

ORDINANCE NO. F-0920

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR A NEW CENTRAL HEATING AND COOLING PLANT AND PARKING LOT
EXPANSION-BILLY GRAHAM CENTER, 500 COLLEGE AVENUE-
WHEATON COLLEGE**

WHEREAS, written application has been made for the issuance of a special use permit to allow the construction of a central heating and cooling plant on an existing Wheaton College parking lot located south of the Billy Graham Center, and the addition of 84 parking spaces to the existing parking lot located east of the Billy Graham Center, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly located south of College Avenue and west of Chase Street; 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 May 25 and June 8, 2004, to consider the issuance of the special use permit; and the Board has unanimously 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: Pursuant to the Findings of Fact made and determined by the planning and Zoning Board, a special use permit is hereby issued to allow the construction of a central heating and cooling plant on an existing Wheaton College parking lot located south of the Billy Graham Center, and the addition of 84 parking spaces to the existing parking lot located east of the Billy Graham Center in full compliance with the following plans *prepared by Burns & McDonnell, 2601 West 22nd Street, Oak Brook, IL 60523-1229*: “Elevations,” revised May 27, 2004; “Landscape Plan,” dated June 11, 2004; “Central Heating and Cooling Plant Site Proposed Grading Plan,” dated April 5, 2004; “East Parking Lot Grading Plan Sheet,” dated February 24, 2004; “Central Heating and Cooling Plant Site Proposed Utility Plan,” dated April 12, 2004; “Erosion Control Plan,” dated February 24, 2004; “Construction Staging and Erosion Control Plan,” dated November 21, 2003; “Ground Floor Plan,” dated April 15, 2004; and “Mezzanine Plan,” dated April 15, 2004.

The subject property is legally described as:

PART OF THE WHEATON COLLEGE CAMPUS IN THE REAR PARKING AREA OF THE BILLY GRAHAM CENTER IN PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-222-027, 05-16-222-028, 05-16-222-029, 05-16-222-030, 05-16-222-031, 05-16-222-031, 05-16-222-032

The subject property is commonly known as Billy Graham Center, Wheaton College, Wheaton, IL 60187.

Section 2: A variation is hereby granted to Section 34-72(a) of the Wheaton City Code to allow the elevation of the finished floor in the heating and cooling plant building to be one foot above the base flood elevation as determined by the DuPage County Department of Environmental Concerns instead of the required two feet; and to Section 34-72(b) of the Wheaton City Code to allow the heating and cooling plant building to be built without the required ground elevation of one foot above the flood plain for a minimum distance of 25 feet immediately surrounding the building and without a one foot ground elevation extending to a public street or access-way.

Section 3: The Owner of the Subject Property shall maintain all landscaping and plantings on the Subject Property so that the number, quality, and character of the landscaping shall not be less than that which is illustrated on the approved landscape plan.

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.

ATTEST

Evelyn M. Annaluzin
City Clerk


Mayor

<u>Roll Call Vote</u>	
Ayes:	Councilman Mouhelis
	Councilwoman Corry
	Councilman Johnson
	Mayor Pro Tem Johnson
Nays:	None
Absent:	Mayor Carr
	Councilman Bolds
	Councilman Mork

Motion Carried Unanimously

Passed: June 21, 2004
Published: June 22, 2004