

ORDINANCE NO. F- 1872

AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT (PUD) ALLOWING THE CONSTRUCTION AND USE OF FOUR SINGLE FAMILY STYLE HOMES FOR DORMITORY OCCUPANCY (WITH A MAXIMUM OF TWELVE OCCUPANTS PER RESIDENCE) AT 719, 729, 733 AND 741 NORTH IRVING AVENUE AND THE RENOVATION OF THE FORMER GRAMMAR SCHOOL AT 530 EAST HARRISON AVENUE, NOW NAMED NORTH HARRISON HALL, FOR VARIOUS ADMINISTRATIVE USES - WHEATON COLLEGE

WHEREAS, written application has been made 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) to allow the construction and use of four single family style homes for dormitory occupancy (with a maximum of twelve occupants per residence) at 719, 729, 733 and 741 North Irving Avenue; the demolition of the existing driveways and garages at 739 North Irving Avenue, 510 and 520 Sears Lane; the removal of Sears Lane and Grammar School Drive; the expansion of the adjacent parking lot for student occupants and their guests; and the renovation of the former Grammar School at 530 East Harrison Avenue, now named North Harrison Hall, for various administrative uses including Counseling, Student Health Services and Academic Information and Technology, and three classrooms, in addition to the already approved athletic wrestling program in the large gym, 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 May 12, 2015 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 COLLEGE IRVING AND HARRISON PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID WHEATON COLLEGE IRVING AND HARRISON PLAT OF CONSOLIDATION RECORDED SEPTEMBER 4, 2014 AS DOCUMENT NO. R2014-080402, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 66 FEET, MEASURED ALONG IRVING AVENUE, OF THE WEST 197 FEET, MEASURED EAST OF THE EAST LINE OF SAID IRVING AVENUE OF LOT 21; THE SOUTH 60 FEET OF THE WEST 157 FEET (EXCEPT THE EAST 2 FEET) OF LOT 22; THE NORTH HALF OF LOT 23, 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, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1912 AS DOCUMENT 109216 IN DU PAGE COUNTY, ILLINOIS,

ALSO, LOT 2 AND THE EAST 12 FEET OF LOT 3; LOT 3 (EXCEPT THE EAST 12 FEET) AND THE EAST 12 FEET OF LOT 4; LOT 4 (EXCEPT THE EAST 12 FEET THEREOF) IN SAWYER'S DIVISION OF PARTS OF LOTS 1, 17, 21, AND 22 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 OF SAWYER'S DIVISION RECORDED JULY 14, 1953 AS DOCUMENT 688528, IN DU PAGE COUNTY, ILLINOIS,

ALSO, THE EAST 2 FEET OF THE SOUTH 60 FEET OF THE WEST 157 FEET OF LOT 22 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, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 4, 1912 AS DOCUMENT 109216, IN DU PAGE COUNTY,

ALSO, LOT 3 IN STONE'S ASSESSMENT PLAT OF LOT 1 IN SAWYER'S DIVISION OF PARTS OF LOTS 16, 17,

21, AND 22 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 SAID ASSESSMENT PLAT RECORDED JANUARY 2, 1975 AS DOCUMENT R75-00074, IN DU PAGE COUNTY, ILLINOIS

P.I.N. 05-16-204-007; -011; -038; -046; -054; 056; -057; -067

The subject 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, a special use permit for a PUD is hereby issued on the subject property allowing the construction and use of four single family style homes for dormitory occupancy (with a maximum of twelve occupants per residence) at 719, 729, 733 and 741 North Irving Avenue; the demolition of the existing driveways and garages at 739 North Irving Avenue, 510 and 520 Sears Lane; the removal of Sears Lane and Grammar School Drive; the expansion of the adjacent parking lot for student occupants and their guests; and the renovation of the former Grammar School at 530 East Harrison Avenue, now named North Harrison Hall, for various administrative uses including Counseling, Student Health Services and Academic Information and Technology, and three classrooms, in addition to the already approved athletic wrestling program in the large gym, in full compliance with the plans entitled "South Irving Student Houses and North Harrison Hall Occupancy Conceptual Site Plan", prepared by Wheaton College, Wheaton, IL, dated April 10, 2015; "Wheaton College Irving Avenue Student Housing and North Harrison Hall Renovation Preliminary Engineering", prepared by Webster, McGrath & Ahlberg, Wheaton, IL, dated April 6, 2015; "Wheaton College Irving and Harrison Plat of Consolidation No. 2", prepared by Daniel Sytsma, Wheaton, IL, dated June 9, 2015; "Student Housing Units Irving Street Elevations and Floor Plans", sheets 1 - 8, prepared by Koziol Engineering Services, Lisle, IL dated April 13, 2015 and revised June 3, 2015; "North Harrison Hall Renovation Project Exterior Elevations and Floor Plans", sheets 1 - 3, prepared by Cordogan Clark and Associates, Aurora, IL, dated April 9, 2015; subject to the following conditions:

1. That a more detailed landscape plan be submitted subject to the approval of the Director of Planning and Economic Development that is consistent in type, quantity and character to the landscape plan that was completed for the single family style homes for dormitory occupancy at the southeast corner of Harrison and Irving Avenues; and
2. That parkway trees be installed along Irving Avenue in conformance with the requirements of the City Code; and
3. That the applicant remove and replace any and all defective public sidewalk squares along North Irving Avenue adjacent to the subject properties as directed by City staff, as part of the building permit for each housing unit; and
4. As a city street lighting system does not exist nor is one contemplated for this area at this time, a variance to the street lighting requirement is hereby granted.

Section 3: The demolition of the existing structure located 729 North Irving Avenue is hereby authorized by this Ordinance. Demolition of said structure, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

Section 4: The Wheaton College Irving and Harrison Plat of Consolidation No. 2, as prepared by Daniel Sytsma, an Illinois Professional Land Surveyor, dated June 9, 2015 is hereby approved. The Mayor is authorized to sign the Wheaton College Irving and Harrison Plat of Consolidation No. 2 and the City Clerk is authorized and directed to attest to the signature of the Mayor.

Section 5: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

Section 6: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 7: 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: Councilman Suess
Councilwoman Fitch
Councilman Rutledge
Mayor Gresk
Councilman Saline
Councilman Scalzo

Nays: None

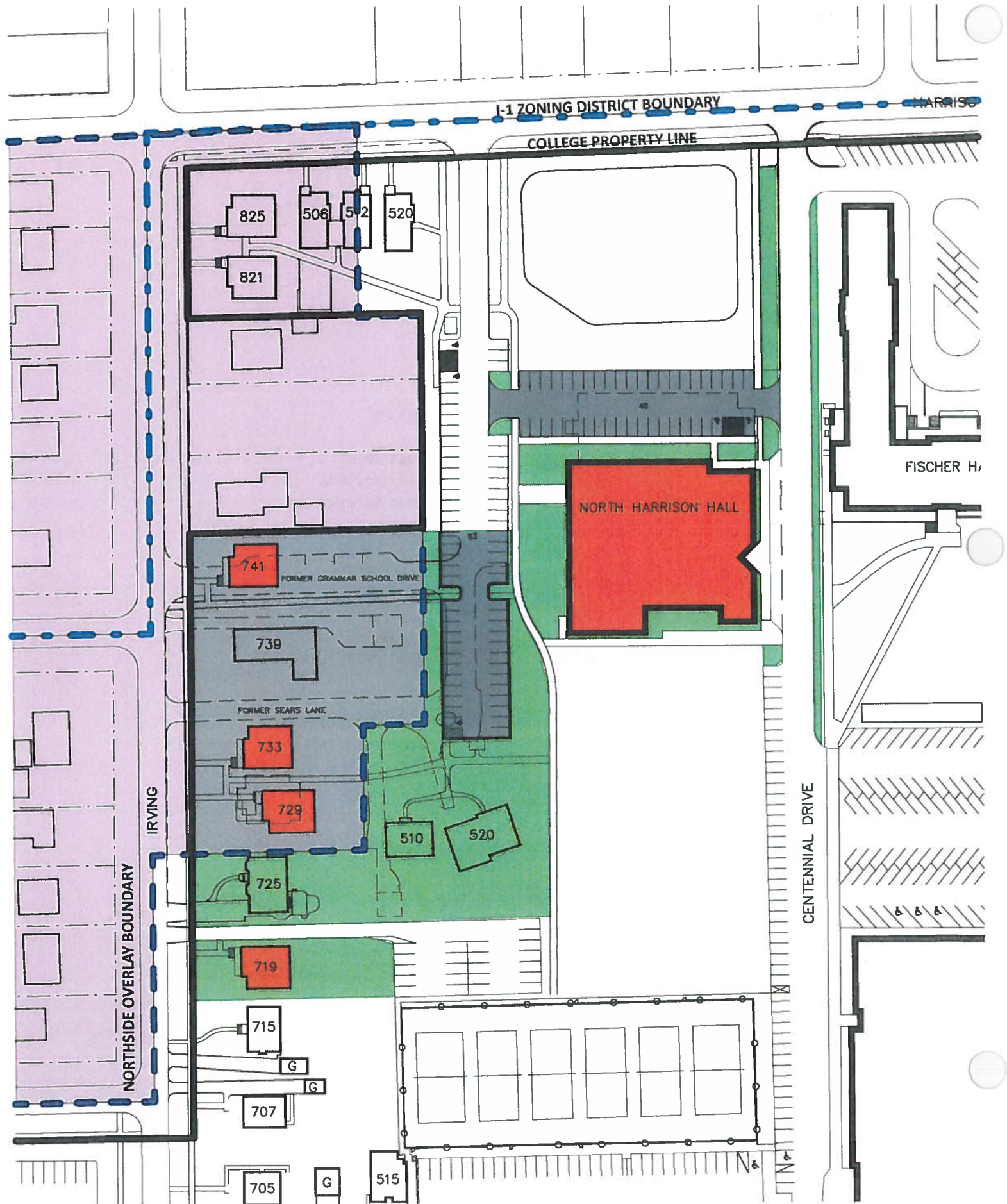
Absent: Councilman Prendiville

Motion Carried Unanimously

Passed: June 15, 2015
Published: June 16, 2015

South Irving Student Houses and North Harrison Hall Occupancy
Conceptual Site Plan

Wheaton College
4-10-15



PLAT NO. 304-007
370.045 SQUARE FEET - 7.472 ACRES
HARRISON STREET

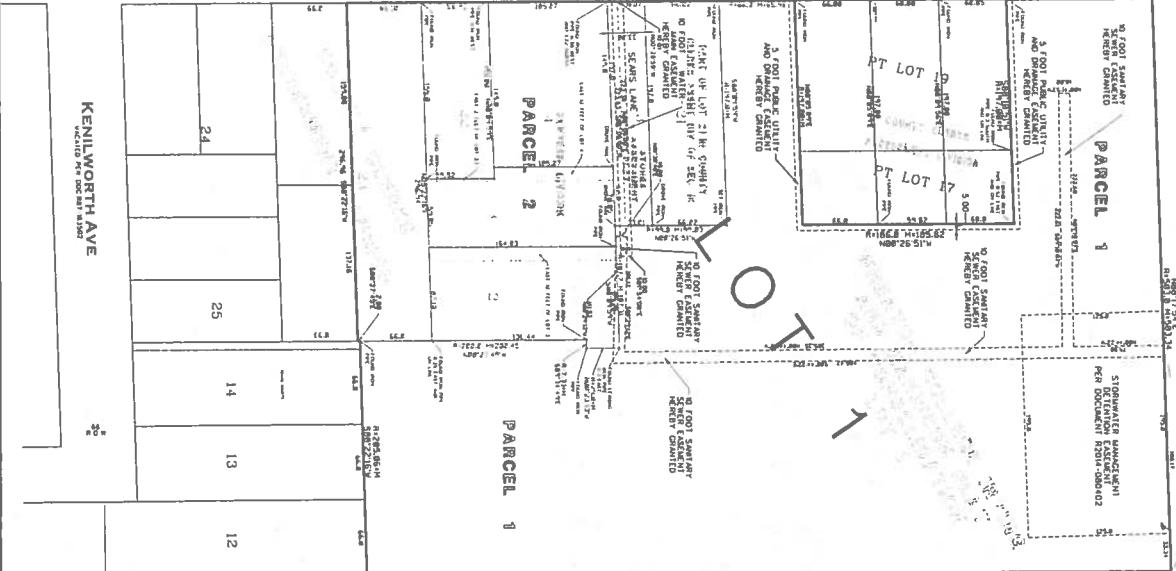
DIRECTOR OF ENGINEERING
COUNTY OF WHEELING, W.VA.
APPROVED BY THE BOARD OF ENGINEERS
DATE OF RECORDING: 10/15/2013

DIRECTOR OF PLANNING
COUNTY OF WHEELING, W.VA.
APPROVED BY THE BOARD OF PLANNING
DATE OF RECORDING: 10/15/2013

CITY COUNCIL
COUNTY OF WHEELING, W.VA.
APPROVED BY THE CITY COUNCIL
DATE OF RECORDING: 10/15/2013

CITY COLLECTOR
COUNTY OF WHEELING, W.VA.
APPROVED BY THE CITY COLLECTOR
DATE OF RECORDING: 10/15/2013

JEFFERSON AVE
KENDLWORTH AVE



WHEATON COLLEGE IRVING AND HARRISON PLAT OF CONSOLIDATION NO. 2

THESE LOTS ARE BEING CONSOLIDATED FOR THE PURPOSE OF REDEVELOPING THE SAME INTO A SINGLE LOT. THE CONSOLIDATION IS BEING DONE IN ACCORDANCE WITH THE PROVISIONS OF THE WHEELING PLAT ACT. THE LOTS ARE BEING CONSOLIDATED INTO A SINGLE LOT OF 370.045 SQUARE FEET. THE CONSOLIDATION IS BEING DONE IN ACCORDANCE WITH THE PROVISIONS OF THE WHEELING PLAT ACT. THE LOTS ARE BEING CONSOLIDATED INTO A SINGLE LOT OF 370.045 SQUARE FEET. THE CONSOLIDATION IS BEING DONE IN ACCORDANCE WITH THE PROVISIONS OF THE WHEELING PLAT ACT.

OWNER AND NOTARY
COUNTY OF WHEELING, W.VA.
APPROVED BY THE BOARD OF ENGINEERS
DATE OF RECORDING: 10/15/2013

NOTARY
COUNTY OF WHEELING, W.VA.
APPROVED BY THE BOARD OF ENGINEERS
DATE OF RECORDING: 10/15/2013

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RECORDED OF DEEDS
COUNTY OF WHEELING, W.VA.
APPROVED BY THE BOARD OF ENGINEERS
DATE OF RECORDING: 10/15/2013

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DATE OF RECORDING: 10/15/2013

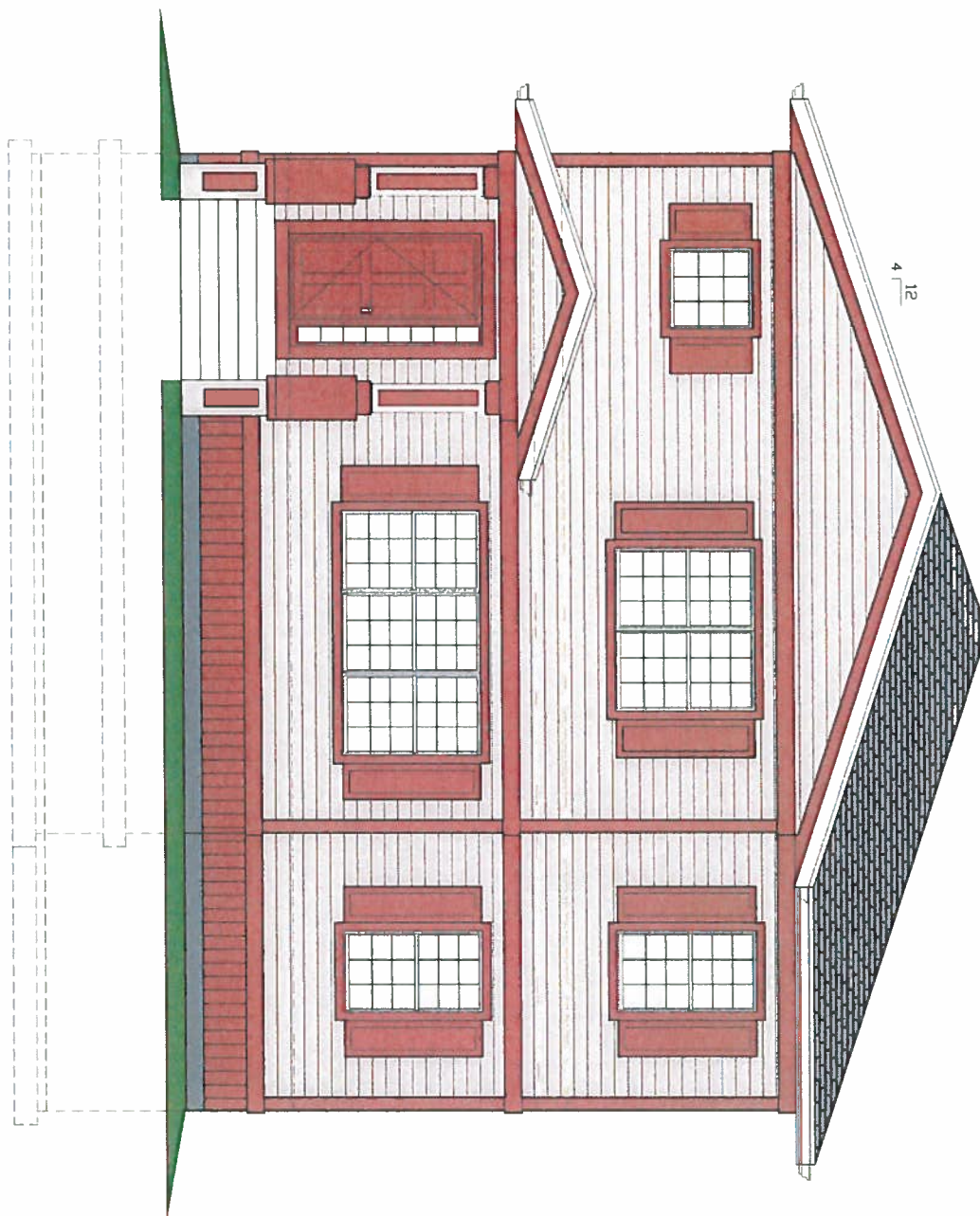
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APPROVED BY THE BOARD OF ENGINEERS
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RECORDED OF DEEDS
COUNTY OF WHEELING, W.VA.
APPROVED BY THE BOARD OF ENGINEERS
DATE OF RECORDING: 10/15/2013

Lot	Area	Owner
12	10.00	Wheaton College
13	10.00	Wheaton College
14	10.00	Wheaton College
15	10.00	Wheaton College
16	10.00	Wheaton College
17	10.00	Wheaton College
18	10.00	Wheaton College
19	10.00	Wheaton College
20	10.00	Wheaton College
21	10.00	Wheaton College
22	10.00	Wheaton College
23	10.00	Wheaton College
24	10.00	Wheaton College
25	10.00	Wheaton College



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SHEET NUMBER

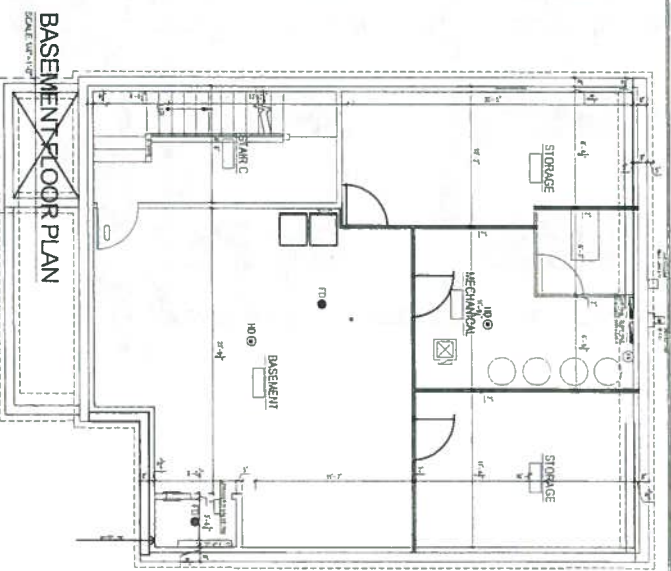
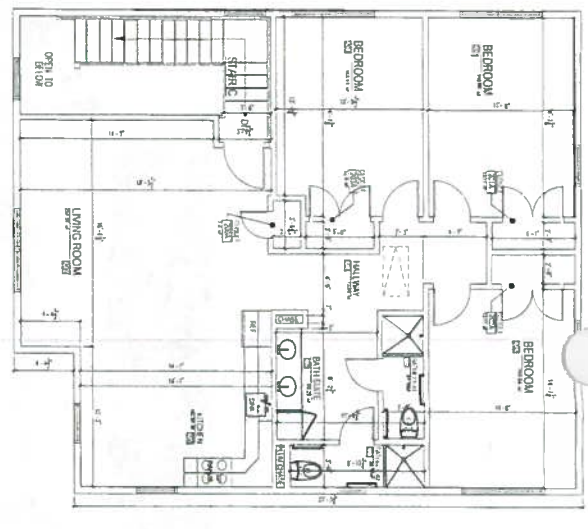
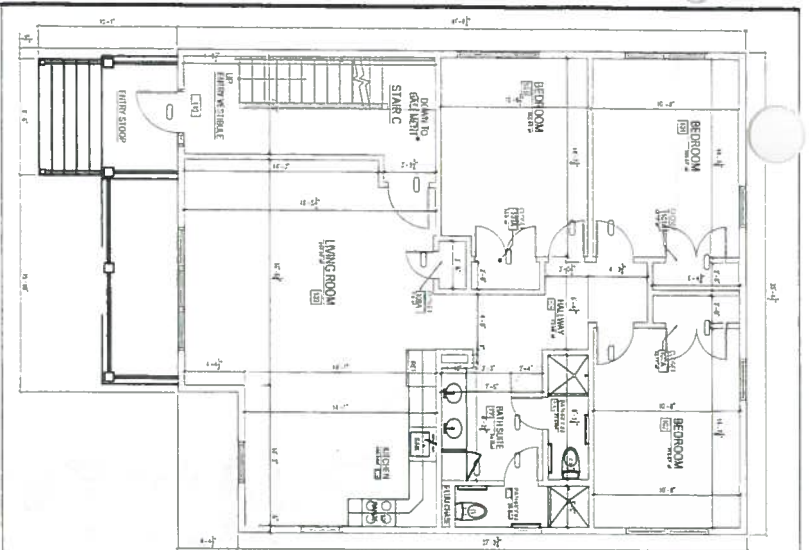
719 Irving

STUDENT HOUSING UNITS
IRVING STREET
WHEATON, ILLINOIS

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PROJECT NUMBER				
10124				

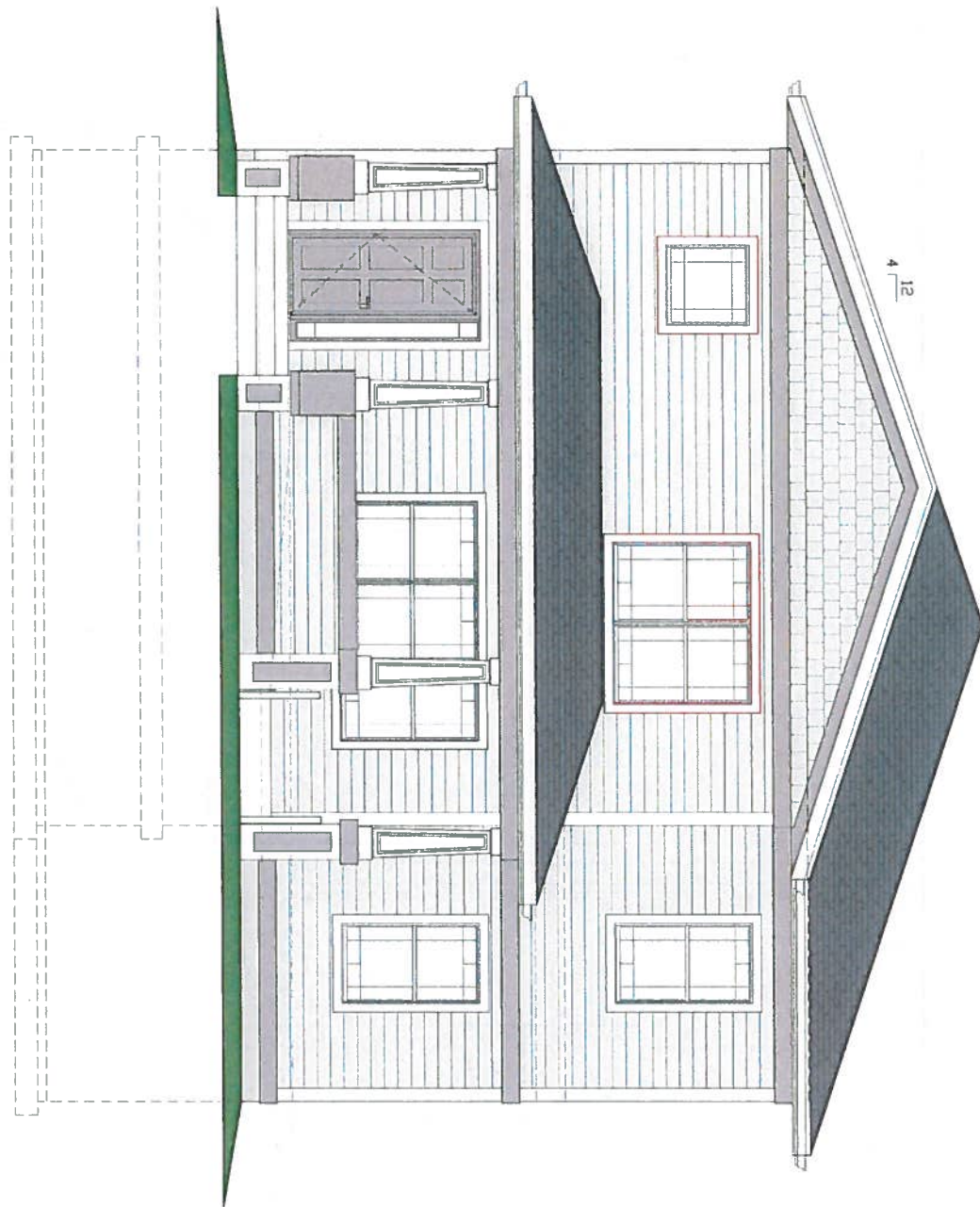


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CONCEPT PLANS		SCALE	REV	DATE	DESCRIPTION	DRAWN BY
STUDENT HOUSING UNITS		AS NOTED	3	4-15-10	CONCEPT	JK
719 IRVING STREET		PROJECT NUMBER				
WHEATON, ILLINOIS		11104				



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A1.0

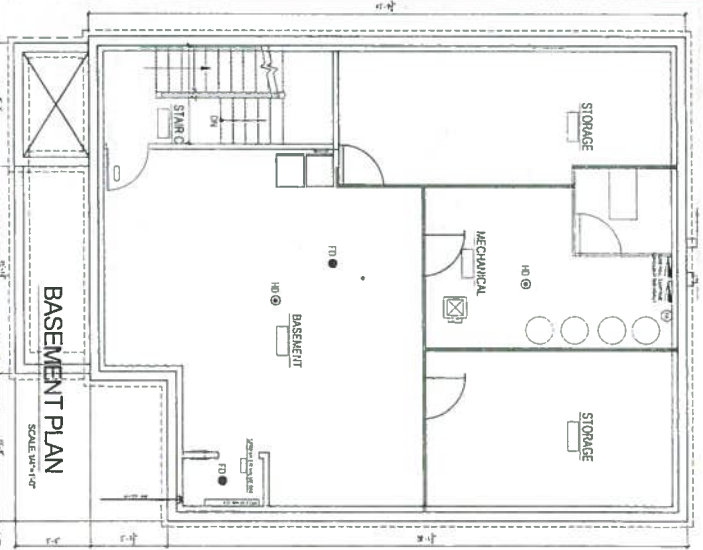
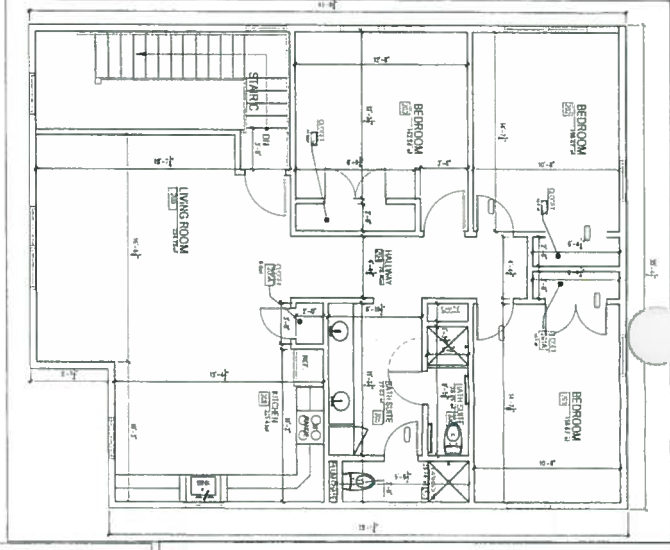
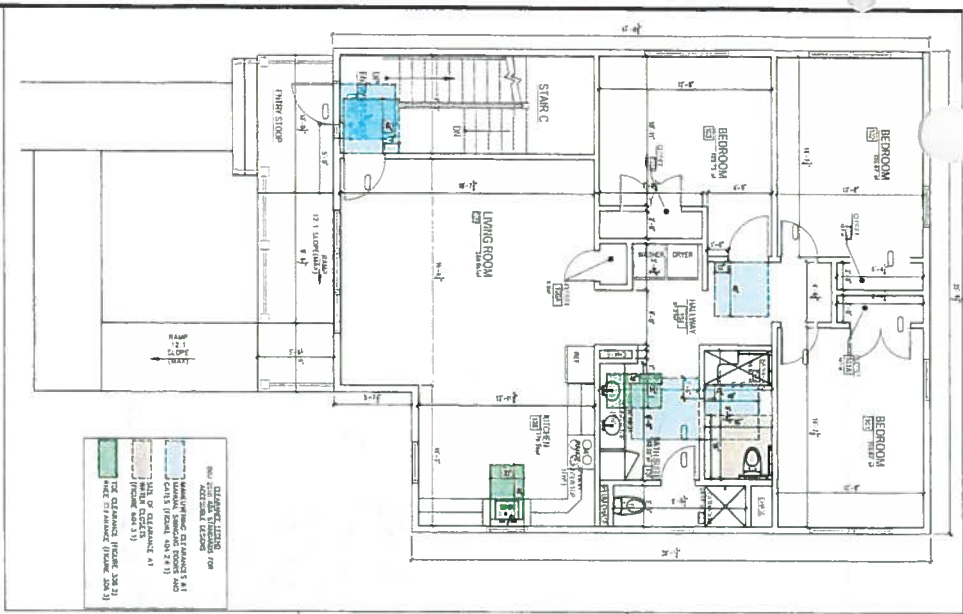
729 Irving

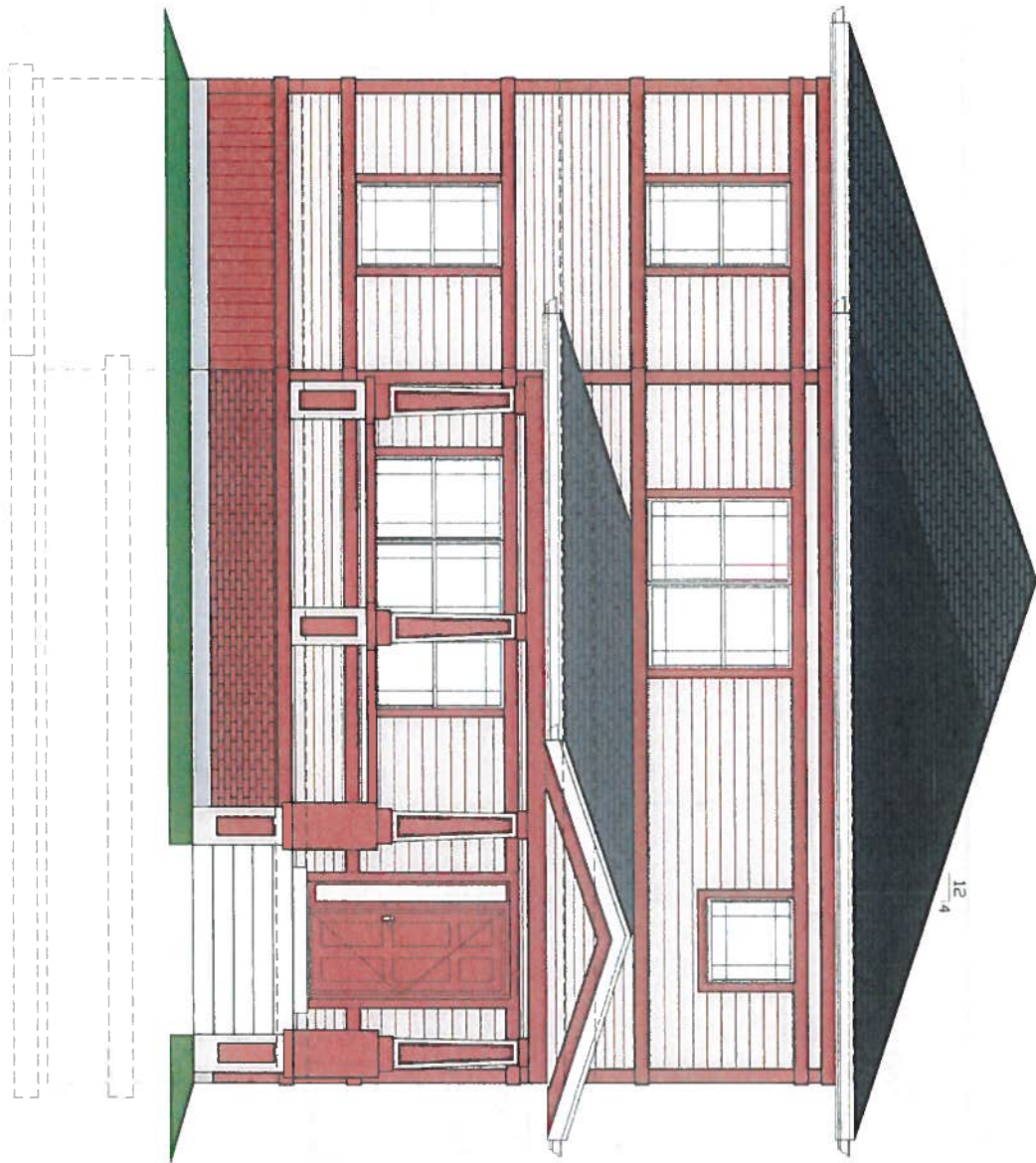
STUDENT HOUSING UNITS
IRVING STREET
WHEATON, ILLINOIS

SCALE	REV	DATE	DESCRIPTION	DRAWN BY
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PROJECT NUMBER				
15124				



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Lisle, Illinois 60532
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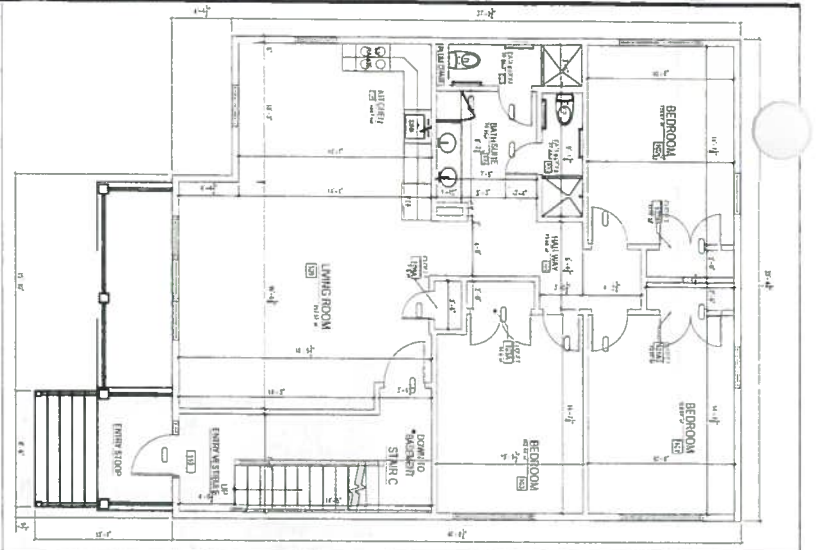
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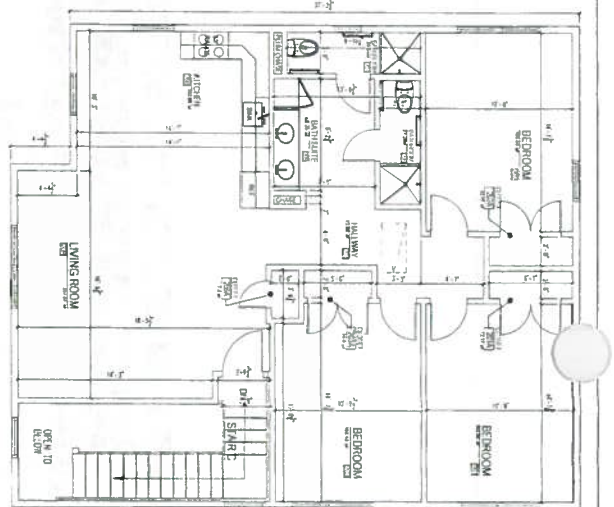
STUDENT HOUSING UNITS
IRVING STREET
WHEATON, ILLINOIS



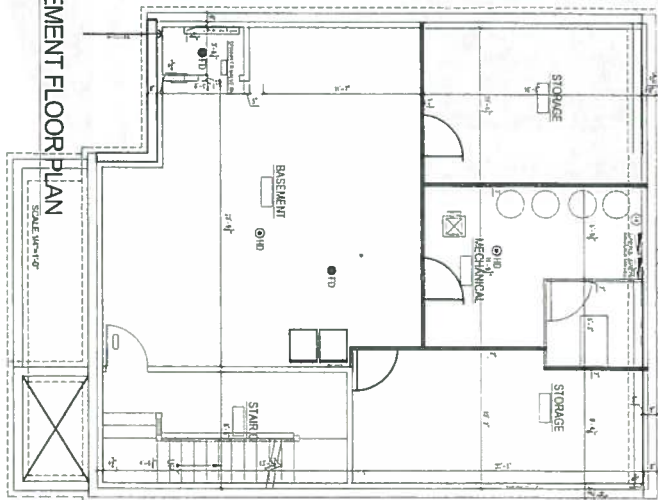
KOZIOL ENGINEERING SERVICES
PROFESSIONAL ENGINEERS
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P.O. Box 435-8736
Lisle, Illinois 60532
Tel: (630) 435-8736
Fax: (630) 435-8888
www.KoziolEngineering.com



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



BASEMENT FLOOR PLAN
SCALE 1/8" = 1'-0"



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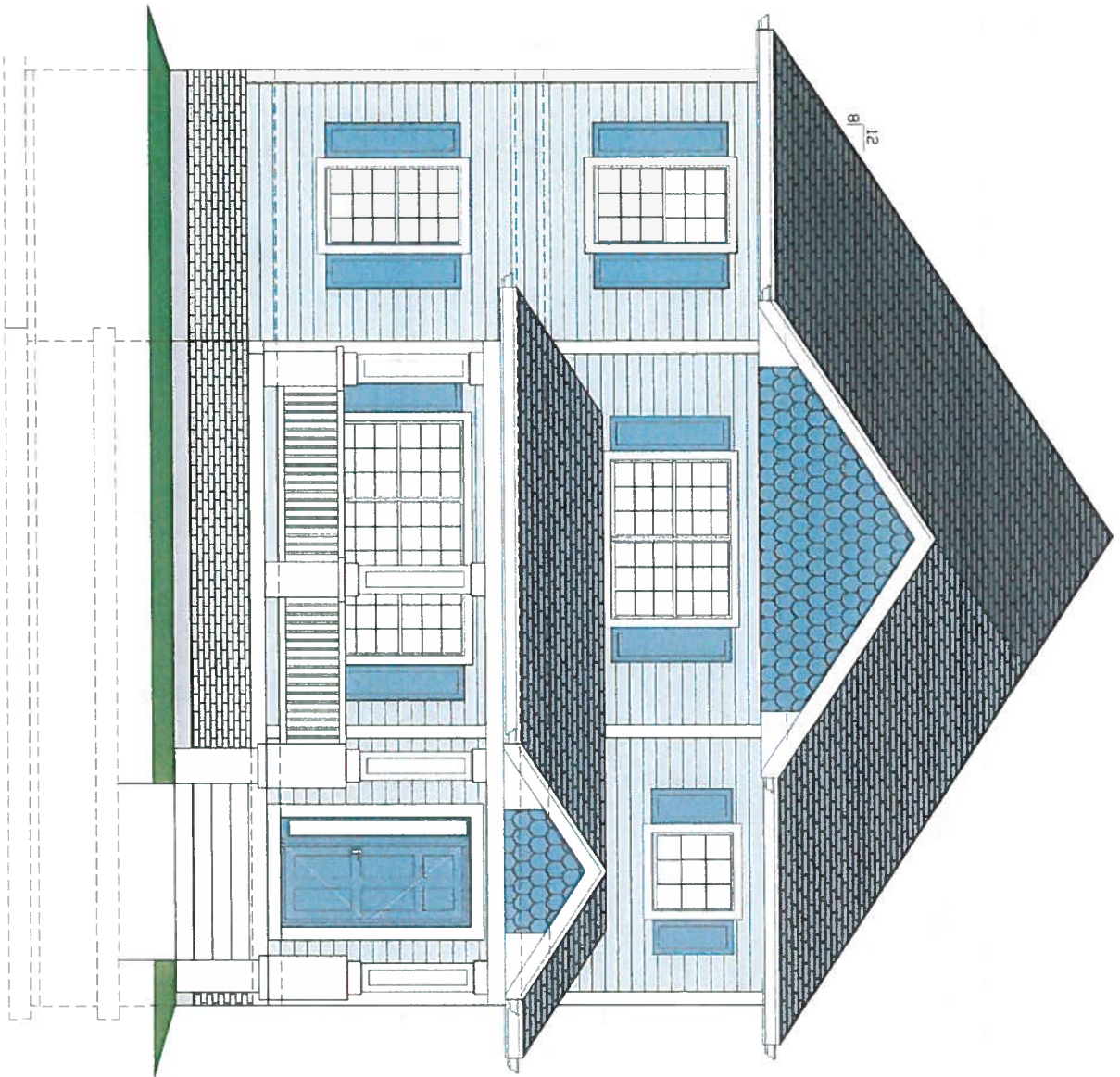
CONCEPT PLANS

STUDENT HOUSING UNITS
733 IRVING STREET
WHEATON, ILLINOIS

SCALE	REV	DATE	DESCRIPTION	DRAWN BY
AS NOTED	0	4/13/15	CONCEPT	JCK
PROJECT NUMBER				
15104				



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DATE: 11/11/11

741 Irving

STUDENT HOUSING UNITS
IRVING STREET
WHEATON, ILLINOIS

SCALE
AS NOTED

PROJECT NUMBER
12/24

REV

8

DATE

6/1/11

DESCRIPTION

CONCRETE

DESIGNED BY

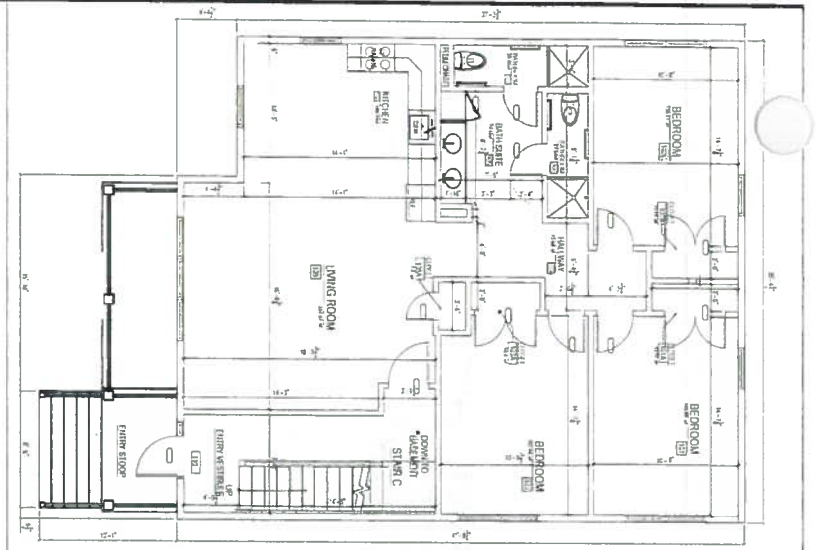
J.R.



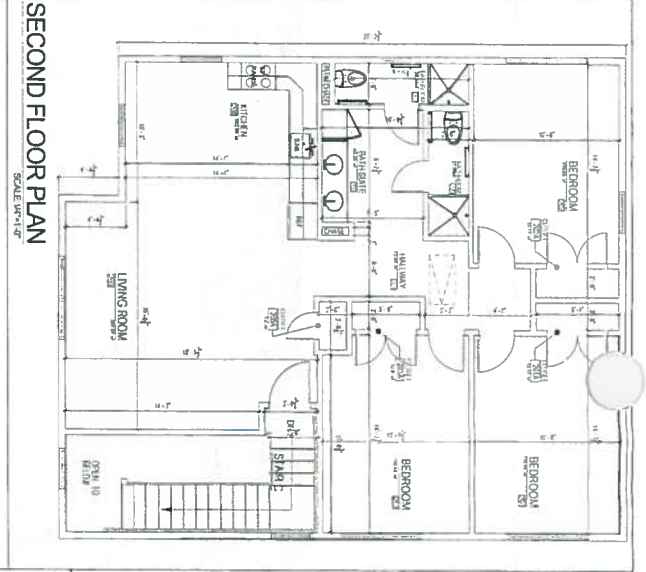
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1521 Ogden Avenue
P.O. Box 435-0000
Lawrence, KS 66044

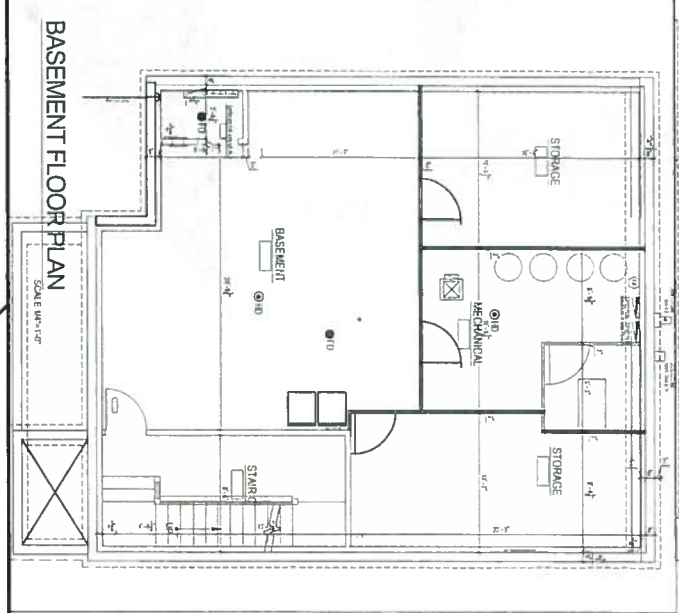
Lawrence, KS 66044
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FIRST FLOOR PLAN
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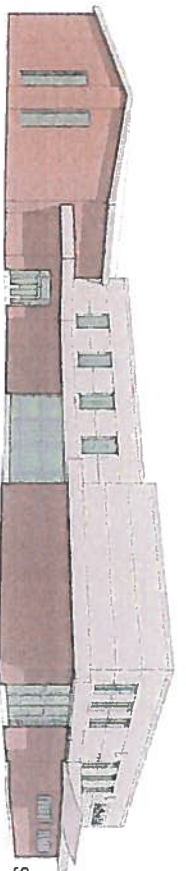


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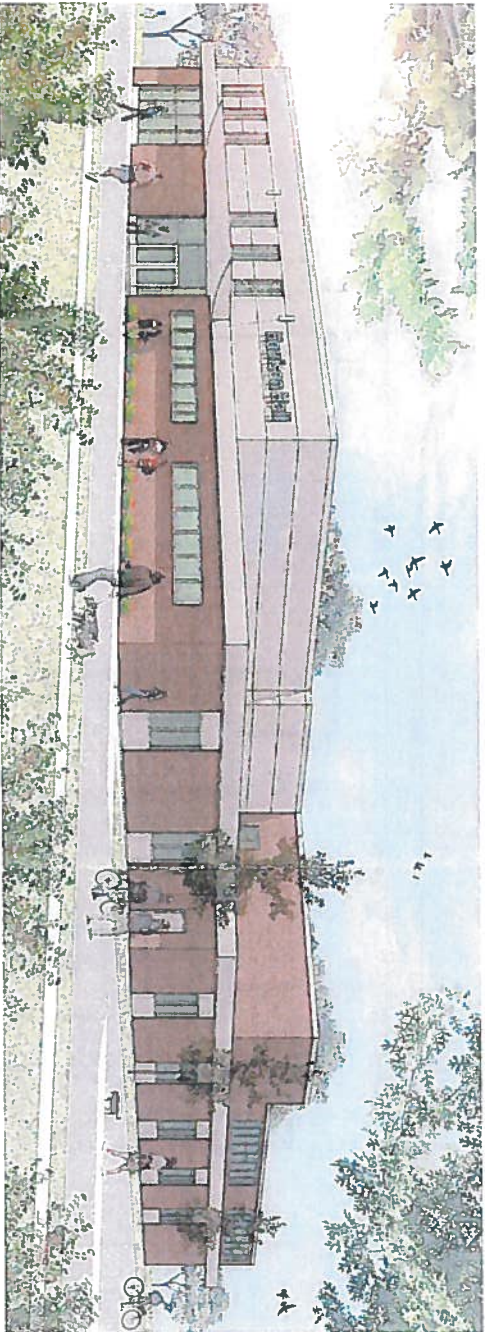


BASEMENT FLOOR PLAN
SCALE 1/8"=1'-0"

EXTERIOR ELEVATION



SOUTH EAST PERSPECTIVE



NORTH EAST PERSPECTIVE



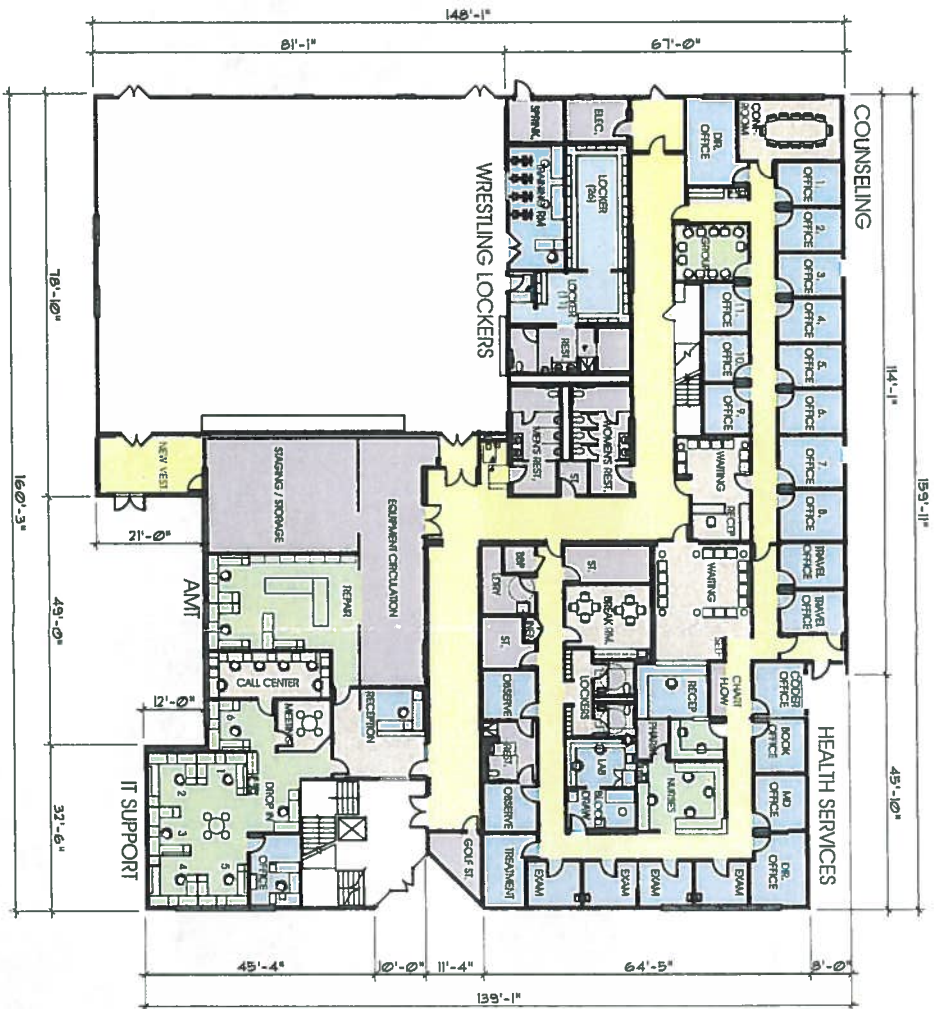
NORTH WEST PERSPECTIVE

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EXTERIOR ELEVATION STUDY
NOT TO SCALE

NORTH HARRISON HALL RENOVATION PROJECT
WHEATON COLLEGE

APRIL 09, 2015



FIRST FLOOR

- 21,865 GSF
- (INCLUDING GYM = 5,486 GSF)

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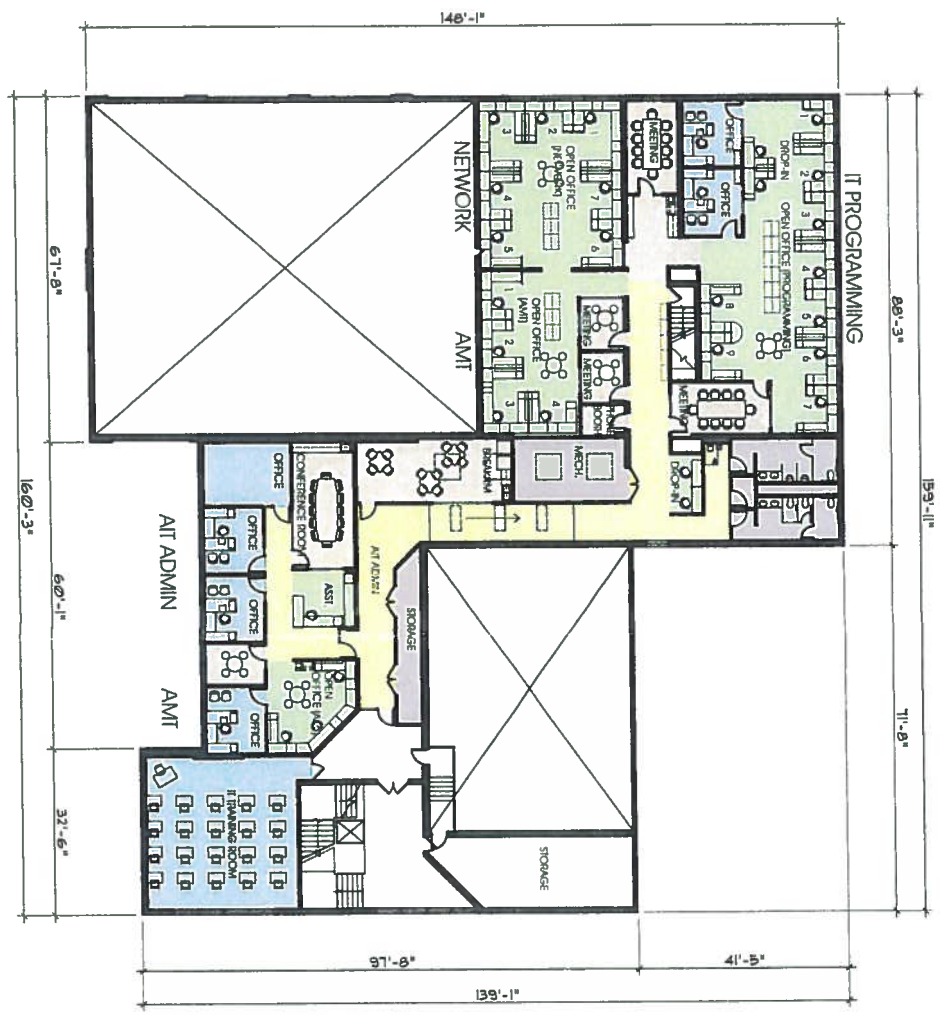
NORTH
①
FIRST FLOOR OVERALL PLAN
SCALE: 1" = 20'-0"

NORTH HARRISON HALL RENOVATION PROJECT
WHEATON COLLEGE

APRIL 09, 2015

SECOND FLOOR

• 11,905 GSF



NORTH
①

SECOND FLOOR OVERALL PLAN
SCALE: 1" = 20'-0"

NORTH HARRISON HALL RENOVATION PROJECT
WHEATON COLLEGE

APRIL 09, 2015

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