

ORDINANCE NO. F-1381

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP
BY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT
TO CONSTRUCT AND USE A NEW WHEATON COLLEGE SCIENCE BUILDING-
WHEATON COLLEGE**

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 for Wheaton College to construct a new 132,000 square foot science building on the property legally described herein within the city limits of Wheaton, Illinois, and commonly located at the southwest corner of University Place and Howard Street; and.

WHEREAS, the new science building will provide classrooms, teaching and research laboratories, faculty offices and support spaces for the science and mathematics departments of Wheaton College; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, public hearings were conducted by the Wheaton Planning and Zoning Board ("Board") on August 12, 2008 and August 26, 2008 to consider the issuance of the special use permit; 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 I-1 Institutional District zoning classification:

LOTS 1 THROUGH 7 INCLUSIVE IN ILLINOIS INSTITUTE ADDITION, BLOCK 2, RECORDED AS DOCUMENT 007847, LOTS 1 THROUGH 14 INCLUSIVE (EXCEPT THE NORTH 52 FEET OF LOT 9) IN HOWARD'S ADDITION RECORDED AS DOCUMENT 007853, LOTS 2 THROUGH 10 IN WILLIAM F. GROOTE'S DIVISION PER DOCUMENT 204592 LYING NORTH OF THE NORTH LINE OF NEW COLLEGE AVENUE AS DEDICATED BY DOCUMENT NO. R87-89017, AND THAT PART OF LOT 8 IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF UNSUBDIVIDED LANDS OF THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, LYING NORTH OF THE NORTH LINE OF NEW COLLEGE AVENUE AFORESAID, TOGETHER WITH VACATED EMERALD AVENUE AS VACATED BY DOCUMENT 764301, AND VACATED COLLEGE AVENUE LYING EAST OF THE EAST RIGHT OF WAY LINE OF ADAMS STREET AND WEST OF THE WEST RIGHT OF WAY LINE OF HOWARD STREET AND NORTH OF THE NORTH RIGHT OF WAY LINE OF NEW COLLEGE AVENUE AFORESAID, ALL IN THE NORTHEAST QUARTER OF SECTION

16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS. ("Subject property").

P.I.N. 05-16-218-006; -009; -010; -011; -012; -013; -014; 05-16-219-010; -011; -013; -014; -
015; -017; -018; -020; -021; -022; -023; -024; -025; -026; -027; -028; -029; 05-16-223-001; -
002; -003; -004; -005; -006; -007; -008; -026; -027

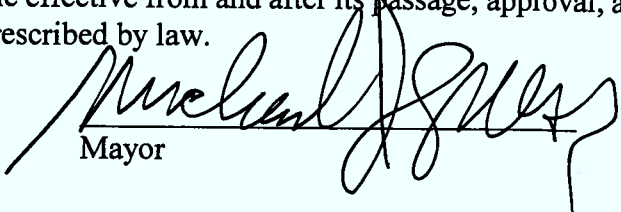
The subject property is commonly located at the southwest corner of University Place and
Howard Street, Wheaton, IL 60187.

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 the construction and use of a new
132,000 square foot science building on the subject property in order to provide classrooms,
teaching and research laboratories, faculty offices and support spaces for the science and
mathematics departments of Wheaton College, all in full compliance with the following plans
prepared by FGM Architects, Oak Brook, IL:

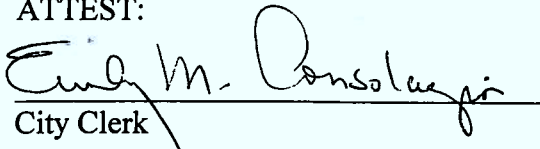
- A. Elevations, Sheets A3.00 and A3.01, Dated June 9, 2008
- B. Floor Plans, Sheets A1.00, A1.10, A1.20, A1.30, A1.40 and A1.50, Dated June 9,
2008
- C. Site Plan, Sheet A0.10, Dated June 9, 2008
- D. Engineering Plans, Sheets CD1.01, CD1.02, C1.01, C3.01, C3.02, C4.01, C4.02,
C5.01, C5.02, Dated January 18, 2008
- E. Landscaping Plans, Sheets L1.01 and L1.03, Dated January 18, 2008

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: Councilman Mouhelis
Councilman Prendiville
Councilman Suess
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

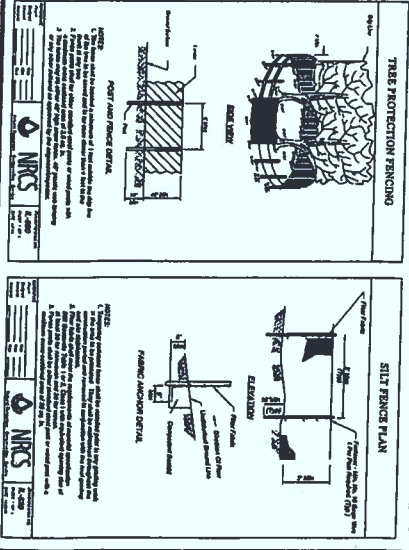
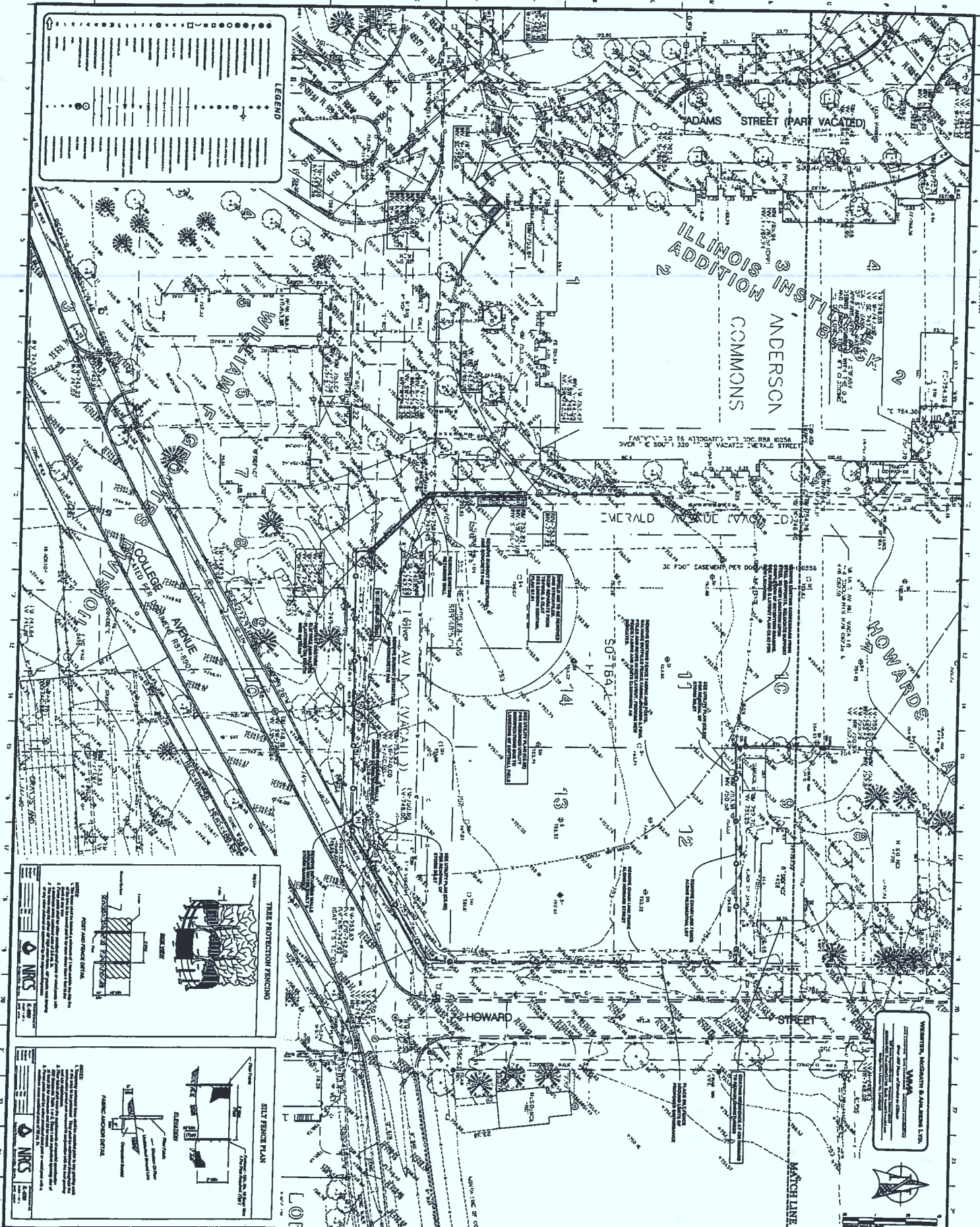
Nays: None

Absent: None

Motion Carried Unanimously

Passed: October 6, 2008
Published: October 7, 2008





[illegible]

ILLINOIS INSTITUTE
ADDITION 3
ANDERSON
COMMONS
BLOCK

RIGHTS ABROGATED PER DOC. R88-10056
WITH 320 FT. OF VACATED EMERALD STREET

AVENUE (VACATED)

30 FOOT EASEMENT PER DOCUMENT R88-100558

CONCRETE WALK

VEHICLE PARKING SPACE

CONCRETE WALK

NORTH

CONDUCTIVE ENVELOPE

24 AWG ENAMEL COATED COPPER (CL 1)

24 AWG ENAMEL COATED COPPER (CL 2)

24 AWG ENAMEL COATED COPPER (CL 3)

W

CONDUCTED SHIELDING

WIKSTEN, MAGNAN & ASSOCIATES, L.P.

WMAA

One Sunridge • 17000 Westpark • Denver • Colorado 80237

Dr. W. W. Kling, M.D., M.P.H., Dr. C. Kling

1014 S. Reynolds Road • Wichita, Kansas 67201

913/624-2800 • Telex: 444444 • Cable: WMAA • 2-1000

Group-Practice • 10000000

MAA 201-13000

Group-Pr. 101



Wheaton College

NEW SCIENCE CENTER
Wheaton College
501 College Avenue
Wheaton, Illinois 60187

P A Y E T T E

DATE 01-18-08
DRAWN CC
CHECKED JK
APPROVED JK

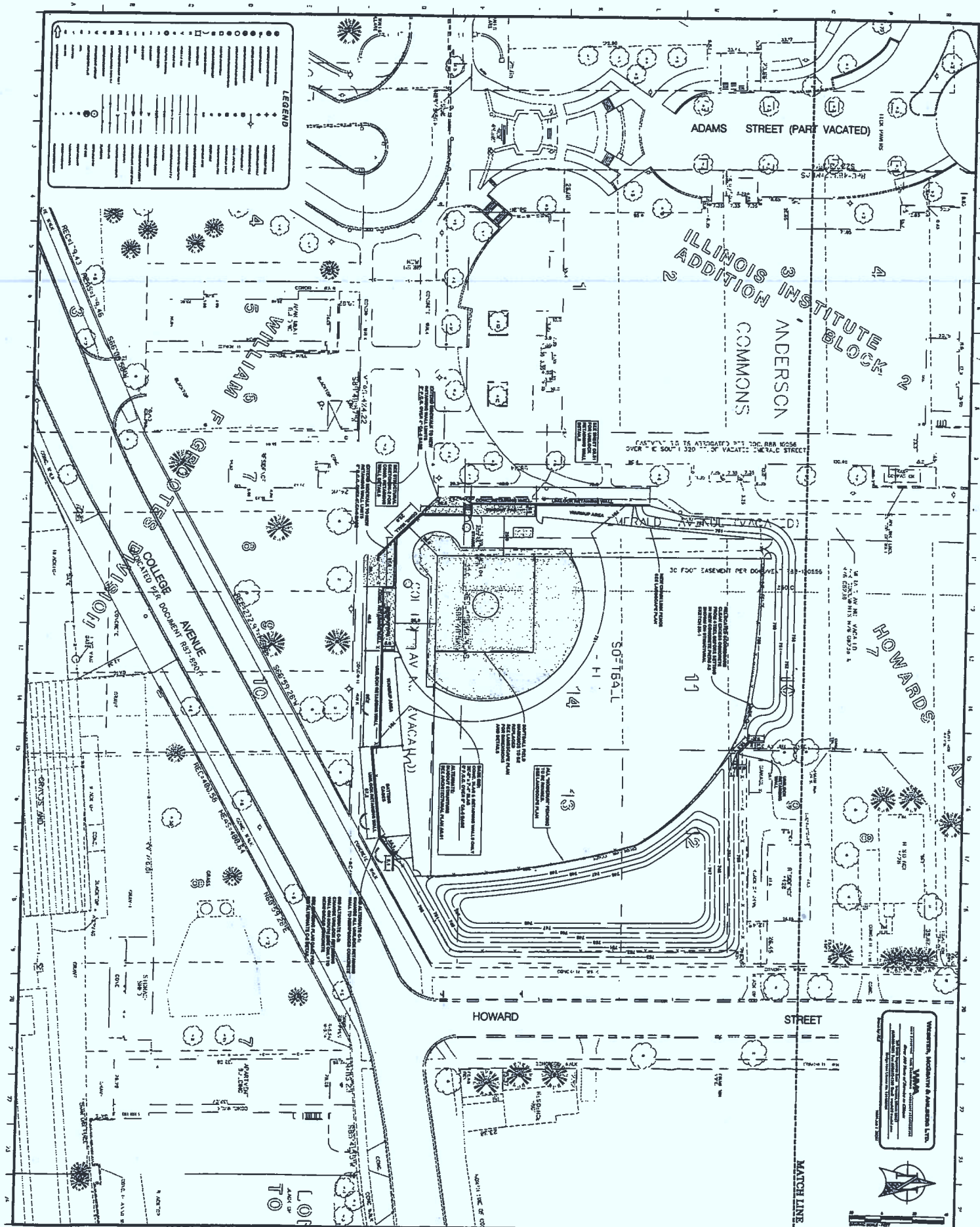


FGM
TECTS • PLANNERS IN

ALCONQUIN
MT. VERNON
OAK BROOK
OTTAWA
PEORIA

ISSUANCE			
NO	DATE	DESCRIPTION	APPROVED
	08/24/87	Midstate Badge	
	11/14/87	In-Program Review	
	01/04/88	MS Badge Development	
	01/12/88	Badge Development	
	05/03/88	MS Graduation Documents	

Not dimensions can not both feet and inches 1/16 inch = 1/16 inch and 1/16 inch = 1/16 inch



C3.02

Wheaton College

PAVING & LAYOUT PLAN - SOUTH

NEW SCIENCE CENTER

Wheaton College
501 College Avenue
Wheaton, Illinois 60187

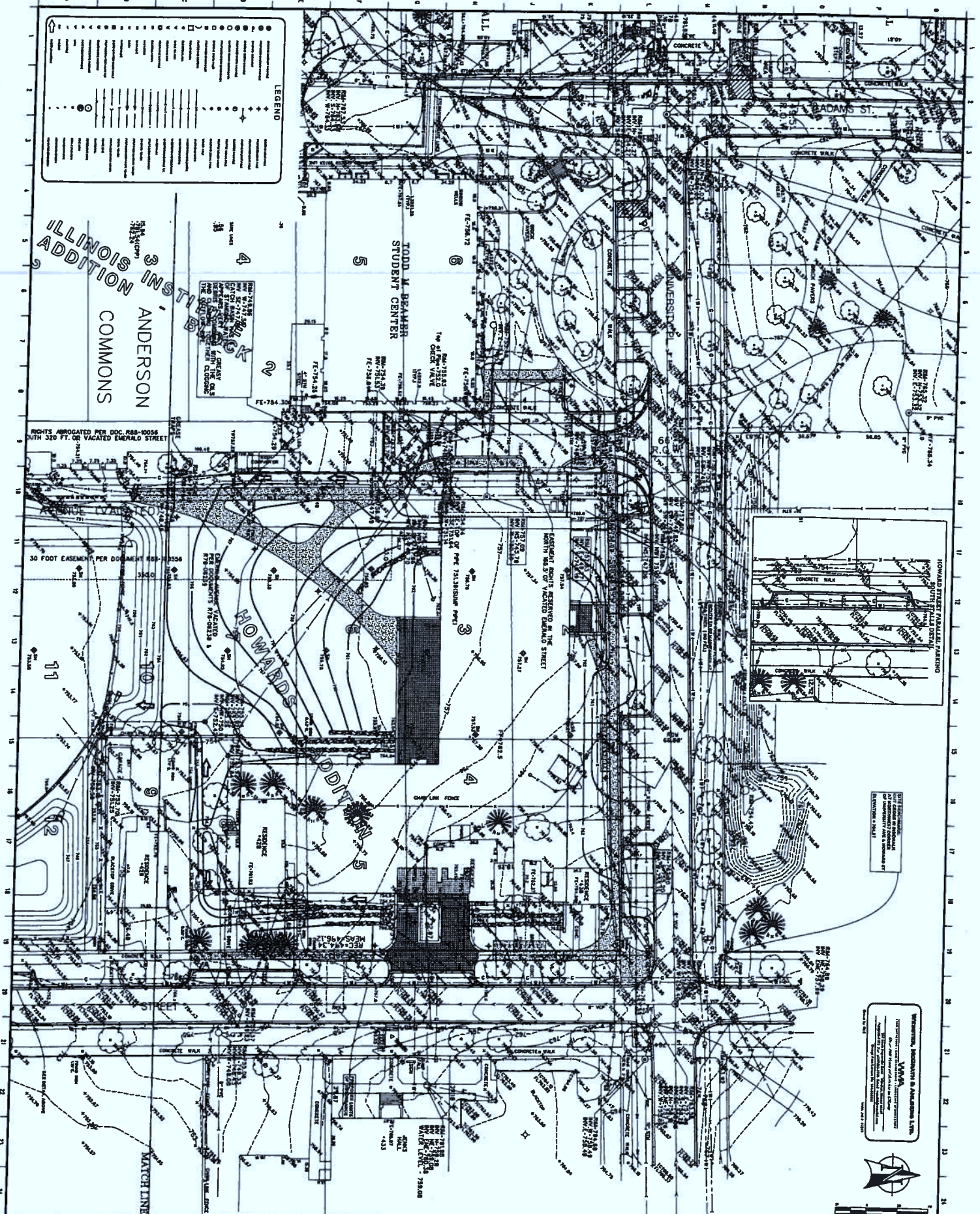
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APPROVED BY: [Signature]

FCM

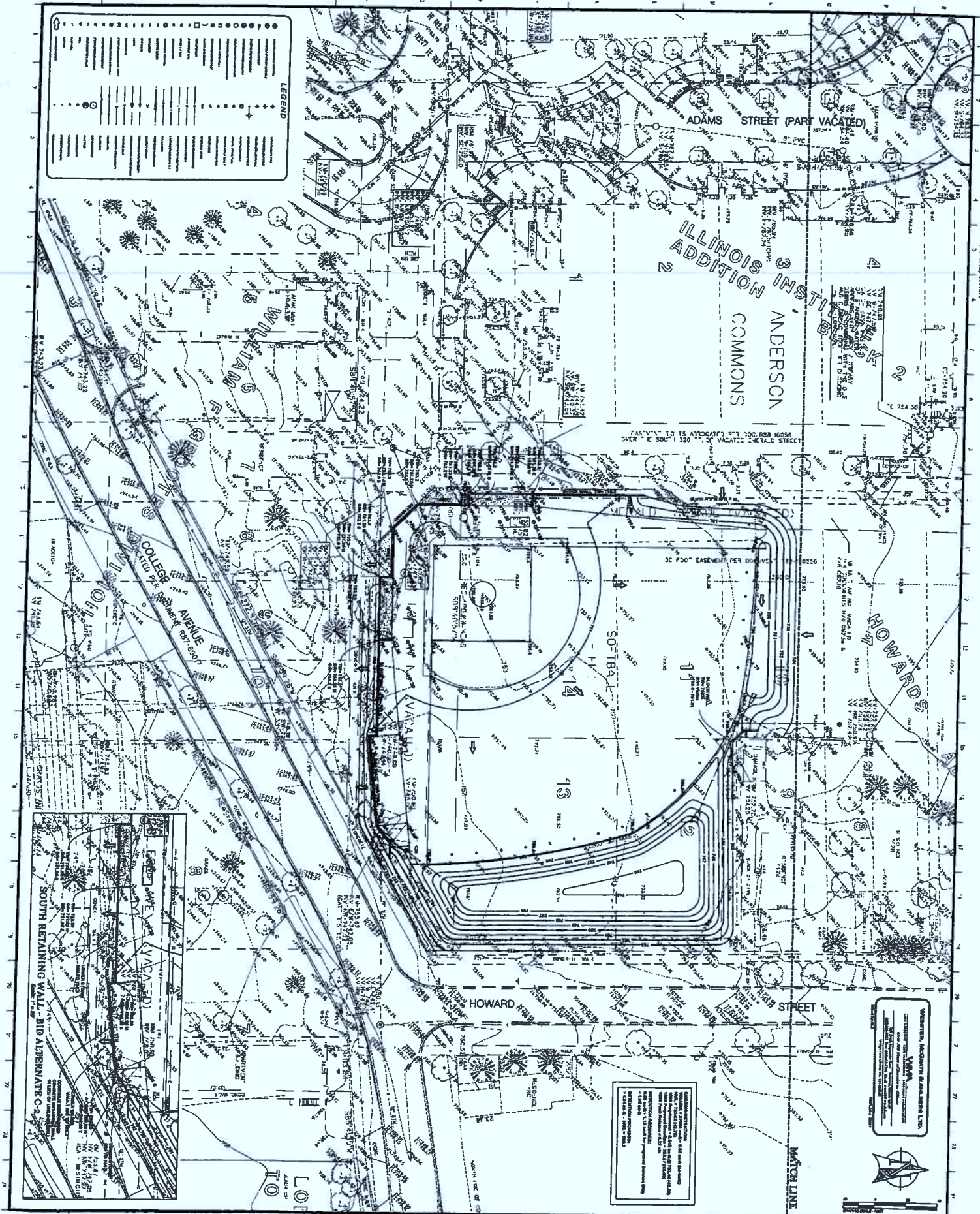
ARCHITECTS • PLANNERS INC. • ILKINDS

ALCONQUIN
MT. VERNON
OAK BROOK
OFFALON
PEDIAS

NO.	DATE	DESCRIPTION	APPROVED
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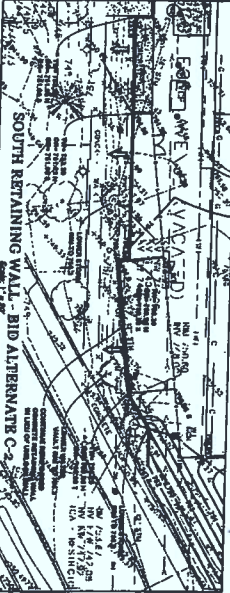


C4.01 SHEET NO. 01-18-08-01	NEW SCIENCE CENTER Wheaton College 501 College Avenue Wheaton, Illinois 60157	DATE 01-18-08 DRAWN BY CHECKED BY APPROVED BY	FGM ARCHITECTS • PLANNERS INC. • ILLINOIS ALCONQUIN MT. VERNON OAK BROOK CHALON PEORIA	ISSUANCE NO. DATE DESCRIPTION APPROVED	
				01/18/08 01/18/08 01/18/08 01/18/08 01/18/08	Schedule Bids 2-Program Bids 3-Bid Development 4-Bid Construction 5-Bid Construction



LEGEND

—	Proposed Grading
- - -	Existing Grading
...	Proposed Grading - 10' to 15' Slope
...	Proposed Grading - 15' to 20' Slope
...	Proposed Grading - 20' to 25' Slope
...	Proposed Grading - 25' to 30' Slope
...	Proposed Grading - 30' to 35' Slope
...	Proposed Grading - 35' to 40' Slope
...	Proposed Grading - 40' to 45' Slope
...	Proposed Grading - 45' to 50' Slope
...	Proposed Grading - 50' to 55' Slope
...	Proposed Grading - 55' to 60' Slope
...	Proposed Grading - 60' to 65' Slope
...	Proposed Grading - 65' to 70' Slope
...	Proposed Grading - 70' to 75' Slope
...	Proposed Grading - 75' to 80' Slope
...	Proposed Grading - 80' to 85' Slope
...	Proposed Grading - 85' to 90' Slope
...	Proposed Grading - 90' to 95' Slope
...	Proposed Grading - 95' to 100' Slope



NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS GRADING CODE.
2. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS EROSION CONTROL CODE.
3. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS SLOPE STABILIZATION CODE.
4. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS DRAINAGE CODE.
5. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS FLOOD CONTROL CODE.
6. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS LAND USE CODE.
7. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL CODE.
8. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS HISTORIC PRESERVATION CODE.
9. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS CULTURAL HERITAGE CODE.
10. ALL GRADING SHALL BE IN ACCORDANCE WITH THE ILLINOIS ANTI-CORRUPTION CODE.

LEGEND

—	EXISTING UTILITY
—	NEW UTILITY
—	CONCRETE
—	ASPHALT
—	PAVEMENT
—	GRAVEL
—	SOIL
—	ROCK
—	WATER
—	SEWER
—	STORM
—	TELEPHONE
—	CABLE
—	POWER
—	GROUNDWATER
—	UNDERGROUND
—	OVERGROUND
—	CONCRETE
—	ASPHALT
—	PAVEMENT
—	GRAVEL
—	SOIL
—	ROCK
—	WATER
—	SEWER
—	STORM
—	TELEPHONE
—	CABLE
—	POWER
—	GROUNDWATER
—	UNDERGROUND
—	OVERGROUND

**ILLINOIS & ANDERSON
ADDITION COMMONS**

**TODD W. BEAVER
STUDENT CENTER**

UNIVERSITY

NOTE:
SEE SHEETS 60.05 AND 60.06 FOR
CHANGES UTILITY WORK.

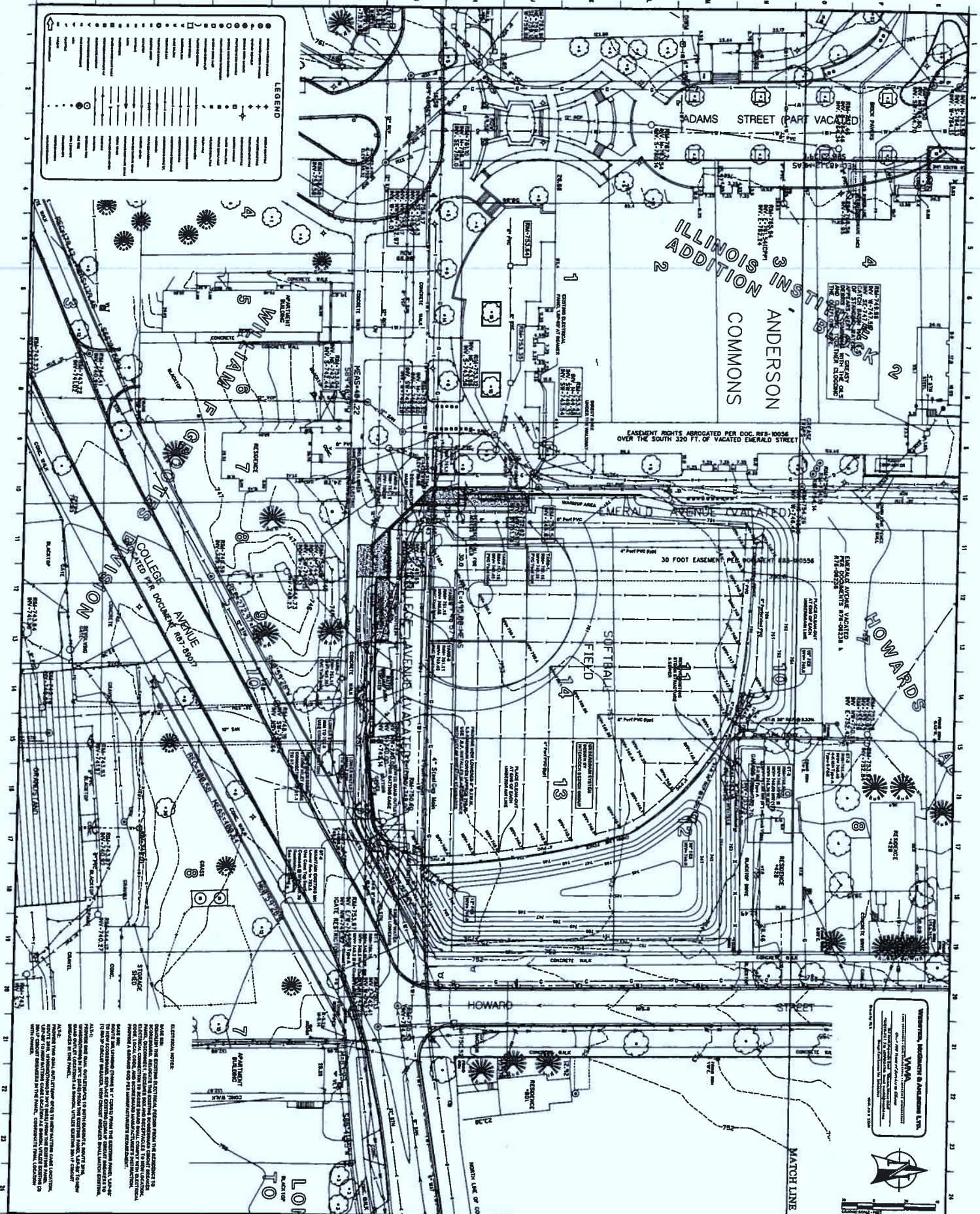
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CONSENT OF THE ENGINEER.

WHEATON, ILLINOIS & ASSOCIATES, L.P.
WMA
Civil Engineering
1000 N. WILSON AVENUE
WHEATON, ILLINOIS 60187
TEL: 630-330-1100
FAX: 630-330-1101
WWW.WHEATON-ILLINOIS.COM



SCALE: 1" = 40' (AS SHOWN)

C5.01	Wheaton College 501 College Avenue Wheaton, Illinois 60187	NEW SCIENCE CENTER	DATE: 01-18-09 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]	FGM ARCHITECTS • PLANNERS INC. • ILLINOIS	ALCONQUIN MT. VERNON OAK BROOK OYALTON PEORIA	<table border="1" style="width: 100%;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APPROVED</th> </tr> <tr> <td>01</td> <td>01/18/09</td> <td>Initial Design</td> <td>[Signature]</td> </tr> <tr> <td>02</td> <td>02/10/09</td> <td>Final Design</td> <td>[Signature]</td> </tr> <tr> <td>03</td> <td>03/10/09</td> <td>Final Design</td> <td>[Signature]</td> </tr> <tr> <td>04</td> <td>04/10/09</td> <td>Final Design</td> <td>[Signature]</td> </tr> <tr> <td>05</td> <td>05/10/09</td> <td>Final Design</td> <td>[Signature]</td> </tr> </table>		NO.	DATE	DESCRIPTION	APPROVED	01	01/18/09	Initial Design	[Signature]	02	02/10/09	Final Design	[Signature]	03	03/10/09	Final Design	[Signature]	04	04/10/09	Final Design	[Signature]	05	05/10/09	Final Design	[Signature]
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UTILITY PLAN - NORTH		PAYETTE		Professional Design Firm # 134-000000																											

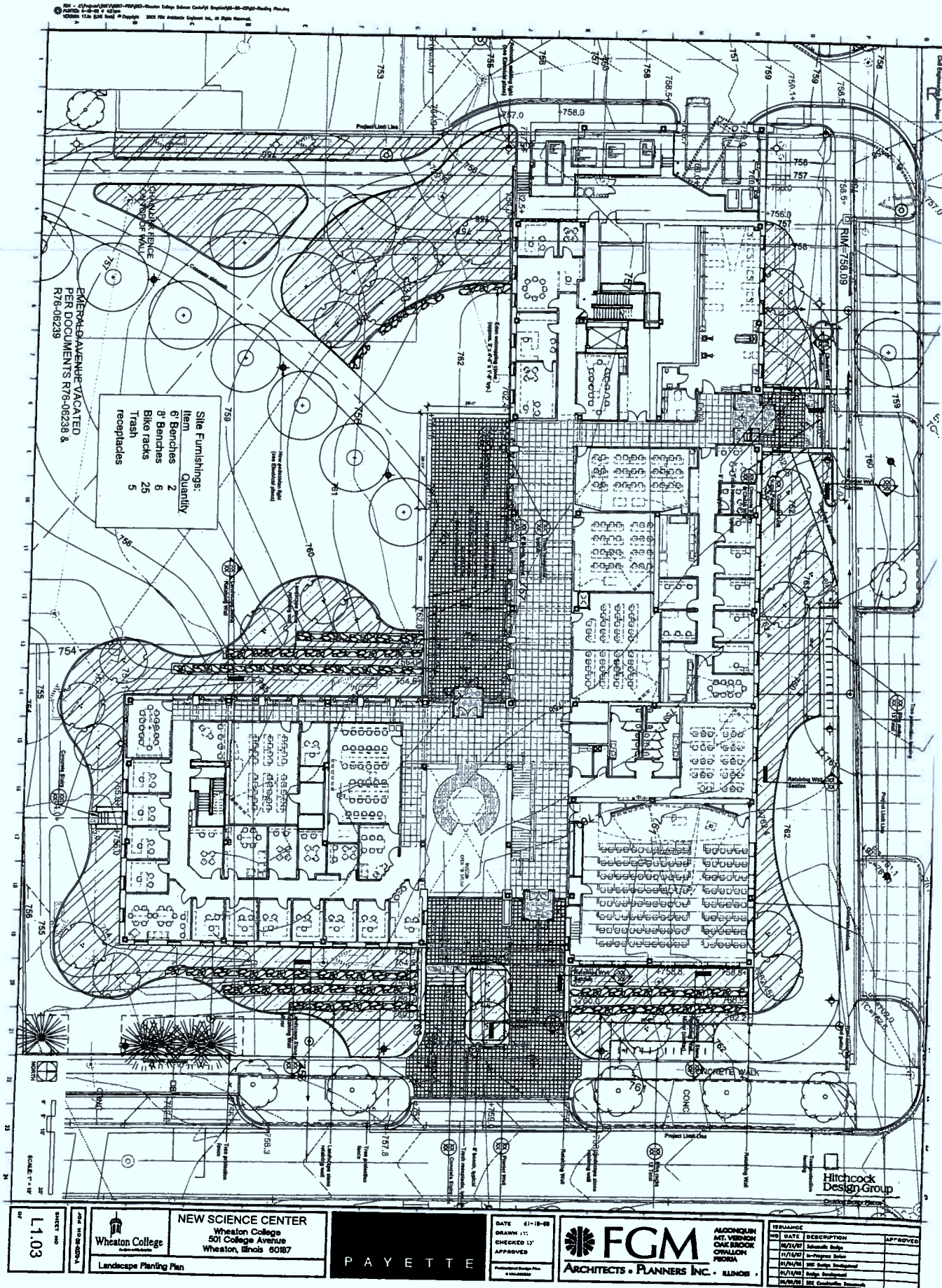


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220004	Chloroform	litre	500
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220006	Conc. Nitric acid	litre	500
220007	Conc. Sulphuric acid	litre	500
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220009	Diethyl ether	litre	500
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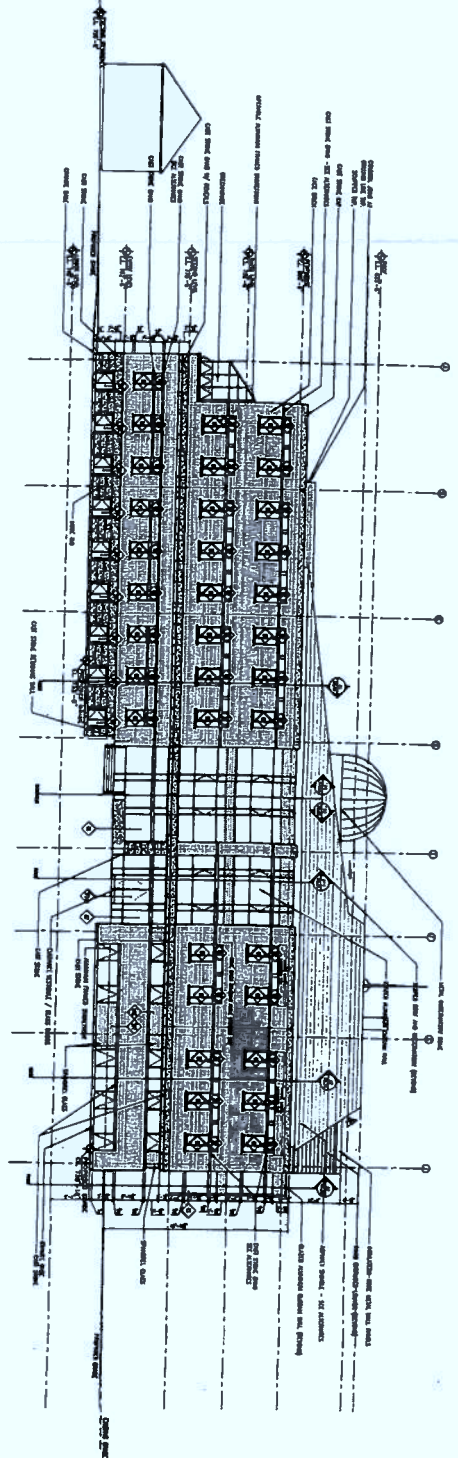


ISSUANCE			
NO	DATE	DESCRIPTION	APPROVED
	06/24/90	Schematic Design	
	11/16/90	Is-Progress Review	
	01/04/91	SDS Design Development	
	01/16/91	Design Development	
	06/09/91	SDS Construction Documents	

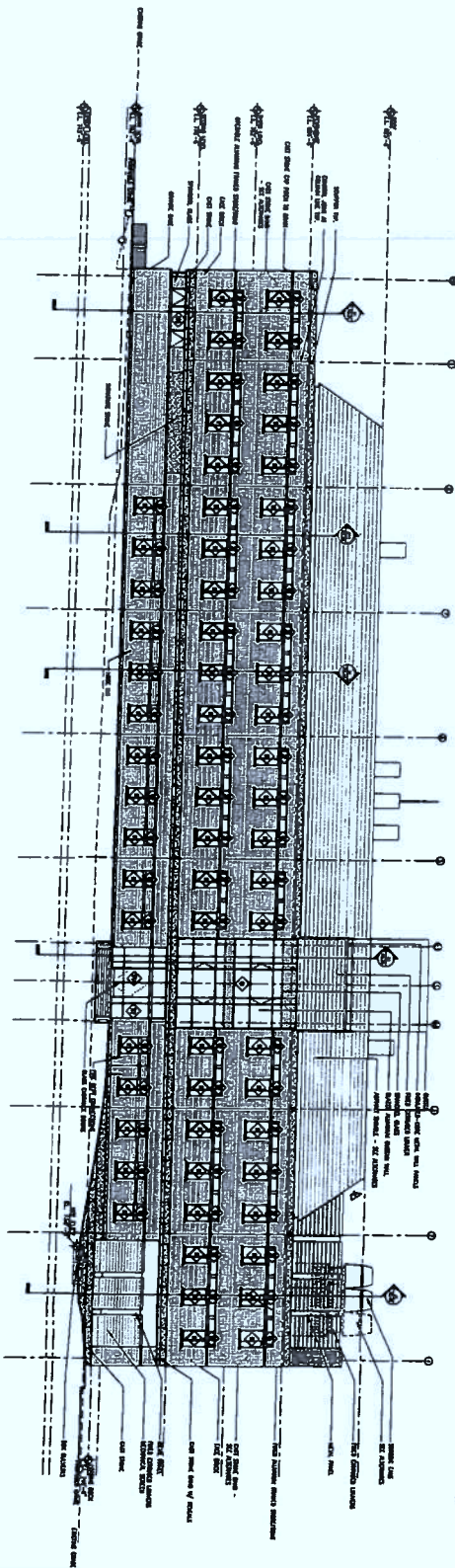


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 FILED - 5:00 PM / 08-01-2012 / 10:00 AM / 08-01-2012 / 10:00 AM
 17.10 [2012] Copyright 2008 PDR Academic Software Inc. All Rights Reserved.

EASI ELEVATION - DD SCHEMB



NORTH ELEVATION - DD SCHEME



JOS MD 00-0000-1



NEW SCIENCE CENTER
Wheaton College
501 College Avenue
Wheaton, Illinois 60187

P A Y E T T E

DATE 05-05-00
DRAWN
CHECKED
APPROVED
Professional Design Firm



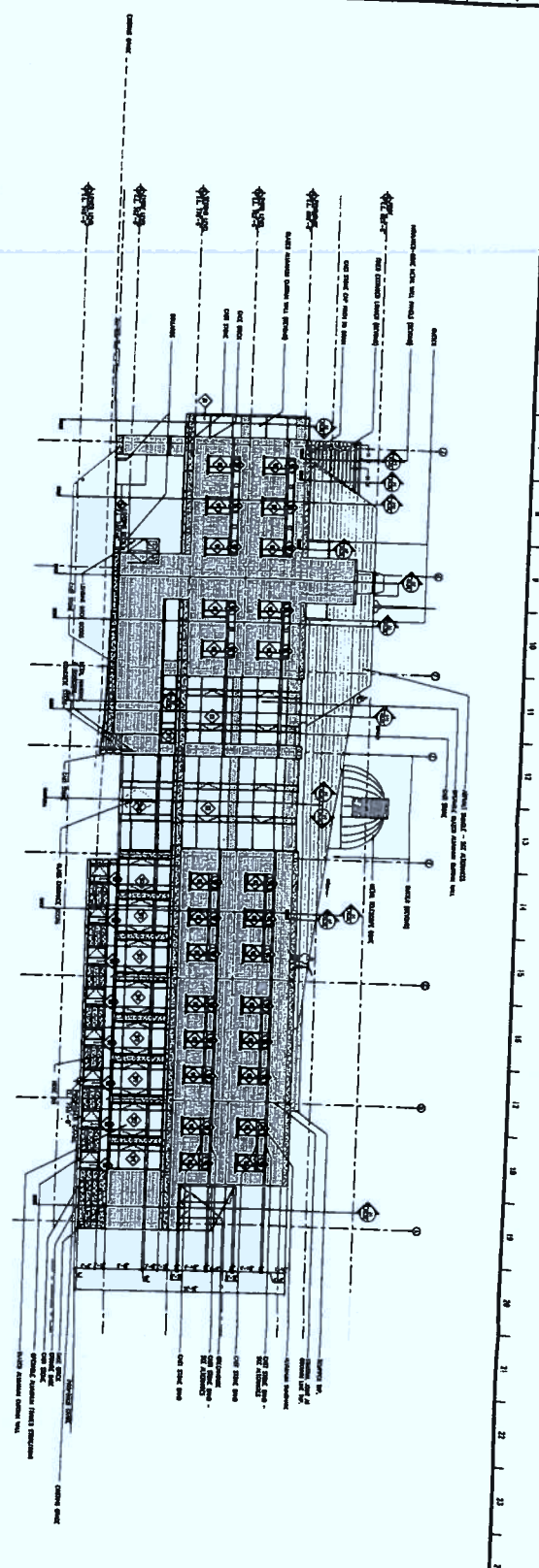
ALDONQUI
MT. VERN
OAK BROO
O'FALLON
PEORIA
C. • ILLINOIS

ISSUANCE			
NO.	DATE	DESCRIPTION	APPROVED
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	11/18/93	In-Program Budget	
	02/04/94	SES Budget Development	
	01/10/95	Budget Development	
	04/08/95	SES Development Documents	

F 1381

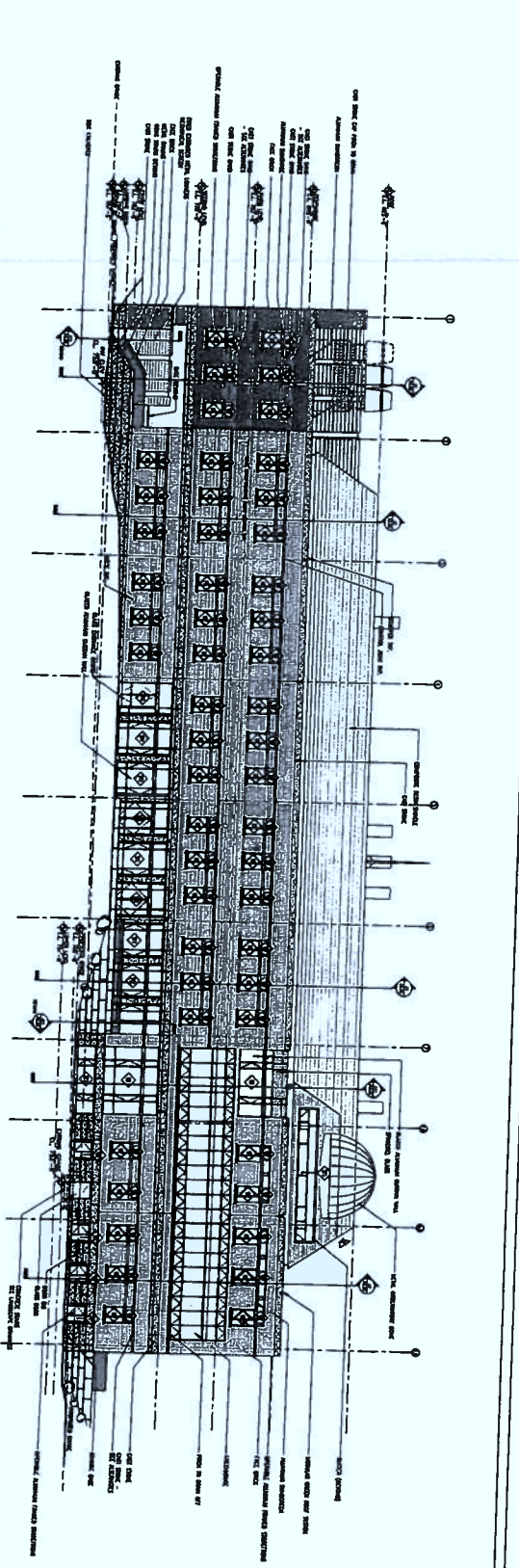
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WEST ELEVATION



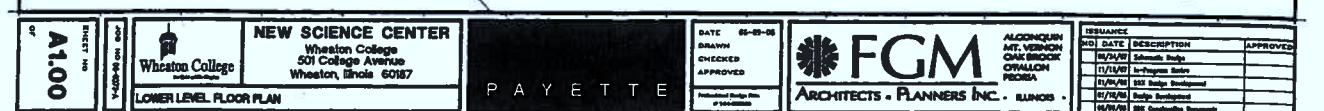
A2 SOUTH ELEVATION

SOUTH ELEVATION



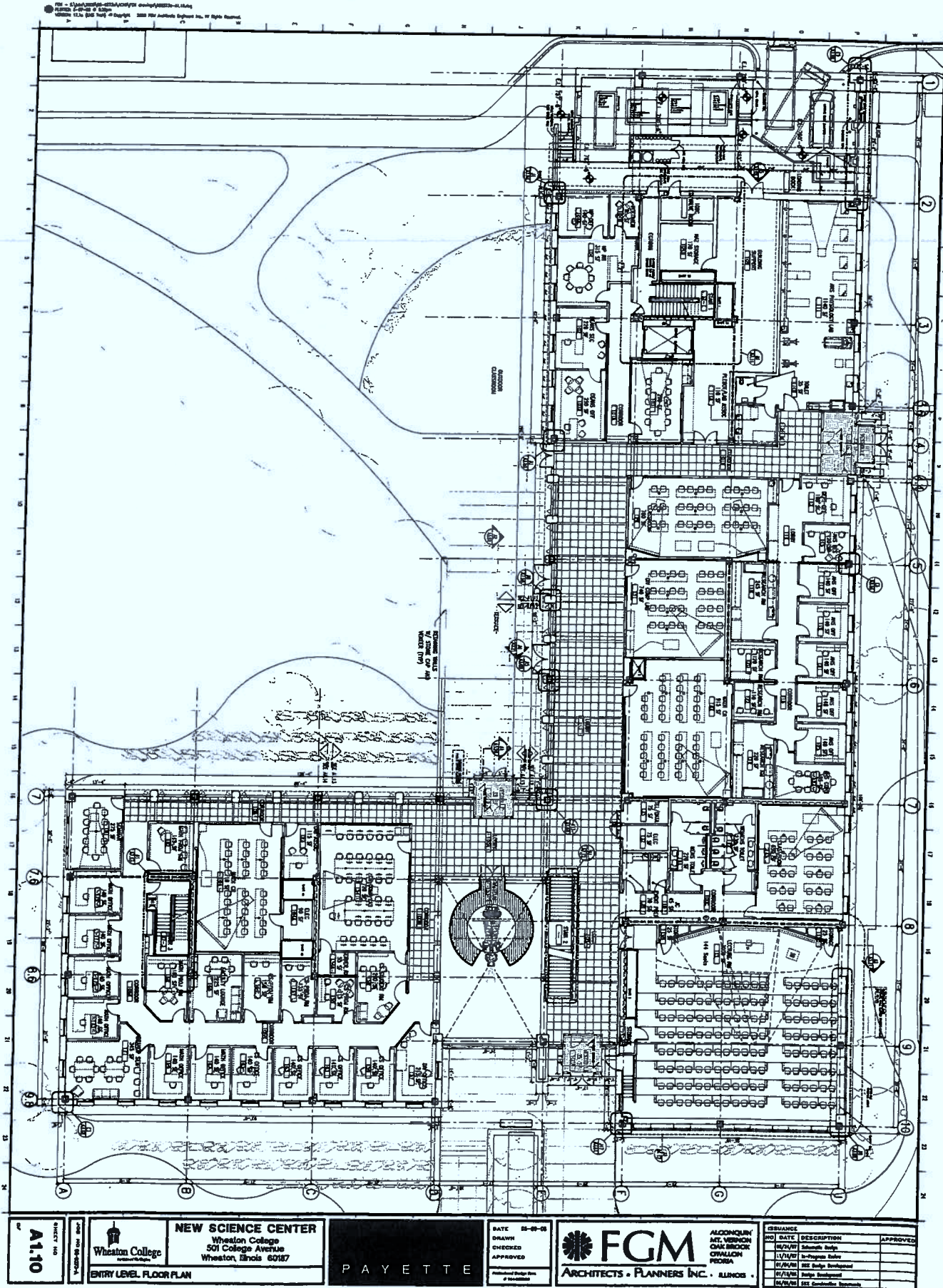
A3.01 SHEET NO. JOB NO. 06-09-06-1	NEW SCIENCE CENTER Wheaton College 501 College Avenue Wheaton, Illinois 60187	PAYETTE	DATE 06-09-06 DRAWN CHECKED APPROVED Professional Design Firm P. 1381/06-06	FGM ARCHITECTS • PLANNERS INC. • ILLINOIS • ALDO MORO ART. VERNON OAK BROOK CHICAGO PEORIA	ISSUANCE NO. DATE DESCRIPTION 001/06 06/09/06 Preliminary Design 002/06 11/14/06 Preliminary Design 003/06 01/14/06 Preliminary Design 004/06 01/14/06 Preliminary Design 005/06 01/14/06 Preliminary Design	APPROVED _____ _____ _____ _____ _____
					EXTERIOR ELEVATIONS	

FILE - 25-Jan-2009-08-45:34-PCF drawings/000023-41.dwg
PLT/CCT: 8-07-08 @ 0.33pm
VOLUME 17.04 (105 Total) © Copyright 2008 PDA Software Engineers Inc. All Rights Reserved



ISSUANCE			
NO.	DATE	DESCRIPTION	APPROVED
01/24/97		Schematic Design	
11/11/97		In-Program Review	
01/09/98		SES Design Development	
01/12/98		Design Development	

F.1381



A1.10

Wheaton College
501 College Avenue
Wheaton, Illinois 60187

NEW SCIENCE CENTER
Wheaton College
501 College Avenue
Wheaton, Illinois 60187

PAYETTE

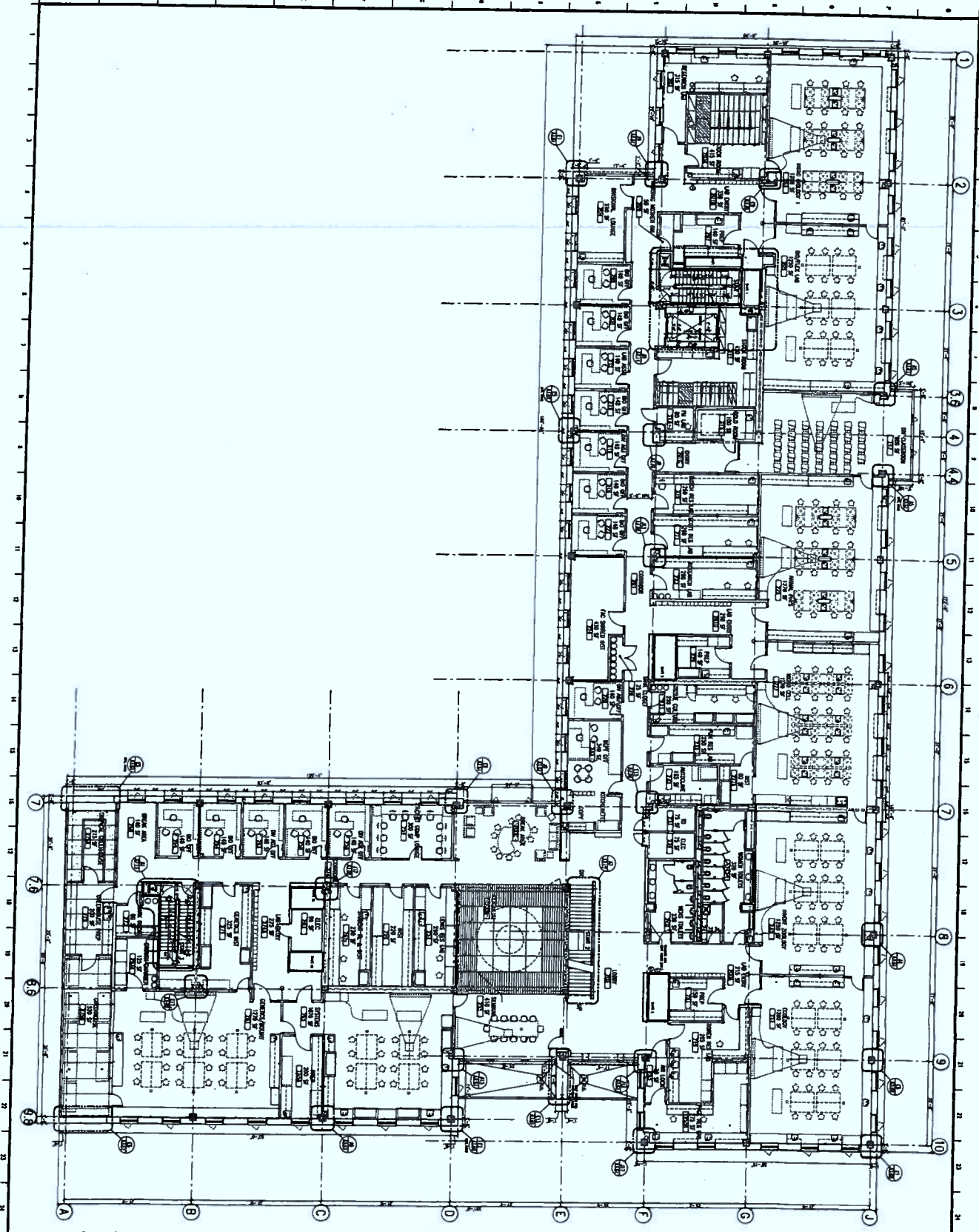
DATE 05-09-08
DRAWN
CHECKED
APPROVED

FGM
ARCHITECTS • PLANNERS INC. • ILLINOIS

REVISION	DATE	DESCRIPTION	APPROVED
01	05/09/08	Schematic Design	
02	05/14/08	Pre-Design Study	
03	05/14/08	Site Study/Investigation	
04	05/14/08	Final Schematic	
05	05/14/08	Final Schematic/Design	

F 1381

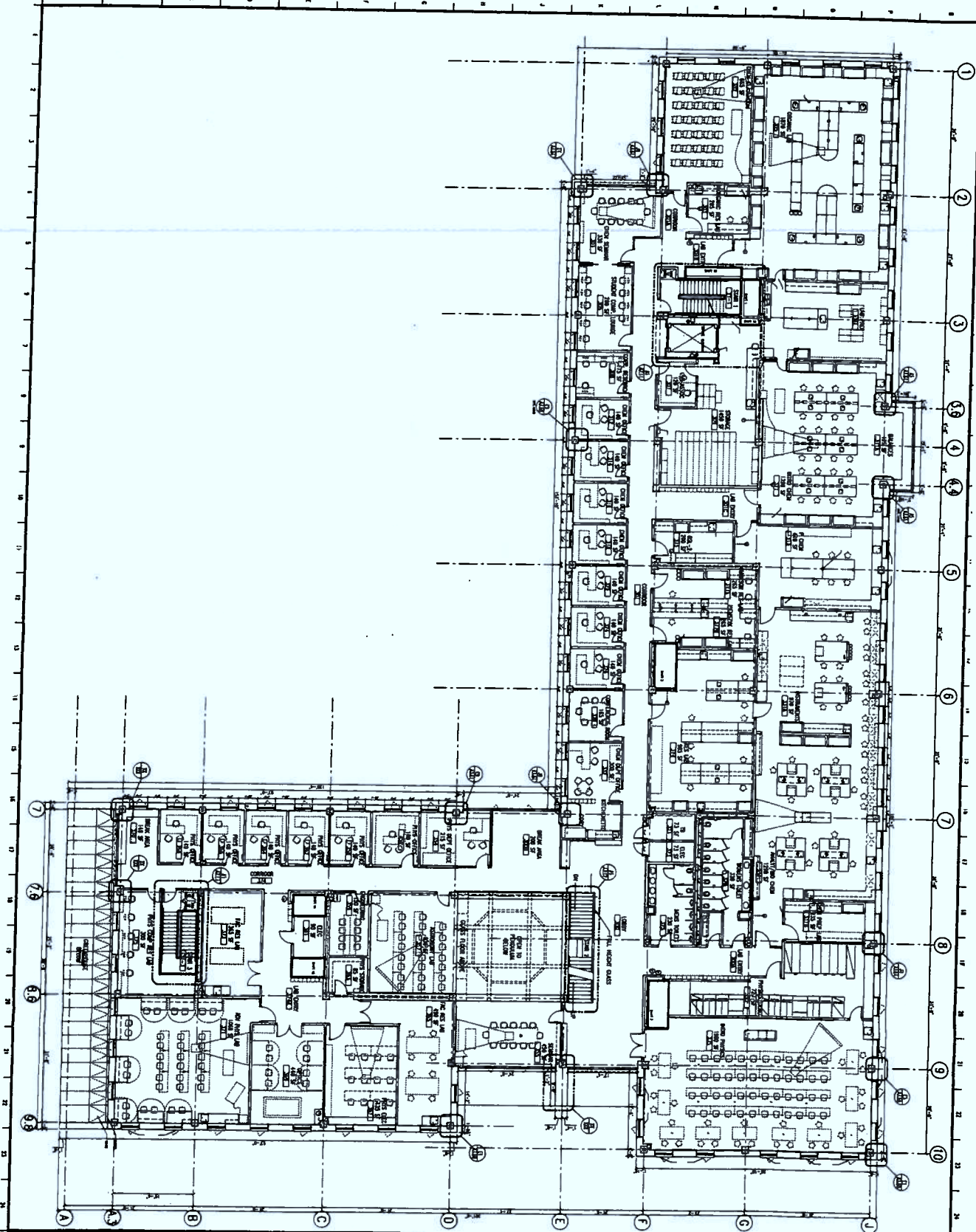
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A1.20 SHEET NO.	 Wheaton College 501 College Avenue Wheaton, Illinois 60187	NEW SCIENCE CENTER Wheaton College 501 College Avenue Wheaton, Illinois 60187	PAYETTE	DATE: 05-05-08 DRAWN: CHECKED: APPROVED:	 FGM ARCHITECTS • PLANNERS INC. • ILLINOIS	ALCONQUIN MT. VERNON OAK BROOK CHALMERS PEORIA	REVISION NO. DATE DESCRIPTION 01 05/25/07 Initials: [Signature] 02 07/15/07 2-Stage: [Signature] 03 07/15/07 3-Stage: [Signature] 04 07/15/07 4-Stage: [Signature]	APPROVED
				PROJECT NO. 04-0000-01		LEVEL 2 FLOOR PLAN		

F 1381

FGM - 01/11/2010 10:00 AM
 Project: Wheaton College
 01/11/2010 10:00 AM
 01/11/2010 10:00 AM



A1.30

Wheaton College

501 College Avenue

Wheaton, Illinois 60187

NEW SCIENCE CENTER

Wheaton College

501 College Avenue

Wheaton, Illinois 60187

PAYETTE

DATE: 08-08-08

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MT. VERNON

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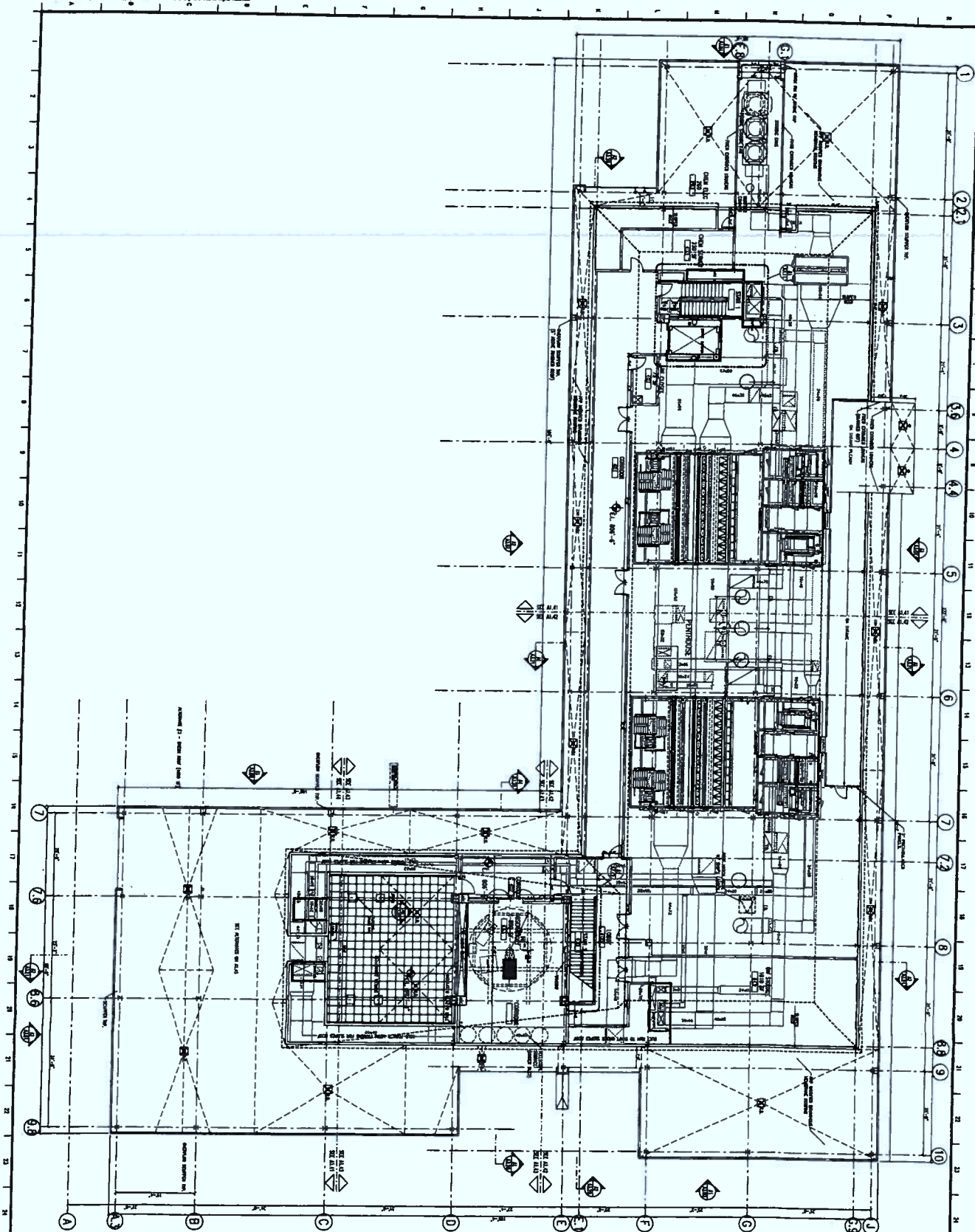
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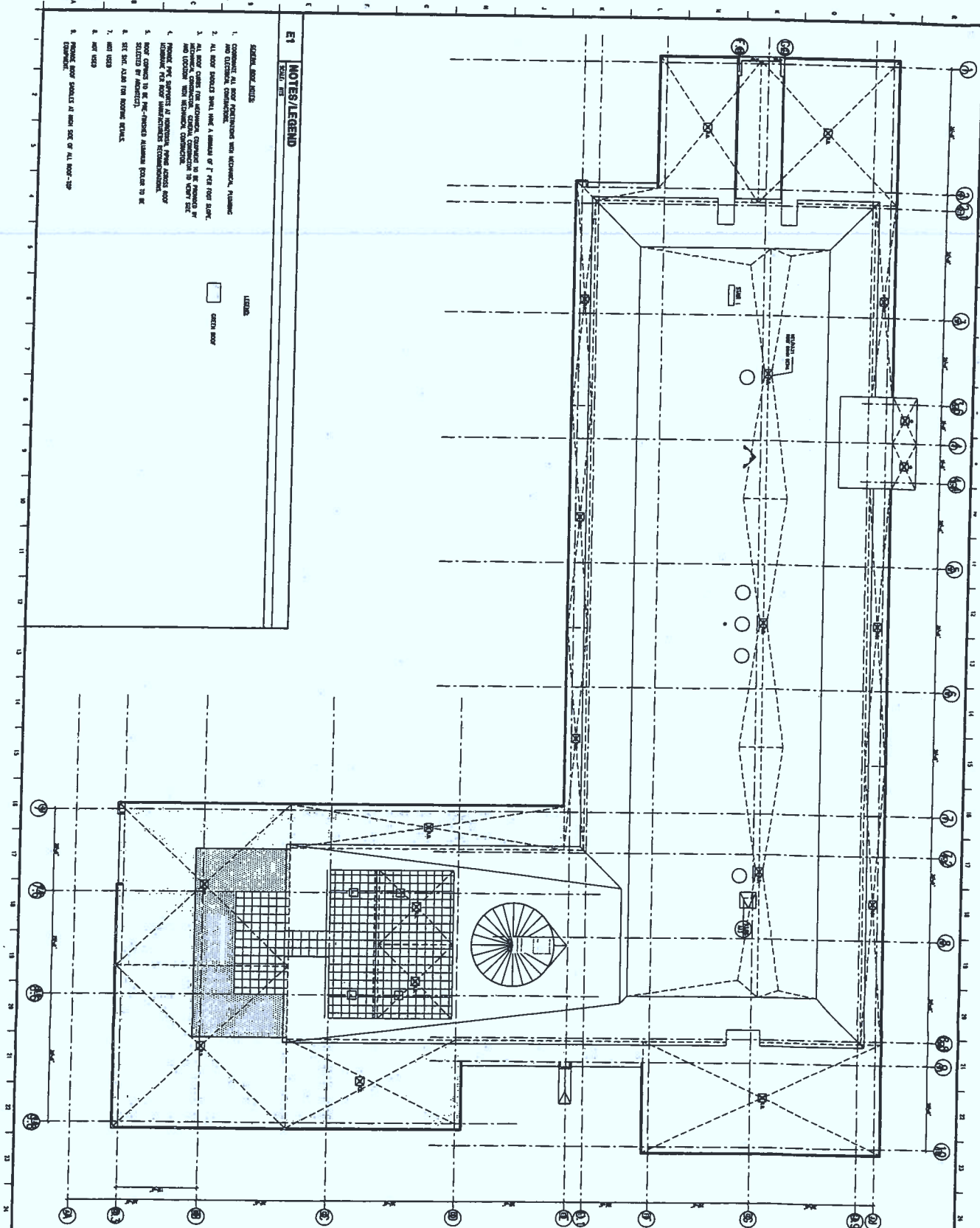
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ISSUANCE NO.	DATE	DESCRIPTION	APPROVED
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SHEET NO. A1.40	 Wharton College Wheaton College	NEW SCIENCE CENTER Wheaton College 501 College Avenue Wheaton, Illinois 60187	DATE 05-08-88 DRAWN CHECKED APPROVED	 FGM ARCHITECTS • PLANNERS INC. • CHICAGO	ESTIMATE NO. DATE DESCRIPTION APPROVED
	PENTHOUSE FLOOR PLAN	PAYETTE	05/24/88 Schmidt Ridge 01/15/89 In-Progress Suite 01/26/89 Ridge Development 03/15/89 Ridge Development 04/16/89 Ridge Development		



NOTES/LEGEND

GENERAL ROOF NOTES:

1. CONSTRUCT ALL ROOF PENETRATIONS WITH MECHANICAL FLASHING AND DRAINAGE CONNECTIONS.
2. ALL ROOF FLASHINGS SHALL HAVE A MINIMUM OF 7" FIBER REINFORCED CONCRETE OR EQUIVALENT CURBING TO BE PROVIDED BY THE ARCHITECT.
3. ALL ROOF FLASHINGS SHALL HAVE A MINIMUM OF 7" FIBER REINFORCED CONCRETE OR EQUIVALENT CURBING TO BE PROVIDED BY THE ARCHITECT.
4. PROVIDE ROOF SUPPORTS AT INTERSECTIONS WITH EXISTING ROOF.
5. PROVIDE ROOF FLASHINGS AT INTERSECTIONS WITH EXISTING ROOF.
6. ROOF FLASHINGS TO BE PROVIDED BY THE ARCHITECT.
7. SEE SET ALSO FOR ROOFING DETAILS.
8. SEE SET ALSO FOR ROOFING DETAILS.
9. PROVIDE ROOF FLASHINGS AT ROOF SLOPE OF ALL ROOFING DETAILS.

LEGEND

GREEN ROOF

A1.50 SHEET NO.	Wheaton College 501 College Avenue Wheaton, Illinois 60187	NEW SCIENCE CENTER Wheaton College 501 College Avenue Wheaton, Illinois 60187	PAYETTE	DATE: 05-02-00 DRAWN: [blank] CHECKED: [blank] APPROVED: [blank]	FGM ARCHITECTS • PLANNERS INC. • ILINOIS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/02/00</td> <td>05/02/00</td> <td>Initial Design</td> <td>[blank]</td> </tr> <tr> <td>2</td> <td>05/02/00</td> <td>05/02/00</td> <td>Final Design</td> <td>[blank]</td> </tr> <tr> <td>3</td> <td>05/02/00</td> <td>05/02/00</td> <td>Final Design</td> <td>[blank]</td> </tr> <tr> <td>4</td> <td>05/02/00</td> <td>05/02/00</td> <td>Final Design</td> <td>[blank]</td> </tr> </tbody> </table>	REVISION	NO.	DATE	DESCRIPTION	APPROVED	1	05/02/00	05/02/00	Initial Design	[blank]	2	05/02/00	05/02/00	Final Design	[blank]	3	05/02/00	05/02/00	Final Design	[blank]	4	05/02/00	05/02/00	Final Design	[blank]
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4	05/02/00	05/02/00	Final Design	[blank]																											