARMS EAST, UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 28 AND THE NORTH HALF OF SECTION 33, ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1987, AS DOCUMENT NUMBER R87-157209, IN DUPAGE COUNTY, ILLINOIS.

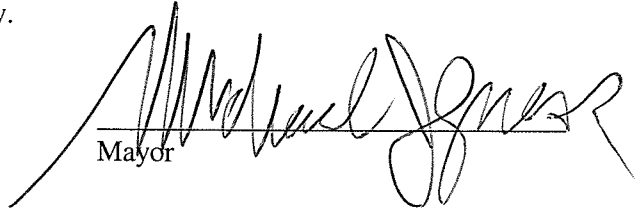
P.I.N: 05-28-403-023

The subject property is commonly known as Illinois Institute of Technology, 201 East Loop Road, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued to allow for a Planned Unit Development (PUD) amendment to allow the construction of a one hundred and forty (140) foot tall monopole with an IIT microwave dish at the top in full compliance with the plans prepared by SBA, Boca Raton, FL, dated October 1, 2010 entitled "IIT College, 201 East Loop Road, Wheaton, IL 60189", sheets T-1, SS 1-3, Z-1 and Z-2.

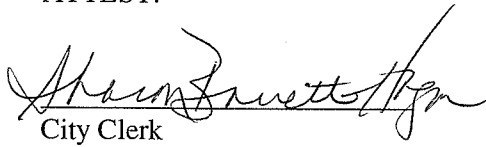
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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 Ives
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Suess

Nays: None

Absent: None

Motion Carried Unanimously

Passed: December 19, 2011
Published: December 20, 2011

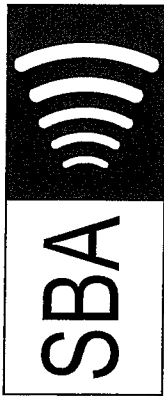
PROJECT SUMMARY

SITE NAME: IIT COLLEGE
 SITE ID: 11870
 SITE ADDRESS: 201 EAST LOOP ROAD WHEATON, IL 60189
 JURISDICTION: CITY OF WHEATON
 COUNTY: DUPAGE COUNTY
 ZONING: ILLINOIS INSTITUTE OF TECHNOLOGY
 PROPERTY OWNER: ILLINOIS INSTITUTE OF TECHNOLOGY
 PHONE:
 APPLICANT: SBA TOWERS, INC. 5900 BRUSHWOOD DR. WINDY CREEK BOCA RATON, FL 33481-7131
 SITE COORDINATES (1/4 LETTER) (NAD 83)
 LATITUDE: 38° 05' 41.60" (NAD 83)
 LONGITUDE: 78° 48' 18.16" (NAD 83)
 GROUND ELEVATION: 148' ATEL
 OCCUPANCY TYPE:
 CONSTRUCTION TYPE:

HANDICAPPED REQUIREMENTS
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS NOT REQUIRED.
PLUMBING REQUIREMENTS
 FACILITY HAS NO PLUMBING.

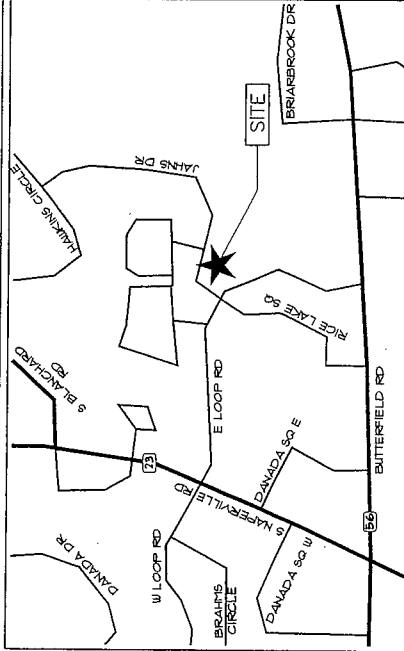
CONSULTING TEAM

ARCHITECTURAL - ENGINEERING FIRM:
 FULLERTON ENGINEERING CONSULTANTS, INC.
 9600 W. BRYN MAUR RD., ROSEMONT, IL 60018
 CONTACT: FRANK DIVITO
 PHONE: (847) 737-0700 EXT. 730 FAX: (847) 737-0705
SURVEYING FIRM: LANDMARK
 CONTACT: CARRIE K.
 PHONE: (708) 593-3131
 E-mail: cklester@landmark400.com
POWER COMPANY:
 ADDRESS, ADDRESS, CITY, ST ZIP
 CONTACT: CONTACT PERSON
 PHONE: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX
TELEPHONE COMPANY:
 ADDRESS, ADDRESS, CITY, ST ZIP
 CONTACT: CONTACT PERSON
 PHONE: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX
ELECTRICAL ENGINEER:
 ADDRESS, ADDRESS, CITY, ST ZIP
 CONTACT: CONTACT PERSON
 PHONE: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX
TOWER VENDOR:
 ADDRESS, ADDRESS, CITY, ST ZIP
 CONTACT: CONTACT PERSON
 PHONE: (XXX) XXX-XXXX FAX: (XXX) XXX-XXXX



SITE NAME
IIT COLLEGE
 SITE ID:
11870
 E-911 ADDRESS
201 EAST LOOP ROAD
WHEATON, IL 60189
 PROJECT TYPE
PROPOSED 140 MONOPOLE

VICINITY MAP



DRIVING DIRECTIONS

FROM LOCAL CITY OR NEAREST MAJOR HIGHWAY INTERSECTION:
 DEPART O'HARE TAKE RAMP ONTO I-55 AT EXIT 10, TURN RIGHT ONTO RAMP, MERGE ONTO I-55 (NRI-STATE TOLLWAY) TAKE RAMP (RIGHT) ONTO I-55 (EAST-WEST TOLLWAY) MERGE ONTO I-55, TURN RIGHT ONTO RAMP ONTO 95-56 (BUTTERFIELD RD), TURN RIGHT ONTO E LOOP RD, ARRIVE AT SITE.
SHEET SCALE FACTOR:
 PLOT SIZE: 11"x17", TO SCALE
 7.4"x3.6", 2X SCALE AS NOTED
DRIVING DIRECTIONS:
 1 (800) 892-0123
 CONTRACTOR TO CALL JULIE AT LEAST (2) WORKING DAYS PRIOR TO DIGGING.

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
S8-12.3	SITE SURVEY
Z-1	SITE PLAN
Z-2	SITE ELEVATION

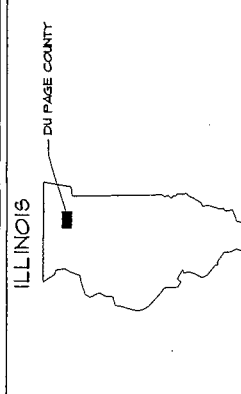
ENGINEER'S LICENSE

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE INTERNATIONAL BUILDING CODE 2003 EDITION LICENSED ENGINEER - STATE OF ILLINOIS

APPROVALS

LANDLORD	DATE
PROPERTY	DATE
CONSTRUCTION	DATE
RFM	DATE
TELEPHONE	DATE
TELEPHONE	DATE
TELEPHONE	DATE

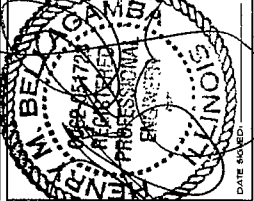
STATE COUNTY MAP



SBA
 SBA TOWERS, INC.
 5900 BRUSHWOOD DR. WINDY CREEK BOCA RATON, FL 33481-7131
 TEL: (561) 746-3933
 FAX: (561) 746-3568

Fullerton Engineering Consultants
 9600 BRYN MAUR AVE. SUITE 200 ROSEMONT, ILLINOIS 60018
 TEL: 847-737-0700
 FAX: 847-737-0705

CHECKED BY:	REVISION	
APPROVED BY: <th>DATE</th> <th>DESCRIPTION</th>	DATE	DESCRIPTION
	05/06	ZONING
	05/06	REV. ZONING



IIT COLLEGE
 SITE ID:
11870
 SITE ADDRESS
201 EAST LOOP ROAD
WHEATON, IL 60189
 SHEET NAME:
TITLE SHEET
 SHEET NUMBER:
T-1



SBA TOWERS, INC.
5800 BROKEN SOUND PARKWAY, NW
BOCA RATON, FL 33487-2797
TEL: (561) 225-9523
FAX: (561) 225-9568



Fullerton Engineering Consultants
9600 W. BRYN MAWR, SUITE 200
ROSEMONT, ILLINOIS 60018
TEL: 847-292-0200
FAX: 847-292-0205

1	19/17/10	PRELIMINARY
2	19/19/10	SITE SURVEY

LANDMARK

REGISTERED SURVEYOR
3183 PALOS HILLS, ILLINOIS 60465-1529
PHONE (708) 591-3737
PROJECT No. 10-08-016

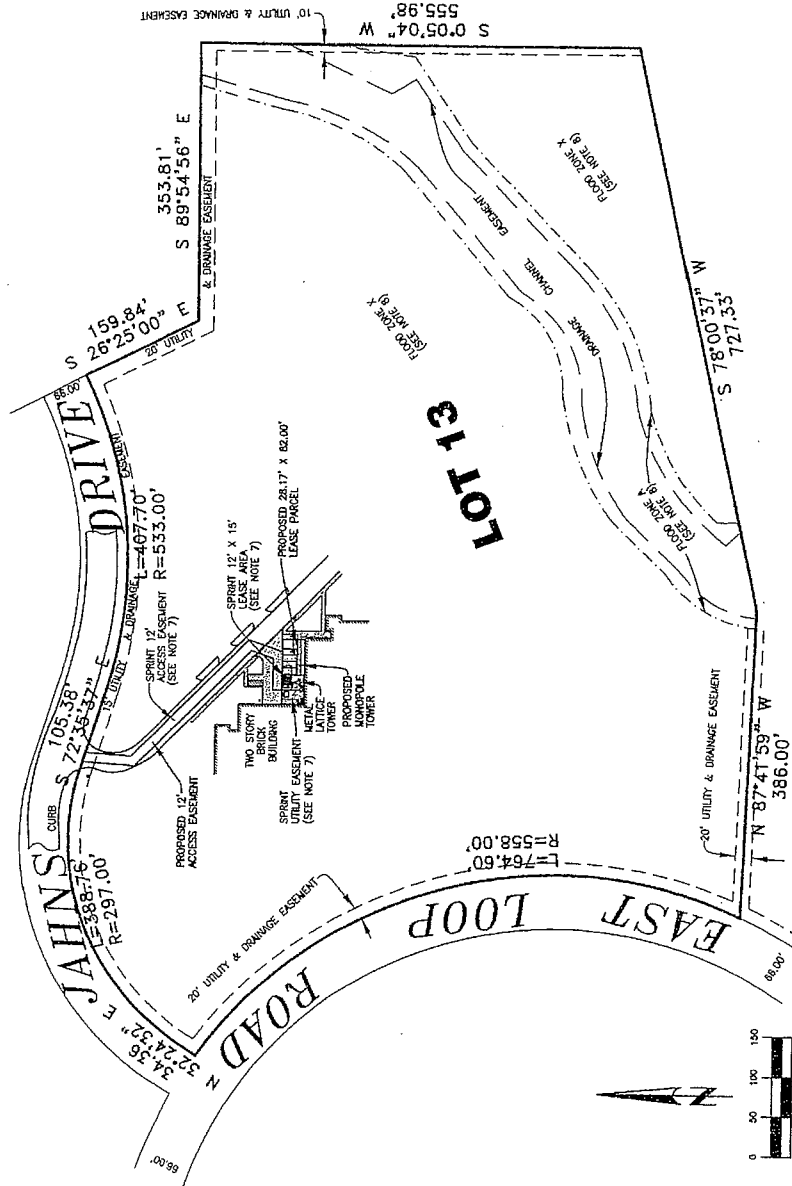
SBA - 11870
IRT COLLEGE
201 E. LOOP ROAD
WHEATON, IL
DUPAGE COUNTY

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SS 1 OF 3

SUBJECT PROPERTY

LOT 13 IN DANADA FARMS EAST, UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 28 AND THE NORTH HALF OF SECTION 33, ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 110, 1987, AS DOCUMENT NUMBER R87-157209, IN DUPAGE COUNTY, ILLINOIS.



DATED AT PALOS HILLS, ILLINOIS, THIS 18TH DAY OF AUGUST, A.D. 2010.

Richard P. Urchell
RICHARD P. URCHELL
IPLS No. 035-003183
LICENSE EXPIRES DATE NOVEMBER 30, 2010

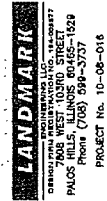


SBA TOWERS, INC.
 5900 BROKEN SOUND PARKWAY, NW
 BOCA RATON, FL 33487-7197
 TEL: (561) 226-9523
 FAX: (561) 226-9588



Pullarone Engineering Consultants
 9600 W. BRYN MAWR, SUITE 200
 ROSEMONT, ILLINOIS 60018
 TEL: 847-292-0200
 FAX: 847-292-0205

1	18/7/10	PRELIMINARY
2	18/7/10	SITE SURVEY



LANDMARK
 SURVEYING & ENGINEERING, LLC
 7608 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1829
 Phone (708) 999-3737
 Project No. 10-08-016

SBA - 11870
IIT COLLEGE
 201 E. LOOP ROAD
 DUPAGE COUNTY

SITE SURVEY

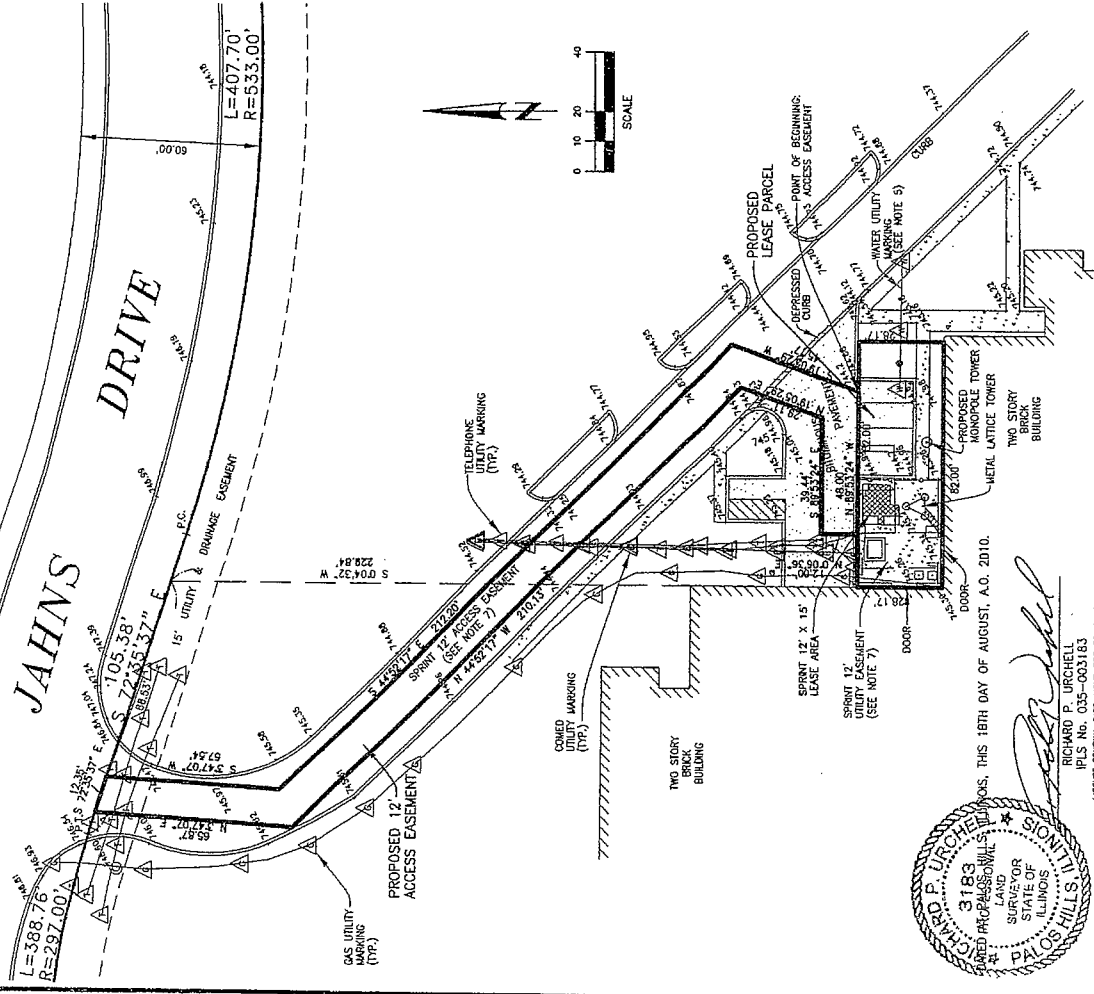
SHEET NUMBER
SS 2 OF 3

PROPOSED ACCESS EASEMENT

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF THE WESTERLY CORNER OF LOT 13 IN DANADA FARMS EAST, UNIT 1, BEING A SUBDIVISION OF PART OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1987, AS DOCUMENT NUMBER R87-157209; THENCE NORTH 32°24'32" EAST, ALONG THE NORTH LINE OF SAID LOT, BEING ALSO THE SOUTH LINE OF JAHNS DRIVE, 34.36 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG SAID NORTH LINE, HAVING A RADIUS OF 297.00 FEET, AN ARC DISTANCE OF 361.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°35'37" EAST, ALONG SAID NORTH LINE, 88.53 FEET; THENCE S 14°12'17" POINT ON THE NORTHERLY EXTENSION OF AN EAST WALL OF A BRICK BUILDING; THENCE SOUTH 14°12'17" WEST, 10.00 FEET TO A POINT ON A NORTH WALL OF SAID BUILDING; THENCE SOUTH 89°53'24" EAST, 26.11 FEET TO A POINT ON A WEST WALL OF SAID BUILDING; THENCE SOUTH 89°53'24" WEST, PARALLEL WITH SAID NORTH WALL, 18.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 89°53'24" WEST 48.00 FEET; THENCE NORTH 0°16'36" EAST 12.00 FEET; THENCE SOUTH 89°53'24" EAST 39.44 FEET; THENCE NORTH 19°5'29" EAST 29.11 FEET; THENCE NORTH 44°52'17" WEST 210.13 FEET; THENCE NORTH 3°47'77" EAST 65.67 FEET, MORE OR LESS; TO A POINT ON SAID NORTH LINE; THENCE SOUTH 72°35'37" EAST, ALONG SAID NORTH LINE, 12.35 FEET; THENCE SOUTH 3°47'77" WEST 57.54 FEET; THENCE SOUTH 44°52'17" EAST 212.20 FEET; THENCE SOUTH 19°5'29" WEST 45.17 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS, AND CONTAINING 4245 SQUARE FEET, MORE OR LESS, THEREIN.

NOTES

1. BEARINGS, IF ANY, SHOWN HEREON REFER TO NORTH DETERMINED BY GPS MEASUREMENT. A CLOCKWISE ADJUSTMENT OF 0°25'37" IS NECESSARY TO MATCH THE BEARINGS FROM THE PLAT OF DANADA FARMS EAST, UNIT 1 (00C, R87-157209).
2. ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. BENCHMARK: CHISELED SQUARE IN CONCRETE LOCATED AS SHOWN. ELEVATION: 744.90
4. AFFECTS PERMANENT TAX INDEX NUMBER 05-28-403-023
5. SURFACE EVIDENCE OF UNDERGROUND IMPROVEMENTS, IF ANY, SHOWN HEREON IS BASED ON PHYSICAL OBSERVATIONS AND RECORDS. IF ANY, PROVIDED. UTILITY MARKINGS SHOWN HEREON ARE BASED ON JULIETTE LOCATION PERFORMED AUGUST 10, 2010, AS DIG NUMBER 2181231. WATER MAIN LOCATION SHOWN HEREON IS BASED SOLELY ON PAINTED AND FLAGGED MARKINGS FOUND. NO TERMINATION OR BEND/TIE POINT WAS FOUND. NO DELINEATION OF UTILITY MARKERS OR UTILITY NOTATIONS BY A UTILITY MARKING SERVICE WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SITE SURVEY.
6. NO TITLE COMMENTARY WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SITE SURVEY. SUBJECT PROPERTY LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT FOR BUILDINGS LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO DEED, TITLE INSURANCE POLICY, ABSTRACT, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
7. THE SPRINT LEASE AREA, SPRINT ACCESS EASEMENT AND SPRINT UTILITY EASEMENT SHOWN HEREON ARE APPROXIMATE LOCATIONS BASED ON SCALING FROM ALTA/ACSN LAND TITLE SURVEY NUMBER 79005-0101, DATED MARCH 3, 1991, SHOWING BUILDING AND SURVEYING INFORMATION. THE LEGAL DESCRIPTION TEXT AND SOME DIMENSIONS FROM SAID SURVEY WERE ILLEGIBLE AS PROVIDED.
8. EXCEPT FOR THE CREEK AREA SHOWN HEREON WHICH LIES IN SPECIAL FLOOD HAZARDOUS AREA A, THE SUBJECT PROPERTY SHOWN HEREON IS SITUATED WITHIN ZONE X AND NOT WITHIN A SPECIAL FLOOD HAZARDOUS AREA, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR DUPAGE COUNTY, ILLINOIS, ON FLOOD INSURANCE RATE MAP PANEL NUMBER 17040508 N, DATED DECEMBER 16, 2004.
9. PROPOSED TOWER LOCATION: NAD 83
 LATITUDE NORTH 41°59'56.17"
 LONGITUDE WEST 89°05'41.60"
 NAD 27
 LATITUDE NORTH 41°49'56.07"
 LONGITUDE WEST 89°05'41.36"
 WITHIN TOLERANCES SET BY FAA IN 2C CERTIFICATE REQUIREMENTS.
 A.M.S.L. HEIGHT OF GROUND ELEVATION: 745
 WITHIN TOLERANCES SET BY FAA IN 2C CERTIFICATE REQUIREMENTS.
11. TOPOGRAPHICAL INFORMATION AND IMPROVEMENTS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND MEASUREMENTS PERFORMED AUGUST 12, 2010.



THIS 18TH DAY OF AUGUST, A.D. 2010.

Richard P. Luchetti
 RICHARD P. LUCHETTI
 ILLS NO. 035-003183
 LICENSE NUMBER DATE NOVEMBER 20, 2010

3183
 RICHARD P. LUCHETTI
 LAND SURVEYOR
 STATE OF ILLINOIS
 HILLS

