

ORDINANCE NO. F-1754

AN ORDINANCE AMENDING ORDINANCE 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, on August 20, 2012, the City of Wheaton, Illinois ("City"), enacted City 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" "Original Ordinance", which granted a planned unit development (PUD) allowing the 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; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to amend the existing planned unit development to allow the construction and use of five residences for dormitory occupancy and the re-configuration/ expansion of an existing parking lot with a new access drive from Harrison Avenue at the southeast corner of Harrison and Irving Avenues all on the property legally described herein within the City limits of Wheaton, Illinois; 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 October 22, 2013 and December 10, 2013 to consider the proposed PUD amendment; and the Board has recommended its issuance.

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 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. 05-16-204-067; -002; -001 (HEREINAFTER "Property")

The Property is commonly known as the southeast corner of Harrison and Irving Avenues, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, that portion of Section 2 of Ordinance F-1659, which provides for the demolition of the residences located at 821 and 825 North Irving Avenue, is hereby amended to issue a special use permit for a PUD amendment to allow the construction and use of five residences for dormitory occupancy and the re-configuration/ expansion of an existing parking lot with a new access drive from Harrison Avenue at the southeast corner of Harrison and Irving Avenues in full compliance with the plans entitled "Site Plan", prepared by Wheaton College, Wheaton, IL, dated December 3, 2013; "Irving Houses - Floor Plan and Elevations", sheets 1 - 2, prepared by Wheaton College, Wheaton, IL, dated January 16, 2014; "Wheaton College Student Townhouses", sheets 1 - 3, prepared by RADA Architects, Chicago IL, dated August 13, 2013 and revised August 28, 2013; and "Wheaton College Student Housing Townhomes", sheets C1 - C-6, L1 and L2, prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated October 1, 2013 and revised December 3, 2013 all such documents being incorporated herein as if fully set forth and in further compliance with the following condition, restriction, and requirement:

1. A sign shall be posted by the College at the intersection of the access drive and Irving Avenue which describes restrictions/ conditions designed to diminish neighborhood traffic impacts. The language of said sign shall be subject to the reasonable approval of the Director of Engineering.

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. Gross
Mayor

ATTEST:



Aaron Bennett Hagan
City Clerk

Roll Call Vote

Ayes: Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Rutledge
Councilman Saline
Mayor Pro Tem Suess

Nays: Councilman Prendiville

Absent: Mayor Gresk

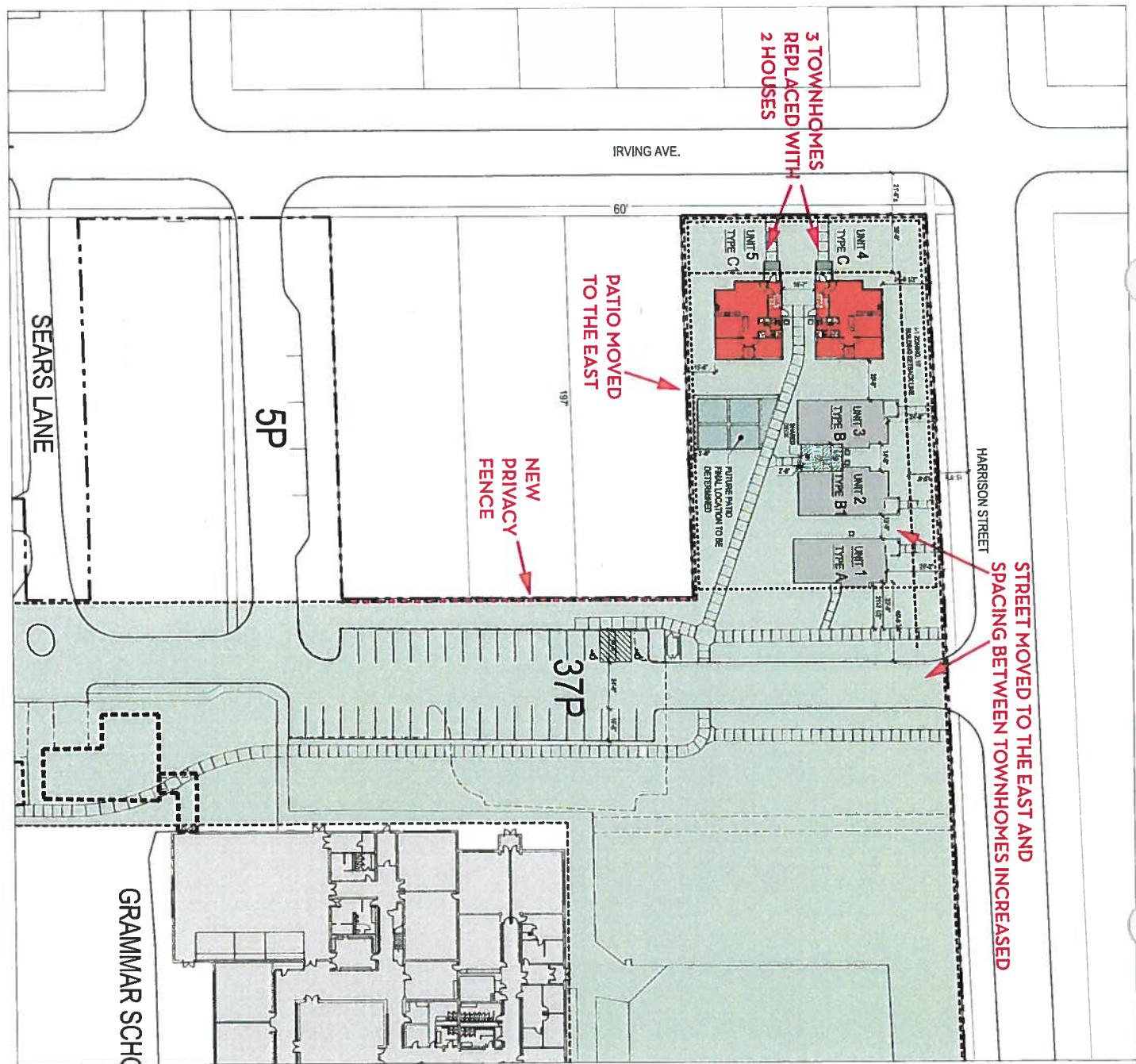
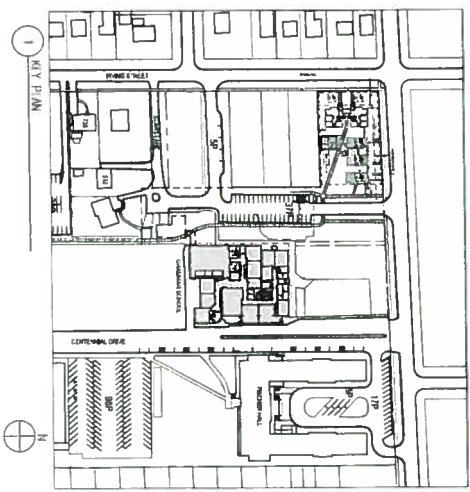
Motion Carried

Passed: January 21, 2014
Published: January 22, 2014

IRVING HOUSES

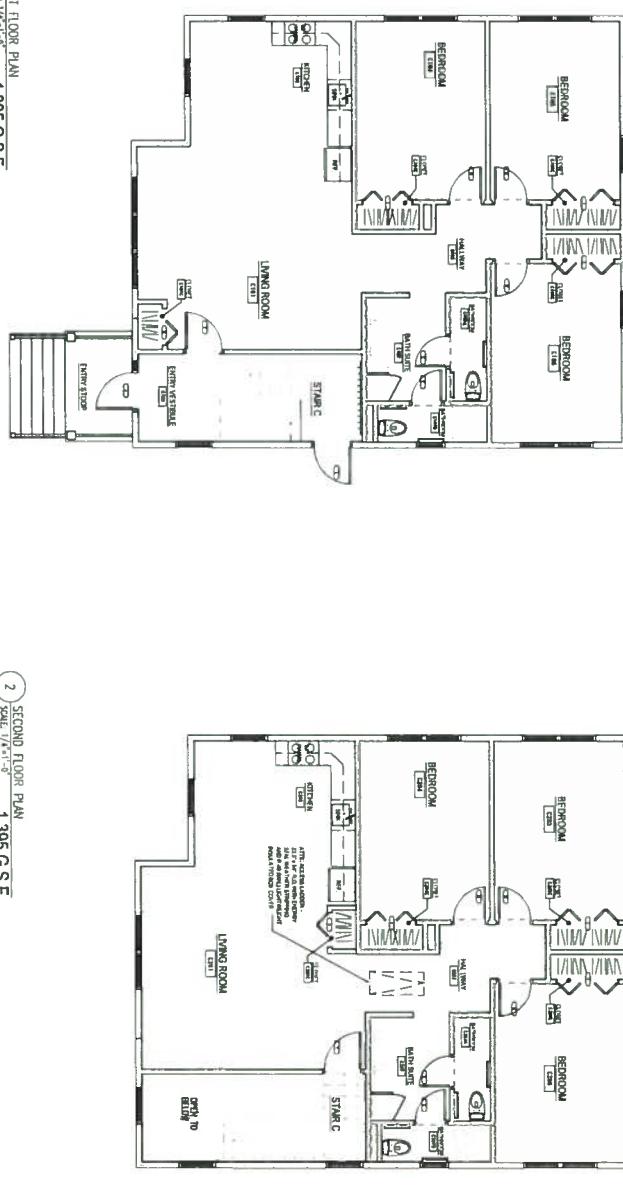
Wheaton College

SITE PLAN
12-3-13



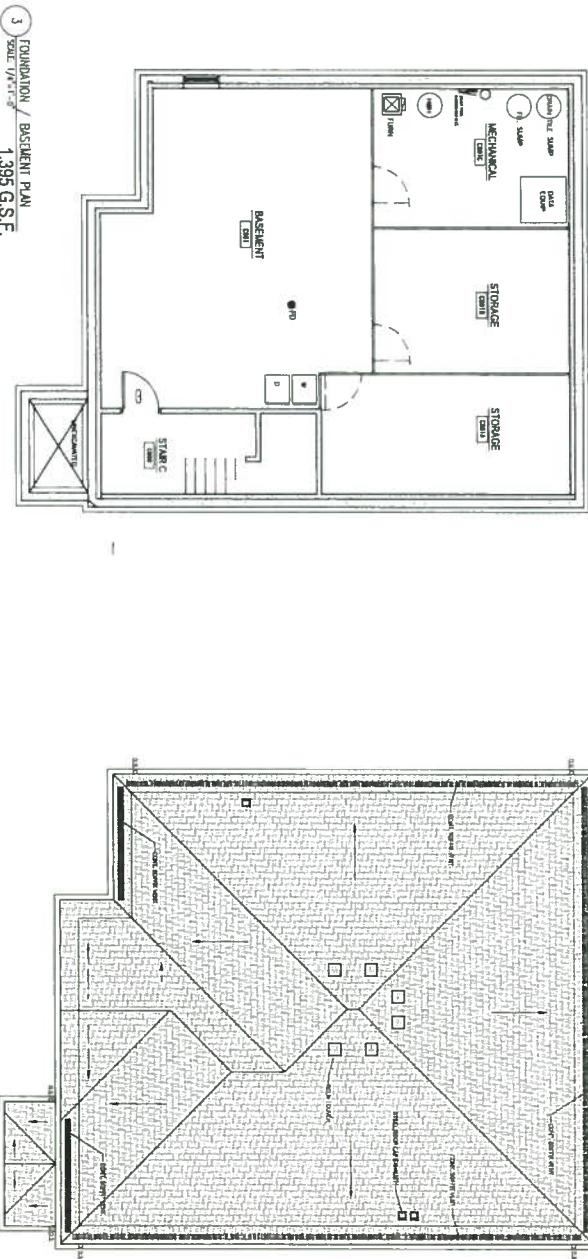
IRVING HOUSES

Wheaton College
FLOOR AND ROOF PLANS 4,185 G.S.F.



1 FIRST FLOOR PLAN
1,395 G.S.F.

2 SECOND FLOOR PLAN
1,395 G.S.F.

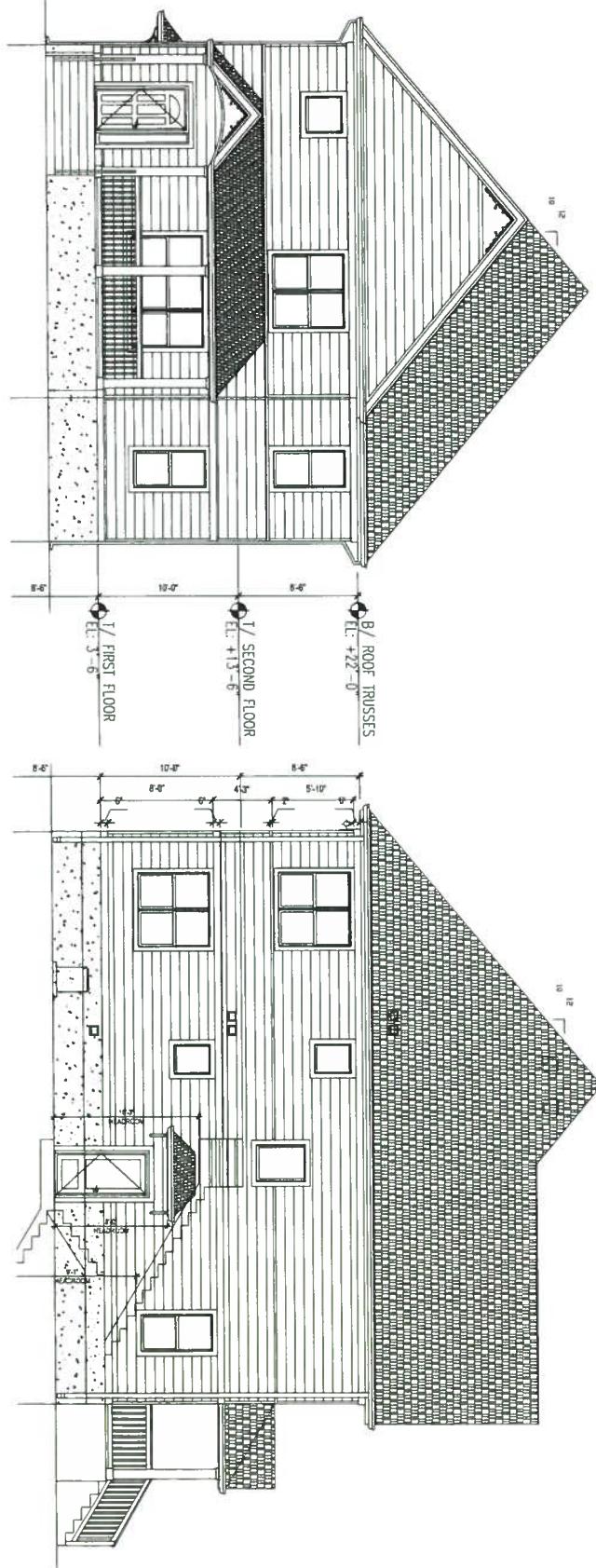


3 FOUNDATION / BASEMENT PLAN
1,395 G.S.F.

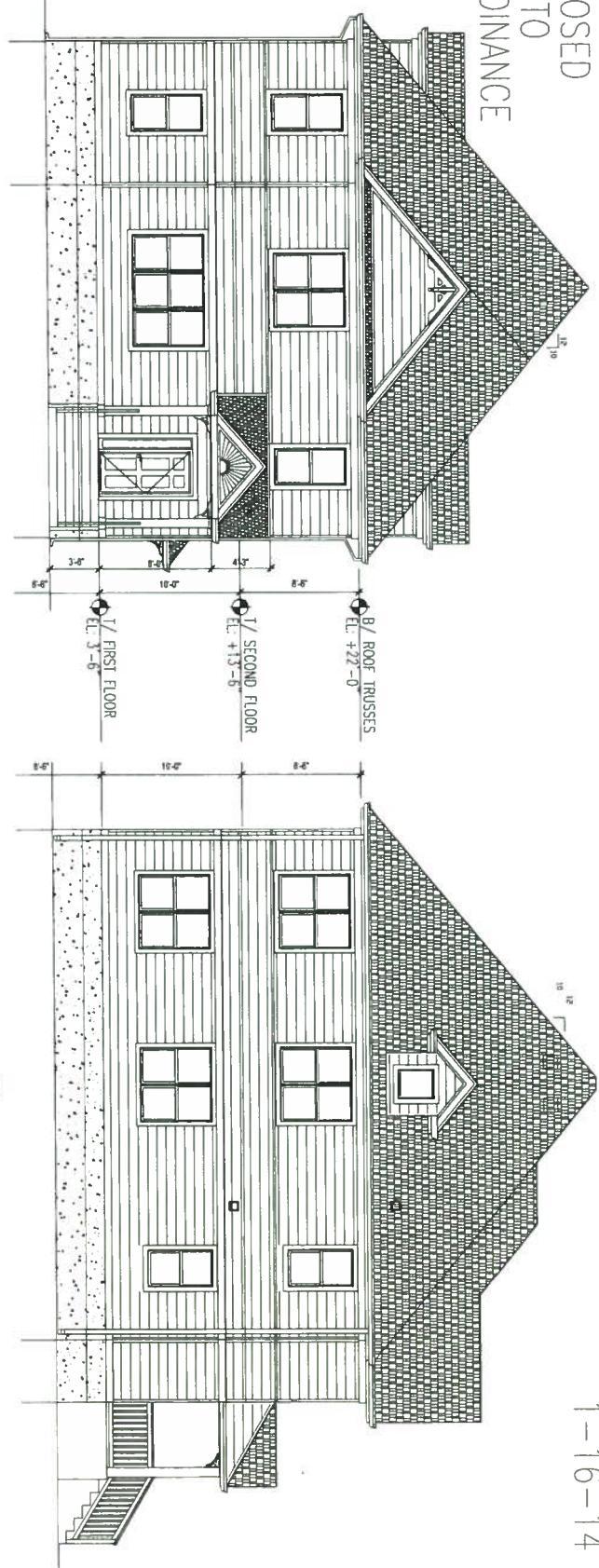
4 ROOF PLAN
1,395 G.S.F.

TYPE C/C1 PROPOSED
CHANGE ORDERS TO
COMPLY WITH ORDINANCE

TYPE C1
ENLARGED PORCH



TYPE C
ADDED DORMERS





Wheaton College Student Townhouses

HARRISON AVENUE
WHEATON, ILLINOIS

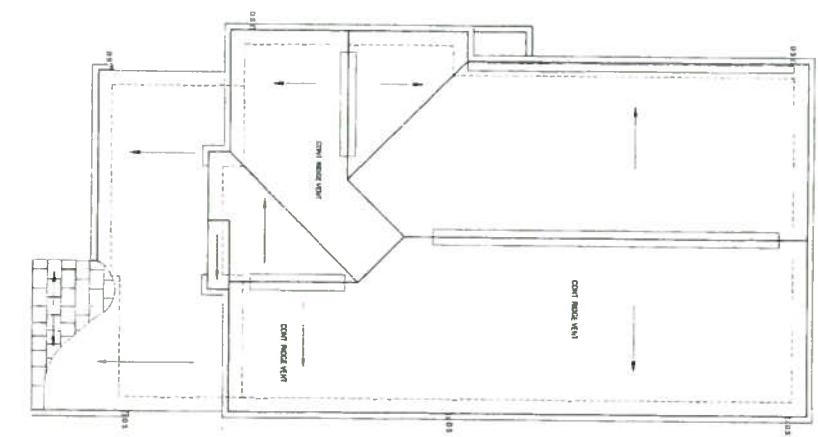
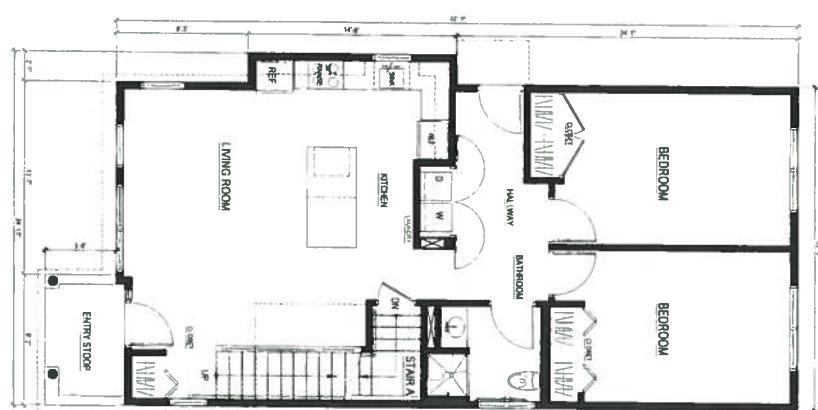
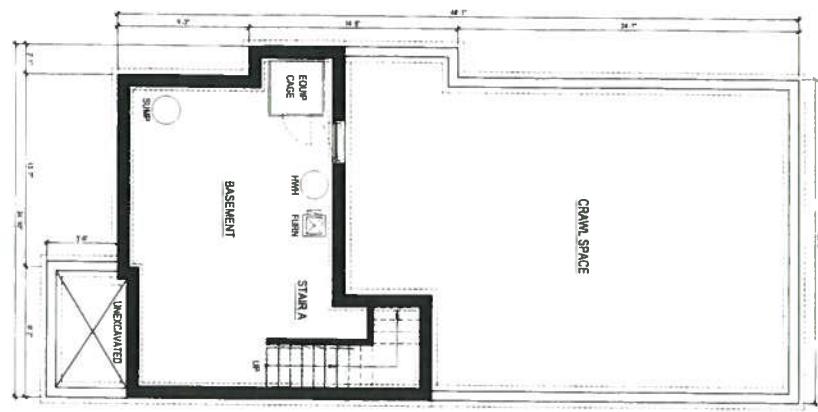
UNIT FLOOR PLANS
UNIT TYPE-A

(ADA ACCESSIBLE UNIT-FIRST FLOOR ONLY)

ISSUED: AUGUST 13, 2013 FOR CLIENT REVIEW
REVISED: AUGUST 28, 2013 (SPECIAL PERMIT APPLICATION)
DRAWING SCALE: 1/4" = 1'-0"
PREPARED BY: Kevin Pound

0 2' 4' 6' 8' 10' 12'

SCALE 1/4" = 1'-0"



Wheaton College Student Townhouses
 HARRISON AVENUE
 WHEATON, ILLINOIS

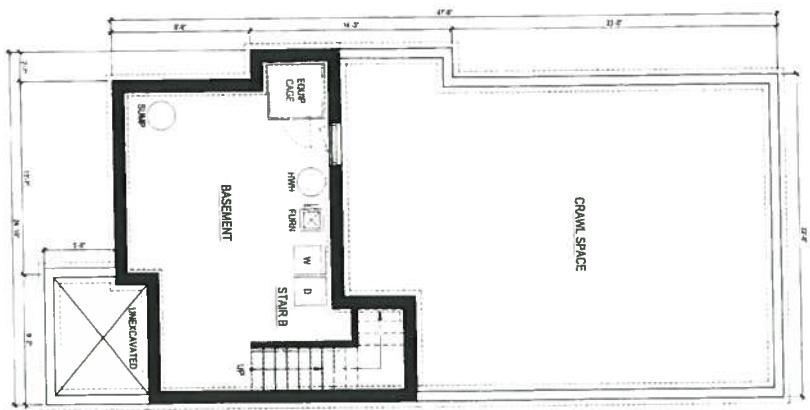


UNIT FLOOR PLANS
UNIT TYPE-B, B1

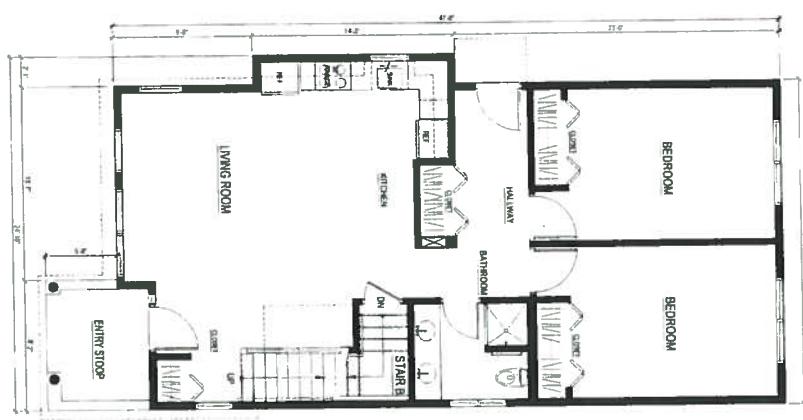
ISSUED: AUGUST 13, 2013 FOR CLIENT REVIEW
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 DRAWING SCALE: 1/4" = 1'-0"
 PREPARED BY: Kevin Pound

SCALE: 1/4" = 1'-0"

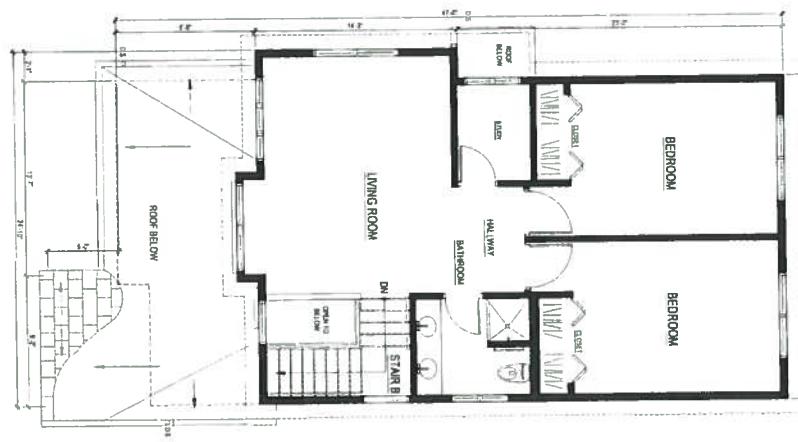
Basement Plan
 398 GROSS S.F.



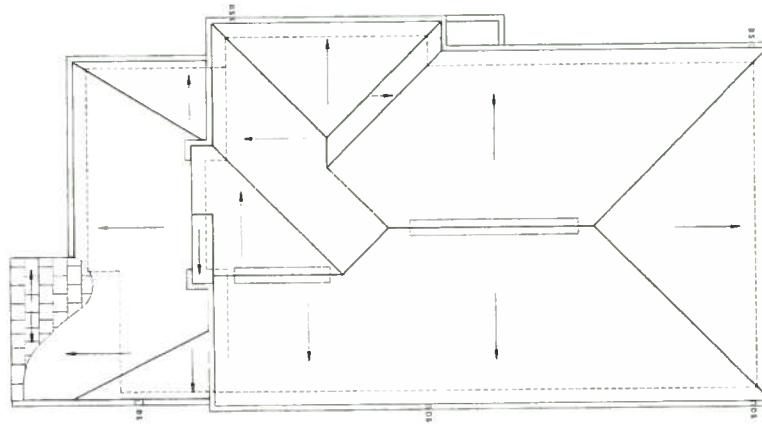
First Floor Plan
 1,080 GROSS S.F.



Second Floor Plan
 888 GROSS S.F.



Roof Plan



Final Engineer's Plans for:

WHEATON COLLEGE

STUDENT HOUSING TOWNHOMES

City of Wheaton, DuPage County, Illinois
Section 16 - Township 39 N - Range 10 E

Call
Before
You Dig



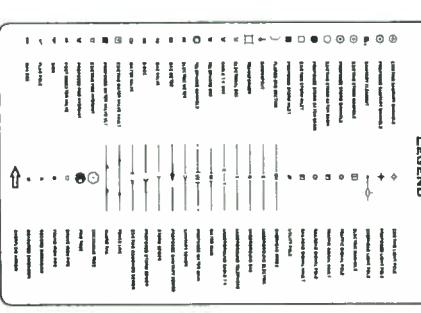
Simply Call 811

INDEX OF SHEETS

- C-0 COVER
- C-1-1 EXISTING CONDITIONS - NORTH
- C-1-2 EXISTING CONDITIONS - SOUTH
- C-2-1 DEMOLITION PLAN - NORTH
- C-2-2 DEMOLITION PLAN - SOUTH
- C-3-1 PAVING & LAYOUT PLAN - NORTH
- C-3-2 PAVING & LAYOUT PLAN - SOUTH
- C-4-1 GRADING & UTILITY PLAN - NORTH
- C-4-2 GRADING & UTILITY PLAN - SOUTH
- C-5-1 EROSION CONTROL PLAN - NORTH
- C-5-2 EROSION CONTROL PLAN - SOUTH
- C-5-3 SWPPP NARRATIVE
- C-5-4 SWPPP FORMS & NOTES
- C-6 DETAILS

- L-1 LANDSCAPE PLAN
- L-2 TREE PRESERVATION PLAN

LEGEND



BENCHMARK INFORMATION:

1. BENCH MARK ONE NEUTRAL CONCRETE BASE OF LIGHT AND
POLE LINE THE EAST REAR CORNER OF PROPERTY LINE
ELEV 771.03 (NO. 261) (NO. 261)



1" = 2000'

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801 College Avenue
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Edu. Tel. 630.752.6541

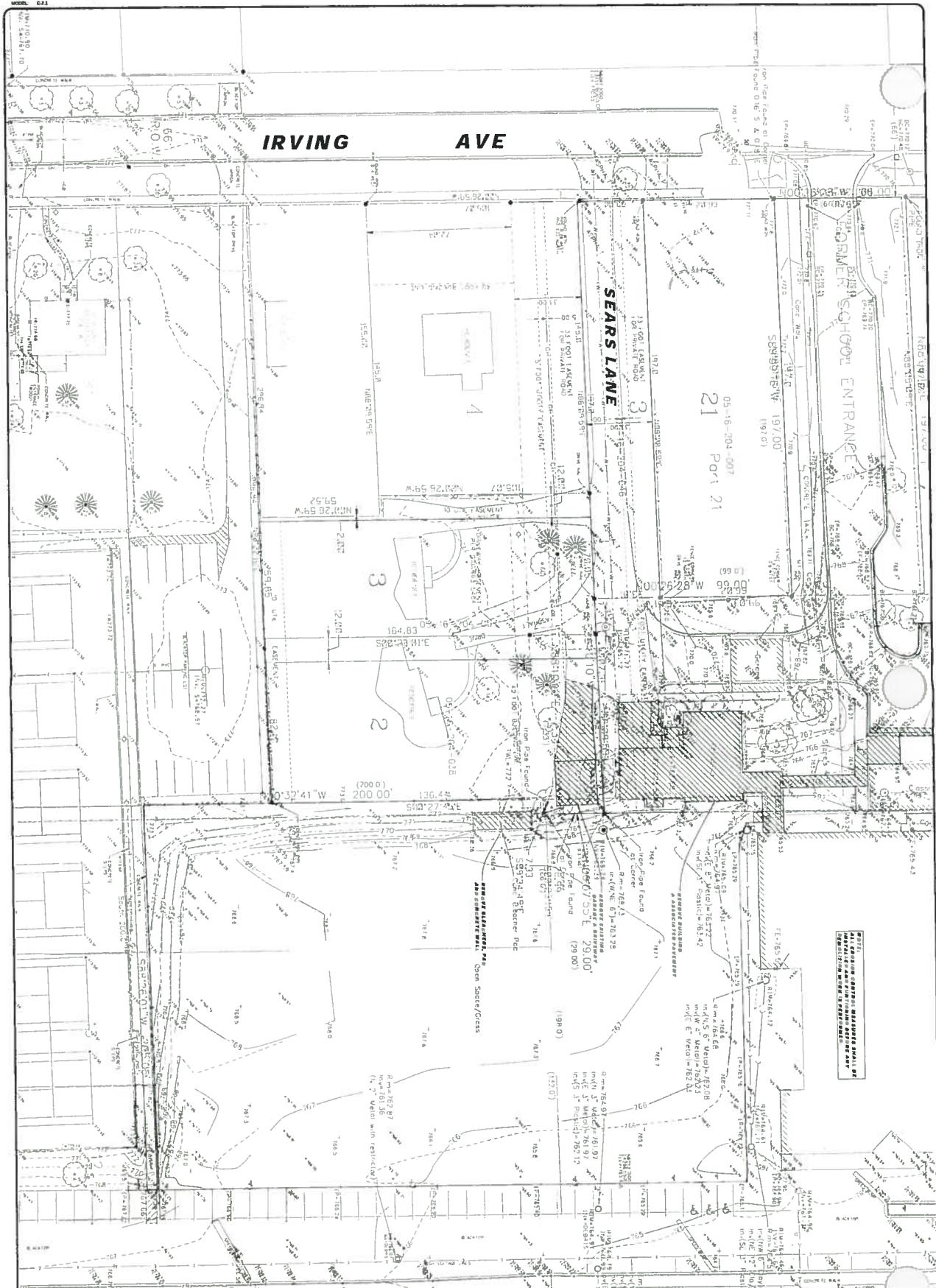
12/20/2011 12/20/2011 DuPage County Student Housing 2021-Student Housing Permitting App
DRAFT



12/20/2011
Mark Roberts
12/20/2011
Landscape Architect (CRA)

- COVER SHEET
- C-0



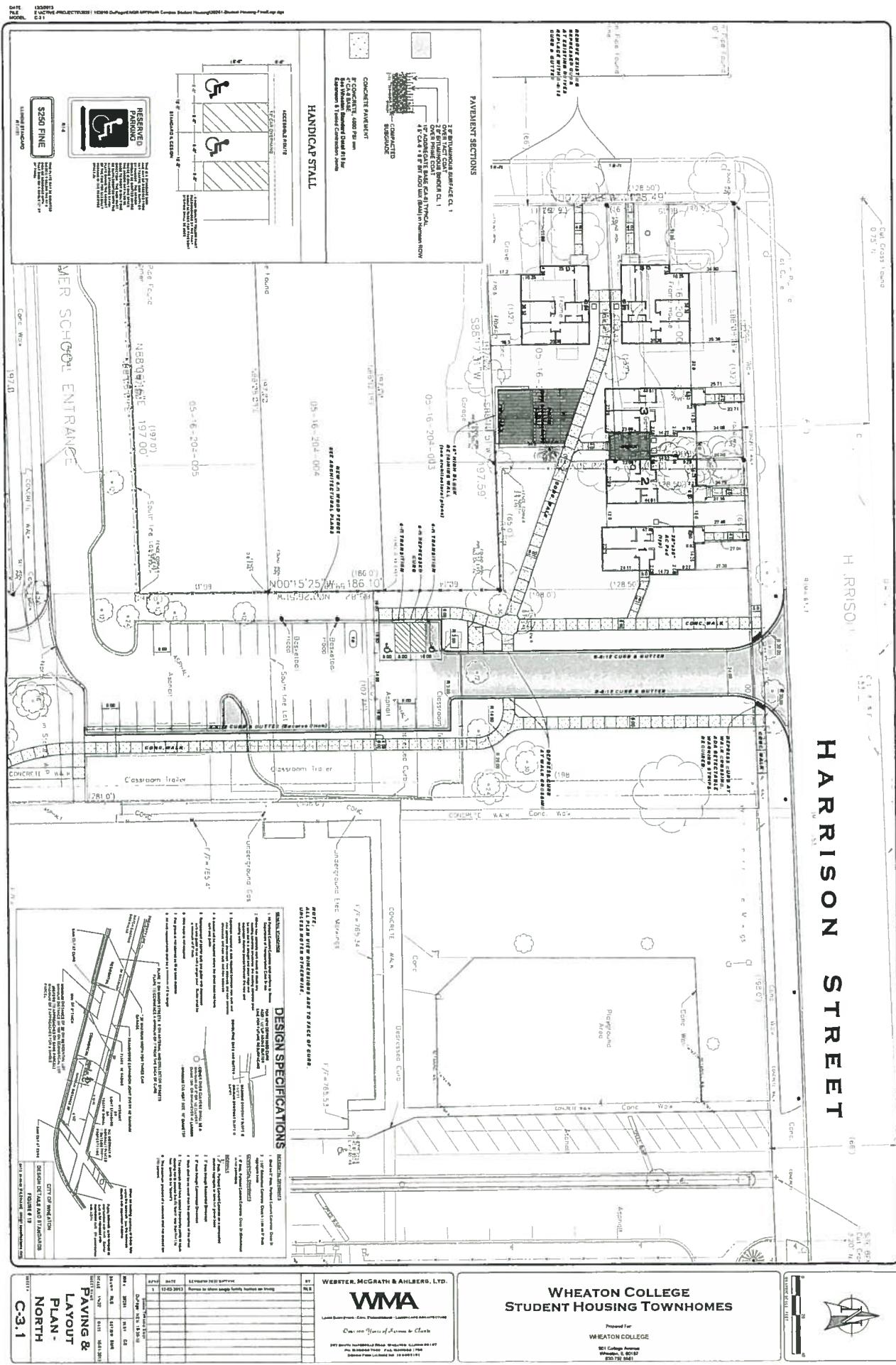


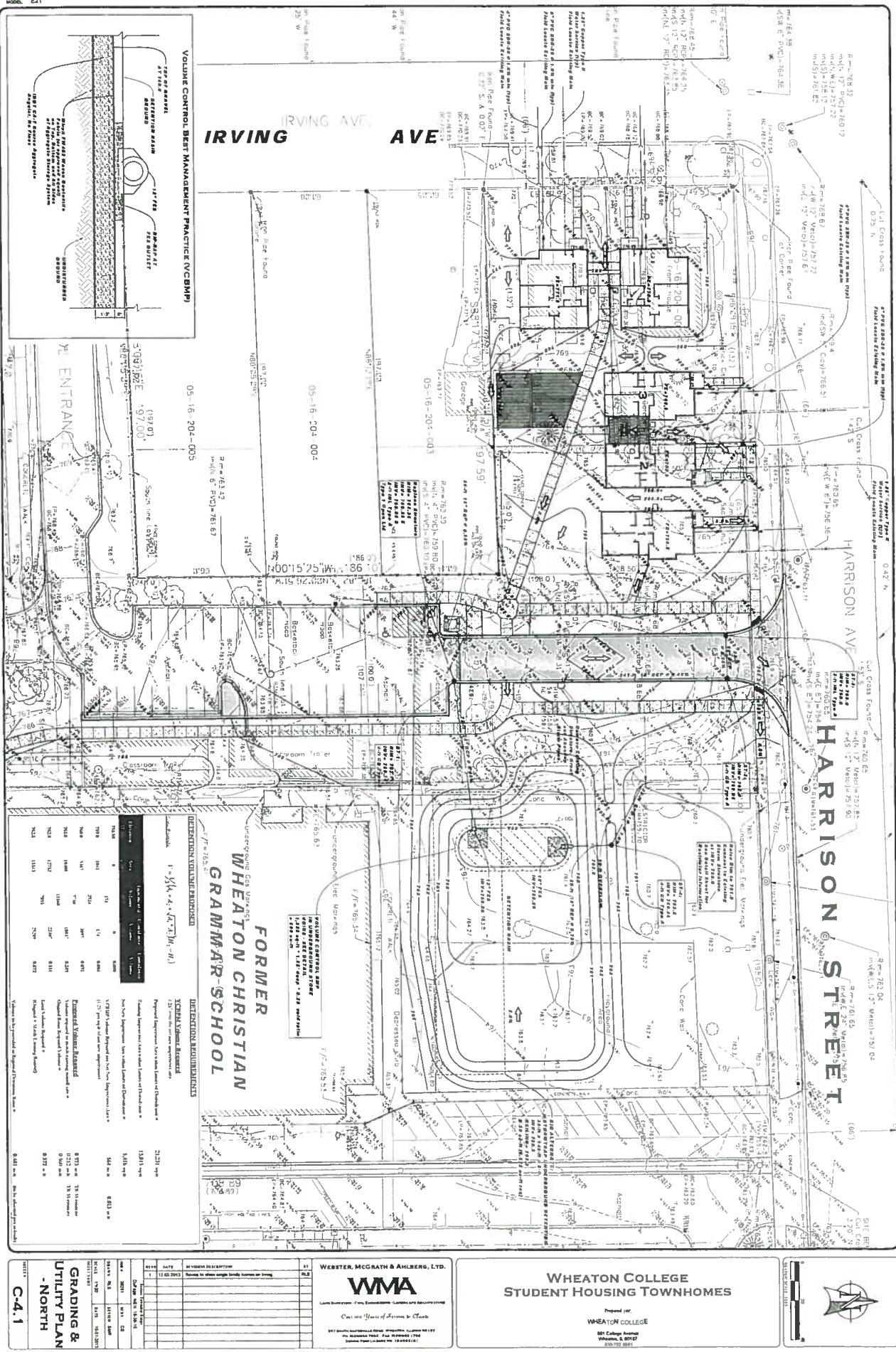
HARRISON STREET

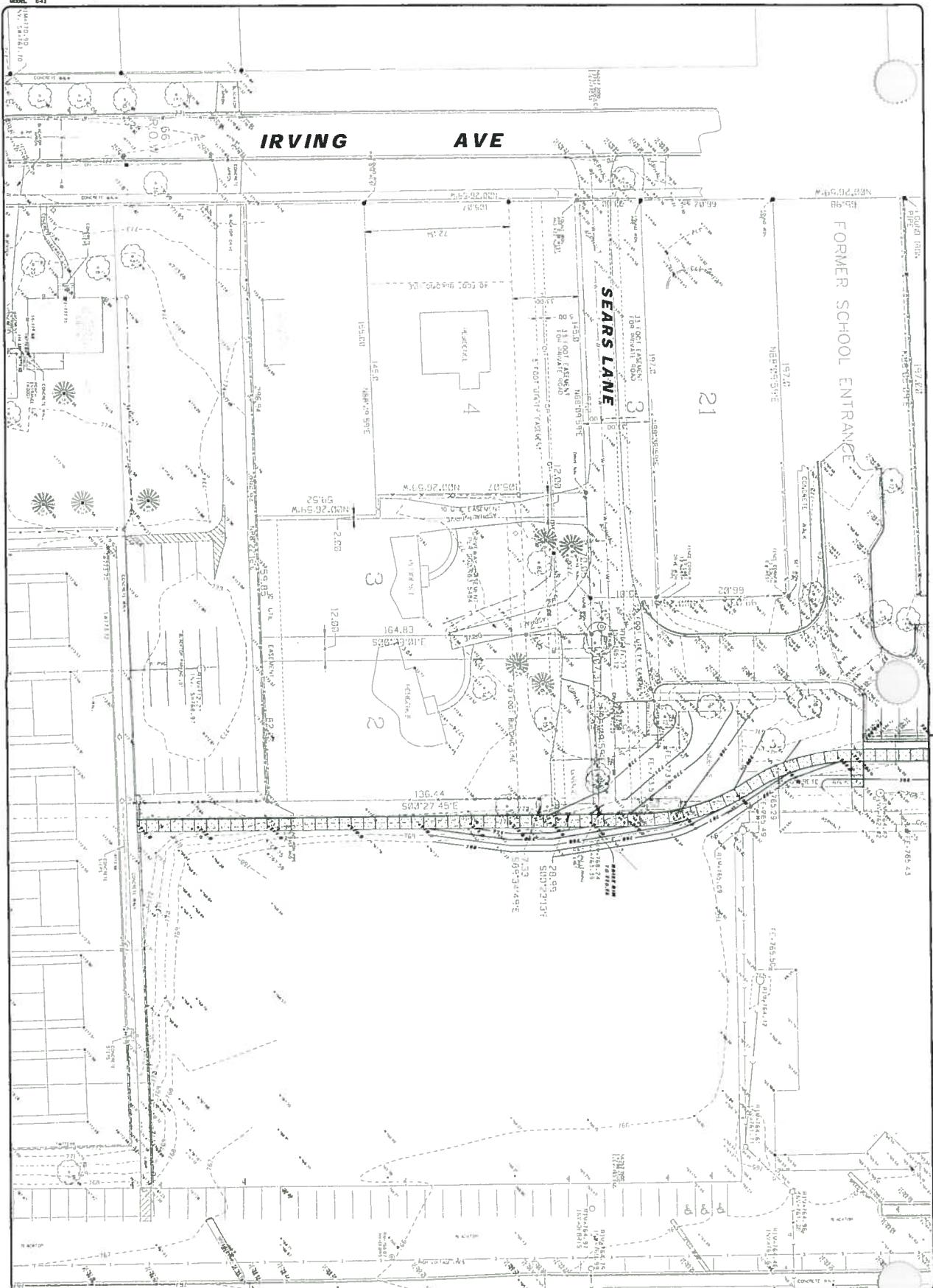
HARRISON

STREET

DATE 12/09/12
FILE NUMBER 102949
PROJECT NUMBER 102949
PAGE 10 OF 11
SCALE 1:100







GRADING &
UTILITY PLAN
- SOUTH
C-4.2

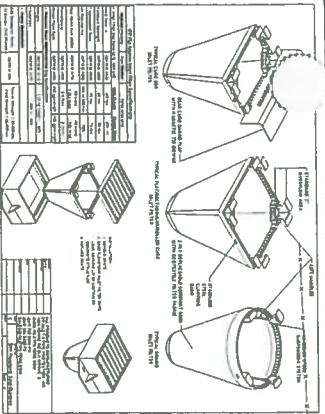
WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
Land Surveyors Civil Engineers Land Developers
1740-2011 Revision to allow single family houses on Irving
Ave. and Sears Lane

**WHEATON COLLEGE
STUDENT HOUSING TOWNHOMES**

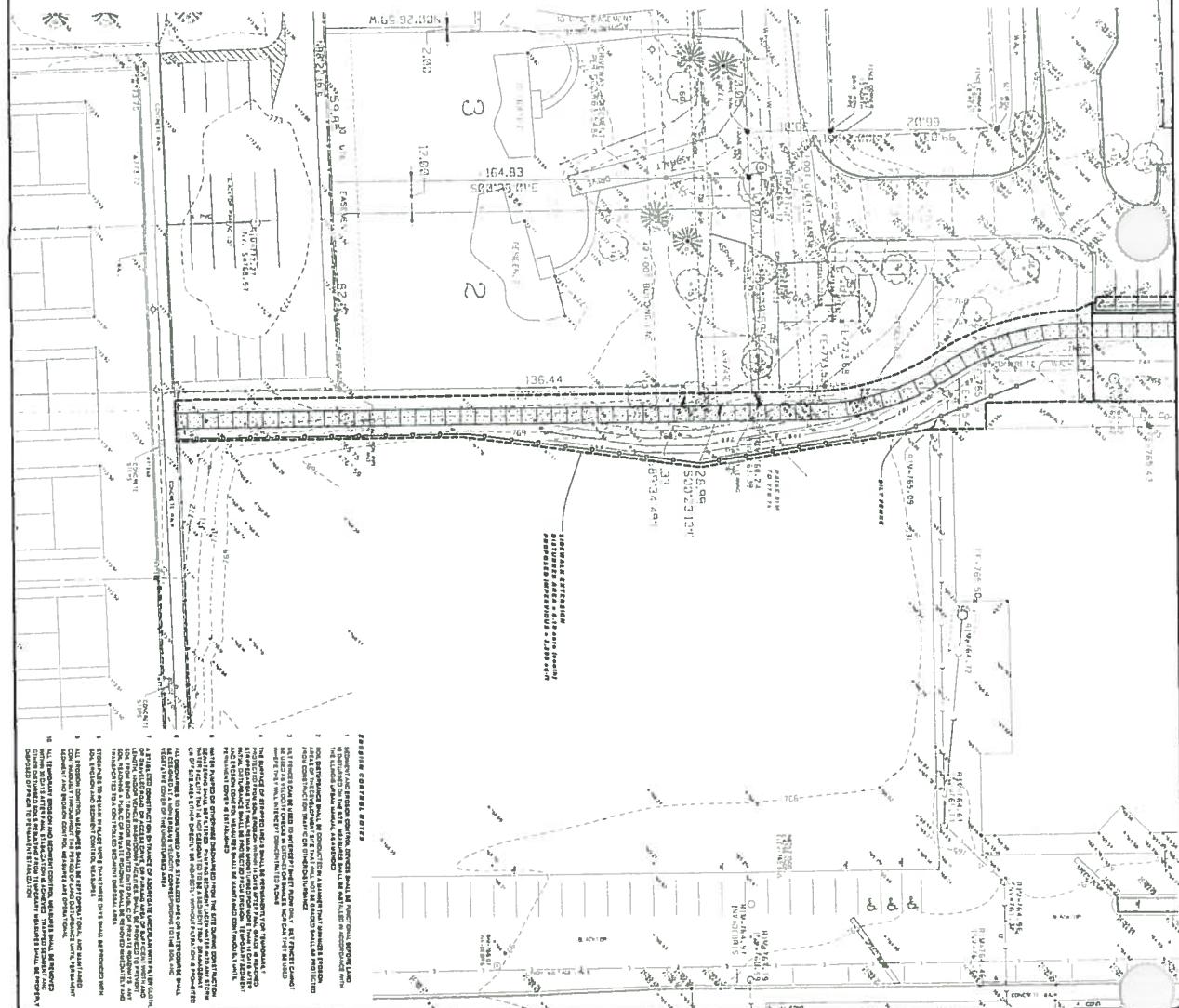
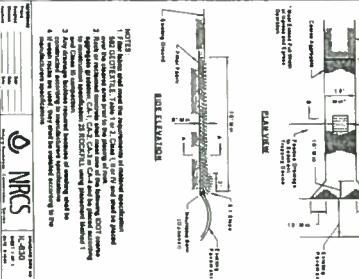
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207 College Avenue
Wheaton, IL 60187
(708) 292-6861



STABILIZED CONSTRUCTION ENTRANCE PLAN



STABILIZED CONSTRUCTION ENTRANCE PLAN



**EROSION
CONTROL
PLAN - SOUTH
WELL**
C-5.2

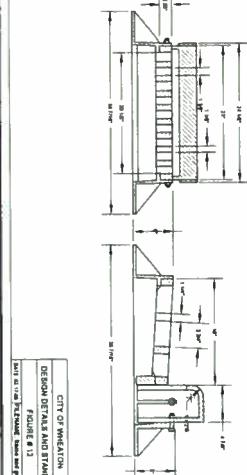
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SPECIAL FRAME AND GRATE FOR CATCH BASIN AND INLET
TOTAL WEIGHT 355

SECTION A-A

SECTION B-B

SECTION C-C

DETAIL A

DETAIL B

DETAIL C

DETAIL D

DETAIL E

DETAIL F

DETAIL G

DETAIL H

DETAIL I

DETAIL J

DETAIL K

DETAIL L

DETAIL M

DETAIL N

DETAIL O

DETAIL P

DETAIL Q

DETAIL R

DETAIL S

DETAIL T

DETAIL U

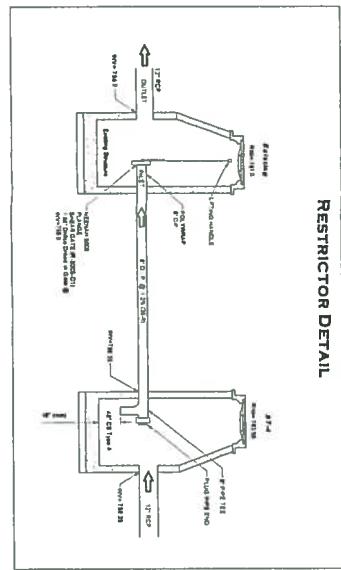
DETAIL V

DETAIL W

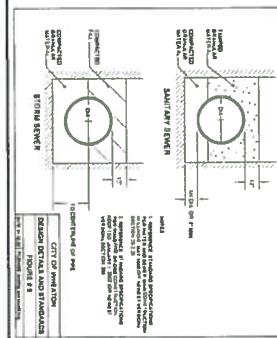
DETAIL X

DETAIL Y

DETAIL Z



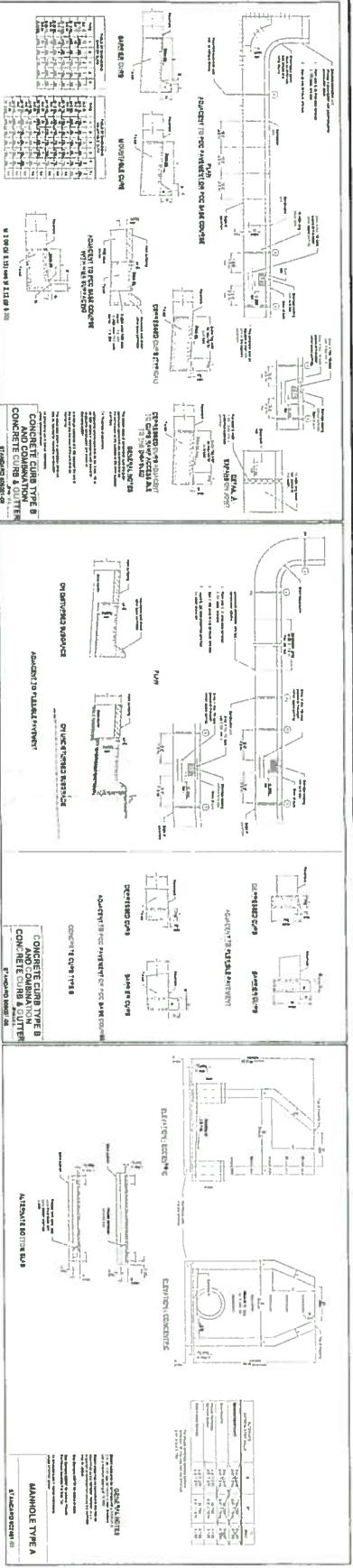
RESTRICTOR DETAIL



BEDDING AND BACKFILL DETAIL

WATER MAIN

MANHOLE

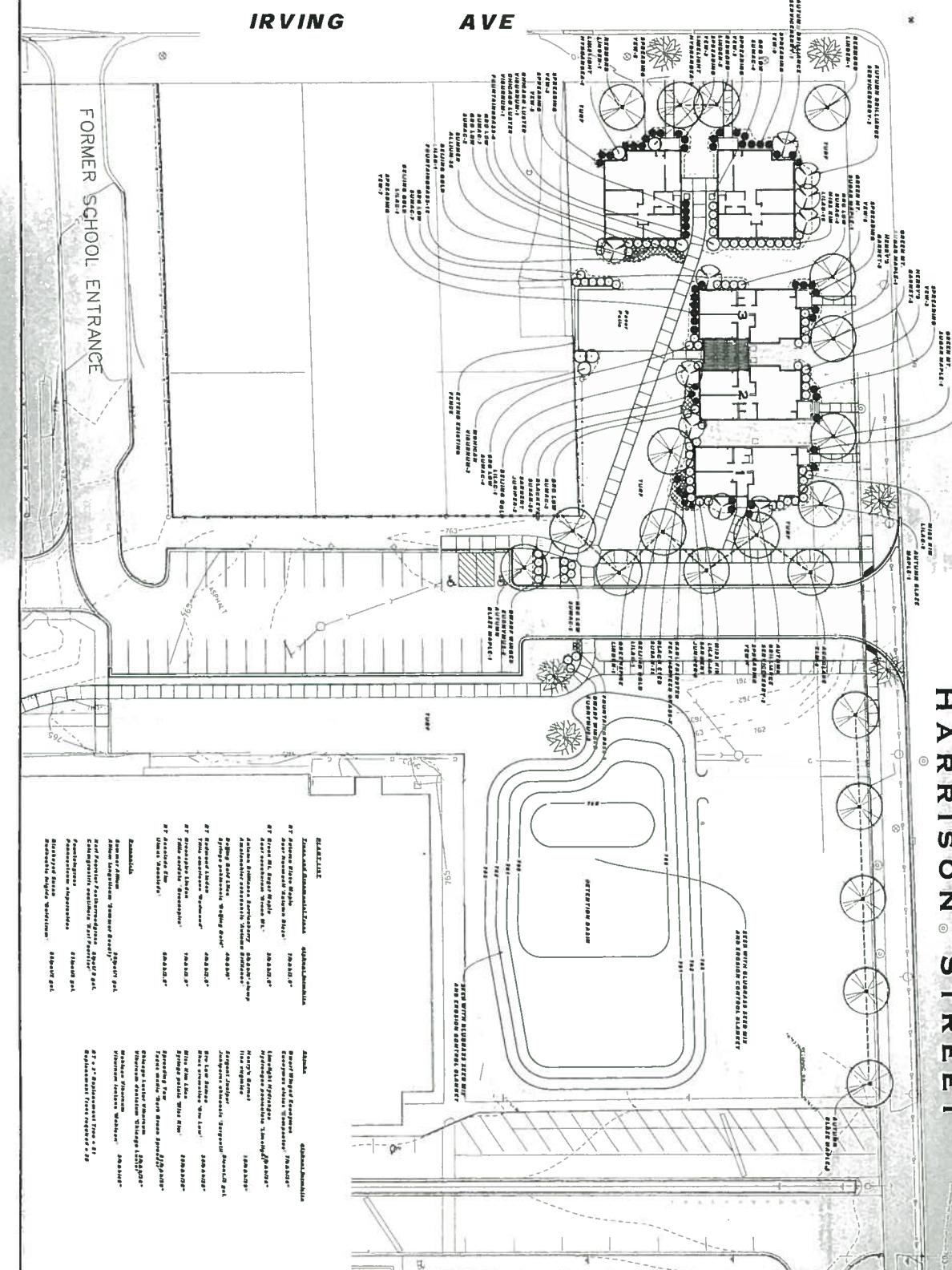


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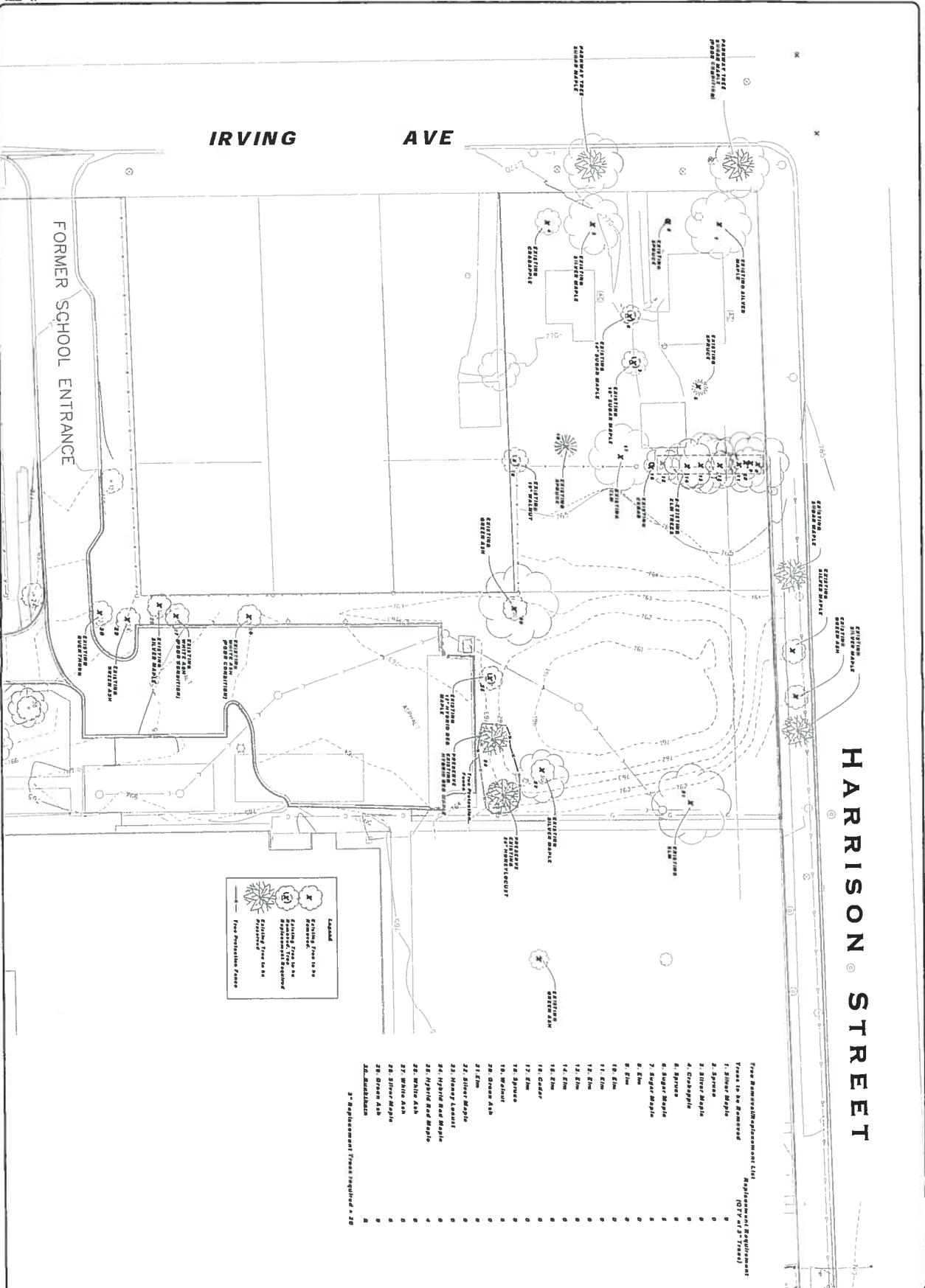
HARRISON STREET



IRVING

AVE

HARRISON [©] STREET



100 10.7 5.5 0.00

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Pawnee River 1000 1000 1000 1000

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