

ORDINANCE NO. O-2025-28

**AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION AND A LOT COVERAGE VARIATION TO ALLOW THE CONSTRUCTION AND USE OF A 4,300-SF ADDITION, ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS EDISON MIDDLE SCHOOL – 1125 S. WHEATON AVENUE - DISTRICT 200**

**WHEREAS**, written application has been made requesting a variation to Article 3.4A.6 and Article 8.2.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,300 sf addition onto the rear (south side) of Edison Middle School with a rear yard setback of 6 feet in lieu of the required 25 feet and a lot coverage of 37.9% in lieu of the maximum 33.3%, all on property commonly known as Edison Middle School - 1125 S. Wheaton Avenue; 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 28, 2025, to consider the variations; and the Planning and Zoning Board has recommended approval of the variations.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and 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 R-2 Residential District zoning classification:

THAT PART OF LOT OR BLOCK 9 IN WASHINGTON WHEATON SUBDIVISION UNIT NO. 4 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1947, AS DOCUMENT 515568, DESCRIBED BY BEGINNING AT THE SOUTHWEST CORNER ON LOT 4 IN WHEATON'S SECOND RESUBDIVISION OF PART OF SAID LOT OR BLOCK 9 AND RUNNING THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID WHEATON'S SECOND RESUBDIVISION (THE PLAT OF WHICH RESUBDIVISION WAS RECORDED NOVEMBER 13, 1950 AS DOCUMENT 609954) FOR A DISTANCE OF 431.75 FEET TO THE WESTERLY LINE OF HALE STREET, BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 639.69 FEET FOR A DISTANCE OF 112.0 FEET; THENCE WEST, AT RIGHT ANGLES WITH THE WEST LINE OF SAID LOT OR BLOCK 9, 53.0 FEET, MORE OR LESS, TO A LINE THAT IS PARALLEL WITH AND 425.0 FEET EAST OF THE WEST LINE OF LOT OR BLOCK 9; THENCE SOUTH ALONG SAID PARALLEL LINE, 425.0 FEET, MORE OR LESS, TO THE LINE DRAWN AT RIGHT ANGLES WITH SAID WEST LINE OF LOT OR BLOCK 9 THROUGH A POINT ON SAID WEST LINE THAT IS 480.0 FEET SOUTH OF THE PLACE BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE WEST ALONG SAID LINE 425.0 FEET TO SAID WEST LINE OF LOT OR BLOCK 9; THENCE NORTH ALONG WEST LINE 480.0 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS.

ALL OF LOT "A" IN BLOCK 8 IN WHEATON'S THIRD RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS OR TRACTS 2, 8, AND 12 IN WASHINGTON WHEATON SUBDIVISION UNIT NO. 4, BEING A PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WHEATON'S THIRD RESUBDIVISION RECORDED DECEMBER 14, 1951, AS DOCUMENT 641413, IN DUPAGE COUNTY, ILLINOIS.

THAT PART OF LOT 4 IN WHEATON'S SECOND RESUBDIVISION OF PART OF BLOCK 9 OF WASHINGTON WHEATON SUBDIVISION UNIT NO. 4, BEING A PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBE BY BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 4, BEING IN A 5 DEGREE 18 MINUTE CURVE TO THE RIGHT FOR A DISTANCE OF 38.4 FEET TO A LINE THAT IS PARALLEL WITH

AND 70.0 FEET EAST MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF LOT "A", AFORESAID; THENCE SOUTH ALONG SAID PARALLEL LINE 162.0 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG SAID SOUTH LINE 59.25 FEET TO THE SOUTH LINE OF SAID LOT "A"; THENCE NORTHERLY ALONG SAID EASTERLY LINE 160.0 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT OF WHEATON'S SECOND RESUBDIVISION RECORDED NOVEMBER 13, 1950, AS DOCUMENT 609954, IN DUPAGE COUNTY, ILLINOIS.

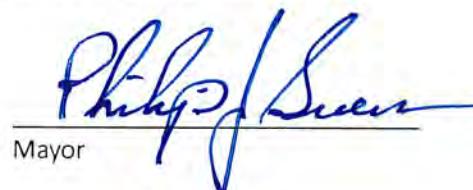
P.I.N.: 05-21-112-006

The subject property is commonly known as Edison Middle School, 1125 S. Wheaton Avenue, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 3.4A.6 and Article 8.2.3 of the Wheaton Zoning Ordinance to allow the construction and use of a 4,300 sf addition onto the rear (south side) of Edison Middle School with a rear yard setback of 6 feet in lieu of the required 25 feet and a lot coverage of 37.9% in lieu of the maximum 33.3% are hereby approved, in full compliance with the following plans: "Proposed Site Plan", "Proposed Floor Plan", "Proposed Elevations", and "Proposed Rendering", prepared by Perkins & Will, dated April 25, 2025, sheets 1-4; subject to the condition that the preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.

**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.



Philip J. Suess  
Mayor

ATTEST:



Andrea Rose delle

City Clerk

**Roll Call Vote:**

|       |                          |
|-------|--------------------------|
| Ayes: | Councilwoman Bray-Parker |
|       | Councilwoman Brice       |
|       | Councilman Brown         |
|       | Mayor Suess              |
|       | Councilwoman Robbins     |
|       | Councilman Weller        |

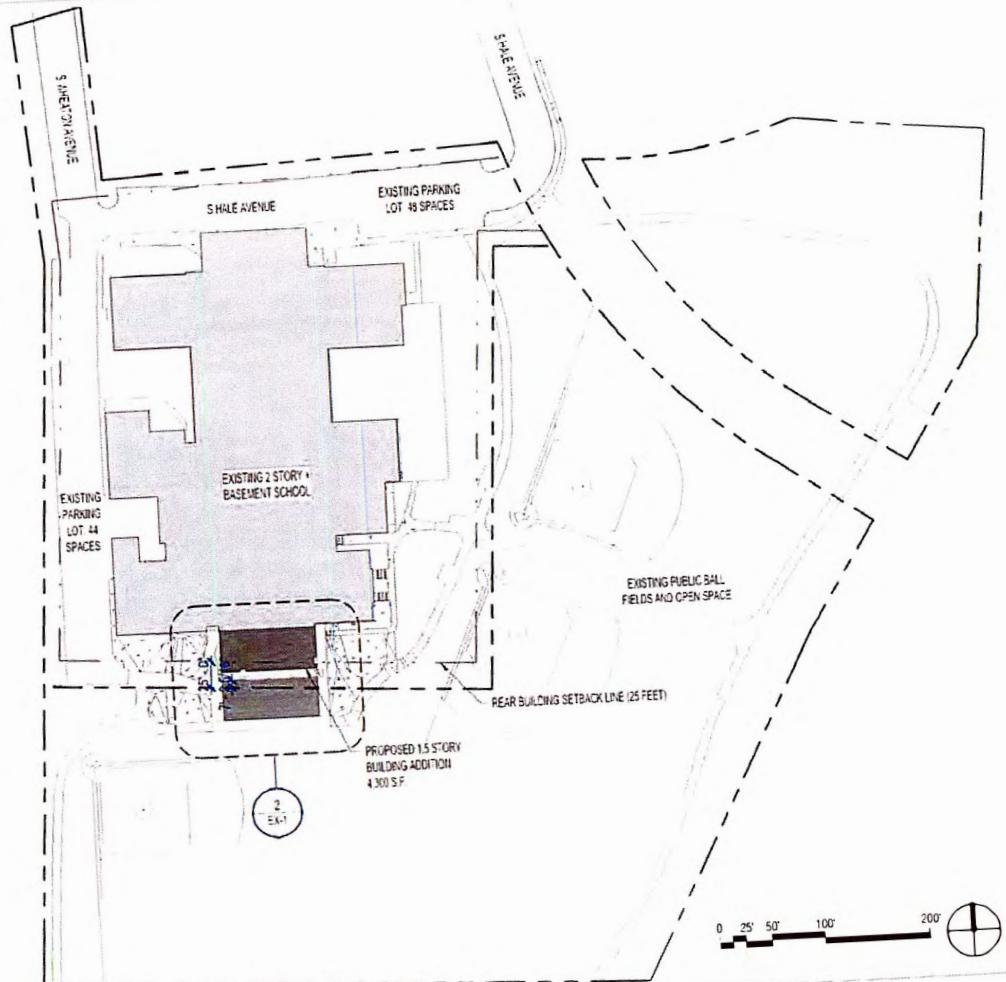
|       |      |
|-------|------|
| Nays: | None |
|-------|------|

|         |                     |
|---------|---------------------|
| Absent: | Councilman Clousing |
|---------|---------------------|

Motion Carried Unanimously

Passed: June 16, 2025

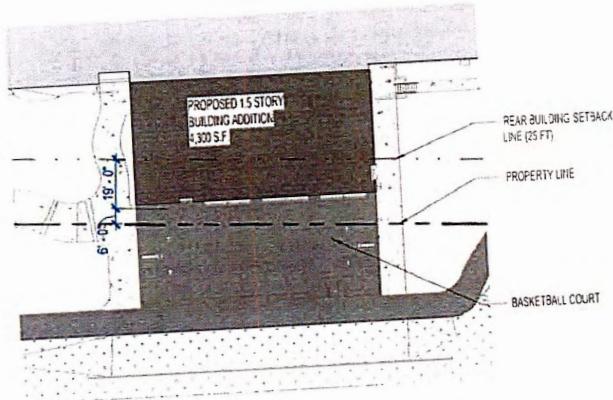
Published: June 17, 2025



## PROPOSED SITE PLAN

1125 SOUTH WHEATON AVENUE WHEATON, ILLINOIS

EDISON MIDDLE SCHOOL  
CUSD 200  
4/25/2025



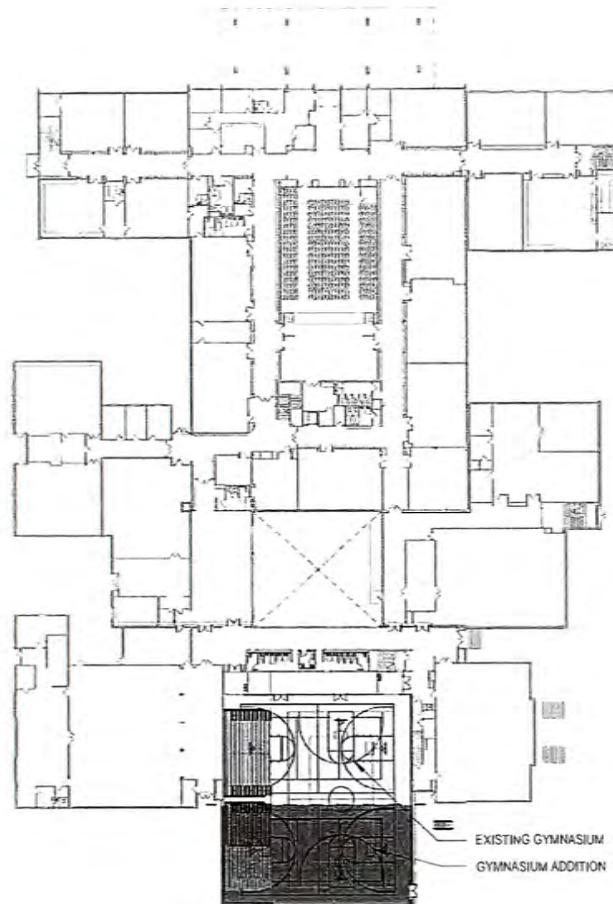
2 ENLARGED PLAN  
1" = 40'-0"

### SITE INFORMATION

LOT AREA 5.227 ACRES (227,670 SF)  
EXISTING BUILDING AREA 82,600 SF (FOOTPRINT)  
ADDITION BUILDING AREA 4,300 SF  
EXISTING LOT COVERAGE 36.01%  
PROPOSED LOT COVERAGE 37.30%  
MAXIMUM ALLOWED LOT COVERAGE 33.33%

EXISTING PARKING 92 SPACES  
MINIMUM REQUIRED PARKING 161 SPACES

Perkins & Will

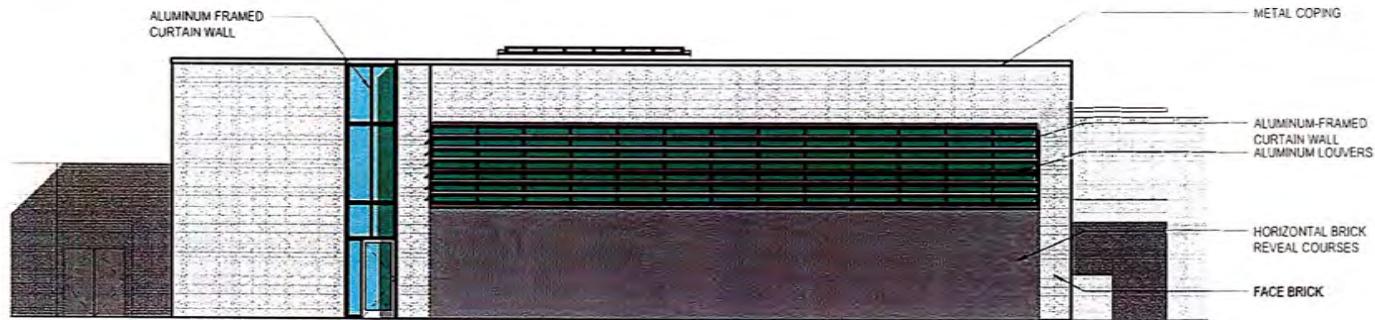


EDISON MIDDLE SCHOOL  
CUSD 200  
04/25/2025

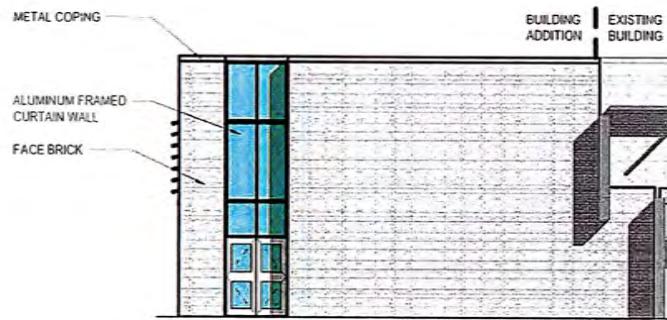
## PROPOSED FLOOR PLAN

1125 SOUTH WHEATON AVENUE WHEATON, ILLINOIS

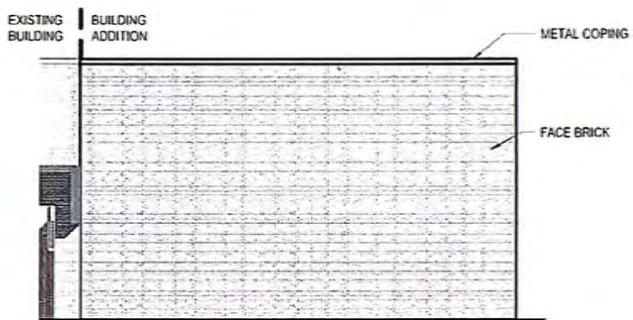
Perkins&Will



1 EXTERIOR ELEVATION - SOUTH  
3/32" = 1'-0"



2 EXTERIOR ELEVATION - EAST  
3/32" = 1'-0"



3 EXTERIOR ELEVATION - WEST  
3/32" = 1'-0"

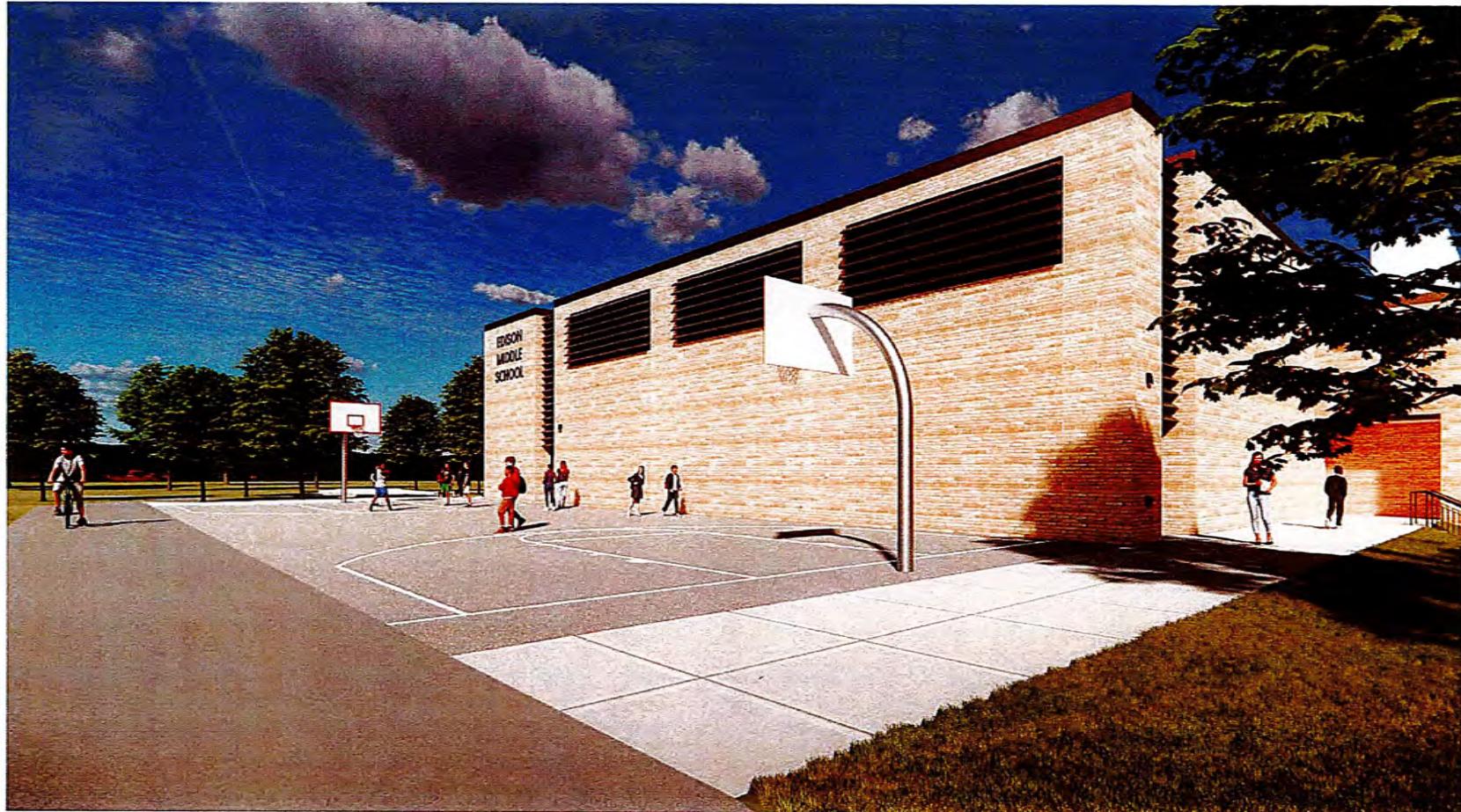


EDISON MIDDLE SCHOOL  
CUSD 200  
01/31/2025

## PROPOSED ELEVATIONS

1125 SOUTH WHEATON AVENUE WHEATON, ILLINOIS

**Perkins&Will**



EDISON MIDDLE SCHOOL  
CUSD 200  
04/25/2025

**PROPOSED ADDITION  
RENDERING**

1125 SOUTH WHEATON AVENUE WHEATON, ILLINOIS

**Perkins & Will**