

ORDINANCE NO. F-1443

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PARKING LOT ON PROPERTY COMMONLY KNOWN AS 801 COLLEGE AVENUE - WHEATON COLLEGE

WHEREAS, written application has been made requesting a special use to Article 22.2.8 and Article 22.2.6 of the Wheaton Zoning Ordinance to allow the construction of a parking lot at the northeast corner of Howard Street and College Avenue. The parking lot will accommodate 67 parking spaces, including 62 regular spaces, 3 motorcycle spaces and 2 handicapped accessible spaces all on property commonly known as 801 College Avenue, Wheaton, IL ("subject property"); 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 July 28, 2009 to consider a special use permit request; and the Planning and Zoning Board recommended that the request be granted and approved.

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 granted to allow the construction of a parking lot at 801 College Avenue, all on the following-described property:

PART OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HOWARD STREET, WITH THE NORTH LINE OF CENTER STREET (NOW COLLEGE AVENUE) AND RUNNING THENCE NORTH ON THE EAST LINE OF HOWARD STREET 163.5 FEET; THENCE EAST PARALLEL TO GOVERNMENT LINE 64.35 FEET; THENCE SOUTH (PARALLEL TO THE EAST LINE OF HOWARD STREET) 155.25 FEET TO THE NORTH LINE OF CENTER STREET; THENCE WESTERLY ALONG THE NORTH LINE OF CENTER STREET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. PIN: 05-16-220-018

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HOWARD STREET WITH THE NORTH LINE OF COLLEGE AVENUE AND RUNNING THENCE NORTH ON THE EAST LINE OF HOWARD STREET, 163.5 FEET; THENCE EAST PARALLEL TO GOVERNMENT LINE 64.35 FEET TO THE NORTHEAST CORNER OF A LOT DEEDED TO ELIZA H. HOLLAND JANUARY 2, 1900 FOR A PLACE OF BEGINNING; THENCE EAST PARALLEL TO THE GOVERNMENT LINE 64.35 FEET TO THE WEST LINE OF FORMER PHILLIPS PROPERTY; THENCE SOUTH ALONG SAID WEST LINE 147 FEET TO THE NORTH LINE OF SAID COLLEGE AVENUE; THENCE WESTERLY ALONG THE NORTH LINE OF SAID COLLEGE AVENUE TO THE SOUTHEAST CORNER OF SAID ELIZA H. HOLLAND'S LOT; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 155.25 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF WHEATON, ILLINOIS, SAID PREMISES BEING A PART OF LOT NINE (9) OF THE MAP OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF SAID SECTION 16, AFORESAID, SITUATED IN THE COUNTY OF DUPAGE IN THE STATE OF ILLINOIS. PIN: 05-16-220-019

THE SOUTH 75 FEET OF THE NORTH 150 FEET OF THE WEST 128.7 FEET OF LOT 9 IN COUNTY CLERK'S ASSESSMENT DIVISION OF ALL UNSUBDIVIDED LANDS IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 29, 1890 AS DOCUMENT 43590, IN DUPAGE COUNTY, ILLINOIS. PIN: 05-16-220-014

LOT 11 AND THE EAST 80 LINKS (52.80 FEET) (LYING NEXT, NORTH AND ADJOINING SAID LOT 11) OF LOT 9 (EXCEPT THE NORTH 75 FEET OF THE EAST 80 LINKS OF SAID LOT 9), AS SHOWN BY COUNTY CLERK'S DIVISION OF UN-SUBDIVIDED LANDS IN THE SOUTH ½ AND THE SOUTH ½ OF THE NORTH ½ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1890 AS DOCUMENT 43590, IN DUPAGE COUNTY, ILLINOIS. PIN: 05-16-220-015; -020.

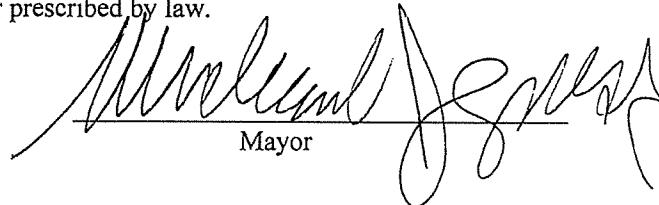
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted to allow for the construction of a parking lot on the subject property, all in full compliance with the following plans: "Wheaton College Howard Street Parking Facility", dated June 12, 2009, prepared by Webster, McGrath & Ahlberg, Wheaton, IL and in further compliance with the following conditions, restrictions, and requirements:

1. The remaining 4 - 3" replacement trees shall be planted near the entrance to the sports and recreation center;
2. The parking lot shall be constructed with permeable pavers;
3. The two islands shall be painted as indicated on the plans;
4. The existing solid wood fence shall be recycled and reinstalled along the east property line adjacent to the ROTC training area; and
5. The light poles shall be installed as indicated on the plans.

Section 3: Following the issuance of a site development permit, the College shall be allowed to install the stone base in the fall of 2009 (to provide a temporary parking surface for construction vehicles working on the new science building) and the permeable pavers by October 31, 2010.

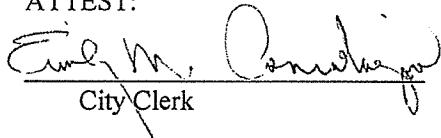
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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:



Emily M. Corry
City Clerk

Roll Call Vote:

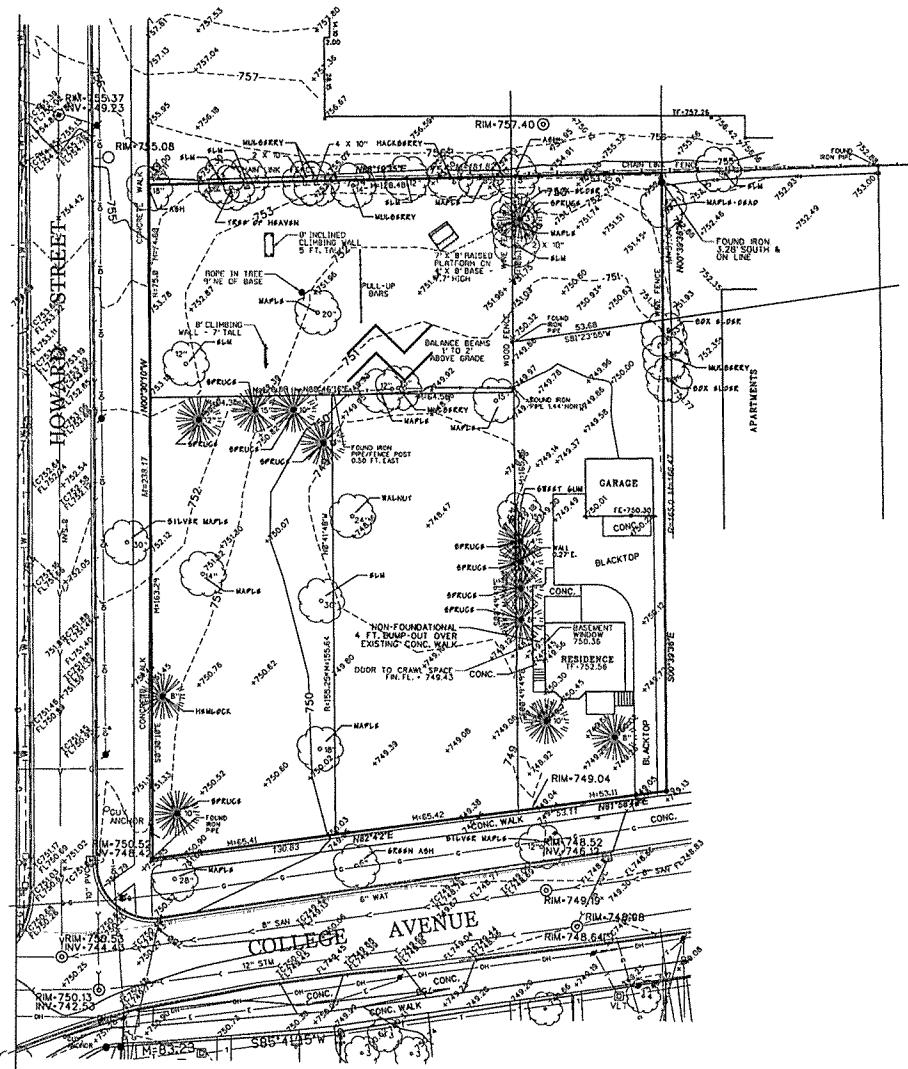
Ayes:	Councilman Suess Councilwoman Corry Councilman Levine Councilman Mouhelis Mayor Gresk Councilman Prendiville Councilman Scalzo
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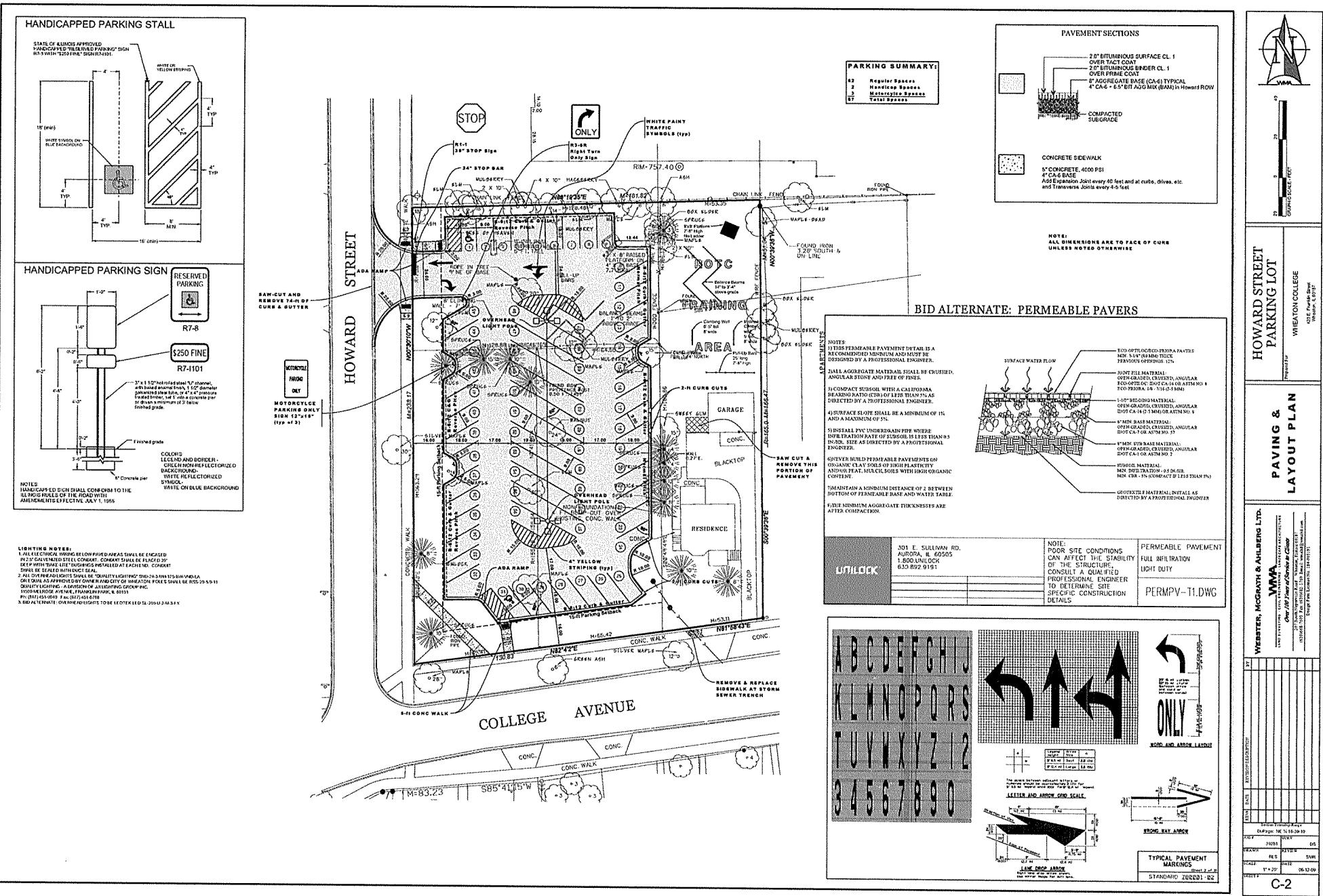
Nays:	None
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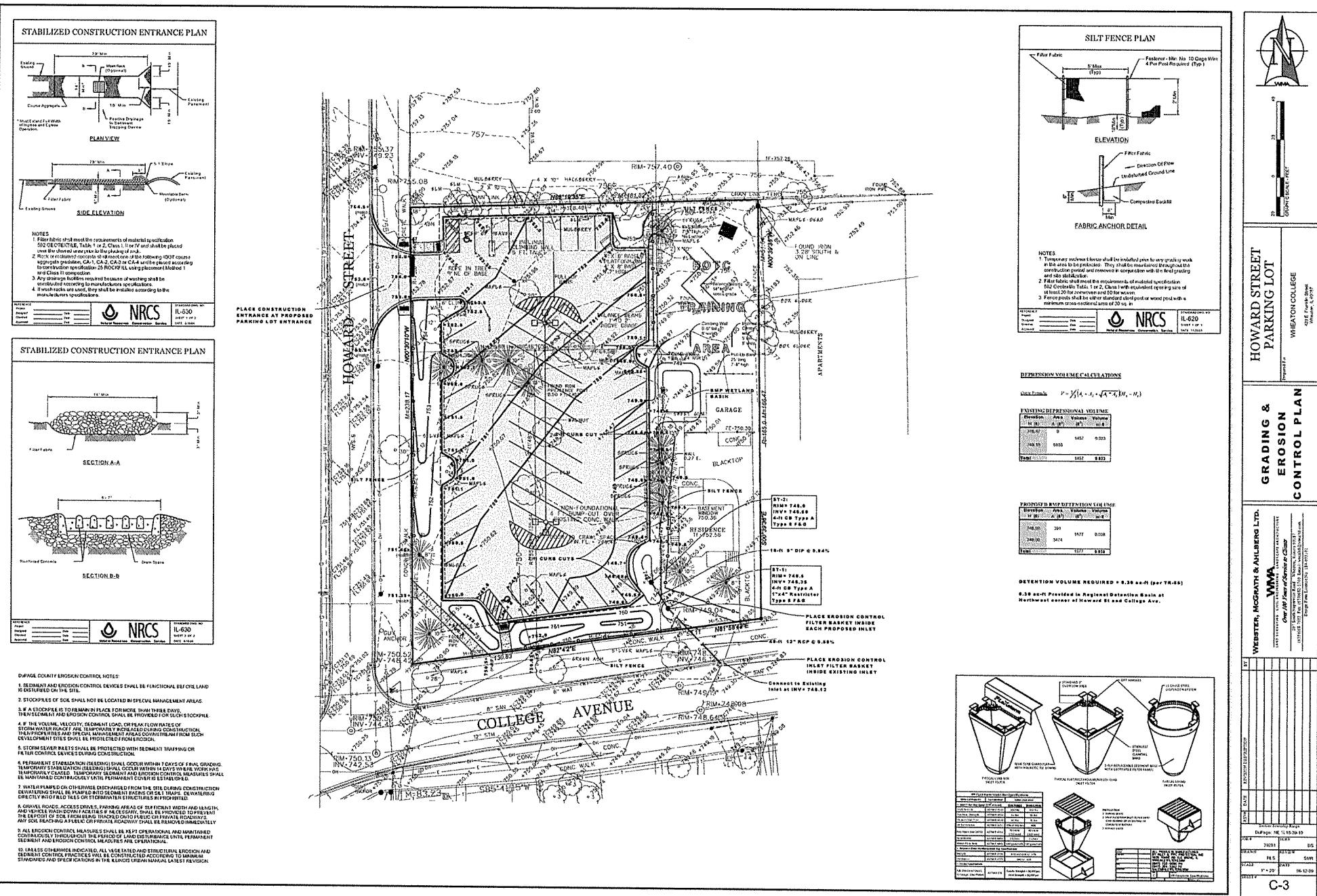
Absent:	None
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Motion Carried Unanimously

Passed: August 17, 2009
Published: August 18, 2009







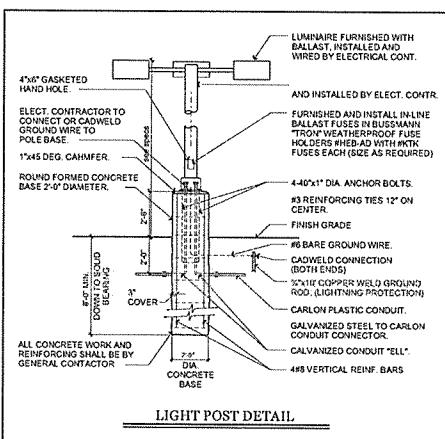


HOWARD STREET
PARKING LOT

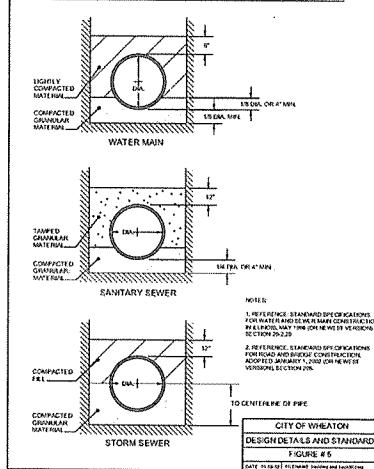
CIVIL

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 (416) 481-6545, Telex 415452, Fax (416) 481-6546
 Design Firms London Inc. 142-205-135

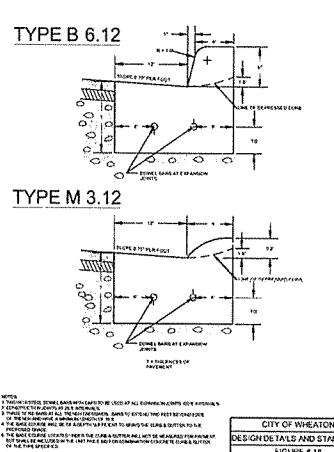
Chlorine, Free Chlorine, Pools
DURAC: HI-14-39-10
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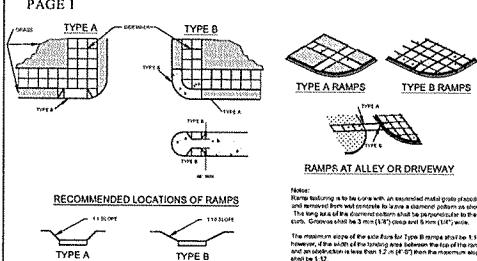
BEDDING AND BACKFILL DETAIL



BARRIER CURB AND GUTTER

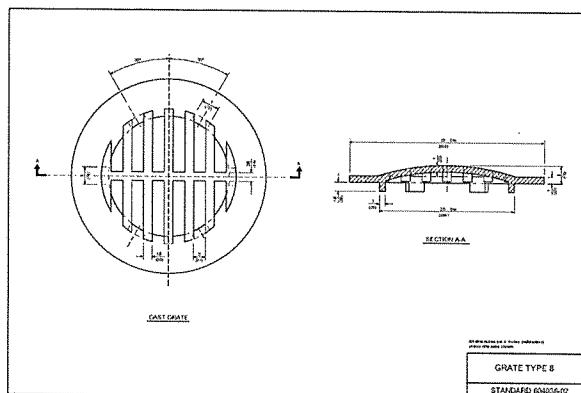
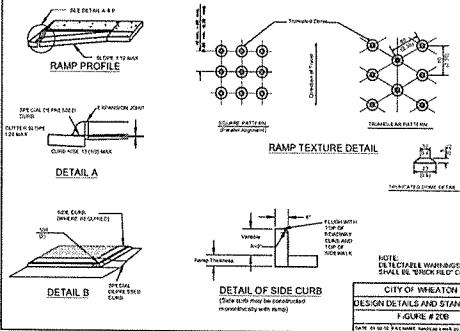


HANDICAP SIDEWALK RAMP DETAILS AND SPECIFICATIONS

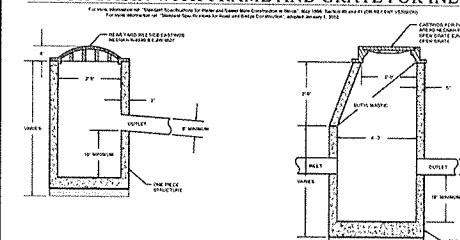


RECOMMENDED LOCATIONS OF RAMPS Note: Ram fastening is to be done with an expanded metal

HANDICAP SIDEWALK RAMP DETAILS AND SPECIFICATIONS
PAGE 2



CATCH BASIN WITH FRAME AND GRATE FOR INLET



NOTES

- 1. KNOWLEDGEABLE USE OF 8" LUMBO-RIBBED PAPER RINGS. NO METAL RING IS INCLUDED.
- 2. ALL JOINTS BETWEEN BANJO LESTON, RINGS AND CANTONETS ARE TO BE HEAT WELDED IN PLATE GASKET MATE RING. NO METAL RING IS INCLUDED. USE TWO TRIMMING RINGS ON RINGS THAT ARE APPROVED BY LAW.
- 3. METAL IS NOT ALLOWED.
- 4. EIGHT (8) METAL RINGS ARE TO BE USED. BANJO STRUCTURE SHOULD EXCEED A DEPTH OF 10MM. DEFLAT SHALLOW HOLLOW POLYPROPYLENE PLATES ARE NOT PERMITTED. BANJOES MUST BE INSTALLED.
- 5. EIGHT (8) PLATE RINGS, METAL, MUST BE PLACED ON THE BANJO, SECTION, BANJO, RIBBED RINGS, AND FRAMES.
- 6. BANJOES ARE TO BE USED ON THE BANJO, SECTION, BANJO, RIBBED RINGS, AND FRAMES ONLY. IN ALL INSTANCES WHERE TWO OR MORE RINGS ARE PLACED ON THE BANJO, SECTION, BANJO, RIBBED RINGS, AND FRAMES, ONE EIGHT (8) PLATE RING IS TO BE USED ON THE BANJO, SECTION, BANJO, RIBBED RINGS, AND FRAMES.

CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 12



20
GRAPHIC SCALE, FEET

STREET
OT

THEATON COLLEGE
425 E. Franklin Street

W

SCAPE
AN

LANDS PL

ELBERG LTD.

**McGRAW & AH
WMA**
CITY 142441451951 Party of Service Co

WEBSTER, H.
1445 Stevens
Over.
2915441
(619) 645-7001
Dent

118

100

2004

1-1

E-1

Legend

- Existing Deciduous Trees to Remove
- Existing Evergreen Trees to Remove

Plant List	Tree	Qty	Root Form	Size
	Green Mt. Sugar Maple	1	BB&BS	
	Acer saccharum "Green Mountain"			
	Black Hills Spruce	1	BB&BS	
	Picea glauca "Densata"			
	Eastern White Pine	2	BB&BS	
	Pinus strobus			
	Bloodgood London Planetree	1	BB&BS	
	Platanus x acerifolia "Bloodgood"			
	Freightlin Elm	2	BB&BS	
	Ulmus parvifolia "Freightlin"			
		12	Replacement Trees Provided	

<u>Ornamental Trees</u>	
Baileya	1/8-1/4" clump
Amaralochrysa canadensis	
Saucer Magnolia	3/8-1/2"
Magnolia soulangiana	
<u>Shrubs</u>	
Swallow-Winged Euphorbia	10-18/8-12"
Euphorbia stricta "Compacta"	
Mint Leaf Juniper	10leaves/l gal.
Juniperus chinensis "Mint Julep"	
Sea Green Juniper	11leaves/l gal.
Juniperus chinensis "Sea Green"	
Broadleaf Juniper	7leaves/l gal.
Juniperus sabina "Broadmeas"	
Ore Low Sumac	5/8-8/8-10"
Rhus aromatica "Ore Low"	
Miss Kim Ligustrum	10-18/8-10"
Evonymus peltata "Miss Kim"	
Spreading Yew	5/8-8/8-10"
Taxus media "Dense Green Spreader"	
Chicago Luster Viburnum	10-18/8-10"
Viburnum dentatum "Chicago Luster"	
<u>Perennials</u>	
Karl Foerster grass	8w/12 gal.
Calamagrostis acutiflora "Karl Foerster"	
Magnolia stellata	12/pat/2 gal.
Echinacea purpurea "Magnus"	
Gateway Fee Pea Wood	8/pat/2 gal.
Epipactis helleborine "Gateway"	
Lilium	100/pat/2"
Lilium specata	
Fountain grass	8/pat/2 gal.
Pennisetum alopecuroides	
Black Eyed Susan	22/pat/2 gal.
Rudbeckia fulgida "Goldsturm"	

Basic Planting (1,000 sq ft planting)

Grasses (Install 400 of below listed species)

- Card Grass
- Big Bluestem
- Blue Jointgrass
- Torrey's Rush
- Rice Cutgrass
- River Bulrush
- Dark Green Rush

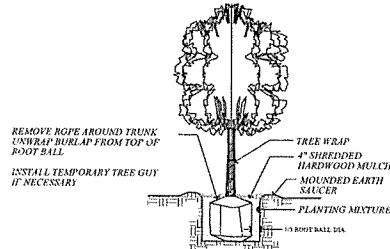
Basin Plantings shall be installed as live material in either 3" pots, roots or rhizomes. Plantings shall be installed in groupings of 3-5 species per grouping planted at 12-15" as center.

the entire planting.

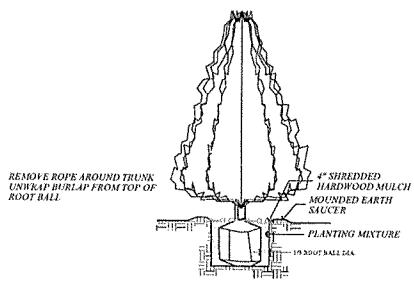
Tree Replacement Note

4 Additional 3" trees shall be planted as part of the tree replacement requirement on the Wheaton College Campus at a location to be determined.

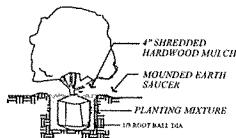
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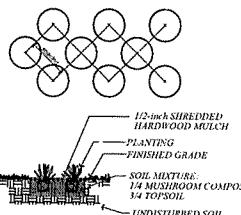
PLANTING DETAIL - DECIDUOUS TREES



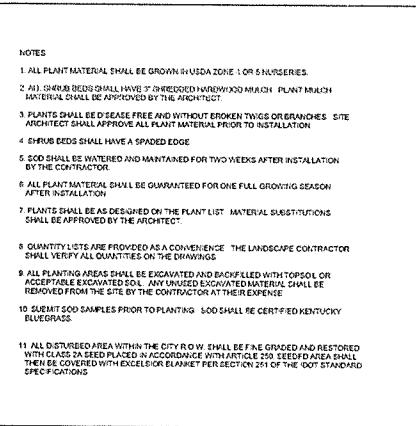
PLANTING DETAIL - EVERGREEN TREES



PLANTING DETAIL - SHRUBS



**PLANTING DETAIL - GROUNDCOVER/
PERENNIAL PLANTING**

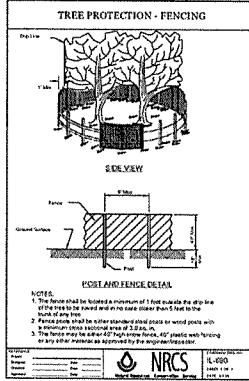
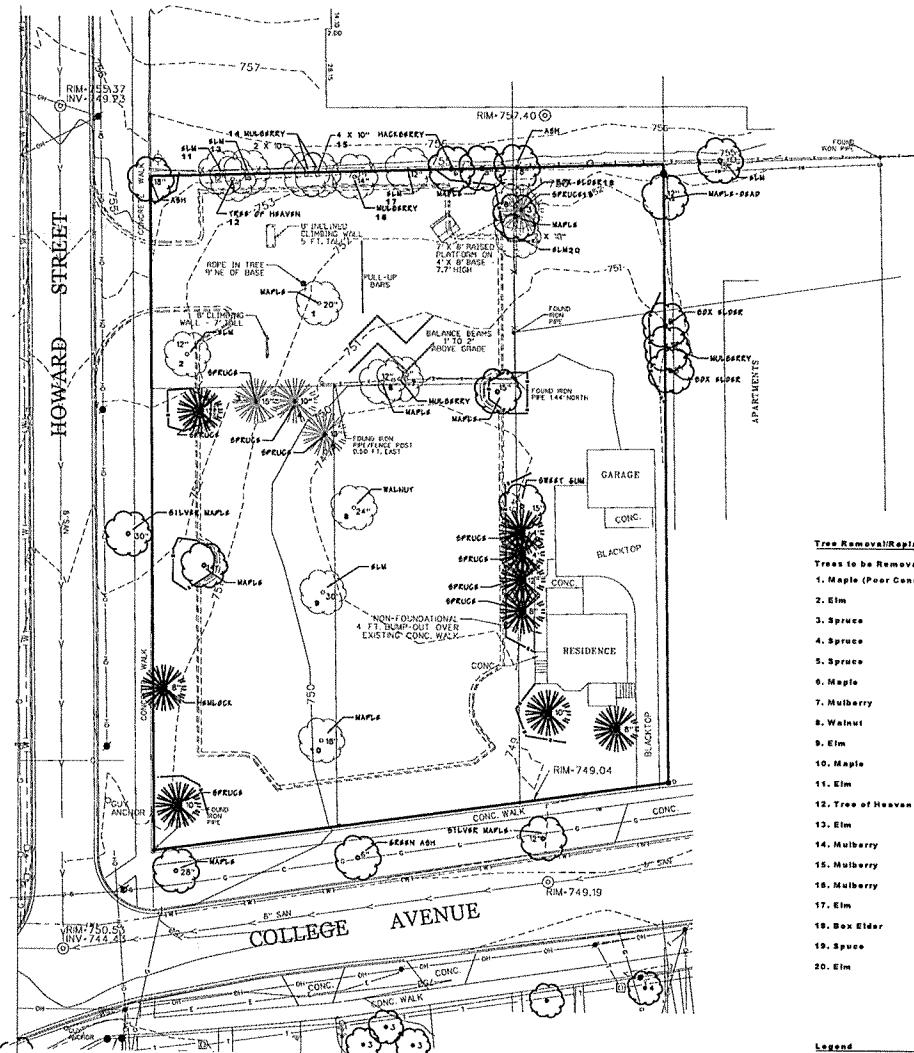


NOTES

1. ALL PLANT MATERIAL SHALL BE GROWN IN USDA ZONE 1 OR 5 NURSERIES.
2. ALL SOILS USED SHALL HAVE 5% SIEVED HARDWOOD MULCH. PLANT MULCH SHALL BE APPROVED BY THE ARCHITECT.
3. PLANTS SHALL BE FREE OF ALL WITHOUT BROKEN TWIGS OR BRANCHES. SITE ARCHITECT SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION.
4. SHRUB BEDS SHALL HAVE A SPADED EDGE.
5. SOIL SHALL BE WATERED AND MAINTAINED FOR TWO WEEKS AFTER INSTALLATION BY THE CONTRACTOR.
6. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE FULL GROWING SEASON AFTER INSTALLATION.
7. PLANTS SHALL BE DESCRIBED ON THE PLANT LIST. MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE ARCHITECT.
8. QUANTITY LISTS ARE PROVIDED AS A CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS.
9. ALL PLANTING AREAS SHALL BE EXCAVATED AND BACKFILLED WITH TOPSOIL OR ACCEPTABLE EXCAVATED SOIL. ANY UNUSED EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT THEIR EXPENSE.
10. SUBMIT SOIL SAMPLES PRIOR TO PLANTING. SOIL SHALL BE CERTIFIED KENTUCKY BLUEGRASS.
11. ALL PLANT MATERIAL SHALL BE PLANTED IN A 12" DEEP HOLE.

	
	
HOWARD STREET PARKING LOT	
LANDSCAPE DETAILS	Property WHEATON COLLEGE <small>101 North First Street Wheaton, IL 60187</small>

WEBSTER, MCGRATH & AHLBERG LTD.
WMA
WATERMAN, MCGRATH & AHLBERG LTD.
1000 Bloor Street West, Suite 1000, Toronto, Ontario M6A 2B7
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Fax 9 a.m. - 4 p.m. Eastern Time, 12 a.m. - 5 p.m. Central Time



**HOWARD STREET
PARKING LOT**

**TREE
RESERVATION**

PLAN

Proposed

420 E. Faris Street
WHEATON COLLEGE

WEBSTER, MCGRAH & AHLBERG LTD.
WMA
WORLD MARKETING ASSOCIATION
217 South Michigan Avenue, Chicago, Illinois 60604
(312) 443-4810, Telex 242100, Telecop 631-5101
P.O. Box 1000, Chicago, Illinois 60690-1000, Telecop 631-5101
Tele 312-443-4810

Tree Removal/Replacement List

Trees to be Removed	Replacement Requirement (QTY of 3" Trees)
1. Maple (Poor Condition)	0
2. Elm	0
3. Spruce	0
4. Spruce	0
5. Spruce	0
6. Maple	4
7. Mulberry	0
8. Walnut	6
9. Elm	0
10. Maple	6
11. Elm	0
12. Tree of Heaven	0
13. Elm	0
14. Mulberry	0
15. Mulberry	0
16. Mulberry	0
17. Elm	0
18. Box Elder	0
19. Spruce	0
20. Elm	0

16 - 3" Replacement Trees required

Legend

Removed Trees



Preserved Trees



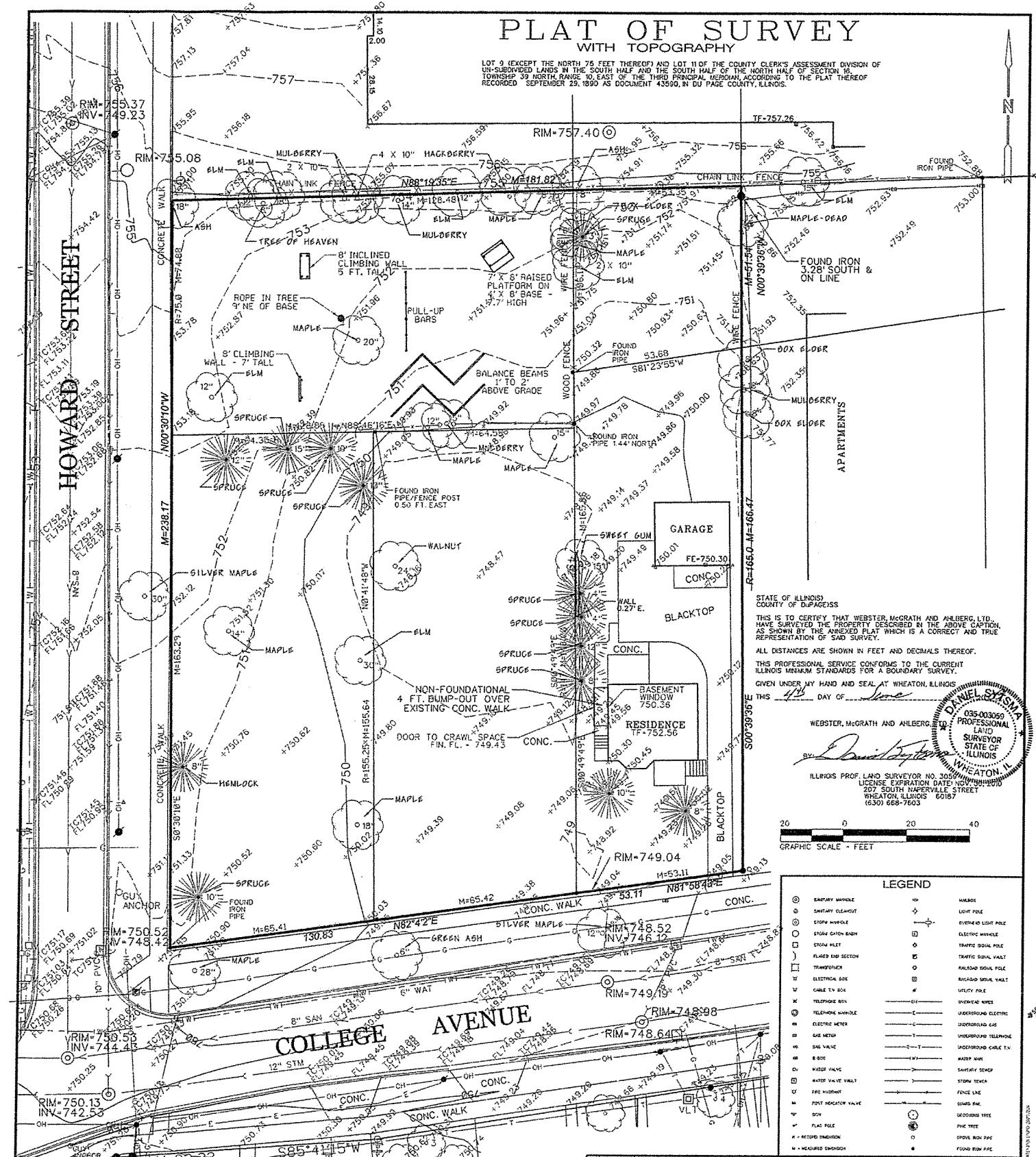
Tree Protection Fences



L-3

PLAT OF SURVEY WITH TOPOGRAPHY

LOT 3 (EXCEPT THE NORTH 75 FEET THEREOF) AND LOT 11 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF UN-SUBDIVIDED LANDS IN THE SOUTH HALF AND THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 29, 1990 AS DOCUMENT #43590, IN DU PAGE COUNTY, ILLINOIS.



Ref.	Date	Description	By
1	3/9/09	OVERLAP TOPO TO NORTHEAST	BC
2	3/26/09	INCORPORATE LOT 11 INTO SURVEY	DS
3	4/29/09	ADDED ELEV. AND T/F	DS
4	6/04/09	UPDATED TREE ID	BS
			PREPARED FOR: WHEATON COLLEGE ATTN: BRUCE KOENIGSBERG 501E. COLLEGE AVENUE WHEATON, IL 60187
			VACANT LOT AT THE NORTHEAST CORNER OF COLLEGE AVE & HOWARD ST
			JOB #: 39281 DATE: 2/26/09 SCALE: 1" - 20'
			SURV: DS DRAWN: KD DESIGN:
			FILE #: C-31875-T SHEET #: 1 OF 1

BENCHMARKS:
ON SITE:
IRON PIPE CONTROL POINT: 4 FEET NORTH OF THE NORTH CURB OF COLLEGE AVE 100 FEET WEST OF THE CENTERLINE OF HOWARD ST. ELEV. 749.63

SOURCE: WHEATON COLLEGE
BRONZE OVAL ON WEST SIDE OF CONCRETE BASE OF LIGHT POLE NEAR THE SOUTHEAST CORNER OF PRESIDENT ST. AND HARRISON AVE. DU PAGE COUNTY BENCHMARK M1500R ELEVATION - 775.03 (AGVD 29)

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