

CITY OF WARRENVILLE
DU PAGE COUNTY, ILLINOIS

ORDINANCE NO. _____

**ORDINANCE APPROVING FINAL SITE PLAN FOR URBAN
STREAM RESEARCH CENTER/ FOREST PRESERVE DISTRICT
OF DU PAGE COUNTY (28 W 680 BUTTERFIELD ROAD)**

WHEREAS, an Urban Stream Research Center, which includes construction of an approximately 6,000-square foot single story research facility building (the "Project"), on the northeast side of Springbrook Creek, just south of the existing Blackwell Archery Range in the portion of Blackwell Forest Preserve located within Warrenville corporate boundaries and commonly known as 28W680 Butterfield Road (the "Subject Property"); and

WHEREAS, pursuant to Section 2.B.4 of the Zoning Ordinance of the City, after at least one mandatory public information and input meeting has been conducted for any construction of new or expansion to existing nonresidential land uses proposed in a residential district that require site plan approval, the City Council may approve a site plan for such property; and

WHEREAS, after proper notice, such public information and input meeting was held on August 6, 2009; and

WHEREAS, input from the public was received at such meeting; and

WHEREAS, the Mayor and City Council believe and hereby declare that it is in the best interests of the City and its residents to approve the Project as described in the staff memorandum attached hereto as Exhibit 1 and made a part hereof (the "Staff Memo");

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals are hereby incorporated in this Section One as if said recitals were fully set forth herein.

SECTION TWO: The Final Site Plan documents listed on Exhibit C attached to the Staff Memo shall be and are hereby approved subject to the following conditions:

1. The property shall be developed in accordance with the Site Plan Documents listed on the Exhibit C attached to the Staff Memo.
2. The Petitioner shall comply with all conditions and recommendations from the City Senior Civil Engineer Phil Kuchler outlined in his Review Memo dated February 2, 2010, which is attached to the Staff Memo as Exhibit D.

3. The Petitioner shall comply with all code-supported conditions and recommendations outlined in the February 4, 2010, Memorandum from Warrenville Fire Protection District.
4. Note #12 on Page L1.01 of the Landscape Plan shall be updated to correspond to the minimum planting tree size requirements (2.5" in caliper) documented in the Plant List on the Final Landscape Plan that will be given to the Landscape Contractor for installation.
5. The Petitioner shall pay the outstanding Stormwater Management Fee for Inspection and Final Engineering Review and Inspection Fee prior to issuance of a Building Permit for the Project.
6. The proposed backup generator shall comply with the Noise Performance Standards outlined in Section 9.B of the Zoning Ordinance. A backup generator specification and a statement by a licensed engineer that the proposed generator will meet all applicable performance standards shall be provided prior to installation of the generator.

SECTION THREE: Any policy, resolution or ordinance of the City that conflicts with the provisions of this ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION FOUR: This ordinance shall be in full force and effect from and after its passage, approval and publication in the manner provided by law.

PASSED THIS _____ day of _____, 2010

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ day of _____, 2010.

ATTEST:

Mayor

City Clerk

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