

**ORDINANCE NO. O-2019-55**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW A KENNEL TO OCCUPY THE EXISTING BUILDING LOCATED AT 300 S. CARLTON AVENUE - STAY FUR FUN, LLC**

WHEREAS, written application has been made requesting a special use permit to allow a Kennel to occupy the existing building located at 300 S. Carlton Avenue, Wheaton, IL ("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 October 8, 2019 and October 22, 2019 to consider the special use permit request; and the Planning and Zoning Board has recommended that the request be granted and approved.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted to allow a Kennel to occupy the existing building on the following-described property:

PARCEL 1: THAT PART OF OUTLOT 5 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT 33.0 FEET NORTH OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, BEING ALONG THE NORTH LINE OF CHILDS STREET A DISTANCE OF 200.0 FEET FOR A TRUE PLACE OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF CHILDS STREET, A DISTANCE OF 45.0 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17 A DISTANCE OF 200.0 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT IN THE WEST LINE OF LAND HERETOFORE CONVEYED TO GORDON L. COPPAGE, 225.0 FEET NORTHERLY OF THE NORTH LINE OF CHILDS STREET AND THE TRUE PLACE OF BEGINNING; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 225.0 FEET TO THE TRUE PLACE OF BEGINNING, AS CREATED BY INSTRUMENT BY AND BETWEEN CHICAGO, AURORA, AND ELGIN RAILWAY COMPANY TO GORDON L. COPPAGE, DECEMBER 15, 1950, AND RECORDED APRIL 7, 1952, AS DOCUMENT 648662 (EXCEPTING THERE FROM THAT FROM THAT PORTION FALLING WITHIN LOT 9 IN WHEATON CENTER FOR COMMERCE, AND INDUSTRY PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1980 AS DOCUMENT R80-48013) ALL IN DU PAGE, COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THE PROPERTY DESCRIBED AS FOLLOWS, CREATED BY GRANT RECORDED APRIL 7, 1952 AS DOCUMENT 648662; THAT PART OF LOT 9 IN WHEATON CENTER FOR COMMERCE AND INDUSTRY PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1980 AS DOCUMENT R80-48013, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WESTERLY

ALONG THE SOUTH LINE OF SAID LOT 9 A DISTANCE OF 45.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 9 A DISTANCE OF 50.5 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT 9 WHICH IS 75.5 FEET NORTH, AS MEASURED ALONG SAID EAST LINE, OF THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTH ALONG SAID EAST LINE A DISTANCE OF 75.5 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 5 OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33.0 FEET NORTH OF THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION AND THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE WESTERLY, PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17, ALONG THE NORTH LINE OF CHILDS STREET, A DISTANCE OF 200.0 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 200.0 FEET FOR A TRUE PLACE OF BEGINNING; THEN CONTINUING NORTHERLY, PARALLEL TO SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 160.0 FEET; THENCE ON A CURVE TO THE RIGHT IN A SOUTHEASTERLY DIRECTION WITH A RADIUS OF 160.0 FEET TO A POINT WHICH IS 233.0 FEET NORTHERLY OF THE SOUTH LINE OF NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION AND 160.0 FEET EASTERLY OF THE TRUE PLACE OF BEGINNING; THENCE WESTERLY PARALLEL WITH SAID SOUTH LINE OF SAID SECTION, A DISTANCE OF 160.0 FEET TO THE TRUE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER THAT IS 233.0 FEET NORTH MEASURED ALONG SAID EAST LINE FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SOUTHEAST QUARTER AND RUNNING THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER 40.0 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND FORMERLY OWNED BY WIRECO, INCORPORATED, AS DESIGNATED IN DEED RECORDED MARCH 2, 1964 AS DOCUMENT R64-6653; THENCE NORTHERLY AND WESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 160.0 FEET, AND BEING ALONG SAID WIRECO'S LINE A CHORD DISTANCE (BEING THE SUMMATION OF FOUR CHORDS OF SAID CURVE) 246.5 FEET TO THE NORTHWEST CORNER OF SAID WIRECO'S TRACT (BEING ALSO THE WEST LINE OF THE COPPAGE TRACT); THENCE NORTH 0 DEGREES 5 MINUTES WEST ALONG SAID WEST LINE 247.05 FEET TO THE SOUTH LINE OF LIBERTY (AS NOW OCCUPIED AND USED 60.0 FEET IN WITH); THENCE EAST ALONG SAID SOUTH LINE 200.0 FEET TO SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 0 DEGREES 05 MINUTES EAST ALONG SAID EAST LINE 400.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 222.05 FEET AS MEASURED ON THE EAST LINE AND ON THE WEST LINE, THEREOF, IN DU PAGE, ILLINOIS.

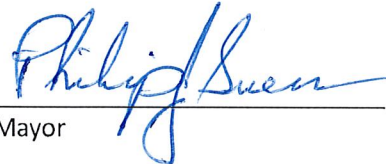
PIN: 05-17-410-006

The subject property is commonly known as 300 S. Carlton Avenue, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted in full compliance with the following plans: "Revised Site Plan - 300 S. Carlton Avenue" dated October 16, 2019 and "Conceptual Floor Plan - 300 S. Carlton Avenue" dated September 15, 2019, subject to a six foot tall solid white vinyl fence being constructed to enclose the outdoor play area located at the southwest corner of the existing building.

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.

  
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Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Roll Call Vote

Ayes: Councilwoman Robbins  
Councilman Rutledge  
Councilman Zaruba  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Mayor Suess

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 18, 2019

Published: November 19, 2019

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300 S. CARLTON AVENUE

CARLTON AVENUE

CARLTON AVENUE

14 STALLS

NEW  
PLAY  
AREA

12 STALLS

703

I HAVE  
A BEAN

REVISED SITE PLAN  
10-16-19.



CHILDS STREET



PROPERTY LINE

**300 S. CARLTON AVENUE  
WHEATEN, ILLINOIS**

## CONCEPTUAL FLOOR PLAN

**AUTOMOBILE  
DROP OFF &  
PARKING**

