

ORDINANCE NO. F-0601

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A
THREE-STORY, SIX-UNIT APARTMENT BUILDING TO BE USED AS A
GROUP CARE HOME ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 1211-1215 TAFT AVENUE

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms the part of, the Zoning Ordinance of Wheaton, Illinois, and for the issuance of a special use permit to allow the construction of a three-story, six-unit apartment building on property legally described herein within the city limits of Wheaton, Illinois, and located at 1211-1215 Taft Avenue, Wheaton; 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 City Council on June 4, 2001 to consider the special use permit, including variances; and the City Council has recommended approval of the issuance of the special use permit with variances.

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

Section 1: The Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by including the following described R-7 Residential District property in the R-7 Residential District zoning classification with a special use permit (group care home):

LOTS 14 AND 15 IN WHEATON ESTATES BLOCKS 1-8, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1924 AS DOCUMENT NO. 424-177383, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as 1211 - 1215 Taft Avenue, Wheaton, IL 60187.

P.I.N.: 05-22-101-014 and 05-22-101-015

Section 2: Pursuant to the Findings of Fact determined by the Wheaton City Council, a special use permit is granted to construct a three-story, six-unit apartment building to be used as a group care home in substantial compliance with the plans entitled: "Preliminary Engineering Plans including: Grading, Utility and Geometry Plans, as prepared by Engineering Resource Associates, Inc., dated September 5, 2000; Landscape Plan as prepared by Ron Rehling Associates, Inc., dated May 2, 2000; and Preliminary Site Plan and Exterior Elevations, prepared by PHN Architects, dated May 15, 2001", and in further compliance with the following conditions, restrictions, and requirements:

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- A. A variation is granted to permit a four foot (4') building side yard in lieu of a fourteen feet, five inches (14'5") side yard.
- B. A variation is granted to permit a three foot, six inches (3'6") parking lot set back in lieu of a ten foot (10') parking lot set back.
- C. A variation is granted to permit perimeter landscaping within three feet, six inches (3'6") of lot lines in lieu of eight feet (8').
- D. A variation is granted to permit a reduction in the number of required parking spaces from fourteen (14) to thirteen (13).
- E. No more than three (3) persons shall reside within each apartment unit.
- F. By occupying and using the subject property, the DuPage County Health Department acknowledges and accepts the terms, conditions, and requirements of this Ordinance.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are hereby repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in the manner prescribed by law.

ATTEST:

Eunice M. Connelly
City Clerk

Ayes:



Mayor

Roll Call Vote:

Councilman Mork
Councilman Mouhelis
Councilman Eckhoff
Councilman Gresk
Councilman Johnson
Mayor Carr

Nays:

None

Absent:

Councilwoman Johnson

Motion Carried Unanimously

Passed: June 4, 2001

Published: June 5, 2001