

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 ½ 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 ½ OF THE NORTHEAST ¼ 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 ½ OF THE NORTHEAST ¼ 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.


Mayor

ATTEST:

City Clerk

Roll Call Vote

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

Nays: Councilman Prendiville

Absent: Mayor Gresk

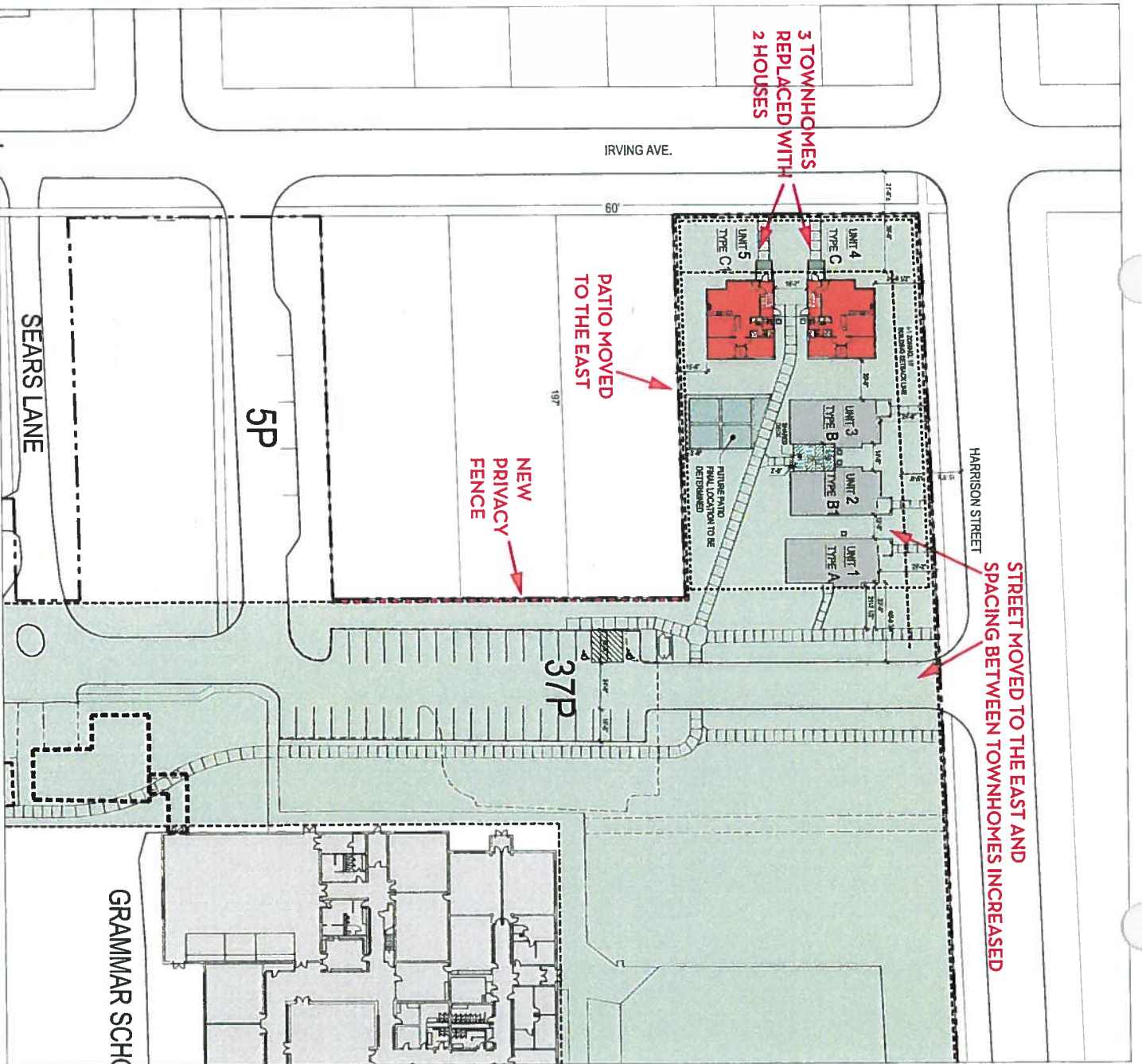
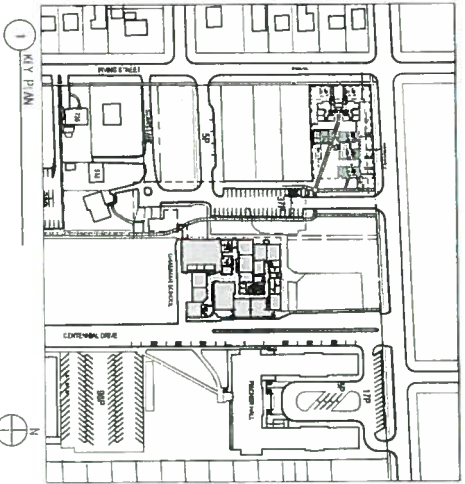
Motion Carried

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

IRVING HOUSES

Wheaton College

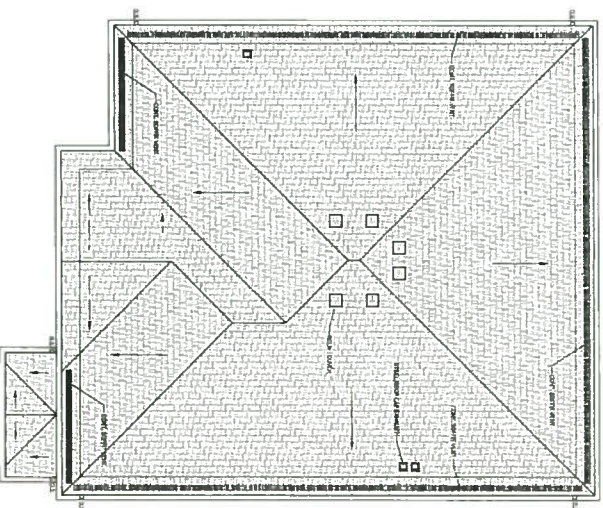
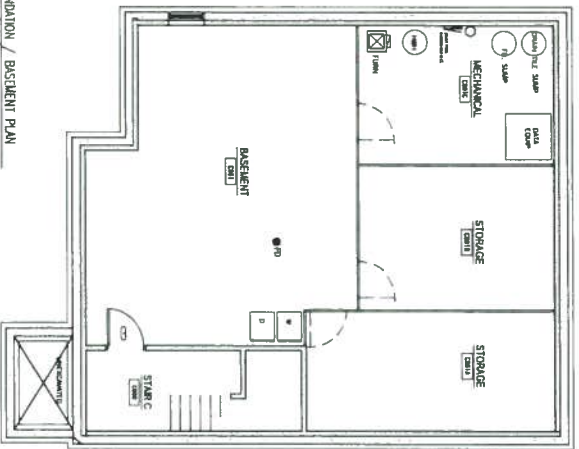
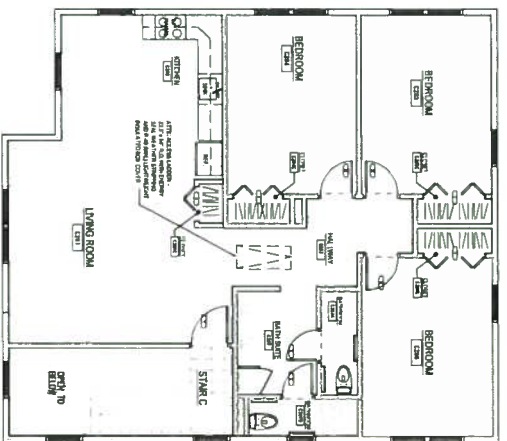
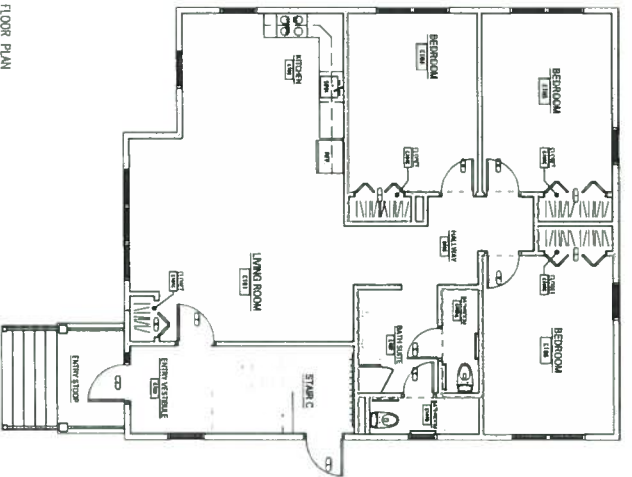
SITE PLAN
12-3-13



IRVING HOUSES

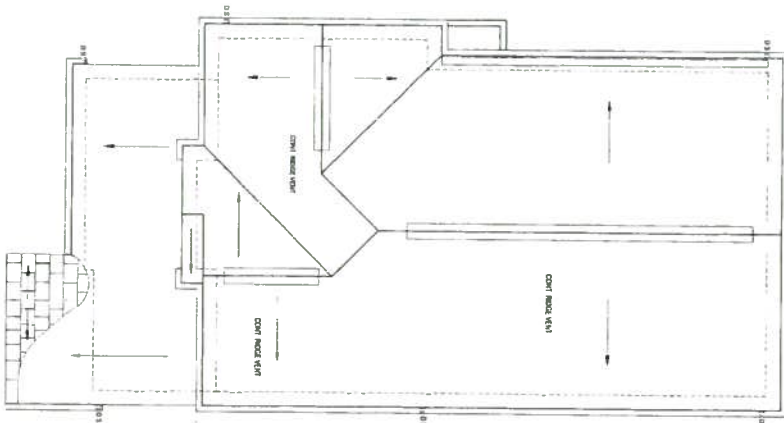
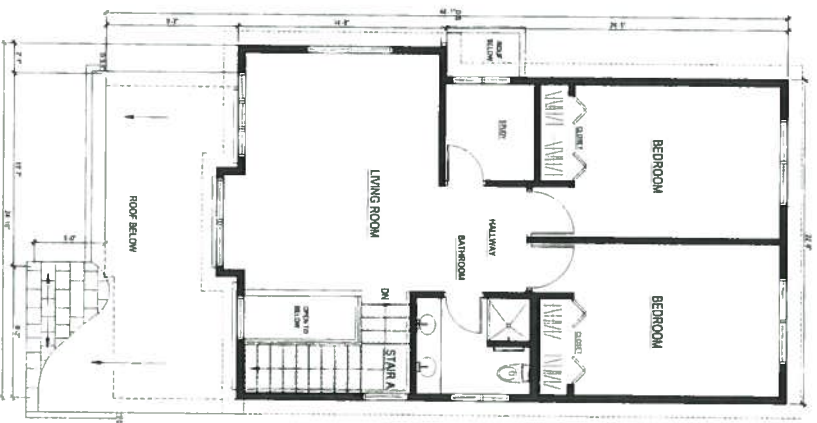
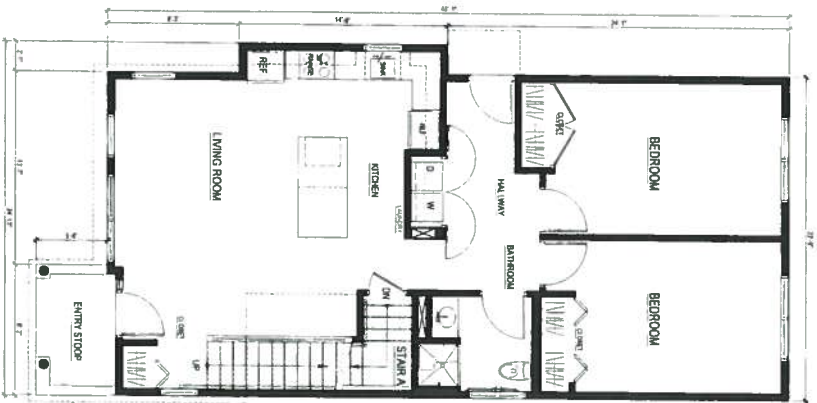
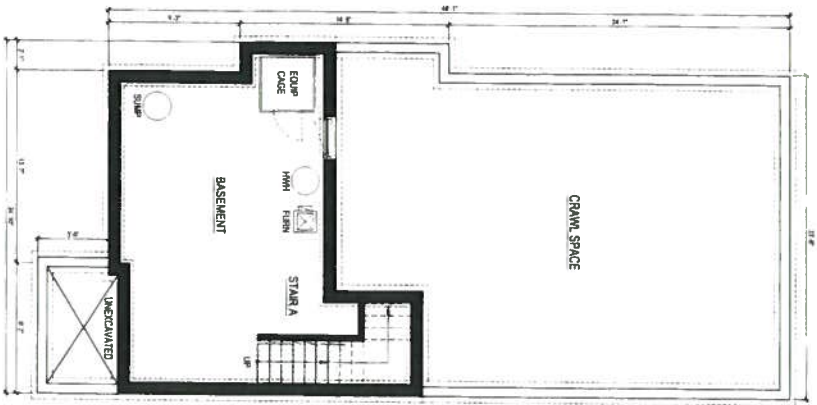
Wheaton College

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



1-16-14



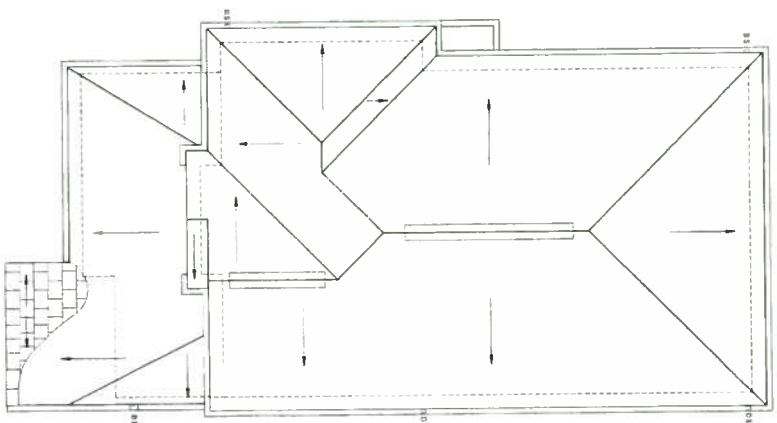
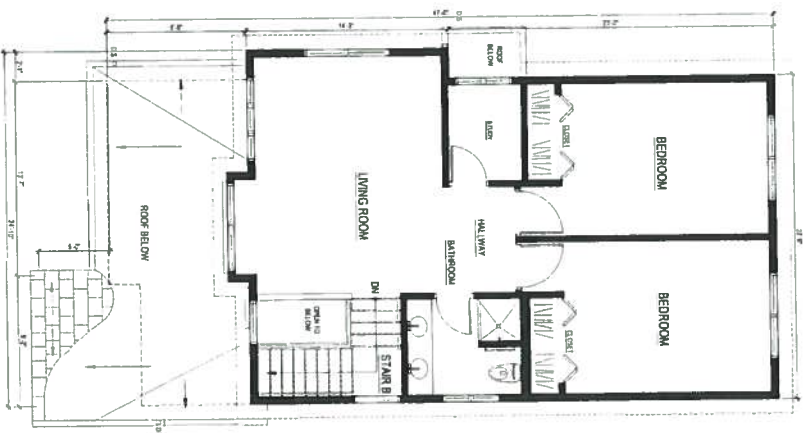
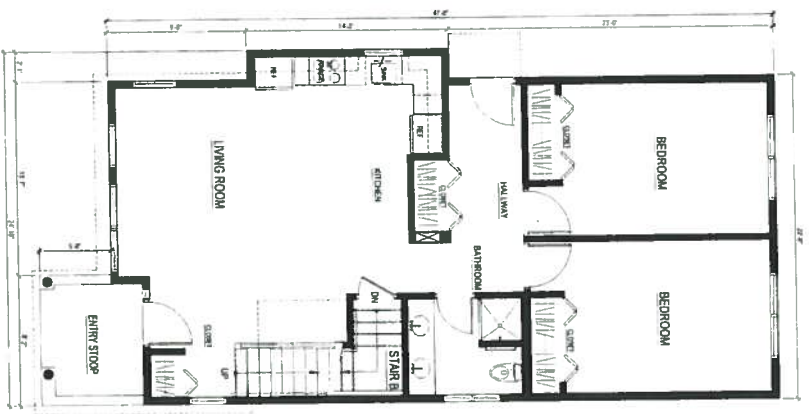
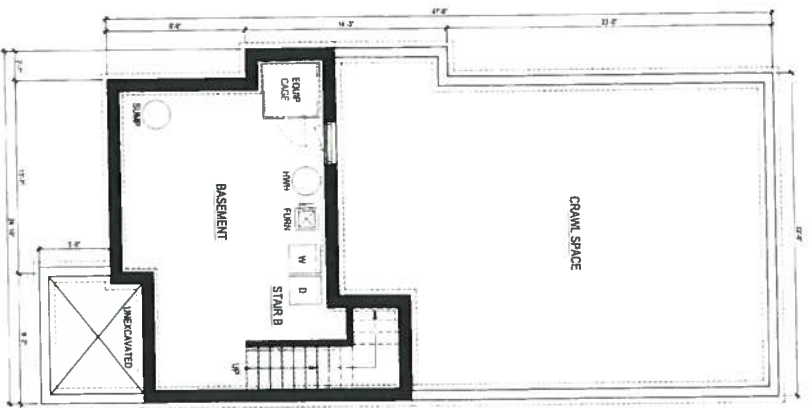


Wheaton College Student Townhouses
HARRISON AVENUE
WHEATON, ILLINOIS

UNIT FLOOR PLANS
UNIT TYPE-A
(ADA ACCESSIBLE UNIT-FIRST FLOOR ONLY)
2,465 G.S.F.

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





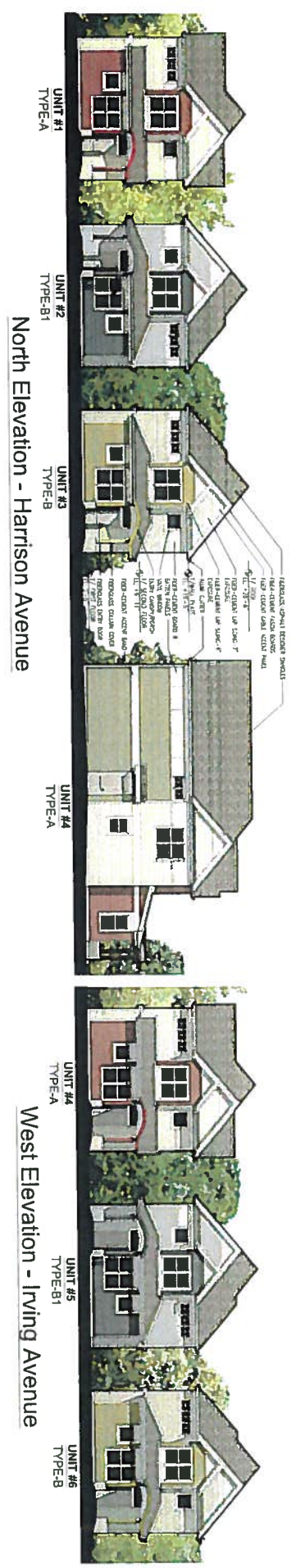
Wheaton College Student Townhouses
 HARRISON AVENUE
 WHEATON, ILLINOIS

UNIT FLOOR PLANS
UNIT TYPE-B, B1

(non-ADA)
 2,366 G.S.F.

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



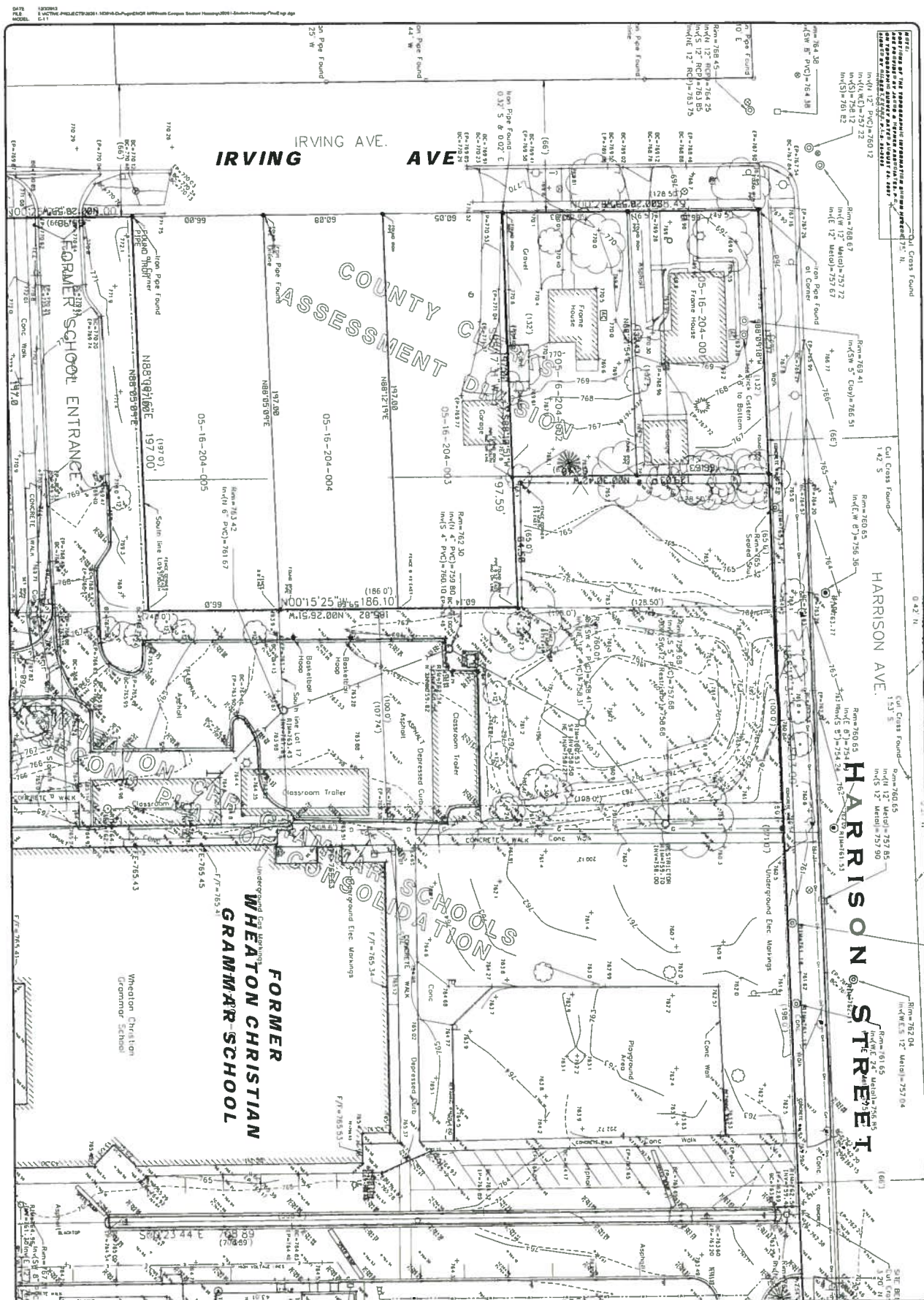


Wheaton College
HARRISON AVENUE
WHEATON, ILLINOIS

EXTERIOR ELEVATIONS

ISSUED: AUGUST 13, 2013 FOR CLIENT REVIEW
REVISED: AUGUST 28, 2013 (SPECIAL PERMIT APPLICATION)
DRAWING SCALE: 1/8" = 1'-0"
PREPARED BY: Kevin Pound





C-1.1

**EXISTING
CONDITIONS
NORTH**

07/01	08/01	09/01	10/01	11/01	12/01	01/02	02/02	03/02	04/02	05/02	06/02	07/02	08/02	09/02	10/02	11/02	12/02	01/03	02/03	03/03	04/03	05/03	06/03	07/03	08/03	09/03	10/03	11/03	12/03	01/04	02/04	03/04	04/04	05/04	06/04	07/04	08/04	09/04	10/04	11/04	12/04	01/05	02/05	03/05	04/05	05/05	06/05	07/05	08/05	09/05	10/05	11/05	12/05	01/06	02/06	03/06	04/06	05/06	06/06	07/06	08/06	09/06	10/06	11/06	12/06	01/07	02/07	03/07	04/07	05/07	06/07	07/07	08/07	09/07	10/07	11/07	12/07	01/08	02/08	03/08	04/08	05/08	06/08	07/08	08/08	09/08	10/08	11/08	12/08	01/09	02/09	03/09	04/09	05/09	06/09	07/09	08/09	09/09	10/09	11/09	12/09	01/10	02/10	03/10	04/10	05/10	06/10	07/10	08/10	09/10	10/10	11/10	12/10	01/11	02/11	03/11	04/11	05/11	06/11	07/11	08/11	09/11	10/11	11/11	12/11	01/12	02/12	03/12	04/12	05/12	06/12	07/12	08/12	09/12	10/12	11/12	12/12	01/13	02/13	03/13	04/13	05/13	06/13	07/13	08/13	09/13	10/13	11/13	12/13	01/14	02/14	03/14	04/14	05/14	06/14	07/14	08/14	09/14	10/14	11/14	12/14	01/15	02/15	03/15	04/15	05/15	06/15	07/15	08/15	09/15	10/15	11/15	12/15	01/16	02/16	03/16	04/16	05/16	06/16	07/16	08/16	09/16	10/16	11/16	12/16	01/17	02/17	03/17	04/17	05/17	06/17	07/17	08/17	09/17	10/17	11/17	12/17	01/18	02/18	03/18	04/18	05/18	06/18	07/18	08/18	09/18	10/18	11/18	12/18	01/19	02/19	03/19	04/19	05/19	06/19	07/19	08/19	09/19	10/19	11/19	12/19	01/20	02/20	03/20	04/20	05/20	06/20	07/20	08/20	09/20	10/20	11/20	12/20	01/21	02/21	03/21	04/21	05/21	06/21	07/21	08/21	09/21	10/21	11/21	12/21	01/22	02/22	03/22	04/22	05/22	06/22	07/22	08/22	09/22	10/22	11/22	12/22	01/23	02/23	03/23	04/23	05/23	06/23	07/23	08/23	09/23	10/23	11/23	12/23	01/24	02/24	03/24	04/24	05/24	06/24	07/24	08/24	09/24	10/24	11/24	12/24	01/25	02/25	03/25	04/25	05/25	06/25	07/25	08/25	09/25	10/25	11/25	12/25	01/26	02/26	03/26	04/26	05/26	06/26	07/26	08/26	09/26	10/26	11/26	12/26	01/27	02/27	03/27	04/27	05/27	06/27	07/27	08/27	09/27	10/27	11/27	12/27	01/28	02/28	03/28	04/28	05/28	06/28	07/28	08/28	09/28	10/28	11/28	12/28	01/29	02/29	03/29	04/29	05/29	06/29	07/29	08/29	09/29	10/29	11/29	12/29	01/30	02/30	03/30	04/30	05/30	06/30	07/30	08/30	09/30	10/30	11/30	12/30	01/31	02/31	03/31	04/31	05/31	06/31	07/31	08/31	09/31	10/31	11/31	12/31	01/32	02/32	03/32	04/32	05/32	06/32	07/32	08/32	09/32	10/32	11/32	12/32	01/33	02/33	03/33	04/33	05/33	06/33	07/33	08/33	09/33	10/33	11/33	12/33	01/34	02/34	03/34	04/34	05/34	06/34	07/34	08/34	09/34	10/34	11/34	12/34	01/35	02/35	03/35	04/35	05/35	06/35	07/35	08/35	09/35	10/35	11/35	12/35	01/36	02/36	03/36	04/36	05/36	06/36	07/36	08/36	09/36	10/36	11/36	12/36	01/37	02/37	03/37	04/37	05/37	06/37	07/37	08/37	09/37	10/37	11/37	12/37	01/38	02/38	03/38	04/38	05/38	06/38	07/38	08/38	09/38	10/38	11/38	12/38	01/39	02/39	03/39	04/39	05/39	06/39	07/39	08/39	09/39	10/39	11/39	12/39	01/40	02/40	03/40	04/40	05/40	06/40	07/40	08/40	09/40	10/40	11/40	12/40	01/41	02/41	03/41	04/41	05/41	06/41	07/41	08/41	09/41	10/41	11/41	12/41	01/42	02/42	03/42	04/42	05/42	06/42	07/42	08/42	09/42	10/42	11/42	12/42	01/43	02/43	03/43	04/43	05/43	06/43	07/43	08/43	09/43	10/43	11/43	12/43	01/44	02/44	03/44	04/44	05/44	06/44	07/44	08/44	09/44	10/44	11/44	12/44	01/45	02/45	03/45	04/45	05/45	06/45	07/45	08/45	09/45	10/45	11/45	12/45	01/46	02/46	03/46	04/46	05/46	06/46	07/46	08/46	09/46	10/46	11/46	12/46	01/47	02/47	03/47	04/47	05/47	06/47	07/47	08/47	09/47	10/47	11/47	12/47	01/48	02/48	03/48	04/48	05/48	06/48	07/48	08/48	09/48	10/48	11/48	12/48	01/49	02/49	03/49	04/49	05/49	06/49	07/49	08/49	09/49	10/49	11/49	12/49	01/50	02/50	03/50	04/50	05/50	06/50	07/50	08/50	09/50	10/50	11/50	12/50	01/51	02/51	03/51	04/51	05/51	06/51	07/51	08/51	09/51	10/51	11/51	12/51	01/52	02/52	03/52	04/52	05/52	06/52	07/52	08/52	09/52	10/52	11/52	12/52	01/53	02/53	03/53	04/53	05/53	06/53	07/53	08/53	09/53	10/53	11/53	12/53	01/54	02/54	03/54	04/54	05/54	06/54	07/54	08/54	09/54	10/54	11/54	12/54	01/55	02/55	03/55	04/55	05/55	06/55	07/55	08/55	09/55	10/55	11/55	12/55	01/56	02/56	03/56	04/56	05/56	06/56	07/56	08/56	09/56	10/56	11/56	12/56	01/57	02/57	03/57	04/57	05/57	06/57	07/57	08/57	09/57	10/57	11/57	12/57	01/58	02/58	03/58	04/58	05/58	06/58	07/58	08/58	09/58	10/58	11/58	12/58	01/59	02/59	03/59	04/59	05/59	06/59	07/59	08/59	09/59	10/59	11/59	12/59	01/60	02/60	03/60	04/60	05/60	06/60	07/60	08/60	09/60	10/60	11/60	12/60	01/61	02/61	03/61	04/61	05/61	06/61	07/61	08/61	09/61	10/61	11/61	12/61	01/62	02/62	03/62	04/62	05/62	06/62	07/62	08/62	09/62	10/62	11/62	12/62	01/63	02/63	03/63	04/63	05/63	06/63	07/63	08/63	09/63	10/63	11/63	12/63	01/64	02/64	03/64	04/64	05/64	06/64	07/64	08/64	09/64	10/64	11/64	12/64	01/65	02/65	03/65	04/65	05/65	06/65	07/65	08/65	09/65	10/65	11/65	12/65	01/66	02/66	03/66	04/66	05/66	06/66	07/66	08/66	09/66	10/66	11/66	12/66	01/67	02/67	03/67	04/67	05/67	06/67	07/67	08/67	09/67	10/67	11/67	12/67	01/68	02/68	03/68	04/68	05/68	06/68	07/68	08/68	09/68	10/68	11/68	12/68	01/69	02/69	03/69	04/69	05/69	06/69	07/69	08/69	09/69	10/69	11/69	12/69	01/70	02/70	03/70	04/70	05/70	06/70	07/70	08/70	09/70	10/70	11/70	12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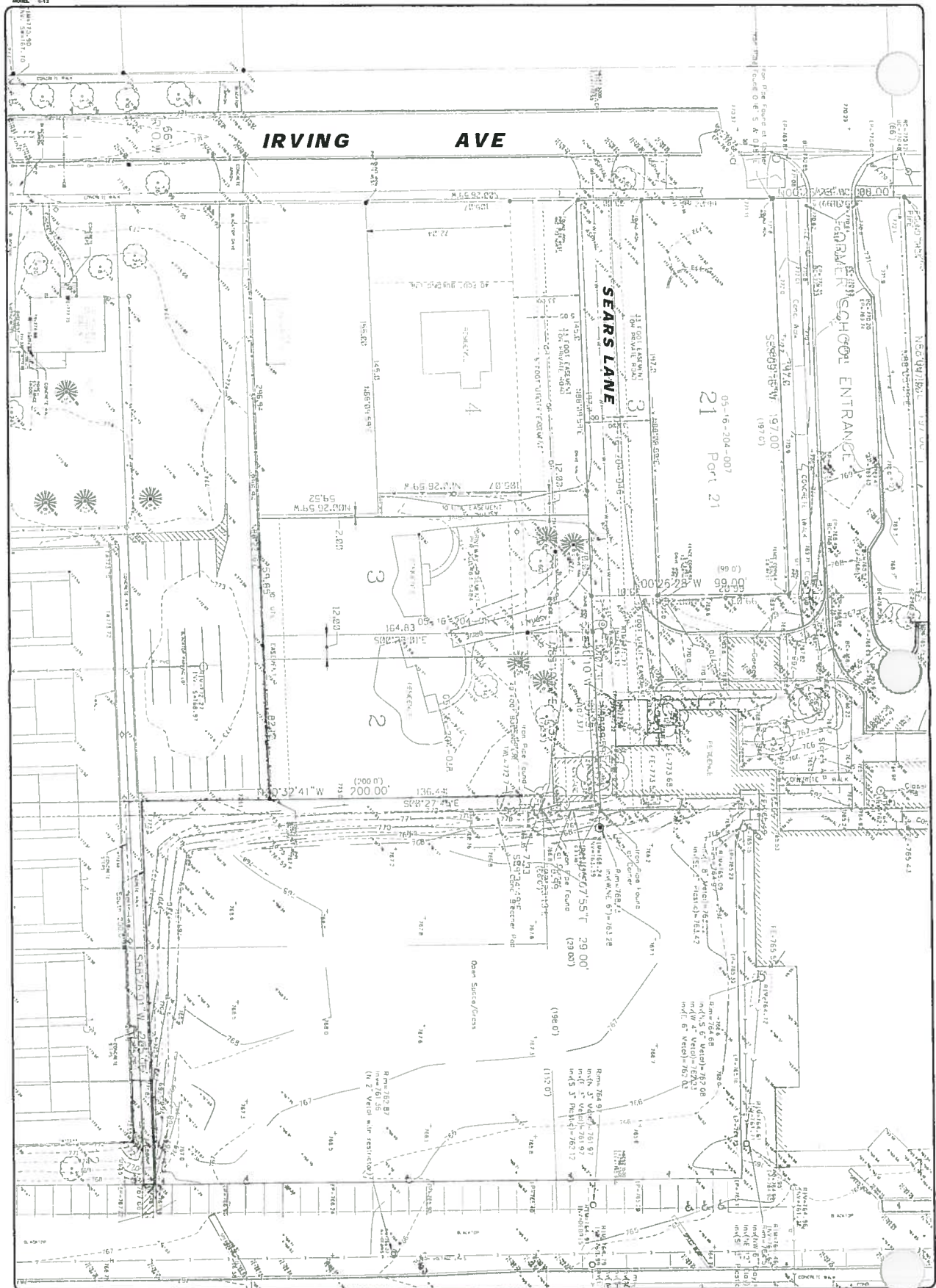
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Prepared for
WHEATON COLLEGE

821 College Avenue
 Winston, S. 26107





EXISTING CONDITIONS - SOUTH

C-1.2

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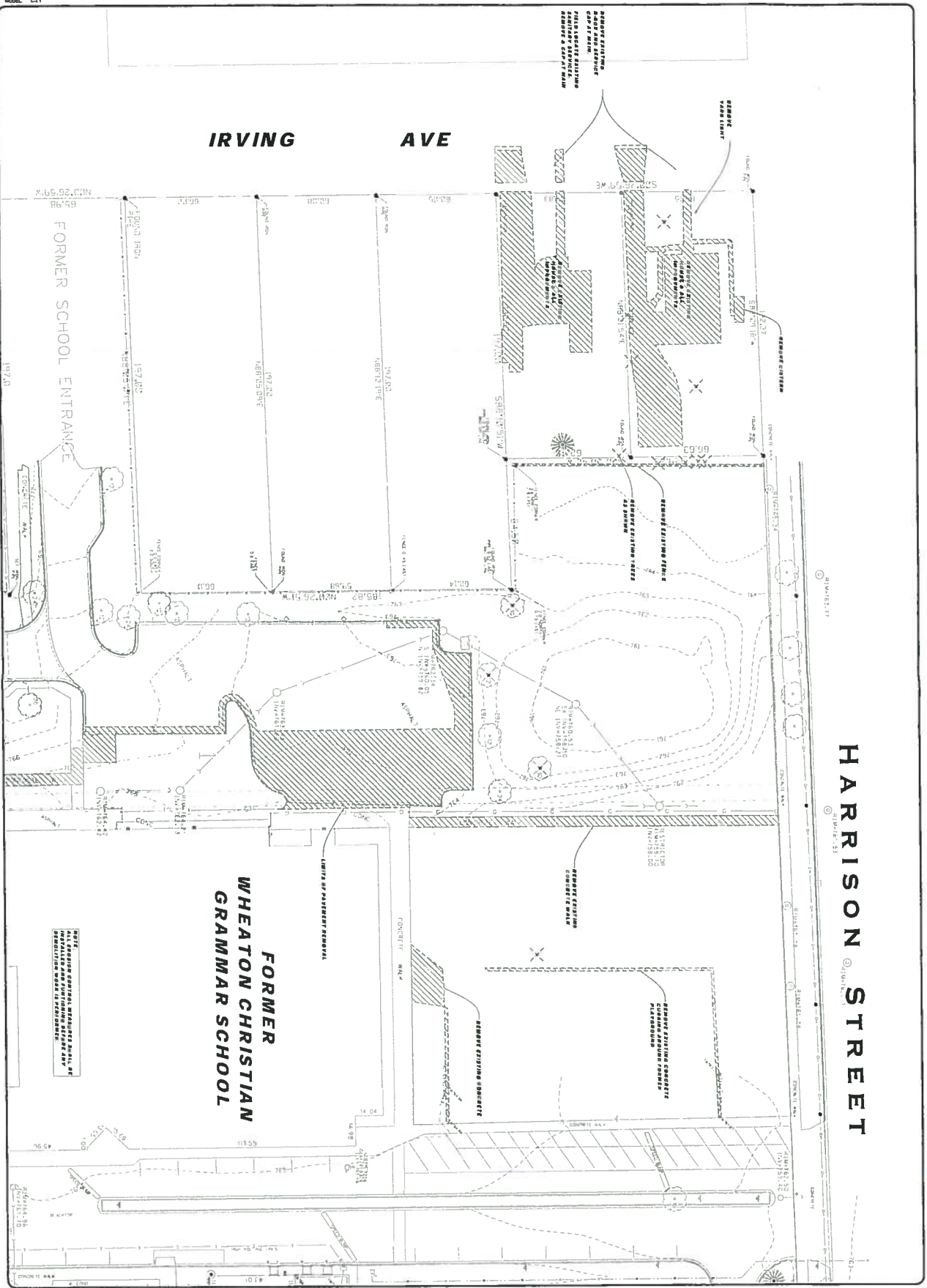
WHEATON COLLEGE

STUDENT HOUSING TOWNHOMES

Prepared For:
WHEATON COLLEGE
 601 College Avenue
 Wheaton, IL 60187
 630.752.2001

Scale: 1" = 40'

North Arrow



<p>DEMOLITION PLAN - NORTH</p> <p>C-2.1</p>	<p>WMA</p> <p>Webster, McGrath & Ahlberg, Ltd.</p> <p>Local Subcontractors - Civil Engineering - Landmark Surveyors</p> <p>City and Town of Wheaton, Illinois</p> <p>201 North Main Street, Wheaton, Illinois 60187</p> <p>Ph: 630-933-1000 Fax: 630-933-1001</p> <p>Internet: www.wma.com - 12/08/11</p>	<p align="center">WHEATON COLLEGE</p> <p align="center">STUDENT HOUSING TOWNHOMES</p> <p align="center">Prepared For:</p> <p align="center">WHEATON COLLEGE</p> <p align="center">801 College Avenue</p> <p align="center">Wheaton, IL 60187</p> <p align="center">630.775.5887</p>
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C-2.2

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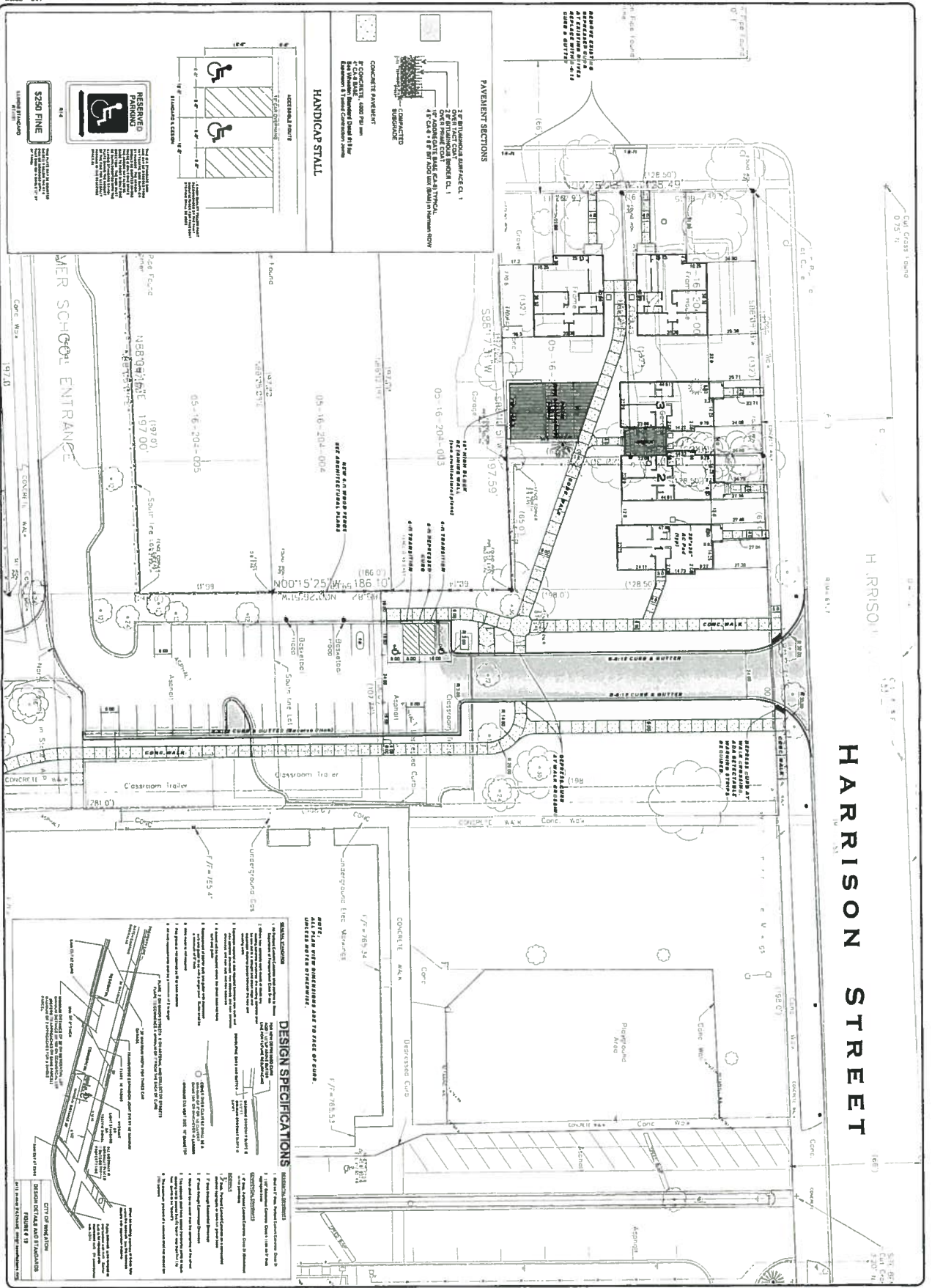
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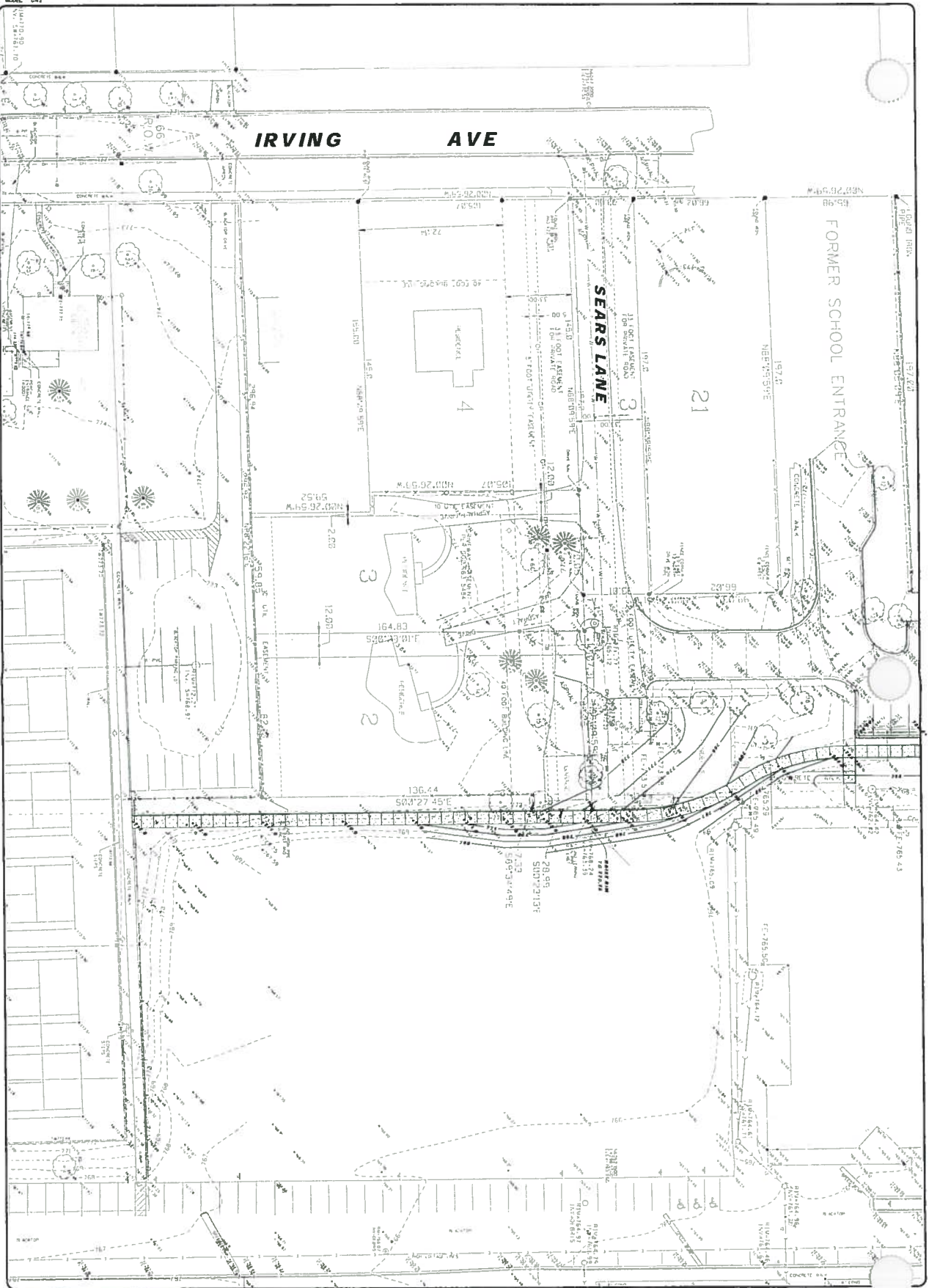
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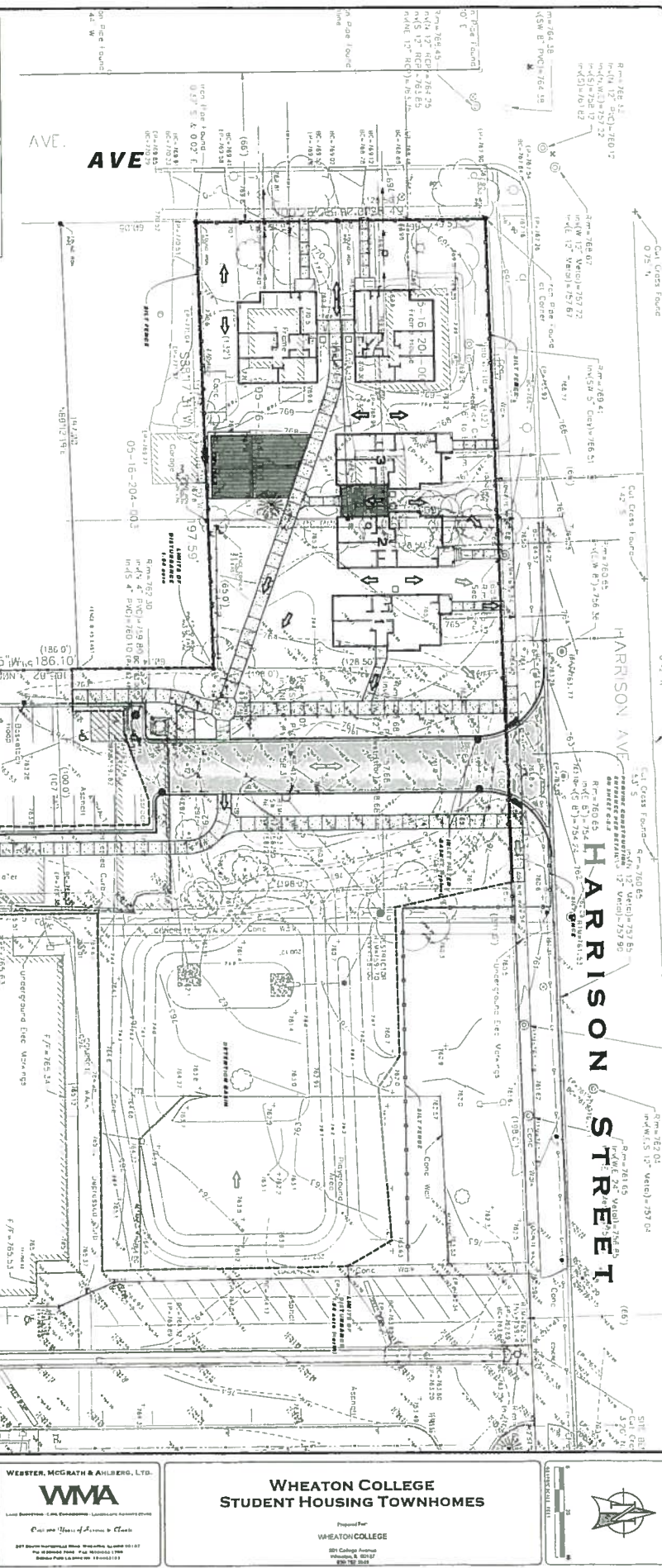
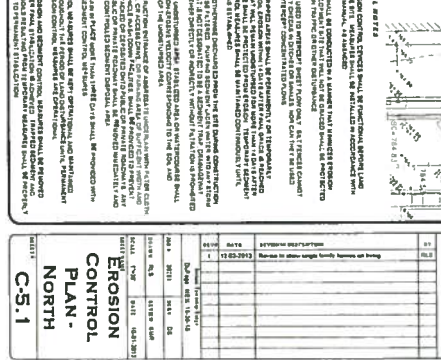
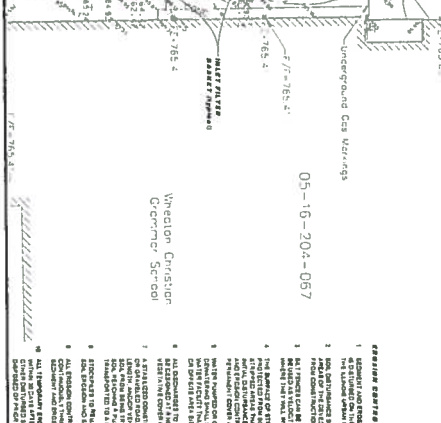
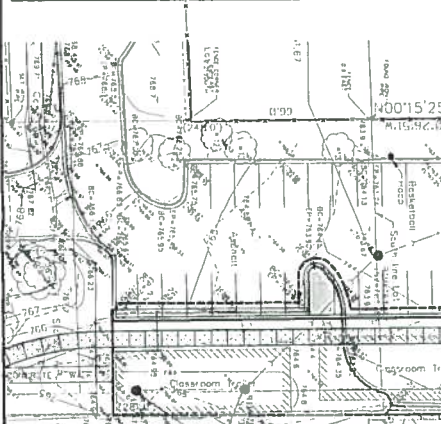
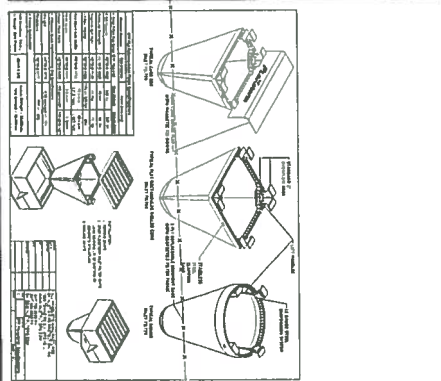
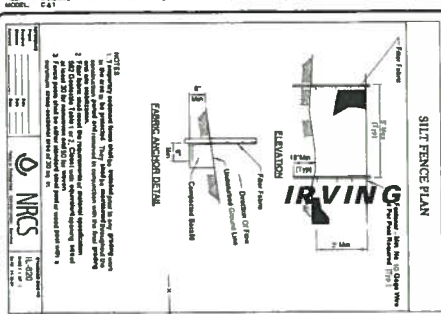








GRADING & UTILITY PLAN - SOUTH C-4.2	SHEET NO. 1 TOTAL SHEETS 10 DATE: 12/08/11 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]	WEBSTER, McGRATH & AHLERS, LTD. WMA LAND SURVEYORS, CIVIL ENGINEERS, LANDSCAPE ARCHITECTS 257 SOUTH BURLINGTON ROAD, WHEATON, ILLINOIS 60187 PHONE: 630.351.8700 FAX: 630.351.8701 WWW.WMA-ILL.COM	WHEATON COLLEGE STUDENT HOUSING TOWNHOMES Prepared For: WHEATON COLLEGE 515 College Avenue Wheaton, IL 60187 630.750.0001	
	PROJECT NO. 1000-1 SHEET NO. 2-1000-1 DATE: 12/08/11	1" = 20' SCALE NORTH ARROW	1" = 20' SCALE NORTH ARROW	1" = 20' SCALE NORTH ARROW
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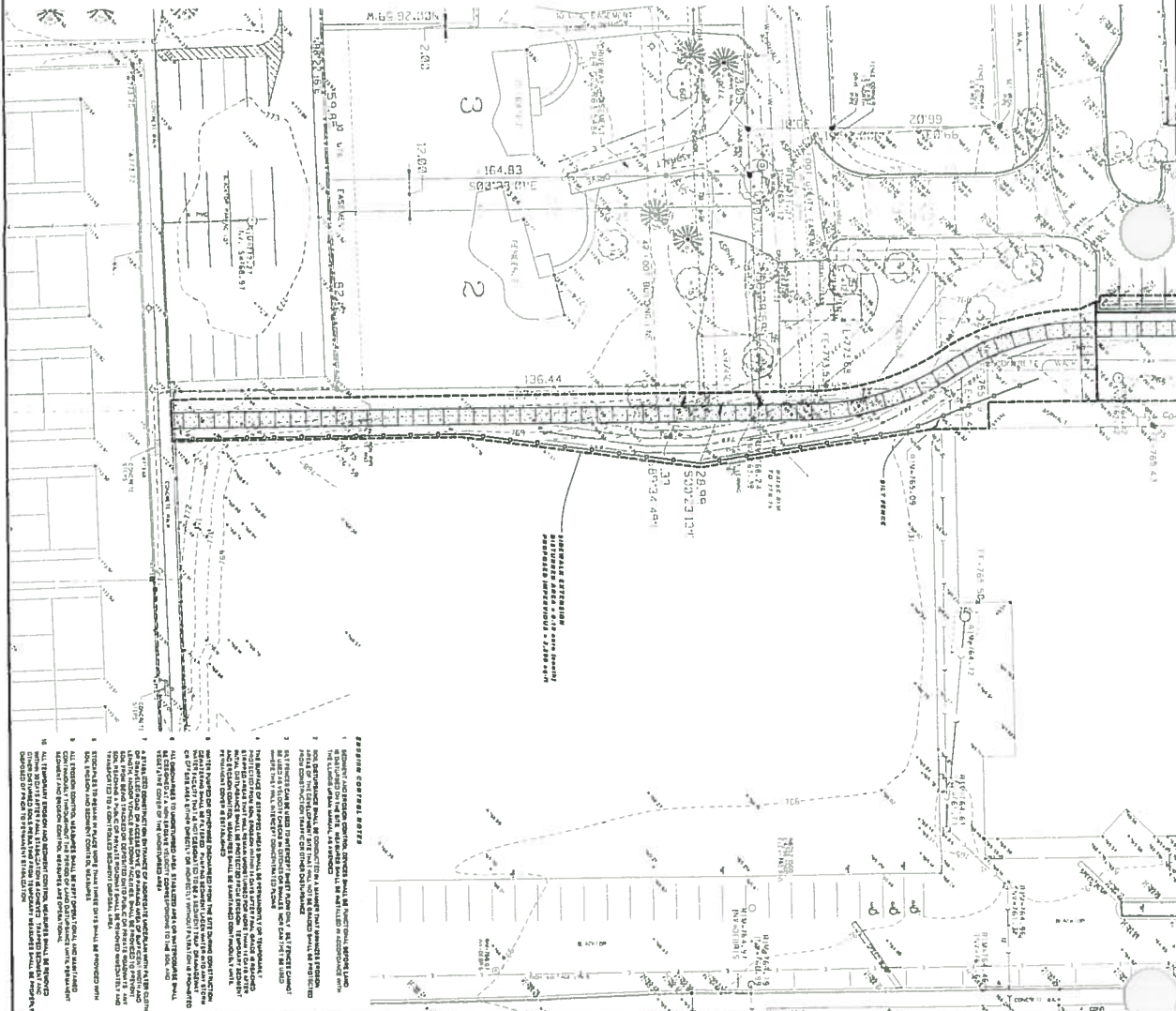
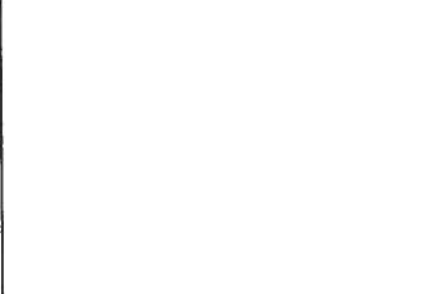
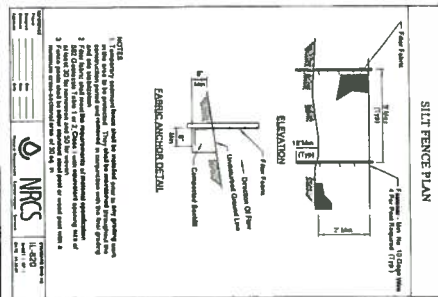
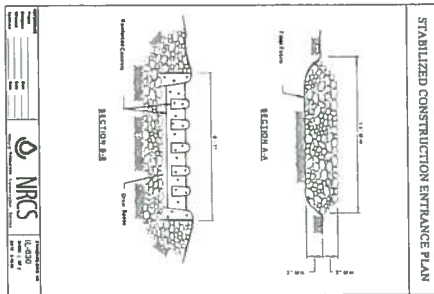
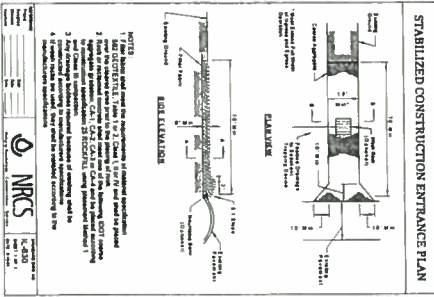
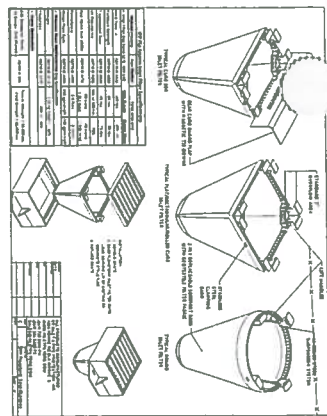


NO.	DATE	DESCRIPTION
1	12/08/13	Initial Design
2	12/08/13	Foundation Details
3	12/08/13	Foundation Details
4	12/08/13	Foundation Details
5	12/08/13	Foundation Details
6	12/08/13	Foundation Details
7	12/08/13	Foundation Details
8	12/08/13	Foundation Details
9	12/08/13	Foundation Details
10	12/08/13	Foundation Details

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EROSION CONTROL PLAN - NORTH
C-5.1



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 (708) 261-1111

North Arrow

Scale: 1" = 100'

PLAN SOUTH

EROSION CONTROL

C-5.2

REVISIONS

NO.	DATE	DESCRIPTION
1	12/05/2013	Initial Design

APPROVED

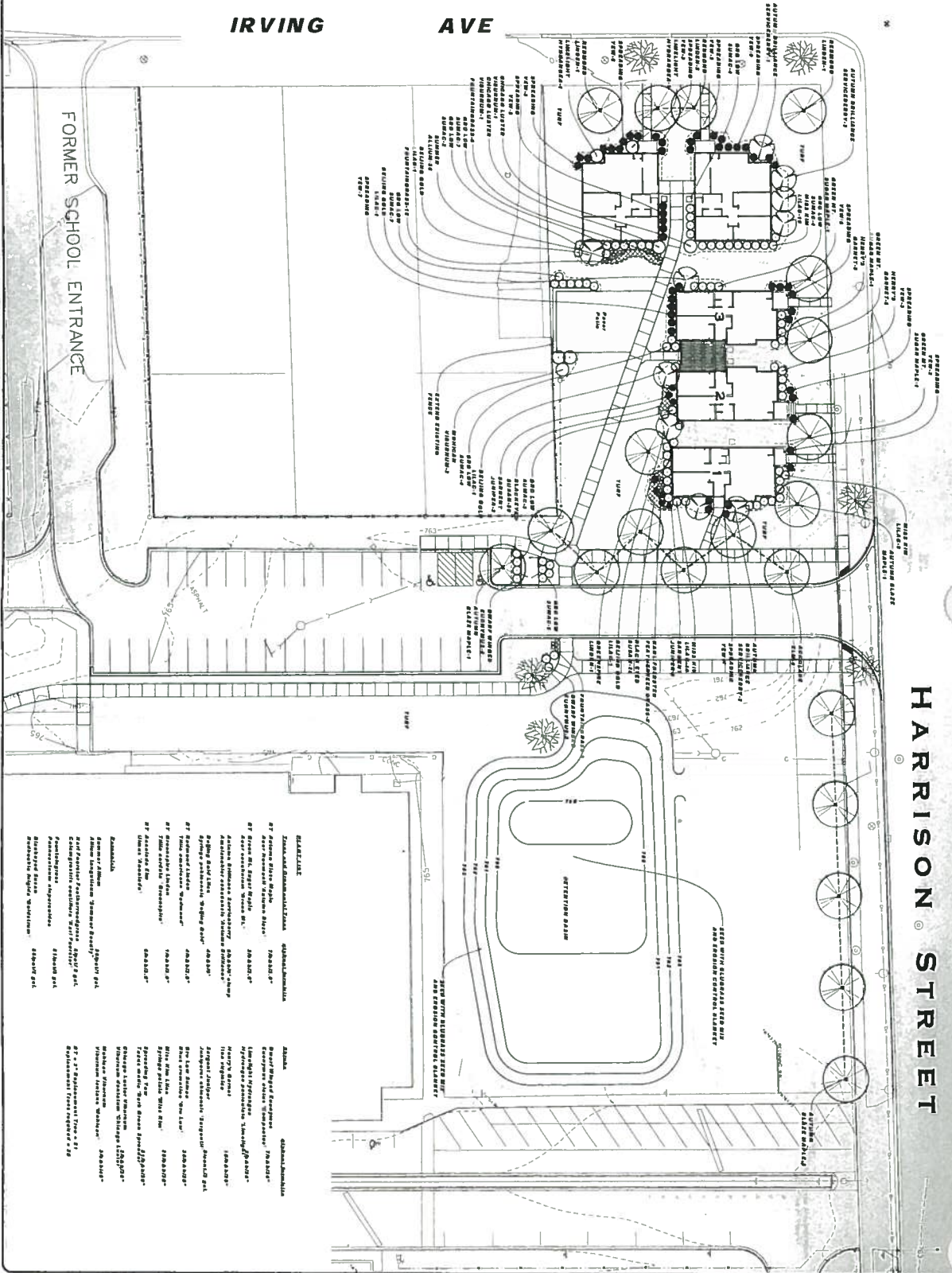
 Project Engineer

 Project Manager

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LANDSCAPE
PLAN

10417
L-1



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