

ORDINANCE NO. F-0357

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR THE REMODELING OF THE CENTENNIAL GYMNASIUM AND
CHROUSER FITNESS CENTER - WHEATON COLLEGE**

WHEREAS, written application has been made for the issuance of a special use permit to allow the remodeling of the Centennial Gymnasium and Chrouser Fitness Center, and other improvements on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as Wheaton College Centennial Gymnasium and Chrouser Fitness Center located between Howard and Chase Streets, north of University Place; 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 Board of Zoning Appeals on May 25, 1999, to consider the issuance of the special use permit; and the Wheaton Board of Zoning Appeals 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 Zoning District:

THE SOUTH HALF OF LOT 16 AND ALL OF LOTS 17 TO 25, BOTH INCLUSIVE, IN CHERRY HALL ADDITION TO WHEATON IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1914 IN BOOK 8 OF PLATS, PAGE 18 AS DOCUMENT NO. 115178, IN DUPAGE COUNTY, ILLINOIS, AND

THAT PART OF LOTS 10, 11 AND 12, TAKEN AS A TRACT, LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH, HALF OF LOT 16 IN CHERRY HALL ADDITION TO WHEATON AS HEREIN ABOVE DESCRIBED, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-209-002, 003, 004, 005, 006, 023, 024, 025, 026, 027, and 028; and
05-16-204-034 and 035

This property is commonly known as Wheaton College Centennial Gymnasium and Chrouser Fitness Center located between Howard and Chase Streets, north of University Place, Wheaton, Illinois 60187 ("subject property").

Section 2: Pursuant to the findings of fact as determined by the Wheaton Board of Zoning

Appeals, a special use permit is hereby issued to allow for the remodeling of the Centennial Gymnasium and Chrouser Fitness Center, including the construction of a new 55,000 square foot fitness center, athletic and support offices and three recreational gyms, and other miscellaneous construction and improvements on the subject property in full compliance with the site plans prepared by RDG Bussard Dikis and RDG Crose, Gardner, Skukert, Des Moines, Iowa, dated April 20, 1999 entitled SP1.1, SP2.1, and SP3.1, and the building elevation plan prepared by PDG Bussard, Dikis, Des Moines, Iowa, dated February 5, 1999 entitled A4.1, and in further compliance with the following conditions, restrictions, and requirements:

- A. The location and screening from view of all heating, air conditioning and other mechanical units to be constructed and placed on the improvements on the subject property shall be subject to the reasonable approval of the City.
- B. Owner shall plant and install large scale foundation plantings on the south, east and west sides of the proposed gymnasium addition; the size and type of foundation plantings shall be subject to the reasonable approval of the City Planner.
- C. Prior to the issuance of a storm water management permit or building permit, owner shall file with the City a plat of easement grant for purposes of storm water management over and upon the subject property within the proposed storm water detention areas; the plat of easement grant shall be subject to the reasonable approval of the City Attorney and City Engineer.
- D. Prior to the issuance of a storm water management permit or building permit, owner shall file with the City a declaration and grant of easement for the sanitary sewer and storm sewer located between University Place and Harrison Street; the easement grant shall allow for the construction of the proposed building addition over the sanitary and storm sewers; the plat of easement grant shall be subject to the reasonable approval of the City Attorney and City Engineer.
- E. 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, DuPage County, Illinois, at the expense of the Owner.

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

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ATTEST:

Emily M. Consalvo
City Clerk

Ayes:

Roll Call Vote:

Councilwoman Johnson
Councilwoman Davenport
Temporary Chairman Eckhoff
Councilman Gresk
Councilman Johnson

Nays:

None

Absent:

Councilman Mork
Mayor Carr

Motion Carried Unanimously

Passed: June 21, 1999

Published: June 22, 1999