

ORDINANCE NO. O-2020-28

AN ORDINANCE APPROVING EXTENSION OF THE DECLARATION OF EMERGENCY AND EXECUTIVE ORDER OF THE MAYOR OF THE CITY OF WHEATON SUSPENDING ENFORCEMENT OF PORTIONS OF THE CITY'S M-1 ZONING REGULATIONS BASED UPON WHEATON COLLEGE'S NEED TO PROVIDE COVID-19 QUARANTINE FACILITIES FOR WHEATON COLLEGE STUDENTS FOR THE 2020-2021 ACADEMIC YEAR

WHEREAS, Section 2-127 "Emergency Powers and Duties" of Chapter 2 "Administration" of the Wheaton City Code grants authorization to the Mayor of the City of Wheaton to enter executive orders "upon the declaration of a local state of emergency;" and

WHEREAS, the authority to declare a state of emergency and to issue local executive orders under Section 2-127 is exclusive to the Mayor; and

WHEREAS, the authority set forth in Section 2-127 of Chapter 2 of the Wheaton City Code to enter this declaration and order is independent of any prior declarations of emergency and local executive orders issued thereunder; and

WHEREAS, Section 2-127 of the Wheaton City Code contains the language "but not limited to" to provide flexibility in times of emergency, and the Mayor has issued a declaration of emergency that the disease known as COVID-19 continues to exist and represents a real and significant natural disaster resulting in the injury of persons and that extraordinary measures must be taken to protect the public health, safety and welfare from such conditions; and

WHEREAS, subsection (b) (3) of Section 2-127 of the Wheaton City Code authorizes the mayor to issue:

"Such other orders as are imminently necessary for the protection of life provided that such order shall not supersede the regularly constituted authority of the City Manager, Chief of Police, Fire Marshall, Public Works Director or Director of Civil Defense"; and

WHEREAS, Wheaton College has contacted the City and requested that the City temporarily suspend application of the Wheaton Zoning Ordinance to the property commonly known as 1825 E. College Avenue and legally described as legally described in Exhibit 1 which is attached hereto and incorporated herein as fully set forth (hereinafter the "Property"); and

WHEREAS, the Property contains offices and warehouse facilities (hereinafter "Facility") previously used by a book publisher in the M-1 Zoning District which has the capability of being converted for the COVID-19 residential purposes as described in this ordinance; and

WHEREAS, the purpose of the proposed suspension of the zoning ordinance is to allow remodeling and a use of the "Property" as a quarantine facility for male students of Wheaton College for the academic year 2020-2021; and

WHEREAS, Wheaton College has provided to the City of Wheaton first responders COVID-19 facilities in dormitories to mitigate the exposure and spread of COVID-19; and

WHEREAS, part of the "Facility" is in the Village of Glen Ellyn and is zoned in a district classification which permits private schools. As such, the Village of Glen Ellyn's is allowing quarantine facilities for 25 Wheaton College female students for the 2020-2021 school year; and

WHEREAS, based upon the short period of time before the 2020-2021 school year begins at Wheaton College, the length of time necessary to process and amend the Wheaton Zoning Ordinance would not permit the Facility to be timely remodeled for the use described herein; and

WHEREAS, the critical needs of Wheaton College to be able to quarantine students is reasonable and necessary to adopt this ordinance; and

WHEREAS, the proposed use will enhance the public health, safety and welfare of the City of Wheaton by quarantining students who test positive for COVID-19.

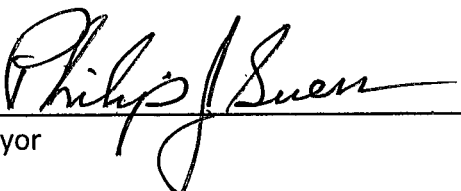
NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule authority, as follows:

SECTION 1: That the emergency order suspending enforcement of the M-1 Zoning District as it pertains to the Property legally described in the declaration and order entered by Mayor Philip J. Suess on July 27, 2020 is hereby adopted as an ordinance of the City of Wheaton. The order is attached hereto and incorporated herein as EXHIBIT 2.

SECTION 2: This ordinance shall remain effective until 14 days after the end of the Wheaton College 2020-2021 regular school year or upon repeal of this Ordinance, whichever occurs first.

SECTION 3: If a court of competent jurisdiction sets aside any portion of this Ordinance as unconstitutional or unlawful, it shall not affect the validity of the remainder of the Ordinance.

SECTION 4: That this ordinance shall become effective upon its passage and publication in conformance with the law.



Mayor

ATTEST:


City Clerk

Roll Call Vote:

Ayes: Councilman Zaruba
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge

Nays: None

Absent: Councilman Barbier

Motion Carried Unanimously

Passed: August 3, 2020
Published: August 4, 2020



This is the legal description for parcel # 05-10-408-009:

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING IN THE QUARTER SECTION LINE 747 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, SAID POINT BEING 499.2 FEET NORTH OF THE CENTER OF THE HIGHWAY; THENCE EAST 214 FEET TO THE POINT OF BEGINNING; THENCE NORTH, PARALLEL WITH THE QUARTER SECTION LINE, 600.3 FEET, MORE OR LESS, TO A POINT IN THE EAST AND WEST DIVISION LINE, 214 FEET EAST OF THE QUARTER SECTION LINE; THENCE EAST, ALONG SAID DIVISION LINE, 276.4 FEET; THENCE SOUTH, PARALLEL WITH THE QUARTER SECTION LINE, 739.2 FEET TO THE CENTER OF THE HIGHWAY; THENCE SOUTH 56 DEGREES 54 MINUTES WEST, ALONG CENTER OF SAID HIGHWAY, 330.0 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED BY WARRANTY DEED RECORDED MARCH 3, 1914 AS DOCUMENT 115435; THENCE NORTH, PARALLEL WITH THE QUARTER SECTION LINE, 316.2 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

2020-009

**SWORN DECLARATION OF EMERGENCY AND EXECUTIVE ORDER OF THE
MAYOR OF THE CITY OF WHEATON SUSPENDING ENFORCEMENT OF
PORTIONS OF THE CITY'S M-1 ZONING ORDINANCE BASED UPON WHEATON
COLLEGE'S NEED TO PROVIDE RESIDENTIAL FACILITIES FOR STUDENTS
WHO MAY REQUIRE COVID-19 QUARANTINE DURING THE 2020-2021
ACADEMIC YEAR**

WHEREAS, Section 2-127 "Emergency Powers and Duties" of Chapter 2 "Administration" of the Wheaton City Code grants authorization to the Mayor of the City to enter executive orders "upon the declaration of a local state of emergency"; and

WHEREAS, the authority to declare a state of emergency to issue local executive orders under Section 2-127 is exclusive to the Mayor; and

WHEREAS, the authority set forth in Section 2-127 of Chapter 2 of the Wheaton City Code to enter this declaration and emergency order stands independent of any prior declarations of emergency and local executive orders issued thereunder; and

WHEREAS, Section 2-127 of the Wheaton City Code contains the language "but not limited to" to provide flexibility in times of emergency, and I have concluded that there is a state of emergency in the City of Wheaton in that the disease known as COVID-19 continues to exist and represents a real and significant natural disaster resulting in the injury of persons and that extraordinary measures must be taken to protect the public health, safety and welfare from such conditions; and

WHEREAS, subsection (b) (3) of Section 2-127 of the Wheaton City Code authorizes me to issue:

"Such other orders as are imminently necessary for the protection of life provided that such order shall not supersede the regularly constituted authority of the City Manager, Chief of Police, Fire Marshall, Public Works Director or Director of Civil Defense"; and

WHEREAS, Wheaton College has contacted the City and requested that the City temporarily suspend application of portions of the M-1 Zoning District regulations which do not allow residential occupancy at the property commonly known as 1825 E. College Avenue and legally described in Exhibit 1 which is attached hereto and incorporated herein as fully set forth (hereinafter the "Property"); and

WHEREAS, the purpose of the proposed suspension of the zoning ordinance is to allow remodeling and a use of the Property as a facility for providing possible COVID 19 quarantine for male Wheaton College students; and

WHEREAS, the Property contains offices and warehouse facilities (hereinafter "Facility") previously used by a book publisher in the M-1 Zoning District which has the capability of being converted for the COVID-19 quarantine in the academic year 2020-2021; and

WHEREAS, Wheaton College has provided to the City of Wheaton first responders COVID-19-related living facilities in dormitories to mitigate the exposure and spread of COVID-19; and

WHEREAS, part of the Facility is located in the Village of Glen Ellyn. The Village of Glen Ellyn has elected to allow quarantine facilities for female students at the portion of the Facility located in Glen Ellyn for the 2020-2021 school year; and

WHEREAS, based upon the short period of time before the 2020-2021 school year begins at Wheaton College, the length of time necessary to process and amend the Wheaton Zoning Ordinance would not permit the Facility to be timely remodeled for the use described herein; and

WHEREAS, the critical needs of Wheaton College for quarantine facilities is reasonable and necessary; and

WHEREAS, the proposed use will enhance the public health, safety and welfare of the City of Wheaton by quarantining students who test positive for COVID-19; and

WHEREAS, this emergency declaration and corresponding order shall be effective for seven (7) days only, unless the Wheaton City Council adopts an ordinance extending the zoning relief set forth herein.

NOW, THEREFORE, BASED ON THE FOREGOING RECITALS, I, Philip J. Suess, as Mayor of the City of Wheaton, hereby order and declare instant, pursuant to the powers granted by law and this declaration of emergency, but only for such purpose as stated in this order and declaration of emergency, as follows:

SECTION 1. The foregoing recitals are incorporated herein as if fully set forth as substantive provisions.

SECTION 2. Pursuant to my authority set forth in Section 2-127 "Emergency Powers and Duties" of Chapter 2 "Administration" of the Wheaton City Code, I hereby declare a local state of emergency based upon the natural disaster of the COVID-19 pandemic and it being an efficient cause of serious illness, and based upon said declaration and consistent with Section 2-127 (b) (3), I hereby issue an order which I have concluded as eminently necessary for the protection of life by suspending the application of the residential prohibition in M-1 Zoning District ordinances of the City to the Property and allowing the Property to be used as a temporary residential COVID-19 quarantine facility in conformance with those plans submitted by Wheaton College attached hereto and incorporated herein as if fully set forth as EXHIBIT 2 subject to the conditions that:

- A. In the operation of the COVID-19 residential facilities, Wheaton College shall, apply and use any guidelines established by the Illinois Department of Public Health for similar facilities; and
- B. Wheaton College complies with any terms and conditions which may be imposed on the operation of a facility by the DuPage County Department of Public Health. and
- C. Wheaton College complies with other life safety codes of the City in constructing and operating the facilities.

SECTION 3. That the City Manager of the City of Wheaton or his designees are hereby authorized to undertake any and all administrative acts reasonably necessary to effectuate the purpose of this order for the next seven (7) days.

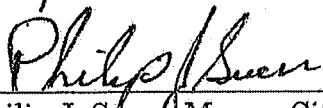
SECTION 4. Should any provision of this order be declared invalid by a Court of competent jurisdiction, said declaration shall not affect the validity of the remainder of the order.

SECTION 5. This order shall become effective immediately and be in effect for seven (7) days, upon its signing and attestation by the City Clerk.

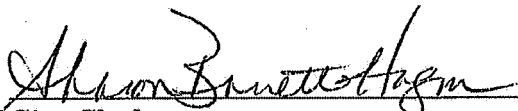
SECTION 6. That this order shall be presented to the Wheaton City Council on August 3, 2020, for its consideration of the extension of its provisions.

SECTION 7. Other than suspensions of the City of Wheaton Zoning Ordinance as it relates specifically to the Property, all other properties in the M-1 Zoning District shall remain subject to the Wheaton Zoning Ordinance in all respects. Furthermore, all life safety codes of the City related to construction and operation of the facilities shall remain applicable and enforceable.

SO ORDERED this 27th day of July, 2020.


Philip J. Saess, Mayor, City of Wheaton

ATTEST:

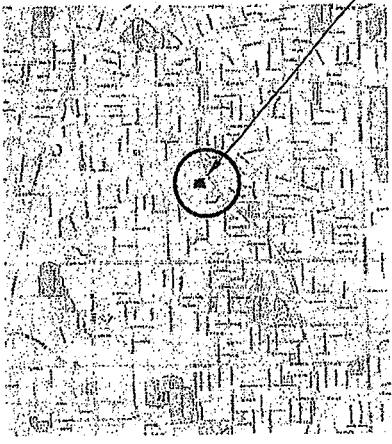

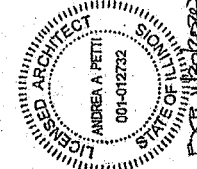

City Clerk

Date: 7/27/20

EXHIBIT 1

This is the legal description for parcel # 05-10-408-009:

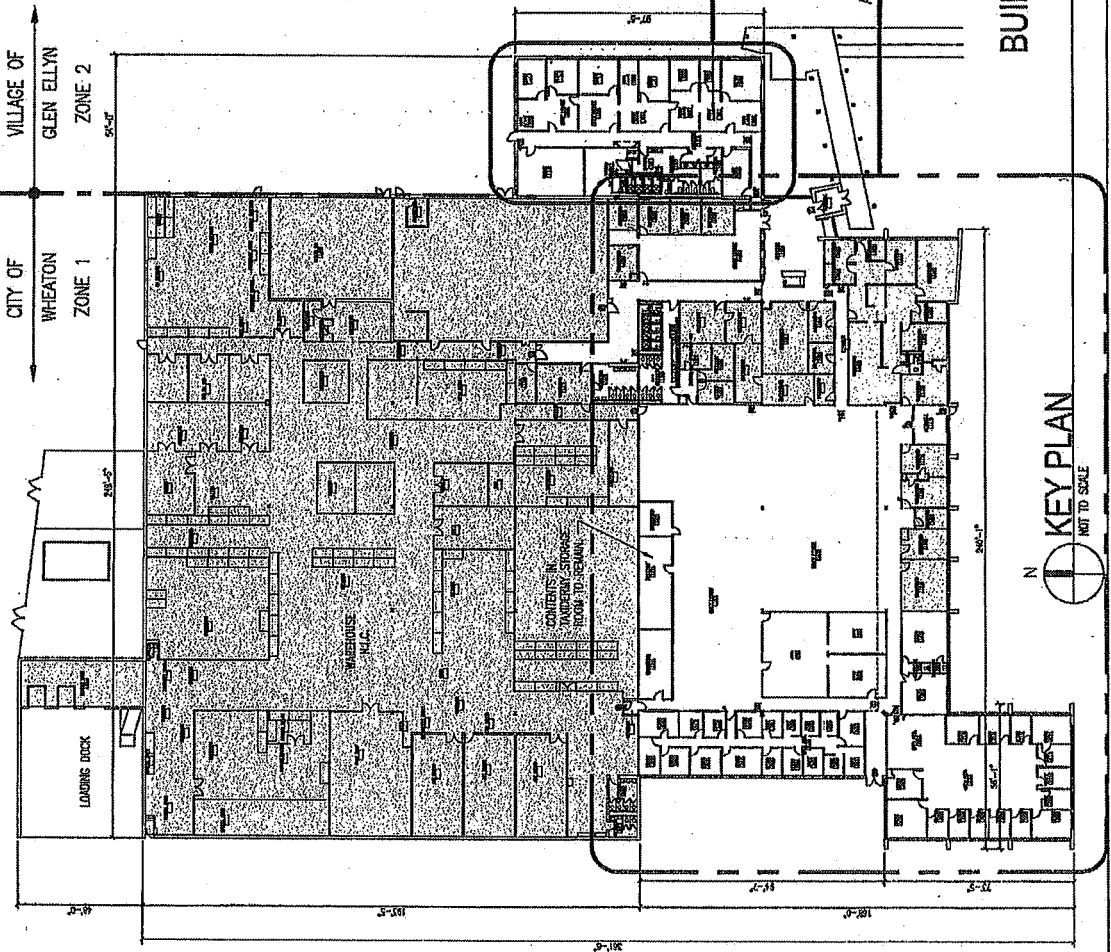
PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING IN THE QUARTER SECTION LINE 747 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, SAID POINT BEING 499.2 FEET NORTH OF THE CENTER OF THE HIGHWAY; THENCE EAST 214 FEET TO THE POINT OF BEGINNING; THENCE NORTH, PARALLEL WITH THE QUARTER SECTION LINE, 600.3 FEET, MORE OR LESS, TO A POINT IN THE EAST AND WEST DIVISION LINE, 214 FEET EAST OF THE QUARTER SECTION LINE; THENCE EAST, ALONG SAID DIVISION LINE, 276.4 FEET; THENCE SOUTH, PARALLEL WITH THE QUARTER SECTION LINE, 739.2 FEET TO THE CENTER OF THE HIGHWAY; THENCE SOUTH 56 DEGREES 54 MINUTES WEST, ALONG CENTER OF SAID HIGHWAY, 330.0 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED BY WARRANTY DEED RECORDED MARCH 3, 1914 AS DOCUMENT 115435; THENCE NORTH, PARALLEL WITH THE QUARTER SECTION LINE, 316.2 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

GENERAL PROJECT NOTES: <ol style="list-style-type: none"> ALL WORK TO BE EXECUTED IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, TRADE AND REFERENCE STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS AND WARRANTY REQUIREMENTS. ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED ELECTRICIANS. ALL PLUMBING WORK TO BE PERFORMED BY LICENSED PLUMBERS. THESE DOCUMENTS ARE TO REFLECT GENERAL INTENT OF THE ARCHITECTURAL SCOPE OF WORK. THE INFORMATION SHOWN IN THESE DOCUMENTS SHOW PURPOSE AND INTENT, AND ARE NOT COMPLETE IN EVERY DETAIL. 		PROJECT SCOPE <ol style="list-style-type: none"> DUE TO THE CURRENT COVID PANDEMIC, PROVIDE TEMPORARY QUARANTINE STUDENT HOUSING IN THE ONE-STORY OFFICE BUILDING AT EAST CAMPUS, FOR THE 2020-2021 ACADEMIC SCHOOL YEAR. 32 BOYS IN THE WEST SIDE OF THE BUILDING, IN THE CITY OF WHEATON, AND 25 GIRLS IN THE EAST SIDE OF THE BUILDING, IN THE VILLAGE OF GLEN ELLYN. STUDENTS WILL RESIDE AT EAST CAMPUS FOR THE RECOMMENDED QUARANTINE PERIOD OF TWO WEEKS. STUDENTS WHO REQUIRE ACCESSIBLE FACILITIES WILL BE HOUSED IN AN APPROPRIATE ACCESSIBLE LIVING SPACE ON CAMPUS, OR AT A LOCAL ACCESSIBLE HOTEL. PROVIDE A SAFE LIVING ENVIRONMENT FOR THE STUDENTS BY ADDING VISUAL FIRE ALARMS AND SMOKE DETECTORS IN EACH BEDROOM, ENSURING THE EMERGENCY LIGHTING ADEQUATELY MEETS CODE, THE FIRE EXIT TRAVEL PATHS ARE CLEARLY INDICATED, AND THE SPRINKLER SYSTEM IS OPERATIONAL. COVID DISEASE GUIDELINES ISSUED BY THE STATE OF ILLINOIS AND THE CENTER FOR DISEASE CONTROL AND PREVENTION WILL BE FOLLOWED. PROVIDE FOUR NEW SHOWERS IN EACH OF THE MEN'S AND WOMEN'S WASHROOMS. PROVIDE ONE WASHER AND DRYER IN EACH OF THE MEN'S AND WOMEN'S WASHROOMS. REMOVAL ALL STORED ITEMS FROM THE ONE-STORY OFFICE BUILDING. 	<div style="text-align: center;">  <p>Wheaton College 1825 College Avenue, Wheaton, IL</p> </div> <div style="text-align: center;"> <p>TEMPORARY STUDENT HOUSING</p> <p>1825 College Avenue, Wheaton, IL</p> </div>																				
CODE REQUIREMENTS <p>ALL WORK PERFORMED UNDER THESE DOCUMENTS SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CITY OF WHEATON ORDINANCES, CODES, AND REQUIREMENTS. ALL NEW WORK SHALL NOT DIMINISH ANY EXISTING CONDITIONS WITH RESPECT TO THEIR ADHERENCE TO APPLICABLE CODES AND REQUIREMENTS. CONTRACTOR TO CONTACT CITY OF WHEATON FOR ALL REQUIRED INSPECTIONS.</p> <p>WHEATON CITY CODE CHAPTER 22, BUILDING AND BUILDING REGULATIONS</p> <p>INTERNATIONAL BUILDING CODE 2018*</p> <p>INTERNATIONAL EXISTING BUILDING CODE 2016*</p> <p>INTERNATIONAL PLUMBING CODE 2018*</p> <p>ILLINOIS STATE PLUMBING CODE, PART 650, 2014*</p> <p>INTERNATIONAL ENERGY CONSERVATION CODE 2018</p> <p>NFPA 13, 2010 EDITION</p> <p>NFPA 70 NATIONAL ELECTRICAL CODE 2017</p> <p>NFPA 72</p> <p>ILLINOIS ACCESSIBILITY CODE 2018 EDITION</p>	PROJECT INFORMATION <p>PROJECT ADDRESS: 1825 COLLEGE AVENUE, WHEATON, IL</p> <p>ZONING: I-1</p> <p>OCCUPANCY CLASS.:</p> <ul style="list-style-type: none"> OFFICE AREA: B WAREHOUSE: S-2 <p>TEMPORARY OCCUPANCY CLASSIFICATION:</p> <ul style="list-style-type: none"> RESIDENTIAL: R-2 ZONE 1 (WHEATON): 32 MEN ZONE 2 (GLEN ELLYN): 25 WOMEN <p>CONSTRUCTION TYPE: III-B, SPRINKLERED</p> <p>ALLOWABLE TRAVEL DISTANCE, SPRINKLERED BUILDING:</p> <ul style="list-style-type: none"> OFFICES: 300' WAREHOUSE: 400' RESIDENTIAL: 250' <p>PLUMBING FIXTURE COUNT:</p> <ul style="list-style-type: none"> ALLOWABLE: 1 PER 8 OCCUPANTS PROVIDED: 1 PER 8 OCCUPANTS 	DRAWING INDEX: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>T0.0</td><td>COVER SHEET</td></tr> <tr><td>A0.0</td><td>KEY PLAN - FIRST FLOOR OVERALL BUILDING PLAN</td></tr> <tr><td>A0.1</td><td>ZONE 1 - EXISTING PLAN</td></tr> <tr><td>A1.1</td><td>ZONE 1 - DEMOLITION & CONSTRUCTION FLOOR PLAN</td></tr> <tr><td>A2.1</td><td>ZONE 1 - FURNITURE PLAN</td></tr> <tr><td>P1.1</td><td>BUILDING PLUMBING PLAN</td></tr> <tr><td>P2.1</td><td>ZONE 1 - WATER SUPPLY - ENLARGED PLAN FOR RESTROOM 145</td></tr> <tr><td>P3.1</td><td>ZONE 1 - SANITARY - ENLARGED PLAN FOR RESTROOM 145</td></tr> <tr><td>P4.1</td><td>ZONE 1 - PLUMBING DIAGRAMS</td></tr> <tr><td>P5.0</td><td>PLUMBING SCHEDULES & WATER HEATER PIPING DIAGRAM</td></tr> </table>	T0.0	COVER SHEET	A0.0	KEY PLAN - FIRST FLOOR OVERALL BUILDING PLAN	A0.1	ZONE 1 - EXISTING PLAN	A1.1	ZONE 1 - DEMOLITION & CONSTRUCTION FLOOR PLAN	A2.1	ZONE 1 - FURNITURE PLAN	P1.1	BUILDING PLUMBING PLAN	P2.1	ZONE 1 - WATER SUPPLY - ENLARGED PLAN FOR RESTROOM 145	P3.1	ZONE 1 - SANITARY - ENLARGED PLAN FOR RESTROOM 145	P4.1	ZONE 1 - PLUMBING DIAGRAMS	P5.0	PLUMBING SCHEDULES & WATER HEATER PIPING DIAGRAM	<div style="text-align: center;">  <p>ANDREA A. PETTI 001-012723 STATE OF ILLINOIS</p> </div> <div style="text-align: center;"> <p>COVER SHEET</p> <p>T0.0</p> </div>
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* CODE REQUIRED THROUGH FOUNDATIONS WILL NOT BE MET DUE TO THEIR PROHIBITION, PER CURRENT STATE OF ILLINOIS COVID GUIDELINES. DRINKING WATER WILL BE AVAILABLE AT THE RESTROOM SINKS.

GENERAL NOTES:

1. EXISTING SPRINKLER SYSTEM FOR WHOLE BUILDING HAS BEEN TESTED PER NFPA 13. REPORT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT.
2. CONFIRM EXISTING FIRE ALARM SYSTEM IS OPERATIONAL.
3. CONFIRM EXISTING FIRE EXTINGUISHERS ARE OPERATIONAL.
4. EXISTING EXIT SIGNS TO REMAIN. REPLACEMENT AND NEW EXIT SIGNS AS NOTED. SEE PLAN FOR LOCATION OF AROUND. NEW EXIT SIGNS TO HAVE IRRADIANT BATTERY-OPERATED EMERGENCY LIGHTS.
5. CONFIRM EXISTING EMERGENCY LIGHTING IS OPERATIONAL.
6. CONFIRM EXISTING EMERGENCY LIGHT FIXTURES ARE OPERATIONAL. REPLACEMENT LAMPS TO BE LED.
7. CONFIRM EXISTING POWER RECEPTACLES ARE OPERATIONAL. ALL RECEPTACLES SHOWN ON DRAWINGS ARE EXISTING. COVER ALL EXPOSED J-BOXES WITH CONVEYERS. NO LOOSE EXPOSED WIRES TO REMAIN. ALL LOOSE WIRES TO BE PLACED BEHIND A COVERPLATE OR REMOVED.
8. CONFIRM EXISTING EGRESS AND STANDARD DOOR HARDWARE IS OPERATIONAL.
9. CONFIRM ALL EXISTING HUNTER DOUGLAS BLINDS ARE OPERATIONAL.
10. CONFIRM EXISTING HUNTER DOUGLAS BLINDS ARE OPERATIONAL.
11. CONFIRM EXISTING OPERABLE WINDOWS ARE OPERATIONAL IN ALL ROOMS.
12. REMOVE NEW WET DATA FOR ALL ROOMS.
13. PROVIDE NEW WET DATA FOR ALL ROOMS.
14. ALL EXISTING LAY-IN CEILING TILES TO BE SET IN GRID. INSTALL NEW CEILING TILES WHERE MISSING.
15. REMOVE ALL STORED CONTENTS FROM ZONES 1 & 2. RELOCATE TO APPROPRIATE STORAGE AREAS. REMOVE AND DISPOSE OF IDENTIFIED ITEMS.
16. CLEAN ALL EXISTING WALLS, FLOORS, CEILING, WINDOWS & WINDOW TREATMENTS.
17. CLEAN ALL EXISTING RESTROOMS, INCLUDING TOILET ROOMS AT OFFICES.
18. CONFIRM ALL HUNTER DOUGLAS AND METAL BLINDS ARE OPERATIONAL.
19. REFER TO SHEET A-1 FOR FURNITURE LAYOUT AND WINDOW TREATMENTS.



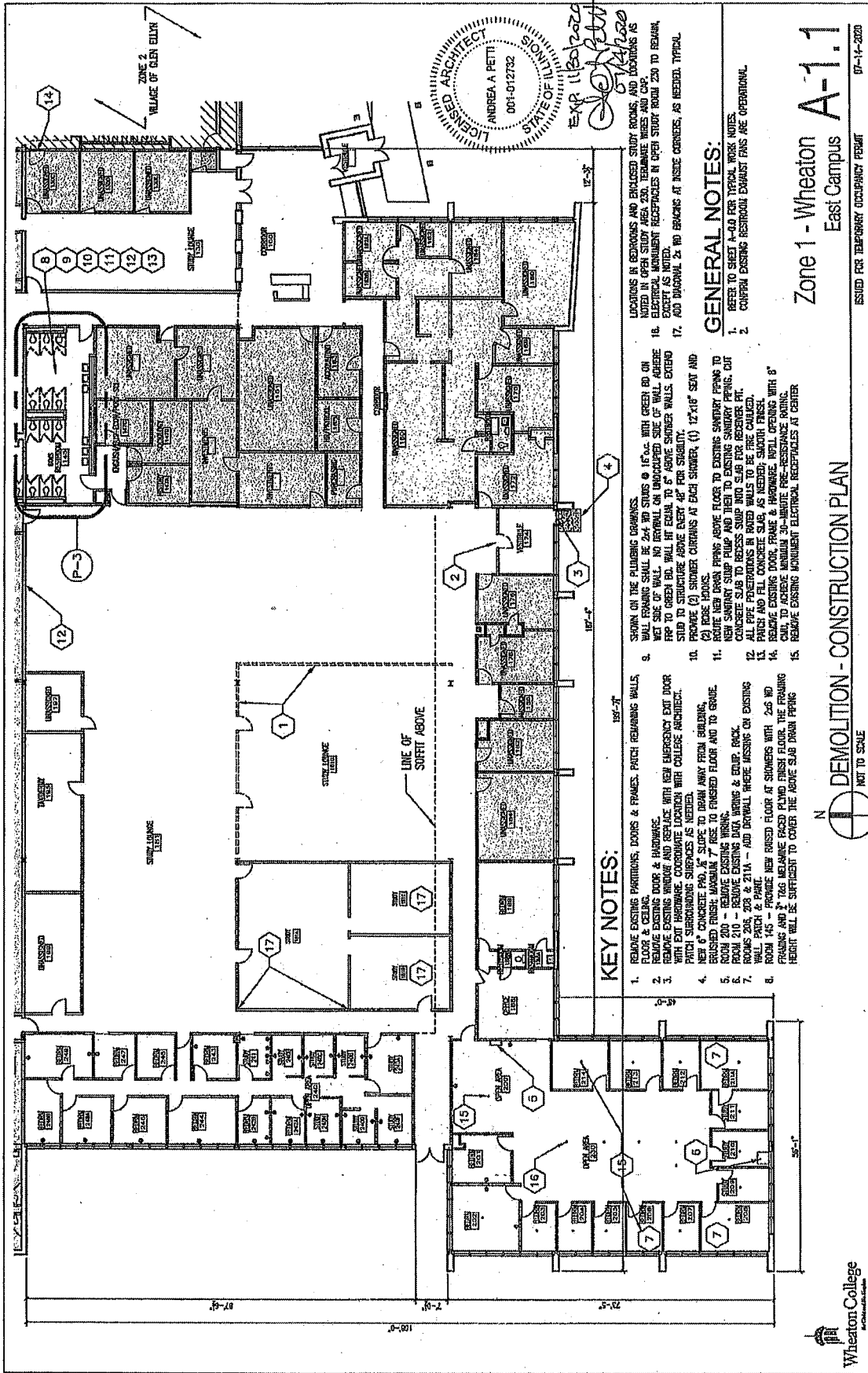
EXP. 11/20/2020
 07/14/2020

BUILDING FLOOR PLAN A-0.0

East Campus

ISSUED FOR TEMPORARY OCCUPANCY PERMIT 07-14-2020





ANDREA A PETTI
 001-012732
 LICENSED ARCHITECT
 STATE OF ILLINOIS
 EXP 11/30/2020

KEY NOTES:

1. REMOVE EXISTING PARTITIONS, DOORS & FRAMES. PATCH REMAINING WALLS, FLOOR & CEILING.
2. REMOVE EXISTING DOOR & HARDWARE.
3. REMOVE EXISTING WINDOW AND REPLACE WITH NEW EMERGENCY EXIT DOOR WITH GLASS PARTITIONING SURFACES AS NOTED.
4. NEW 6" CONCRETE PAD, 1" SLOPE TO DRAIN AWAY FROM BUILDING.
5. ROOM 200 - REMOVE EXISTING WIRING.
6. ROOM 210 - REMOVE EXISTING DATA WIRING & EQUIP. RACK.
7. ROOMS 208, 209 & 211A - ADD DETAIL WALL WHERE MISSING ON EXISTING WALL PATCH & PAINT.
8. ROOM 145 - PROVIDE NEW BRICK FLOOR AT SHOWERS WITH 2x6 W/ FRAMING AND 1" TEG BEVERAGE BASED PLUMB FLOOR. THE FRAMING HEIGHT WILL BE SUFFICIENT TO COVER THE ABOVE SLAB DRAIN PIPING.

9. SHOWN ON THE PLUMBING DRAWINGS.
10. WALL FRAMING SHALL BE 2x4 W/ STUDS @ 16" o.c. WITH GREEN BD ON WET SIDE OF WALL. NO DETAIL ON UNOCCUPIED SIDE OF WALL. WHERE FRP TO GREEN BD. WALL HT EQUAL TO 8' ABOVE SHOWER WALLS. EXTEND STUD TO STRUCTURE ABOVE EVERY 4' FOR STABILITY.
11. PROVIDE (2) SHOWER CURTAINS AT EACH SHOWER (1) 12'x18" SET AND (2) 6'x6'.
12. REMOVE EXISTING PARTITION ABOVE FLOOR TO EXISTING SANITARY PIPING TO NEW SANITARY PIPING AND THEN TO EXISTING SANITARY PIPING. CUT NEW SANITARY PIPING AND THEN TO EXISTING SANITARY PIPING. CONCRETE SLAB TO RECESS SLAB INTO SLAB FOR RECESS FIT.
13. ALL PIPE PENETRATIONS IN RATED WALLS TO BE FIRE CALLED.
14. PATCH AND FILL CONCRETE SLAB, AS NOTED, SMOOTH FINISH.
15. REMOVE EXISTING DOOR, FRAME & HARDWARE. REPAIR OPENING WITH 8" CMU. TO ACHIEVE MINIMUM 30-MINUTE FIRE-RESISTANCE RATING.
16. REMOVE EXISTING MONUMENT ELECTRICAL RECEPTACLES AT CENTER.

17. LOCATIONS IN BEDROOMS AND ENCLOSED STUDY ROOMS, AND LOCATIONS AS NOTED IN OPEN STUDY AREA, 200, TERMINATE WIRES AND CAP.
18. ELECTRICAL MONUMENT RECEPTACLES IN OPEN STUDY ROOM 230 TO REMAIN, AS NOTED.
19. ADD DETAIL 2x4 W/ BRACING AT INSIDE CORNERS, AS NOTED, TYPICAL.

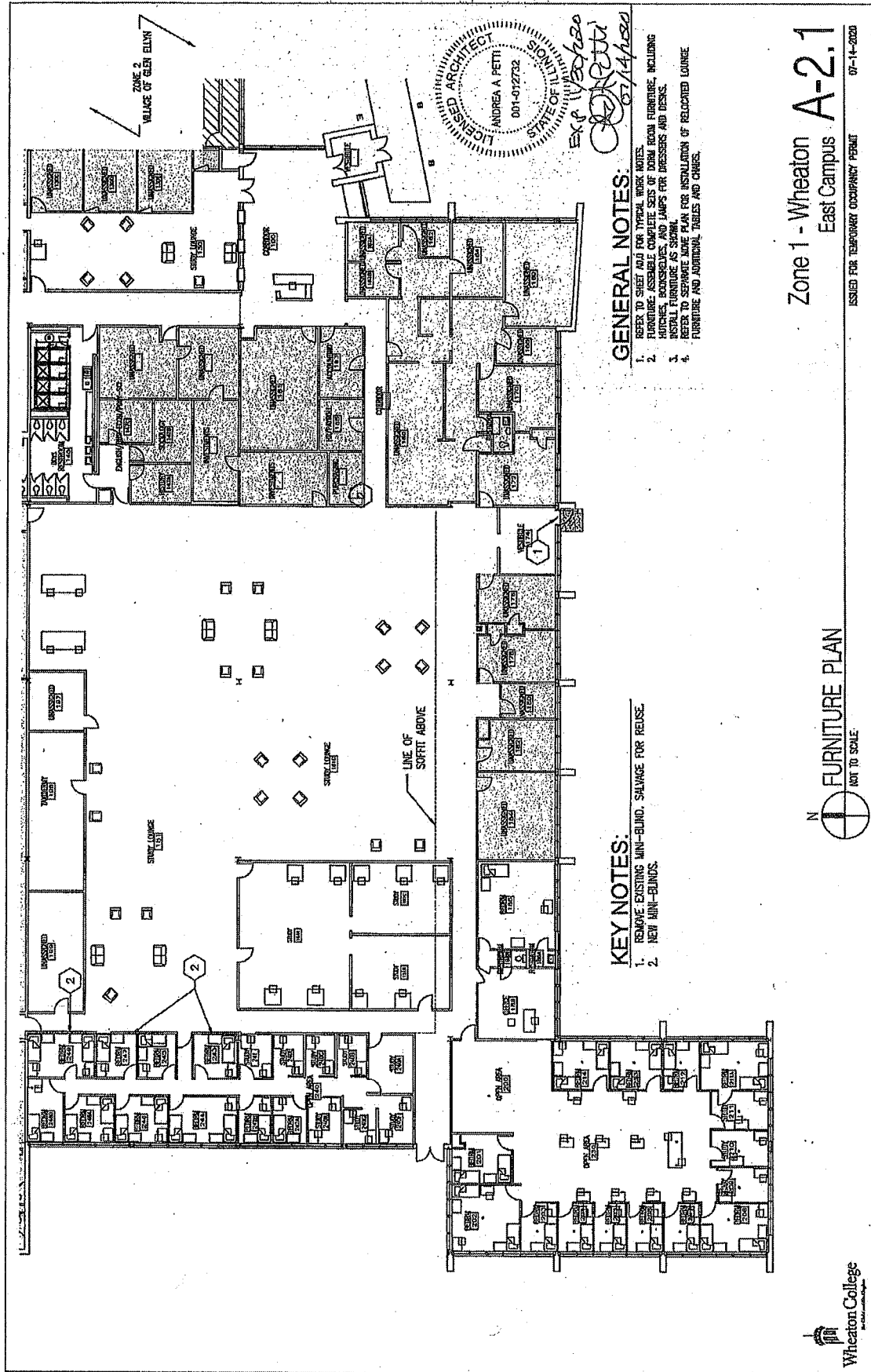
GENERAL NOTES:

1. REFER TO SHEET A-1.1 FOR TYPICAL WORK NOTES.
2. CURRENT EXISTING RESTROOM EXHAUST FANS ARE OPERATIONAL.

Zone 1 - Wheaton
 East Campus
A-1.1
 ISSUED FOR TEMPORARY OCCUPANCY PERMIT
 07-11-2020

DEMOLITION - CONSTRUCTION PLAN
 NOT TO SCALE



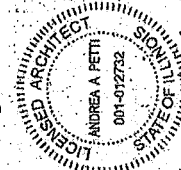


KEY NOTES:

1. REMOVE EXISTING MIN-BLIND, SALVAGE FOR REUSE.
2. NEW MIN-BLINDS.

GENERAL NOTES:

1. REFER TO SHEET A-2.1 FOR TYPICAL WORK NOTES.
2. FURNITURE ASSEMBLE COMPLETE SETS OF DORM ROOM FURNITURE, INCLUDING HUTCHES, BOOKSHELVES, AND LAMPS FOR DRESSERS AND DESKS.
3. INSTALL FURNITURE AS SHOWN.
4. REFER TO SEPARATE MOORE PLAN FOR INSULATION OF RELOCATED LOUNGE, FURNITURE AND ADDITIONAL TABLES AND CHAIRS.

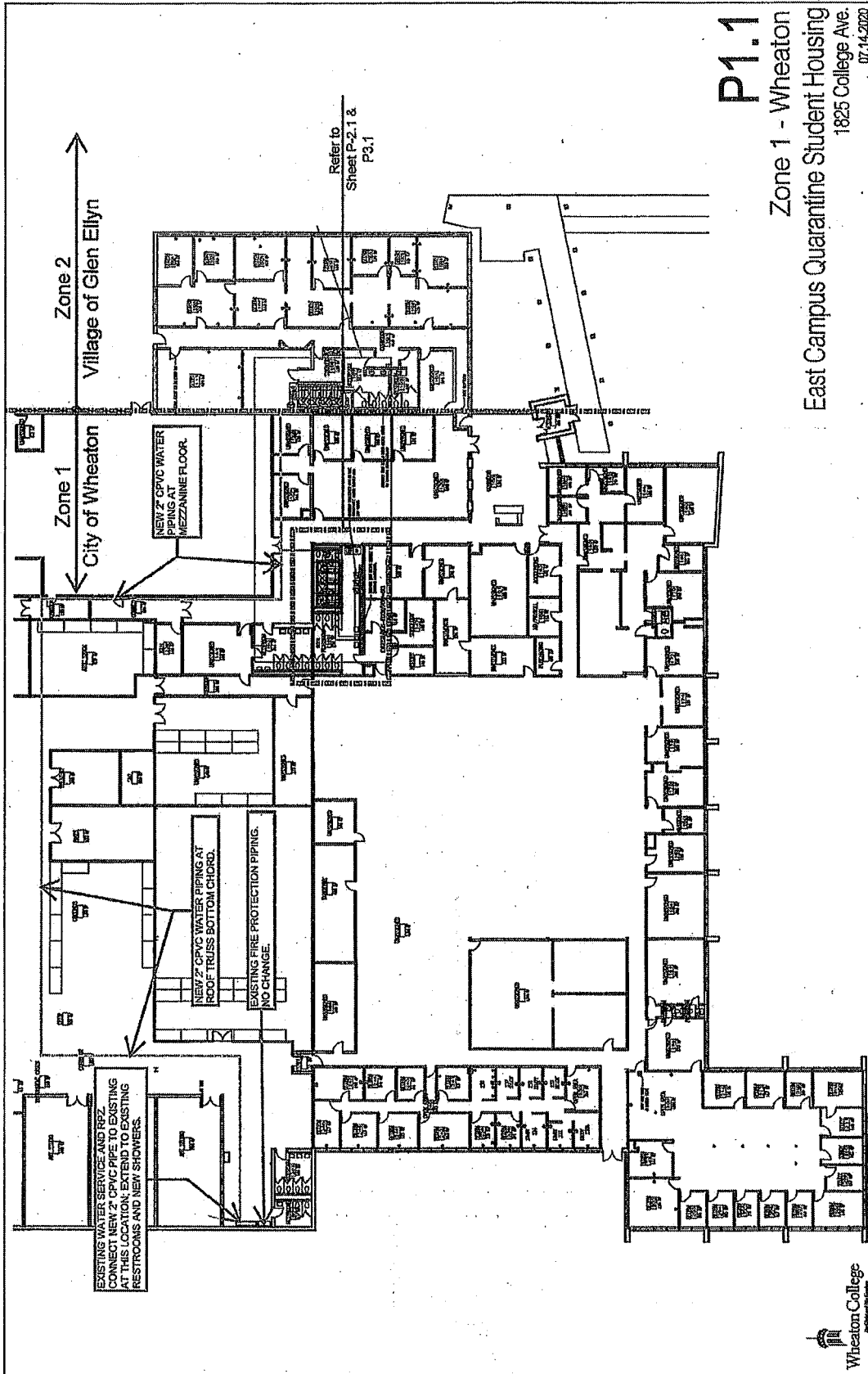


EXP. 1/30/2020
 A. Petti
 07/14/2020

Zone 1 - Wheaton
 East Campus
A-2.1



ISSUED FOR TEMPORARY OCCUPANCY PERMIT 07-14-2020

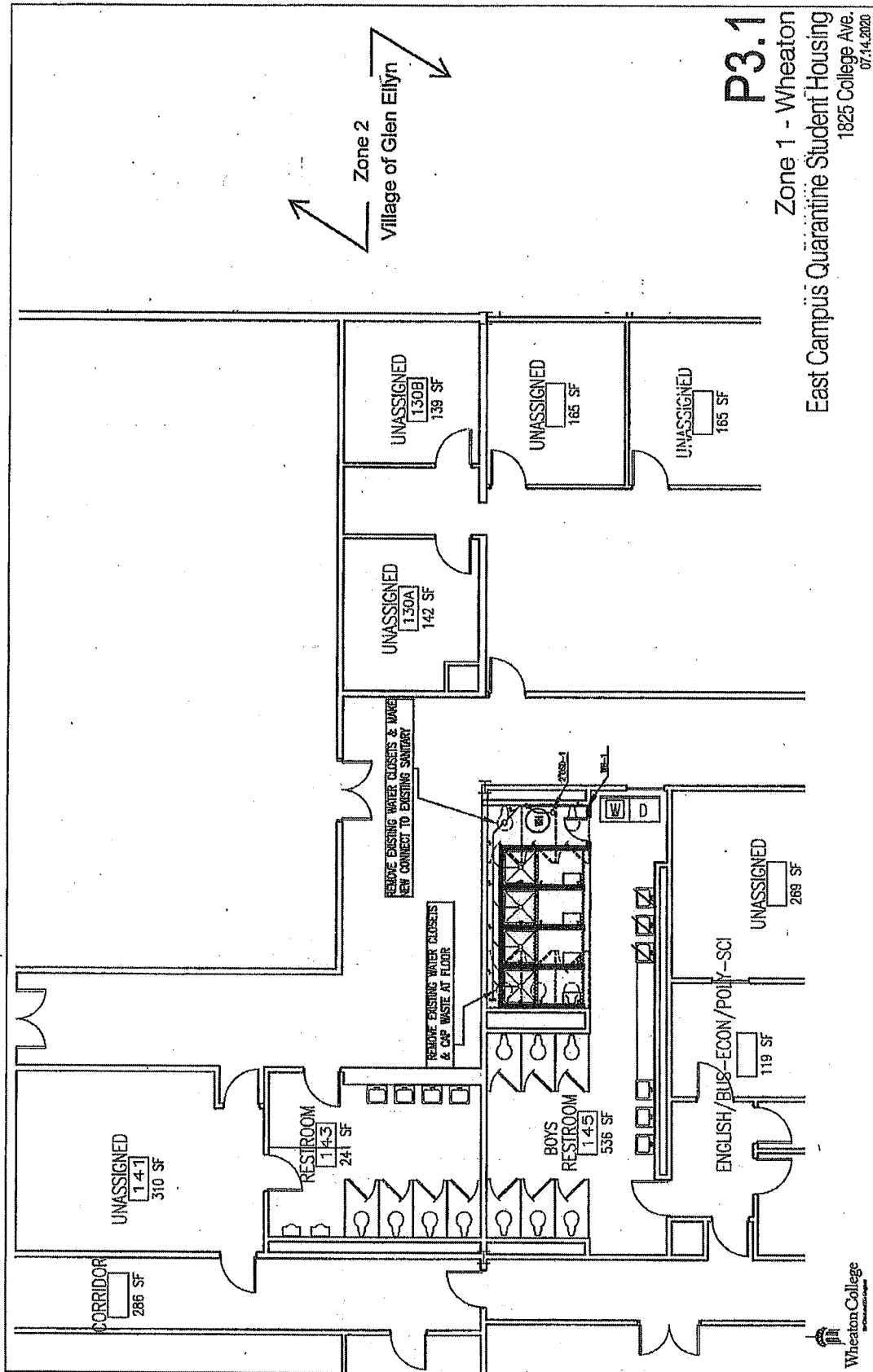


P1.1

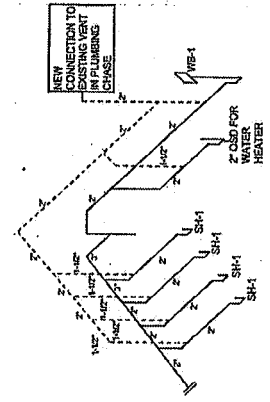
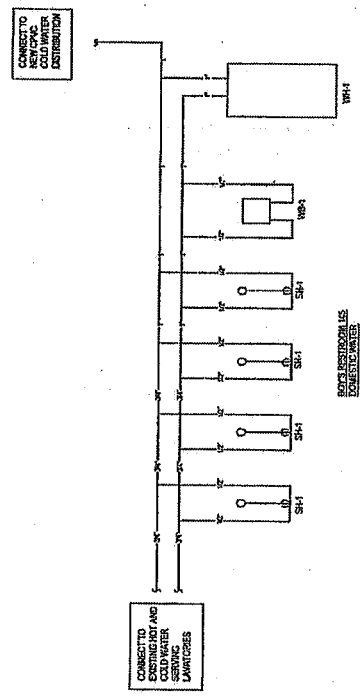
Zone 1 - Wheaton
East Campus Quarantine Student Housing
1825 College Ave.
07/14/2020

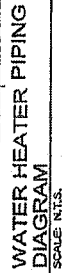
Wheaton College
P1.0





P4.1 Zone 1 - Wheaton East Campus Quarantine Student Housing 1825 College Ave. 07.14.2020





DOMESTIC WATER TO BE CPVC OUTSIDE WALLS & COPPER WITH IN WALLS

TOTAL WATER FIXTURES	16.00	42.00
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