

ORDINANCE NO. F-1659

AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT (PUD) ALLOWING THE USE OF THE FORMER WHEATON CHRISTIAN GRAMMAR SCHOOL BUILDING LOCATED AT 530 EAST HARRISON AVENUE AND USE OF THE SINGLE-FAMILY RESIDENCES LOCATED AT 739 NORTH IRVING AVENUE AND 510 AND 520 SEARS LANE FOR STUDENT HOUSING – WHEATON COLLEGE

WHEREAS, written application has been to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a planned unit development (PUD) allowing their use of the former Wheaton Christian Grammar School building located at 530 East Harrison Avenue for auxiliary storage and extra-curricular student activities, including meetings and practices but no classes; replacement of a playground located at 530 East Harrison Avenue; demolition of the residences located at 821 and 825 North Irving Avenue; use of the residence located at 739 North Irving Avenue for student housing with a maximum of 10 occupants; and use of the residences located at 510 and 520 Sears Lane for student housing with a maximum of 8 occupants per structure, all on the property legally described herein within the city limits of Wheaton, Illinois, ("subject property"); 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 31, 2012 and August 14, 2012 to consider the issuance of the PUD; and the Board has recommended the issuance of the PUD; and

NOW, THEREFORE, BE IT ORDAINED by the Wheaton 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 I-1 Institutional District zoning classification:

PARCEL 1: LOT 1 IN WHEATON CHRISTIAN GRAMMER SCHOOL'S SECOND PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF PART OF THE NORTH $\frac{1}{2}$ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID WHEATON CHRISTIAN GRAMMER SCHOOL'S SECOND PLAT OF CONSOLIDATION, RECORDED SEPTEMBER 7, 1993 AS DOCUMENT R93-200560, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 62.9 FEET OF THE NORTH 79.4 FEET OF LOT 19 IN COUNTY CLERK'S ASSESSMENT DIVISION IN THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 18 AND THE NORTH 16.5 FEET OF LOT 19 IN COUNTY CLERK'S ASSESSMENT DIVISION IN THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ 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. 05-16-204-067; -002; -001

The subject property is commonly known as 530 East Harrison Avenue, 739, 821 and 825 North Irving Avenue and 510 and 520 Sears Lane, Wheaton, IL 60187.

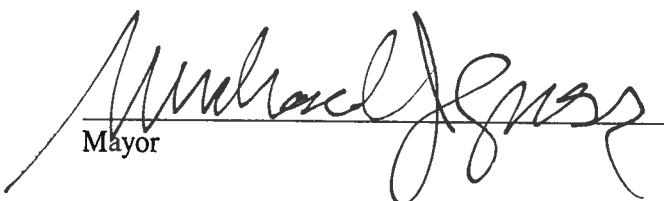
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a PUD is hereby issued on the subject property allowing their use of the former Wheaton Christian Grammar School building located at 530 East Harrison Avenue for auxiliary storage and extra-curricular student activities, including meetings and practices but no classes; replacement of a playground located at 530 East Harrison Avenue; demolition of the residences located at 821 and 825 North Irving Avenue; use of the residence located at 739 North Irving Avenue for student housing with a

maximum of 10 occupants; and use of the residences located at 510 and 520 Sears Lane for student housing with a maximum of 8 occupants per structure, in full compliance with the plans entitled "Grammar School Development - Existing Conditions and Proposed Site Plans", Sheets 1-2, prepared by Wheaton College, Wheaton, IL, dated August 16, 2011 and revised June 26, 2012; "Grammar Playground - Demolition", prepared by Wheaton College, Wheaton, IL, dated March 31, 2011; and "Grammar Playground - Proposed", prepared by Wheaton College, Wheaton, IL, dated November 8, 2011.

Section 3: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gresk
Mayor

ATTEST:

Sharon Bennett
City Clerk

Roll Call Vote

Ayes:	Councilman Mouhelis Councilman Rutledge Mayor Gresk Councilwoman Pacino Sanguinetti Councilman Scalzo Councilman Suess Councilwoman Ives
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Nays: None

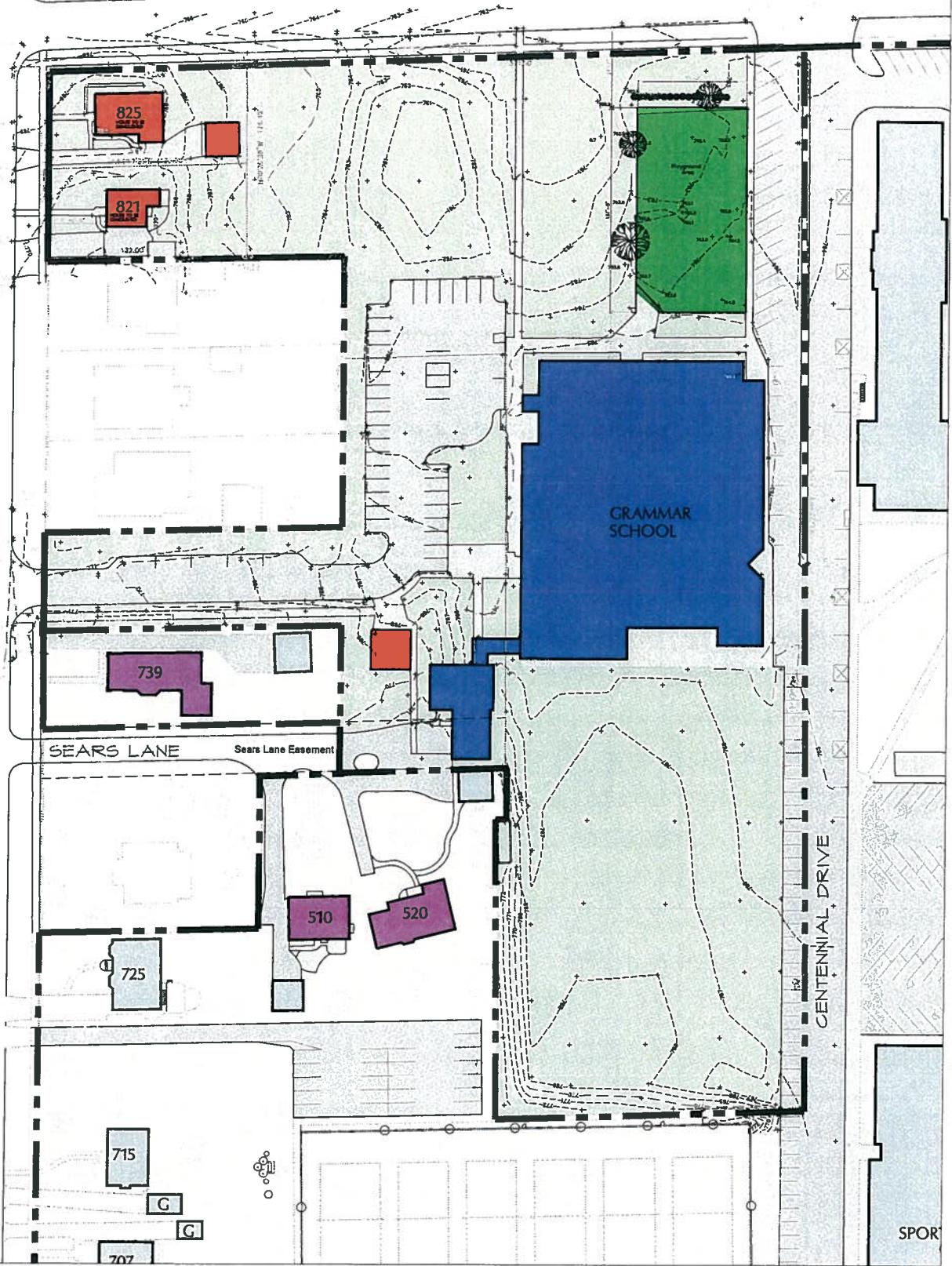
Absent: None

Motion Carried Unanimously

Passed: August 20, 2012
Published: August 21, 2012

- Playground to be replaced
- Buildings to be demolished
- Existing House to be reclassified for dormitory use
- Grammar School Building to be used for temporary occupancy

- Existing Buildings to remain unchanged
- Existing Grass
- Existing Drive and Parking
- Existing Walkways

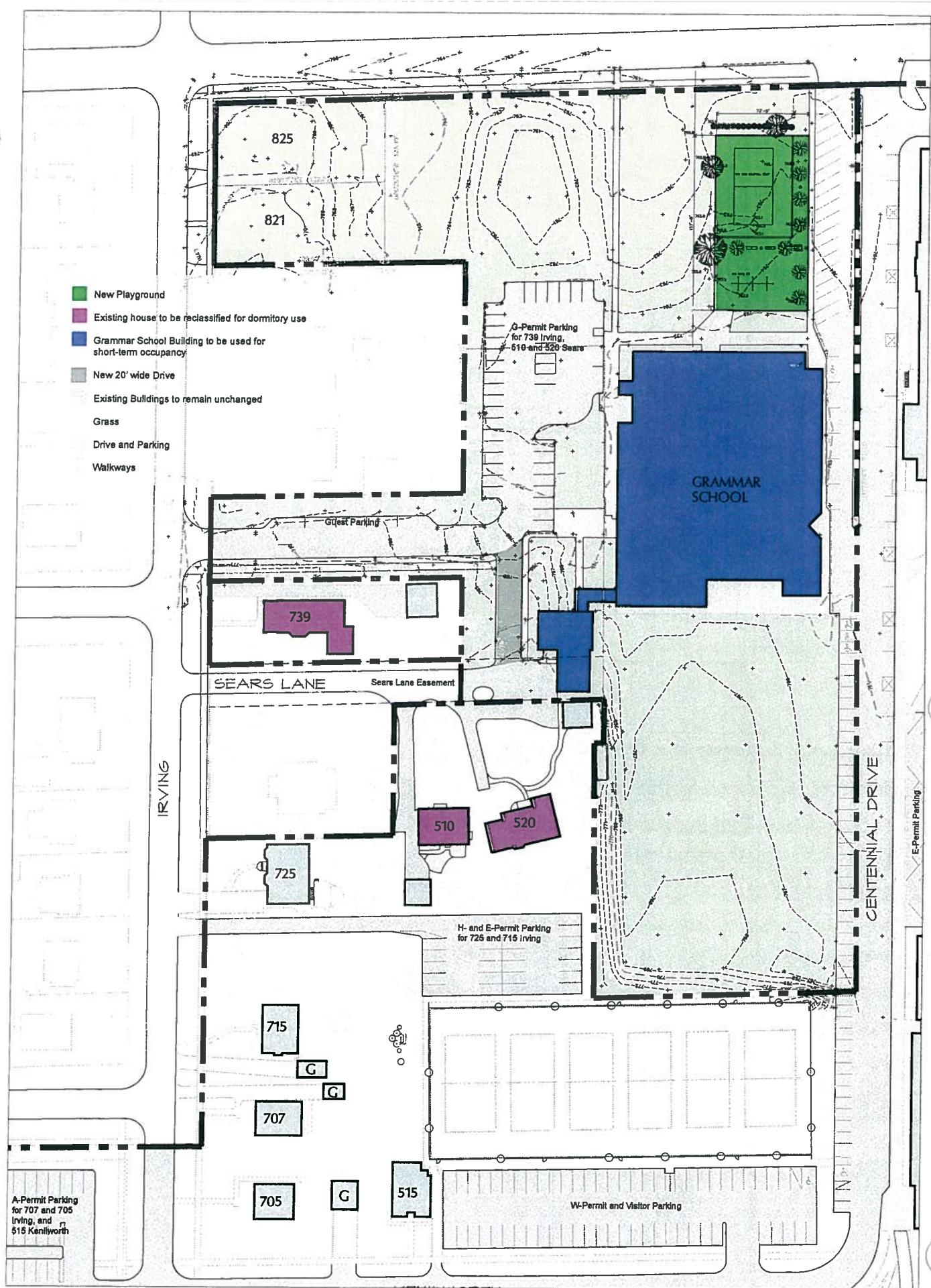


→ GRAMMAR SCHOOL DEVELOPMENT
SITE PLAN - EXISTING CONDITIONS 1" = 30'

SITE PLAN - EXISTING CONDITIONS

$$1'' = 30'$$

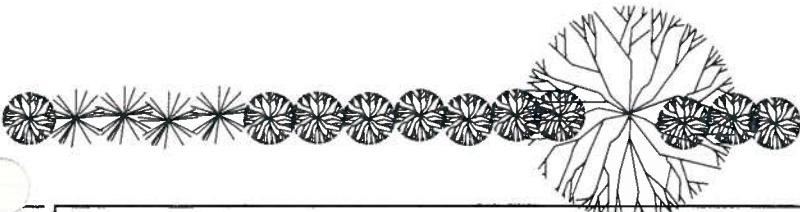




→ GRAMMAR SCHOOL DEVELOPMENT
SITE PLAN - PROPOSED 1" = 30'

SITE PLAN - PROPOSED

$$l'' = 30'$$



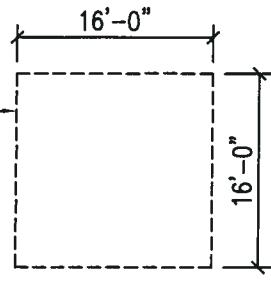
EXISTING MULCHED AREA

111'-0"

100'-0"

20'-0"

SAND BOX FRAME TO BE REMOVED



CONCRETE TO BE REMOVED. INFILL CURBS 40'

20'-0"

53'-0"

5'-0"

73'-0"

