

ORDINANCE NO. F-0216

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON A CERTAIN PIECE OF PROPERTY
ON THE WEST SIDE OF THE SCRIPTURE PRESS BUILDING AT 1825 COLLEGE AVENUE
TO ALLOW USE OF THE PROPERTY FOR INTRAMURAL RECREATION
AND ATHLETIC ACTIVITIES - WHEATON COLLEGE**

WHEREAS, Wheaton College recently purchased the Scripture Press property at 1825 College Avenue as an investment and has leased back the building on the property to Scripture Press; and

WHEREAS, written application has been made for the issuance of a special use permit to allow the use of the existing lawn area on the west side of the Scripture Press Building at 1825 College Avenue for intramural recreation and athletic activities of Wheaton College within the city limits of Wheaton, Illinois ("City"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by Board of Zoning Appeals on October 14, 1997, and January 13, 1998, to consider the request; and the Wheaton Board of Zoning Appeals has recommended approval of 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 R-3 Single Family Residential District zoning classification:

That Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 39 North, Range 10, East of the Third Principal Meridian, Described by Commencing in the 1/4 Section Line 747 Feet North of the Southwest Corner of Said Southeast 1/4, Said Point Being 499.2 Feet North of the Center of the Highway For a Point of Beginning; thence East 214 Feet; Thence North, Parallel With the 1/4 Section Line, 600.3 Feet, More or Less, to the East and West Division Line; Thence West, Along Said Division Line, 214 Feet to the 1/4 Section Line; Thence South, Along Said 1/4 Section Line, 600.3 Feet to the Point of Beginning, in DuPage County, Illinois; Except that Part Thereof Falling in Glencoe Road Taken in Condemnation Case C-64-4411.

PIN 05-10-408-007 and 05-10-408-008

That Part of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 39 North, Range 10 East of the Third Principal Meridian, Described by Commencing in the Quarter Section Line, 247.8 Feet North of the Southwest Corner of Said Southeast 1/4 in the Center of the Highway for a Point of Beginning; Thence North Along Quarter Section Line, 499.2 Feet; Thence East 214 Feet; Thence South Parallel With Quarter Section Line, 316.2 Feet to the Center of the Highway; Thence South 49 Degrees 26 Minutes West Along Center of Said Highway 281.3 Feet to the Point of Beginning, (Except that Part Falling in Glencoe Street) in DuPage County, Illinois.

PIN 05-10-408-009

The Northerly 325.12 Feet (Measured on the East Line) by 322.72 Feet (Measured on the West Line) of the Following Described Property, To-Wit: The East 147.5 Feet of the North 19/40ths of the South 1/2 of the Southwest 1/4 of Section 10, Township 39 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

PIN 05-10-317-012

This property is commonly known as the existing lawn area on the west side of the Scripture Press Building at 1825 College Avenue ("subject property").

Section 2: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a special use permit is hereby issued and granted to allow the subject property to be used for intramural recreation and athletic activities of Wheaton College in full compliance with the following conditions, restrictions, and requirements:

- A. The "Site Plan" dated August 20, 1997, prepared by Wheaton College, which illustrates the location of Fields 1, 2, 3, and 4 on the subject property and the "New Plant Screening" drawing, submitted by Wheaton College to the City on October 15, 1997.
- B. The subject property shall be restricted to Wheaton College use only and that the use shall be limited to the hours of 10:00 A.M. until dusk.
- C. A maximum of sixty-five (65) participants may use the fields at any one time, except for the infrequent case of athletic team practices which may include up to one hundred (100) participants.
- D. No outdoor lights and bleachers shall be permitted to be used or erected in connection with the use of the fields.
- E. Washrooms shall either be provided in the Scripture Press building or in "portapotties" located on the subject property immediately next to the Scripture Press building, in the event temporary restrooms are used. The location of any "portapotties" shall be subject to the reasonable approval of the City's Director of Planning.
- F. No public address sound system shall be used in connection with the proposed fields.
- G. Owner shall plant/provide additional landscaping along the south property line of the subject property adjacent to the proposed Field No. 3; the landscaping size, type, and location shall be subject to the reasonable approval of the City Planner.

- H. The existing landscape buffer surrounding the subject property shall be retained. In the event any landscaping, plantings, or vegetation on the subject property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscaping, vegetation and/or plantings with reasonably similar substitutes of original planting size or larger, as directed by the City.
- I. This special use permit, and the conditions, restrictions, and requirements recited herein, shall be considered a declaration of restrictive covenants and shall be binding upon the subject property and its owner, its successors, assigns, and grantees; this ordinance shall be recorded in the office of J. P. Carney, Recorder of Deeds, Du Page County, Illinois.

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.

ATTEST:

Emily M. Connelley
City Clerk

James Carr
Mayor

Ayes:

Roll Call Vote:

Councilman Mork
Councilwoman Davenport
Councilman Eckhoff
Councilman Gresk
Mayor Carr
Councilman Johnson
Councilwoman Johnson

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: February 2, 1998

Published: February 3, 1998