

ORDINANCE NO. F-0606

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW TWENTY HOMES LOCATED THROUGHOUT THE WHEATON COLLEGE CAMPUS TO BE USED AS STUDENT HOUSING AND/OR FACULTY OFFICES- WHEATON COLLEGE, 501 COLLEGE AVENUE, WHEATON

WHEREAS, written application has been made to issue a special use permit to allow twenty homes located throughout the Wheaton College campus area to be used as student housing and/or faculty offices by the college.

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 11, 2001, and the Wheaton City Council recommended approval of the issuance of a special use permit to allow the twenty homes to be used as student housing.

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 following described properties have been and continue to be zoned and classified in the I-1 Institutional District zoning classification:

THAT PART OF LOT 7 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE TRACT DESCRIBED BY BEGINNING ON THE EAST LINE OF HOWARD STREET AT A POINT 131 FEET SOUTH OF THE SOUTH LINE OF NORTH AVENUE AND RUNNING THENCE EAST PARALLEL TO SAID SOUTHERLY LINE 132 FEET; THENCE SOUTH PARALLEL TO SAID EASTERLY LINE OF HOWARD STREET, 72 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF NORTH AVENUE, 132 FEET TO THE EAST LINE OF HOWARD STREET, AND THENCE NORTH ALONG SAID EAST LINE 72 FEET TO PLACE OF BEGINNING, ACCORDING TO THE PLAT OF SAID COUNTY CLERK'S ASSESSMENT DIVISION, RECORDED SEPTEMBER 4, 1912 AS DOCUMENT 109216, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-213-003. The subject property is commonly known as 703 Howard Street, Wheaton, Illinois 60187. (Property #1)

THAT PART OF LOT 7 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE EAST LINE OF HOWARD STREET 203 FEET SOUTH OF THE SOUTH LINE OF NORTH AVENUE; THENCE EAST PARALLEL WITH SAID SOUTH LINE OF NORTH AVENUE 132 FEET; THENCE SOUTH PARALLEL WITH THE AFORESAID EAST LINE OF HOWARD STREET, 65 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF NORTH AVENUE, AFORESAID 132 FEET TO THE EAST LINE OF HOWARD STREET AFORESAID; THENCE NORTH ALONG SAID EAST LINE OF HOWARD STREET 65 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-213-004. The subject property is commonly known as 631 Howard Street, Wheaton, Illinois 60187. (Property #2)

THE SOUTH TWENTY-FIVE (25) FEET OF LOT EIGHTEEN (18), ALL OF LOT NINETEEN (19) AND LOT TWENTY (20) (EXCEPT THE SOUTH EIGHT (8) FEET THEREOF) IN CHERRY HILL ADDITION TO WHEATON, A SUBDIVISION IN THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-209-024. The subject property is commonly known as 626 Howard Street, Wheaton, Illinois 60187. (Property #3)

THE SOUTH 8 FEET OF LOT 20 AND ALL OF LOT 21 IN CHERRY HILL ADDITION TO WHEATON, IN THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 16, TOWNSHIP 39, NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-209-024. The subject property is commonly known as 618 Howard Street, Wheaton, Illinois 60187. (Property #4)

LOT 22 IN CHERRY HILL ADDITION TO WHEATON, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-209-023. The subject property is commonly known as 612 Howard Street, Wheaton, Illinois 60187. (Property #5)

LOTS 23 AND 24 IN CHERRY HILL ADDITION TO WHEATON, BEING A RESUBDIVISION OF LOTS 8 AND 9 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH ½ OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CHERRY HILL ADDITION TO WHEATON, RECORDED FEBRUARY 10, 1914 AS DOCUMENT 115178, IN DUPAGE COUNTY, ILLINOIS. P.I.N.'S. 05-16-209-027 05-16-209-028. The subject property is commonly known as 610 Howard Street, Wheaton, Illinois 60187. (Property #6)

LOT 1 IN BLOCK 2 IN HOWARD'S ADDITION TO WHEATON IN SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1854 AS DOCUMENT 7853 IN THE CITY OF WHEATON, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-219-029. The subject property is commonly known as 436 Howard Street. (Property #7)

LOT 4 IN BLOCK 2 OF HOWARD'S ADDITION TO WHEATON, SAID PREMISES BEING SITUATED UPON A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS P.I.N. 05-16-219-013. The subject property is commonly known as 432 Howard Street, Wheaton, Illinois 60187. (Property #8)

LOT 5 (EXCEPT THE NORTH 60.0 FEET THEREOF) AND ALL OF LOT 8 IN BLOCK 2 IN HOWARDS ADDITION TO WHEATON, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 10, 1854 AS DOCUMENT 7853, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-219-015. The subject property is commonly known as 428 Howard Street, Wheaton, Illinois 60187. (Property #9)

LOT 11 AND THE EAST 80 LINKS (LYING NEXT NORTH AND ADJOINING SAID LOT 11) OF LOT 9, AS SHOWN BY COUNTY CLERK'S ASSESSMENT DIVISION OF SUBDIVIDED LANDS IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 75 FEET OF THE SAID EAST 80 LINKS OF SAID LOT 9, IN DUPAGE COUNTY, ILLINOIS. P.I.N.'S. 05-16-220-020 05-16-220-015. The subject property is commonly known as 811 College Avenue, Wheaton, Illinois 60187. (Property #10)

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF HOWARD STREET, WITH THE NORTH LINE OF CENTER STREET (NOW COLLEGE AVENUE) AND RUNNING THENCE NORTH ON THE EAST LINE OF HOWARD STREET 163.5 FEET; THENCE EAST PARALLEL TO GOVERNMENT LINE 64.35 FEET; THENCE SOUTH (PARALLEL TO THE EAST LINE OF HOWARD STREET) 155.25 FEET TO THE NORTH LINE OF CENTER STREET; THENCE WESTERLY ALONG THE NORTH LINE OF CENTER STREET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-220-018. The subject property is commonly known as 801 College Avenue, Wheaton, Illinois 60187. (Property #11)

LOT 7 IN WILLIAM F. GROTE'S DIVISION, WHEATON, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1925 AS DOCUMENT 204592, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-223-004. The subject property is commonly known as 610 Chase Court, Wheaton, Illinois 60187. (Property #12)

LOT 4 IN WILLIAM F. GROTE'S DIVISION, WHEATON, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1925 AS DOCUMENT 204592, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-223-001. The subject property is commonly known as 600 Chase Court, Wheaton, Illinois 60187. (Property #13)

THE SOUTH SEVENTY-TWO (72) FEET OF LOT ONE (1), (EXCEPT THAT PART FALLING IN LOT EIGHT (8) OF COUNTY CLERK'S ASSESSMENT DIVISION OF LANDON'S SURVEY) OF LANDON'S PLAT OF THE NORTHEAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10). EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-222-002. The subject property is commonly known as 217 N. Washington Street, Wheaton, Illinois 60187. (Property #14)

LOT 60 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-205-006. The subject property is commonly known as 614 N. Washington Street, Wheaton, Illinois 60187. (Property #15)

LOT 59 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 109216, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-205-003. The subject property is commonly known as 620 N. Washington Street, Wheaton, Illinois 60187. (Property #16)

THE SOUTH 1/2 (EXCEPT THE EAST 137 FEET THEREOF) OF LOT 23 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1912 AS DOCUMENT 109216, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-204-042. The subject property is commonly known as 715 Irving Avenue, Wheaton, Illinois 60187. (Property #17)

THE NORTH 66 FEET OF THE WEST 132 FEET OF LOT 24 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-204-013. The subject property is commonly known as 707 N. Irving Avenue, Wheaton, Illinois 60187. (Property #18)

THE SOUTH SIXTY-SIX (66) FEET OF THE WEST ONE HUNDRED THIRTY-TWO (132) FEET OF LOT 24 IN THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON SEPTEMBER 4, 1912, IN BOOK 71 OF PLATS, PAGE 86, AS DOCUMENT 109216. P.I.N. 05-16-204-014. The subject property is commonly known as 705 N. Irving Avenue, Wheaton, Illinois 60187. (Property #19)

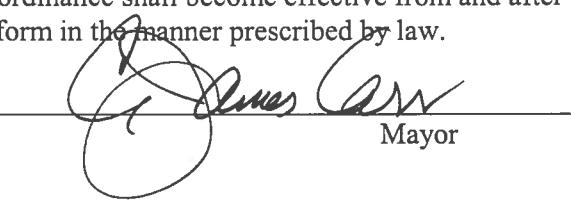
LOT 24 (EXCEPT THE WEST 132 FEET AND EXCEPT THE EAST 55 FEET THEREOF) IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1912, AS DOCUMENT 109216. P.I.N. 05-16-204-028. The subject property is commonly known as 515 Kenilworth Avenue, Wheaton, Illinois 60187. (Property #20)

Section 2: Pursuant to the findings of fact determined by the Wheaton City Council, a special use permit is hereby granted and issued for properties 1-20 to be used by Wheaton College specifically as follows:

- A. Property number 1 shall be occupied only by people related by blood, marriage or adoption, including foster children, living together as a single housekeeping unit in a dwelling unit.
- B. Property numbers 2 and 3 may be used only as student housing.
- C. Property numbers 4 through 20 may be used only as student housing and/or faculty offices.
- D. The use and occupancy of all of the property described in this Ordinance shall be in full compliance with the plans entitled "Wheaton College; Sheets 2 through 20, dated March 12, 2001".
- E. A building and/or occupancy permit must be secured prior to the conversion of a building to student housing or faculty office use,
- F. On or before June 1 of every year, Wheaton College must submit a written report to the Director of Planning describing whether each property is being used as student housing or as a faculty office.

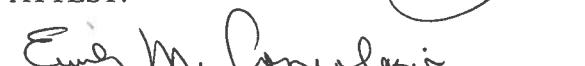
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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



Mayor

ATTEST:



Emily M. Consalvo
City Clerk

Ayes:

Roll Call Vote:

Councilman Gresk
Councilman Johnson
Mayor Pro Tem Eckhoff
Councilwoman Johnson
Councilman Mork
Councilman Mouhelis

Nays:

None

Absent:

Mayor Carr

Motion Carried Unanimously

Passed: 6/18/01
Published: 6/19/01