

ORDINANCE NO. F-2036

AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT REQUEST TO CITY OF WHEATON ORDINANCE NO. F-0957 – WHEATON SPORTS CENTER

WHEREAS, written application has been made requesting a Planned Unit Development (PUD) Amendment to City of Wheaton Ordinance No. F-0957 to allow the construction and use of parking lot lights in the western parking lot of the Wheaton Sports Center, on certain property legally described herein and commonly known as 1000 W. Prairie Avenue, Wheaton, Illinois 60187; 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 25, 2017 and August 8, 2017 to consider the PUD Amendment request; and the Planning and Zoning Board has recommended approval of the PUD Amendment request; and

WHEREAS, on August 21, 2017 the Wheaton City Council received the report of the Wheaton Planning and Zoning Board and took public comment from the Petitioner and neighbors regarding the proposed PUD Amendment and thereafter recommended denial of the proposed amended lighting plan but offered the petitioner the option to submit a further amended lighting site plan (Second Lighting Plan), in an effort to address the Council and neighbor's concerns; and

WHEREAS, on September 18, 2017 the Wheaton City Council received the Second Lighting Plan and continued the matter to the October 2, 2017 meeting; and

WHEREAS, the Third Lighting Plan dated August 1, 2017 and revised September 26, 2017 has been submitted by the petitioner for consideration by the City Council; and

WHEREAS, the Third Lighting Plan provides rectangular House Side Shields measuring 4.25 inches in height on the north and west sides of the fixtures to minimize glare to the adjacent single-family homes as requested by the neighbors; and

WHEREAS, the City Council finds that the Third Lighting Plan does not require further public hearing for it to consider the proposed amendment to the PUD.

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 O-R Office Research District zoning classification:

LOT 1 IN WHEATON SPORTS CENTER PLAT OF CONSOLIDATION IN THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1990 AS DOCUMENT R90-49415, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-08-306-049

The subject property is commonly known as 1000 W. Prairie Avenue, Wheaton, IL 60187.

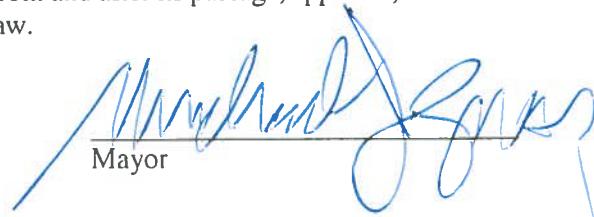
Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, as well as the public comment taken by the City Council on August 21, 2017 and September 18, 2017, and its review of the Third Lighting Plan, the Planned Unit Development (PUD) Amendment

request to City of Wheaton for Ordinance No. F-0957 is hereby granted to allow the construction and use of parking lot lights in the western parking lot of the Wheaton Sports Center in strict compliance with the amended plan entitled "Wheaton Sports Center", prepared by KSA Lighting & Controls, dated August 1, 2017 and revised September 26, 2017, and strictly subject to the following condition:

1. The parking lot lights shall not be used between the hours of 10 pm and 6 am.

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.



Michael Gresk
Mayor

ATTEST:



Sharon Bennett Hagn
City Clerk

Roll Call Vote

Ayes: Councilman Suess
Councilman Barbier
Councilman Prendiville
Mayor Gresk
Councilman Scalzo

Nays: None

Absent: Councilwoman Fitch
Councilman Rutledge

Motion Carried Unanimously

Passed: October 2, 2017
Published: October 3, 2017



