

ORDINANCE NO. F-0430

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
ON A CERTAIN PIECE OF PROPERTY LOCATED ON THE
NORTHWEST CORNER OF LINCOLN AVENUE AND WASHINGTON STREET
WHEATON COLLEGE - WADE CENTER**

WHEREAS, written application has been made requesting a special use permit to allow the construction of a 10,557 square foot research archive and special collection facility to be known as the Wade Center on a certain piece of property legally described herein and located on the northwest corner of Lincoln Avenue and Washington Street, Wheaton, Illinois; 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 January 11, 2000, to consider the special use request and the Wheaton Board of Zoning Appeals has unanimously recommended approval of the special use permit.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage 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:

LOTS 60 AND 61 IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED EXCEPT THAT PART TAKEN FOR ROAD PURPOSES ACCORDING TO PLAT OF DEDICATION RECORDED MAY 5, 1989 PER DOCUMENT NUMBER R89-053027 ALL IN DUPAGE COUNTY, ILLINOIS.
P.I.N'S. 05-16-205-007 AND 05-16-205-006

The property is commonly known as the northwest corner of Lincoln Avenue and Washington Street, Wheaton, Illinois 60187.

Section 2: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a special use permit is granted to allow the construction of a 10,557 square foot research archive and special collection facility in full compliance with the plans entitled "*Wheaton College Wade Center, Wheaton, IL; Sheet A1 Schematic Site & Floor Plans, dated October 21, 1999; Sheet A2 Schematic Building Elevations dated September 7, 1999; Sheet L1 Conceptual Planting Plan dated September 10, 1999; all prepared by Whaley Opperman Bilsland PO Box 89, Naperville, IL 60566*" and subject to the following conditions and requirements:

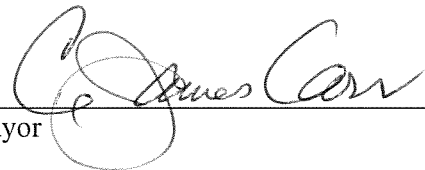
1. Prior to the issuance of a building permit or stormwater management permit, a plat of consolidation of the subject site shall be submitted for City review and approval by the City Council.
2. Prior to the issuance of a building permit or stormwater management permit, an engineering/stormwater management plan shall be submitted meeting the reasonable approval of the Director of Engineering.

3. Prior to the issuance of an occupancy permit, any defective public sidewalk adjacent to the subject site shall be removed and replaced in accordance with the City Code.

Section 3. 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 the Recorder of Deeds, DuPage County, Illinois.

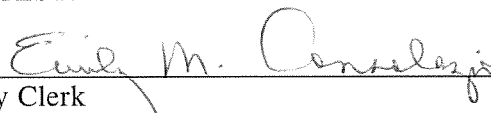
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: 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 Davenport Councilman Gresk Mayor Pro Tem Eckhoff Councilman Johnson Councilwoman Johnson Councilman Mork
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Nays:	None
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Absent:	Mayor Carr
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Motion Carried Unanimously

Passed: February 7, 2000
Published: February 8, 2000