

ORDINANCE NO. F-1945

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD) ALLOWING THE CONSTRUCTION AND USE OF AN 11,600 SQUARE FOOT, TWO-STORY WELCOME CENTER FOR WHEATON COLLEGE ON THE PROPERTY LOCATED AT 603 AND 611 COLLEGE AVENUE – 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 to allow the construction and use of an 11,600 square foot, two-story Welcome Center for Wheaton College on the property located at 603 and 611 College Avenue, all on the property legally described herein within the city limits of Wheaton, Illinois, (“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 May 10, 2016 to consider the issuance of the PUD; and the Board has recommended the issuance of the PUD.

NOW, THEREFORE, BE IT ORDAINED by the Wheaton 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.

P.I.N. 05-16-218-015

The subject property is commonly known as 603 and 611 College Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a PUD is hereby issued on the subject property to allow the construction and use of an 11,600 square foot, two-story Welcome Center for Wheaton College, in full compliance with the plans entitled “Site Plan” and “Landscape Plan”, sheets A001 and L001, prepared by Derrick Architecture, Wheaton, IL, dated March 22, 2016; “Building Elevations” and Floor Plans”, sheets A201, A202, A101 and A102, prepared by Derrick Architecture, Wheaton, IL, dated March 24, 2016; “Signage Plan”, sheet S101, prepared by Derrick Architecture, Wheaton, IL, dated March 24, 2016; “Site Plan” and “Preliminary Engineering Plan”, prepared by Webster McGrath and Ahlberg, Wheaton, IL, dated March

25, 2016, subject to the following conditions:

1. The applicant shall construct the proposed thirteen parking spaces on the west side of Chase Street within three years of the date of this Ordinance.
2. 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 final approved landscape plan. In the event any landscaping, plantings or vegetations on the property dies, in whole or in part, at any time, the owner shall, forthwith, replace the non-viable landscaping vegetation and/or plantings with reasonably similar substitutes of original planting size or larger as directed by the City.
3. The applicant shall enter into a Fire Lane Designation and Enforcement Agreement with the City attached hereto as Exhibit "A".

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.

ATTEST:
Shan
City Clerk

Mayor

Roll Call Vote

Ayes: Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo
Councilman Suess
Councilwoman Fitch
Councilman Prendiville

Nays: None

Absent: None

Motion Carried Unanimously

Passed: June 6, 2016
Published: June 7, 2016

EXHIBIT "A"

FIRE LANE DESIGNATION AND ENFORCEMENT AGREEMENT

(INSERT LEGAL(S) AND P.I.N(S))

RECITALS

WHEREAS, the OWNER(S) desire to establish Fire Lanes upon the Subject Property to improve the health and safety of the citizens of Wheaton; and

WHEREAS, the CITY believes that it is in the best interests of the public health and safety that Fire Lanes be established, maintained and enforced upon the Subject Property.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the OWNER(S) and CITY agree to the following in regards to the Subject Property:

1. The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S), shall identify the specific Fire Lane locations within the Subject Property which shall, pursuant to the terms of this Agreement and Ordinance No. _____ be regulated. The specific locations of the Fire Lane(s) to be enforced shall be as set forth on the Site Plan ("Plan") attached hereto and fully incorporated into this Agreement as Exhibit " ". The CITY Fire Chief, Chief of Police or their designated representative and OWNER(S) or designated representative may from time to time mutually agree to amend the Fire Lane(s) location(s) as set forth in the Site Plan. At such time, the Site Plan shall be amended and appended to this Agreement as an Amended Exhibit " ".

3. The OWNER(S), at their sole expense, shall be responsible for obtaining, erecting and maintaining the appropriate signage in accordance with applicable CITY and State of Illinois regulations and specifications.

4. The CITY shall inspect and approve the signage prior to entering into this Agreement. The CITY Fire Chief, Chief of Police or their designated representative may require additional signage and/or pavement markings, if it is later determined that the inspected and approved signage does not provide adequate notification of the established fire lanes.

5. Upon execution of this Agreement, the CITY will enforce the Fire Lane parking and standing prohibitions and the Fire Lane maintenance requirements contained in Sections 70-355 and 30-2 of the Wheaton City Code in regards to the Subject Property. No "special duty" to third persons shall be imposed by this Agreement. The CITY's enforcement obligation shall be legally the same as it is with all other ordinances.

6. This Agreement may be terminated by the City in its sole discretion by providing not less than thirty (30) days notice to the Owner of its intention to terminate this Agreement.

7. This Agreement shall be assignable by OWNER(S) to their successors in interest upon the sale or lease of the Subject Property.

8. The OWNER(S) hereby agrees to release and hold harmless, indemnify and defend (including the payment of all costs and attorneys' fees) the CITY, its Officers, Agents and Employees, in connection with any and all actions or claims for any loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

9. The sole remedy available to the OWNER(S), upon any breach of this Agreement by the CITY, shall be the termination of the Agreement. It is of the essence of this Agreement that the CITY shall not be liable in money damage for any breach of this Agreement.

10. Whenever notice to the CITY is required, it shall be addressed to:

City Clerk
City of Wheaton
303 West Wesley Street
Wheaton, IL 60189-0727

Whenever notice to the Owner is required, it shall be addressed to:

IN WITNESS WHEREOF, the parties hereto have executed this instrument by their duly authorized officers of the day and year first above written.

CITY OF WHEATON, ILLINOIS, a Municipal Corporation

BY: _____
City Manager

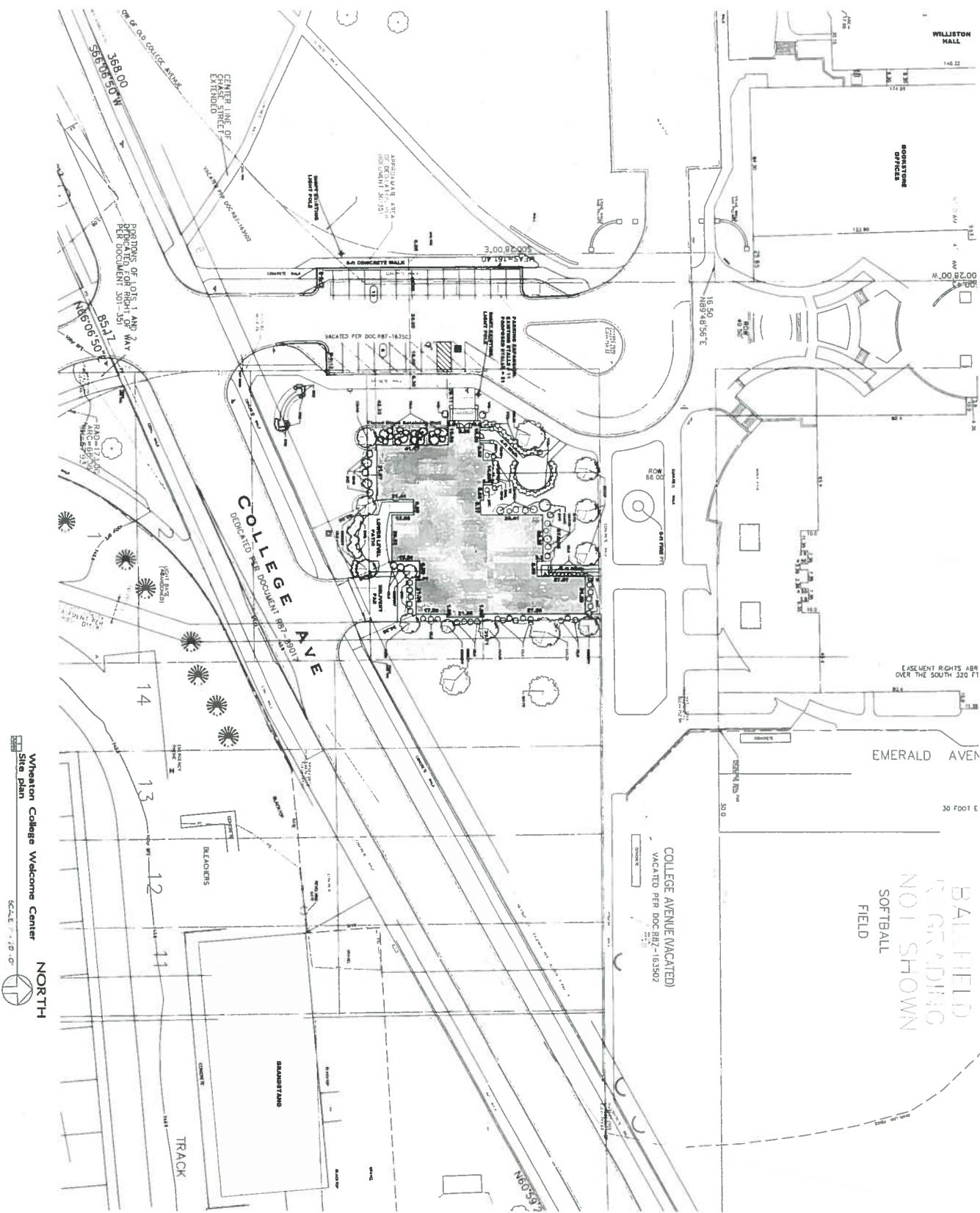
ATTEST: _____
City Clerk

BY: _____

ATTEST: _____

BY: _____

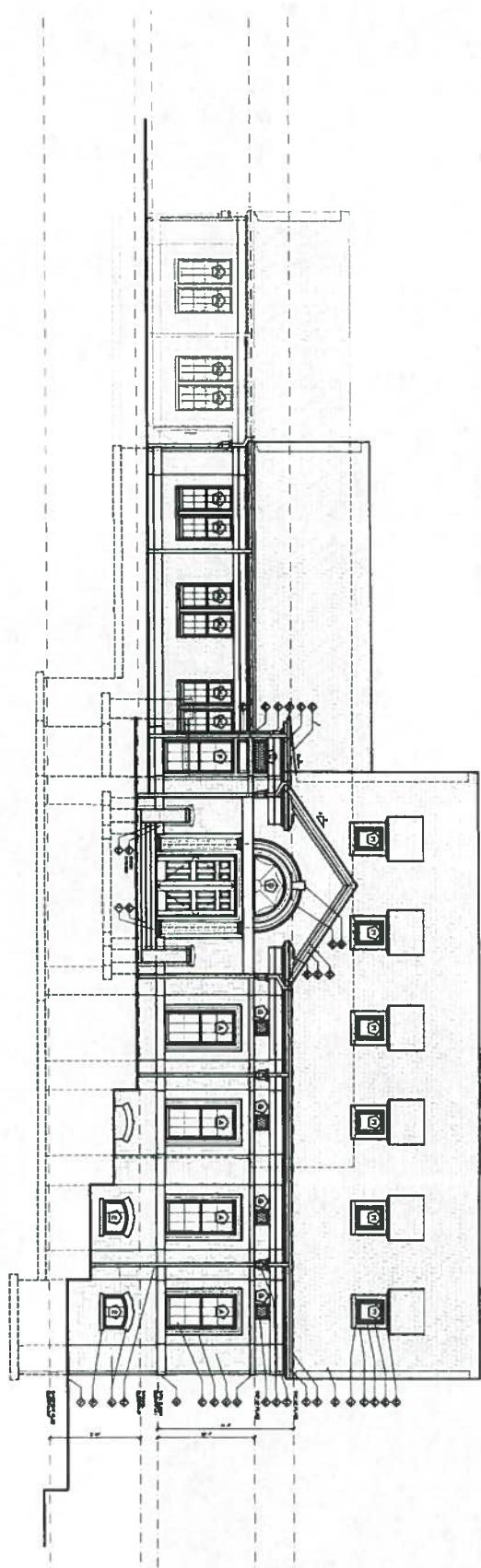
ATTEST: _____



SEQUOIA G.C.C.
630/499.1000 1585 Beverly Court, Unit 109
Fax 630/499.1808 Aurora, IL 60502

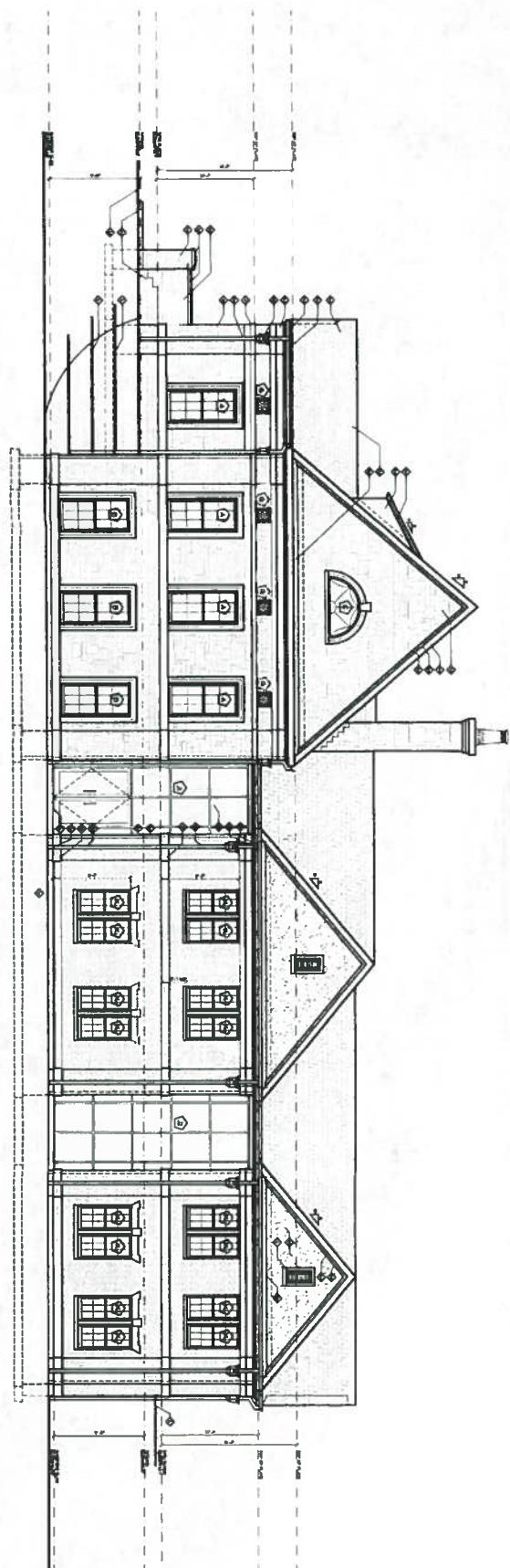
Chase Street Elevation – West

SCALE: 1/8" = 1'-0"



College Street Elevation – South

SCALE: 1/8" = 1'-0"



SEQUOIA G.C.C.
1585 Beverly Court, Aurora IL
630-499-1000

WHEATON COLLEGE WELCOME CENTER
301 CHASE STREET
WHEATON IL 60187

Chase Street
Elevation (West)
College Street
Elevation (South)

DRAWN BY [REDACTED]
DATE 07/14/14
SCALE ASPOSED
NUMBER 144



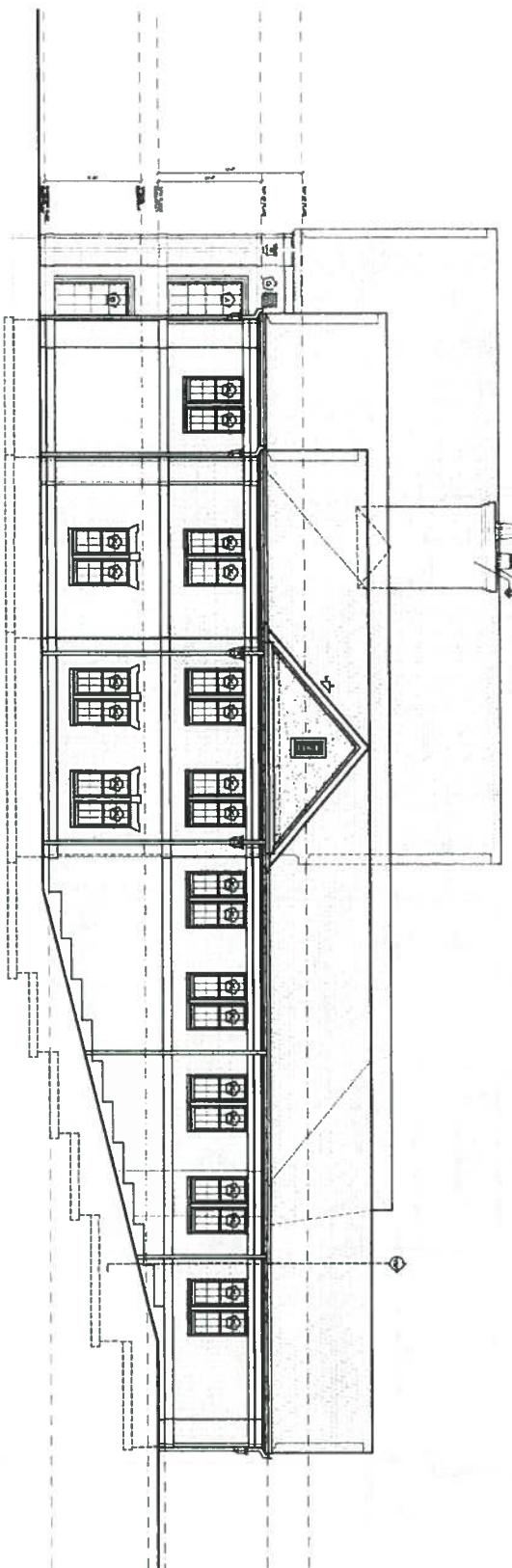
118 SOUTH GABLE BLVD
WHEATON, ILLINOIS 60187

DERRICK
ARCHITECTURE

A201

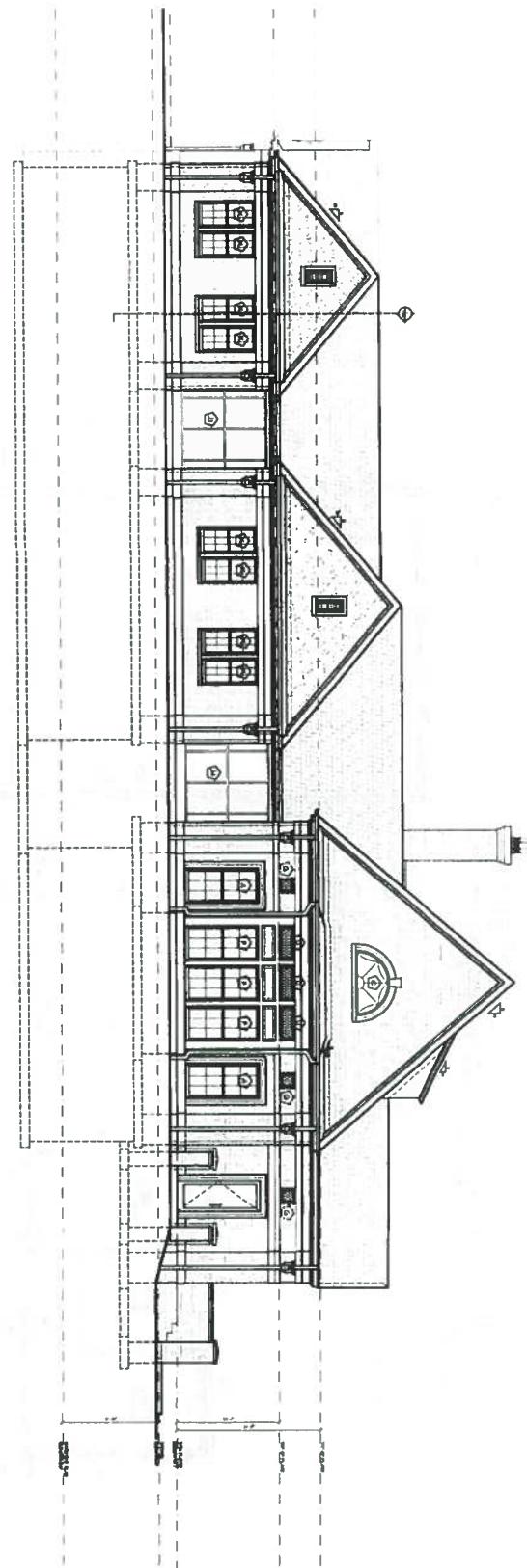
1/202 **Elevation – East**

SCALE: 1/8 = 1'-0"



Elevation – North

SCALE: $1\text{--}\theta$

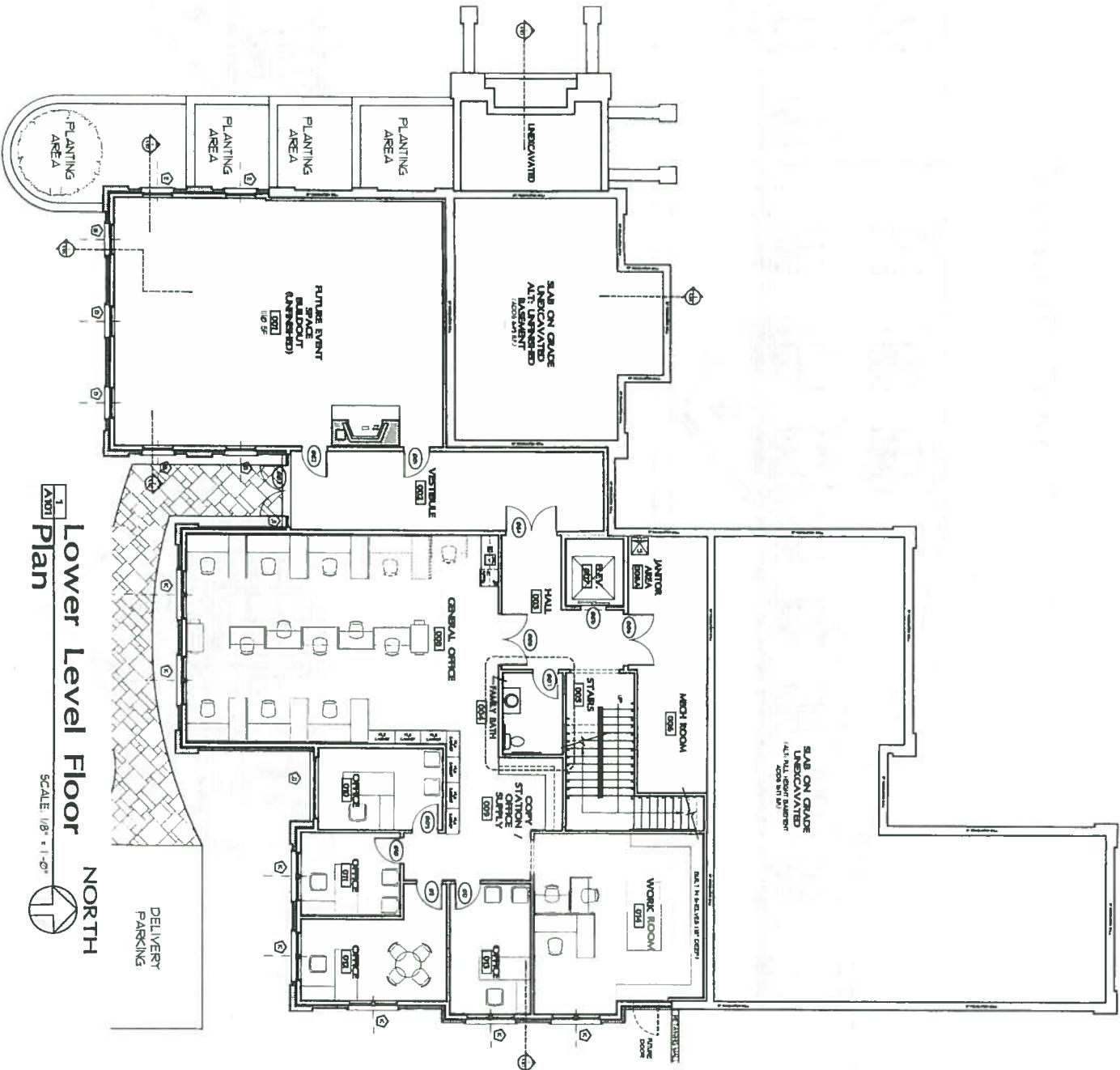


SEQUOIA G.C.C.
1585 Beverly Court, Aurora 11
630-499-1000

630-459-1000
WHEATON COLLEGE WELCOME CENTER
301 CHASE STREET
WHEATON, IL 60187

DRAWN
DATE
SCALE
PROJECT
NUMBER
SHEET

A202



Lower Level Floor Plan

floor

NORTH

SCALE: 1/8" = 1'-0"

1/8"

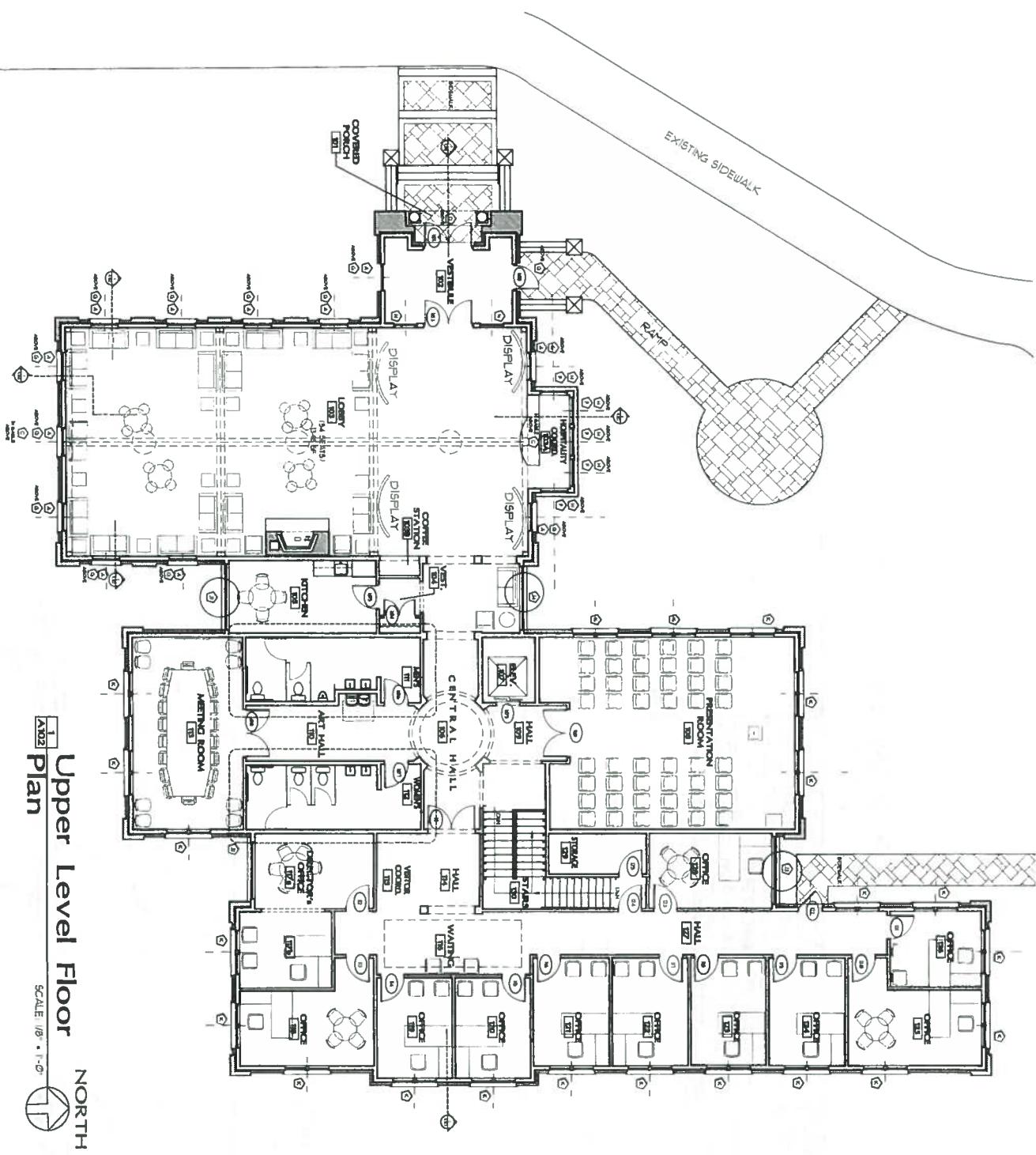
SEQUOIA G.C.C.
1585 Beverly Court, Aurora II
630-499-1000

630-499-1000
WHEATON COLLEGE WELCOME CENTER
301 CHASE STREET
WHEATON, ILLINOIS

DRAWN BY
DATE 03/26/04
SCALE AS
PROJECT
NUMBER

Lower Level Floor Plan

A101



A102

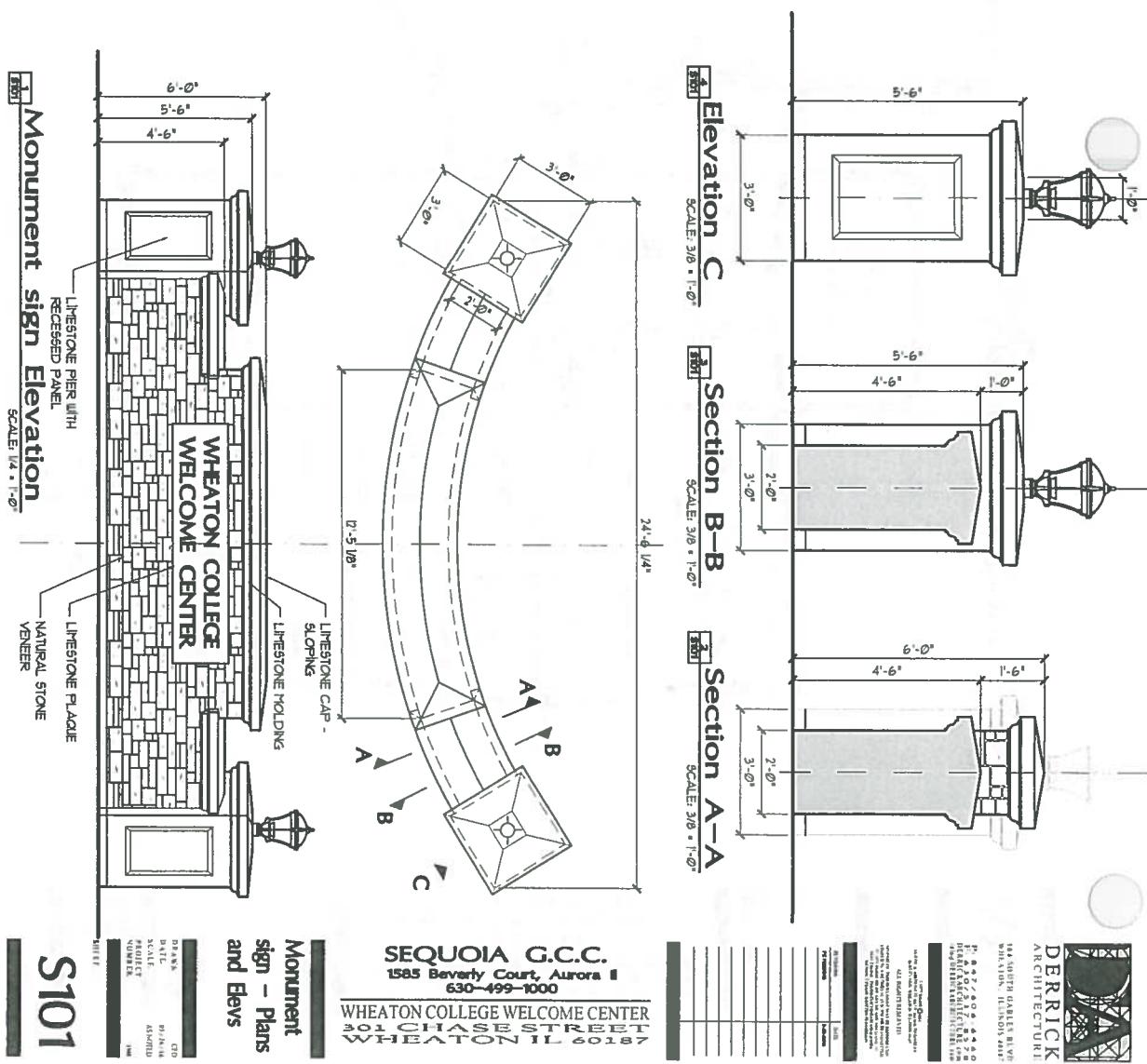
Upper Level Floor Plan

SEQUOIA G.C.C.
1585 Beverly Court, Aurora IL
630-499-1000

WHEATON COLLEGE WELCOME CENTER
301 CHASE STREET
WHEATON IL 60187

The logo for Derrick, featuring a stylized 'D' shape composed of a grid of lines.

106 SOUTH GABLEY BLVD.
WHEATON, ILLINOIS 60187



SIXTY

