

ORDINANCE NO. O-2021-04

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0213 "AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE UPPER LEVEL OF AN EXISTING GARAGE TO BE USED AS AN ARTIST'S STUDIO/ 719 S. NAPERVILLE ROAD/ CORRY"**

**WHEREAS**, on February 2, 1998, the City of Wheaton, Illinois, ("City"), enacted City Ordinance No. F-0213 ("Original Ordinance"), which granted a special use permit to Article 24.9 of the Wheaton Zoning Ordinance to allow the upper level of an existing detached garage to be used as an artist's studio on a certain piece of property commonly known as 719 S. Naperville Road; and

**WHEREAS**, an application has now been made to amend the existing special use permit to allow two home occupations to be conducted in an existing detached garage located at 719 S. Naperville Road (the main level of the garage would be used as an artist's studio and the upper level of the garage would be used as a short-term home sharing rental); and

**WHEREAS**, Articles 24.8 - 24.11 of the Wheaton Zoning Ordinance sets forth certain conditions and requirements pertaining to the operation of home occupations and short-term home sharing rentals.

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage 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 R-3 District:

LOT 23 IN ROOSEVELT HEIGHTS, A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 12, 1919, AS DOCUMENT 138250, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-21-200-004

The subject property is commonly known as 719 S. Naperville Road, Wheaton, IL 60189.

**Section 2:** An amendment to the Original Ordinance to allow two home occupations to be conducted in an existing detached garage located at 719 S. Naperville Road (the main level of the garage would be used as an artist's studio and the upper level of the garage would be used as a short-term home sharing rental) is granted in full compliance with the following plans: "Corry Residence - Existing Garage Remodel, 719 S. Naperville Road, Wheaton, IL 60187", dated January 21, 2021.

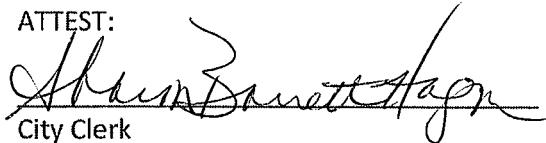
**Section 3:** In all other respects, the terms and provisions of the Original Ordinance and First Amended Ordinance are ratified and remain in full force and effect.

**Section 4:** All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

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

  
Philip Suess  
\_\_\_\_\_  
Mayor

ATTEST:

  
Anna Bennett Hagan  
\_\_\_\_\_  
City Clerk

Roll Call Vote

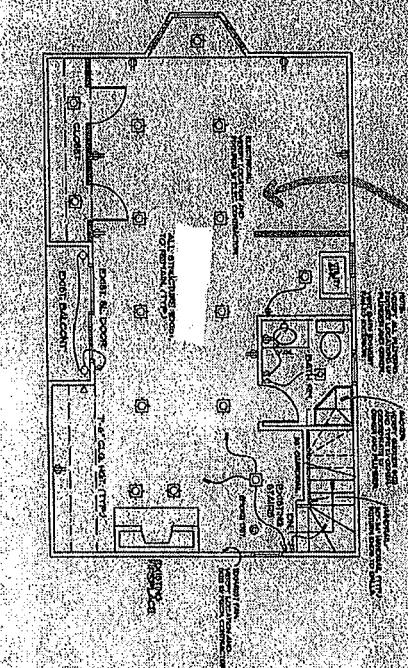
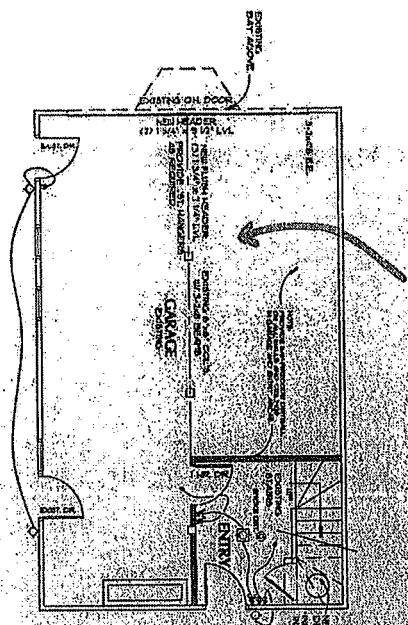
Ayes: Councilman Rutledge  
Councilman Zaruba  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Mayor Suess  
Councilwoman Robbins

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 1, 2021  
Published: February 2, 2021



Proposed Art  
Siding  
Paint

Proposed  
Deck

Proposed  
Deck

1/21/21

CORRY RESIDENCE

EXISTING GARAGE REMODEL  
719 S. WAFERVILLE RD.  
WHEATON IL 60187



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