

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

WHEREAS, written application has been 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) allowing their 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, (“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 July 31, 2012 and August 14, 2012 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 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 CHIRISTIAN 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

The subject property is commonly known as 530 East Harrison Avenue, 739, 821 and 825 North Irving Avenue and 510 and 520 Sears Lane, Wheaton, IL 60187.

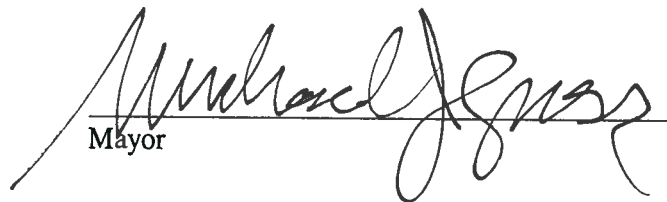
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit for a PUD is hereby issued on the subject property allowing their use of the former Wheaton Christian Grammar School building located at 530 East Harrison Avenue for auxiliary storage 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, in full compliance with the plans entitled "Grammar School Development - Existing Conditions and Proposed Site Plans", Sheets 1-2, prepared by Wheaton College, Wheaton, IL, dated August 16, 2011 and revised June 26, 2012; "Grammar Playground - Demolition", prepared by Wheaton College, Wheaton, IL, dated March 31, 2011; and "Grammar Playground - Proposed", prepared by Wheaton College, Wheaton, IL, dated November 8, 2011.

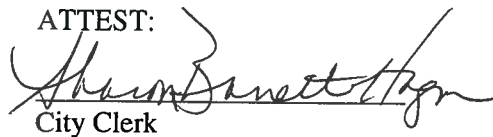
Section 3: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

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: Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Sues
Councilwoman Ives

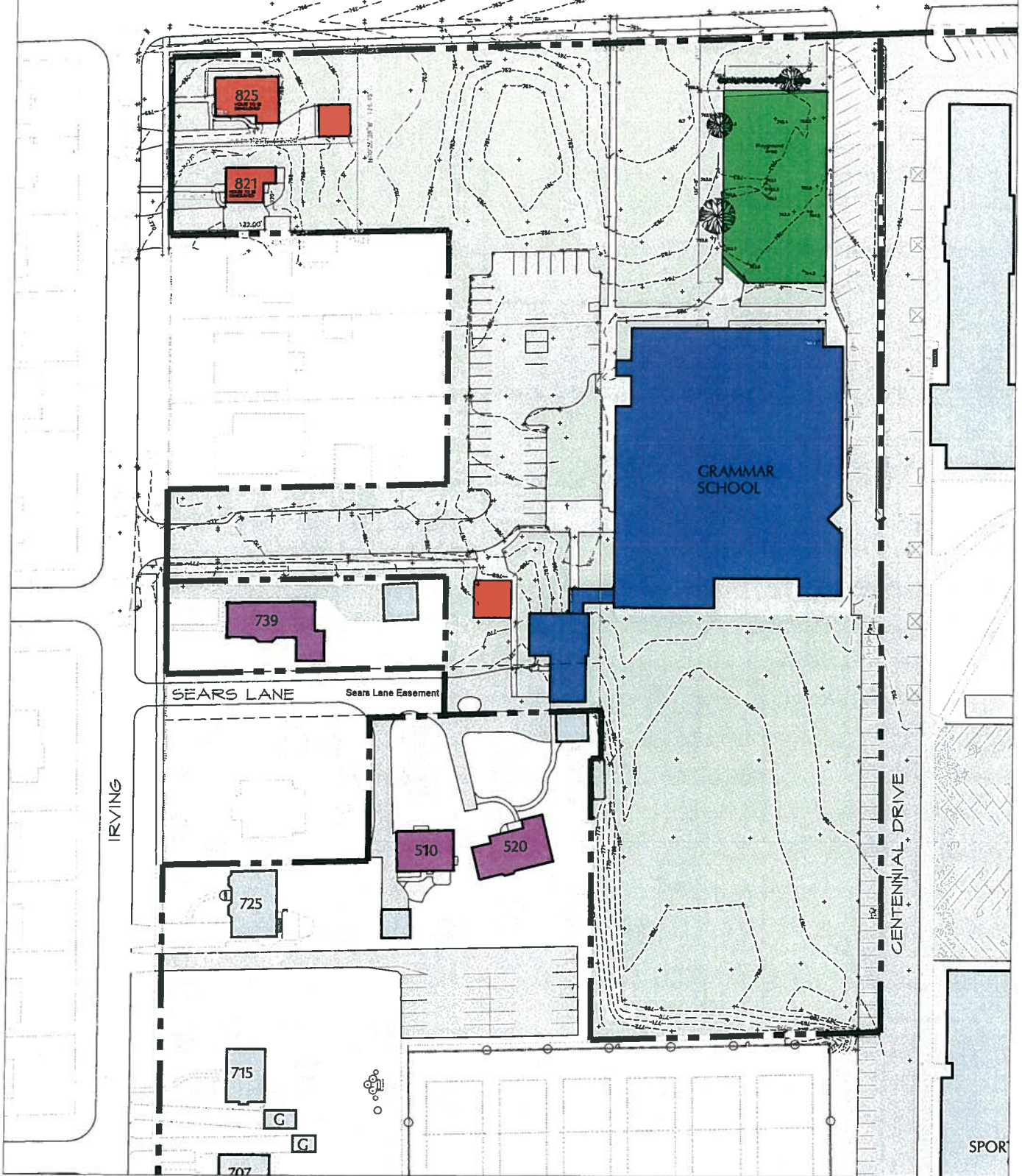
Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 20, 2012
Published: August 21, 2012

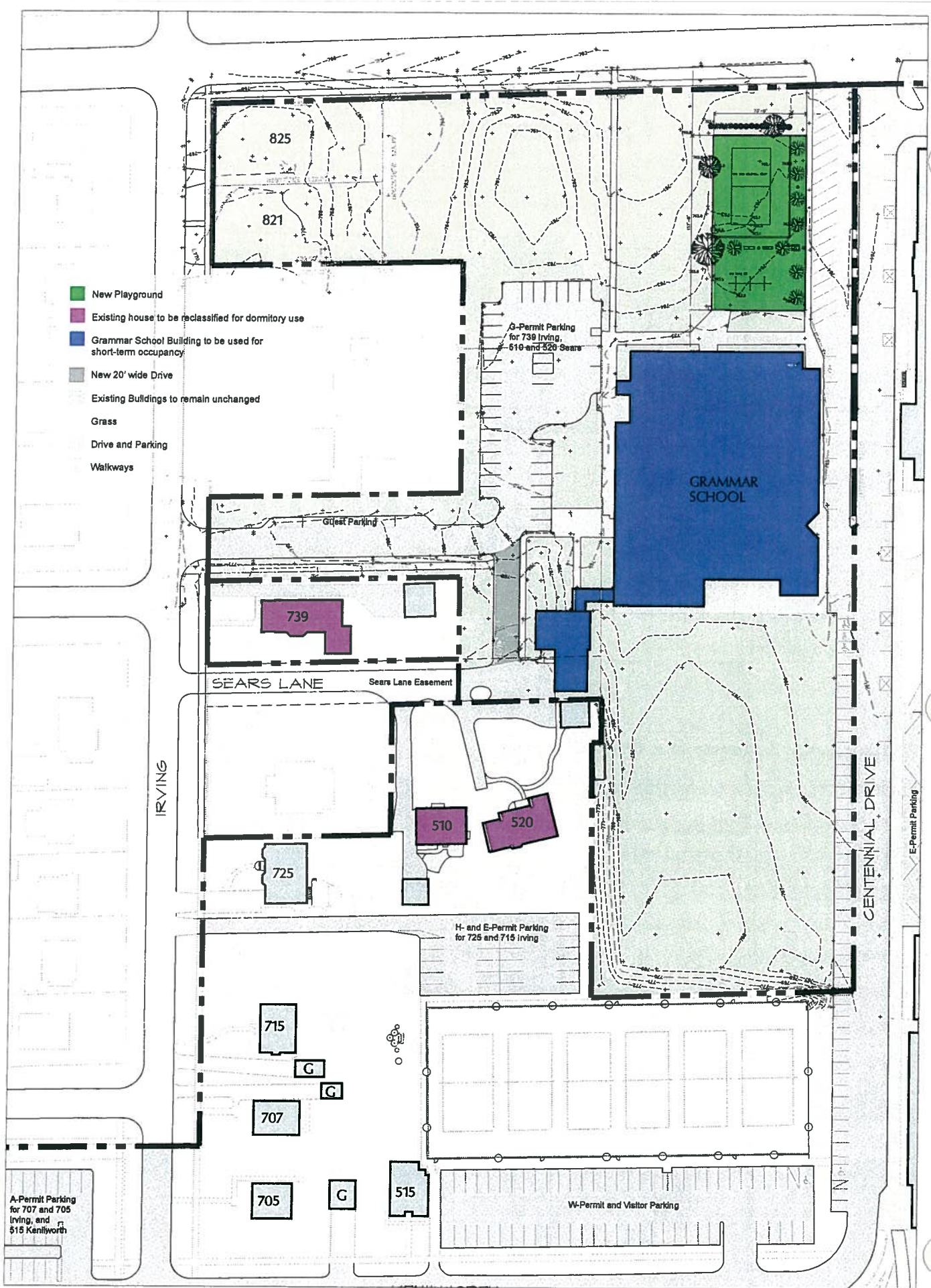
- Playground to be replaced
- Buildings to be demolished
- Existing House to be reclassified for dormitory use
- Grammar School Building to be used for temporary occupancy
- Existing Buildings to remain unchanged
- Existing Grass
- Existing Drive and Parking
- Existing Walkways



→ GRAMMAR SCHOOL DEVELOPMENT
SITE PLAN - EXISTING CONDITIONS 1" = 30'

DATE	REVISIONS
NOVEMBER 2007	ADD SEARS LANE EASEMENT
JANUARY 2008	REVISED DRIVE AND PARKING
MARCH 2008	REVISED WALKWAYS
MAY 2008	REVISED PLAYGROUND
JULY 2008	REVISED GRASS
SEPTEMBER 2008	REVISED BUILDINGS
NOVEMBER 2008	REVISED DRIVE AND PARKING
JANUARY 2009	REVISED WALKWAYS
MARCH 2009	REVISED PLAYGROUND
MAY 2009	REVISED GRASS
JULY 2009	REVISED BUILDINGS
SEPTEMBER 2009	REVISED DRIVE AND PARKING
NOVEMBER 2009	REVISED WALKWAYS
JANUARY 2010	REVISED PLAYGROUND
MARCH 2010	REVISED GRASS
MAY 2010	REVISED BUILDINGS
JULY 2010	REVISED DRIVE AND PARKING
SEPTEMBER 2010	REVISED WALKWAYS
NOVEMBER 2010	REVISED PLAYGROUND
JANUARY 2011	REVISED GRASS
MARCH 2011	REVISED BUILDINGS
MAY 2011	REVISED DRIVE AND PARKING
JULY 2011	REVISED WALKWAYS
SEPTEMBER 2011	REVISED PLAYGROUND
NOVEMBER 2011	REVISED GRASS
JANUARY 2012	REVISED BUILDINGS
MARCH 2012	REVISED DRIVE AND PARKING
MAY 2012	REVISED WALKWAYS
JULY 2012	REVISED PLAYGROUND
SEPTEMBER 2012	REVISED GRASS
NOVEMBER 2012	REVISED BUILDINGS
JANUARY 2013	REVISED DRIVE AND PARKING
MARCH 2013	REVISED WALKWAYS
MAY 2013	REVISED PLAYGROUND
JULY 2013	REVISED GRASS
SEPTEMBER 2013	REVISED BUILDINGS
NOVEMBER 2013	REVISED DRIVE AND PARKING
JANUARY 2014	REVISED WALKWAYS
MARCH 2014	REVISED PLAYGROUND
MAY 2014	REVISED GRASS
JULY 2014	REVISED BUILDINGS
SEPTEMBER 2014	REVISED DRIVE AND PARKING
NOVEMBER 2014	REVISED WALKWAYS
JANUARY 2015	REVISED PLAYGROUND
MARCH 2015	REVISED GRASS
MAY 2015	REVISED BUILDINGS
JULY 2015	REVISED DRIVE AND PARKING
SEPTEMBER 2015	REVISED WALKWAYS
NOVEMBER 2015	REVISED PLAYGROUND
JANUARY 2016	REVISED GRASS
MARCH 2016	REVISED BUILDINGS
MAY 2016	REVISED DRIVE AND PARKING
JULY 2016	REVISED WALKWAYS
SEPTEMBER 2016	REVISED PLAYGROUND
NOVEMBER 2016	REVISED GRASS
JANUARY 2017	REVISED BUILDINGS
MARCH 2017	REVISED DRIVE AND PARKING
MAY 2017	REVISED WALKWAYS
JULY 2017	REVISED PLAYGROUND
SEPTEMBER 2017	REVISED GRASS
NOVEMBER 2017	REVISED BUILDINGS
JANUARY 2018	REVISED DRIVE AND PARKING
MARCH 2018	REVISED WALKWAYS
MAY 2018	REVISED PLAYGROUND
JULY 2018	REVISED GRASS
SEPTEMBER 2018	REVISED BUILDINGS
NOVEMBER 2018	REVISED DRIVE AND PARKING
JANUARY 2019	REVISED WALKWAYS
MARCH 2019	REVISED PLAYGROUND
MAY 2019	REVISED GRASS
JULY 2019	REVISED BUILDINGS
SEPTEMBER 2019	REVISED DRIVE AND PARKING
NOVEMBER 2019	REVISED WALKWAYS
JANUARY 2020	REVISED PLAYGROUND
MARCH 2020	REVISED GRASS
MAY 2020	REVISED BUILDINGS
JULY 2020	REVISED DRIVE AND PARKING
SEPTEMBER 2020	REVISED WALKWAYS
NOVEMBER 2020	REVISED PLAYGROUND
JANUARY 2021	REVISED GRASS
MARCH 2021	REVISED BUILDINGS
MAY 2021	REVISED DRIVE AND PARKING
JULY 2021	REVISED WALKWAYS
SEPTEMBER 2021	REVISED PLAYGROUND
NOVEMBER 2021	REVISED GRASS
JANUARY 2022	REVISED BUILDINGS
MARCH 2022	REVISED DRIVE AND PARKING
MAY 2022	REVISED WALKWAYS
JULY 2022	REVISED PLAYGROUND
SEPTEMBER 2022	REVISED GRASS
NOVEMBER 2022	REVISED BUILDINGS
JANUARY 2023	REVISED DRIVE AND PARKING
MARCH 2023	REVISED WALKWAYS
MAY 2023	REVISED PLAYGROUND
JULY 2023	REVISED GRASS
SEPTEMBER 2023	REVISED BUILDINGS
NOVEMBER 2023	REVISED DRIVE AND PARKING
JANUARY 2024	REVISED WALKWAYS
MARCH 2024	REVISED PLAYGROUND
MAY 2024	REVISED GRASS
JULY 2024	REVISED BUILDINGS
SEPTEMBER 2024	REVISED DRIVE AND PARKING
NOVEMBER 2024	REVISED WALKWAYS
JANUARY 2025	REVISED PLAYGROUND
MARCH 2025	REVISED GRASS
MAY 2025	REVISED BUILDINGS
JULY 2025	REVISED DRIVE AND PARKING
SEPTEMBER 2025	REVISED WALKWAYS
NOVEMBER 2025	REVISED PLAYGROUND
JANUARY 2026	REVISED GRASS
MARCH 2026	REVISED BUILDINGS
MAY 2026	REVISED DRIVE AND PARKING
JULY 2026	REVISED WALKWAYS
SEPTEMBER 2026	REVISED PLAYGROUND
NOVEMBER 2026	REVISED GRASS
JANUARY 2027	REVISED BUILDINGS
MARCH 2027	REVISED DRIVE AND PARKING
MAY 2027	REVISED WALKWAYS
JULY 2027	REVISED PLAYGROUND
SEPTEMBER 2027	REVISED GRASS
NOVEMBER 2027	REVISED BUILDINGS
JANUARY 2028	REVISED DRIVE AND PARKING
MARCH 2028	REVISED WALKWAYS
MAY 2028	REVISED PLAYGROUND
JULY 2028	REVISED GRASS
SEPTEMBER 2028	REVISED BUILDINGS
NOVEMBER 2028	REVISED DRIVE AND PARKING
JANUARY 2029	REVISED WALKWAYS
MARCH 2029	REVISED PLAYGROUND
MAY 2029	REVISED GRASS
JULY 2029	REVISED BUILDINGS
SEPTEMBER 2029	REVISED DRIVE AND PARKING
NOVEMBER 2029	REVISED WALKWAYS
JANUARY 2030	REVISED PLAYGROUND
MARCH 2030	REVISED GRASS
MAY 2030	REVISED BUILDINGS
JULY 2030	REVISED DRIVE AND PARKING
SEPTEMBER 2030	REVISED WALKWAYS
NOVEMBER 2030	REVISED PLAYGROUND

- New Playground
- Existing house to be reclassified for dormitory use
- Grammar School Building to be used for short-term occupancy
- New 20' wide Drive
- Existing Buildings to remain unchanged
- Grass
- Drive and Parking
- Walkways



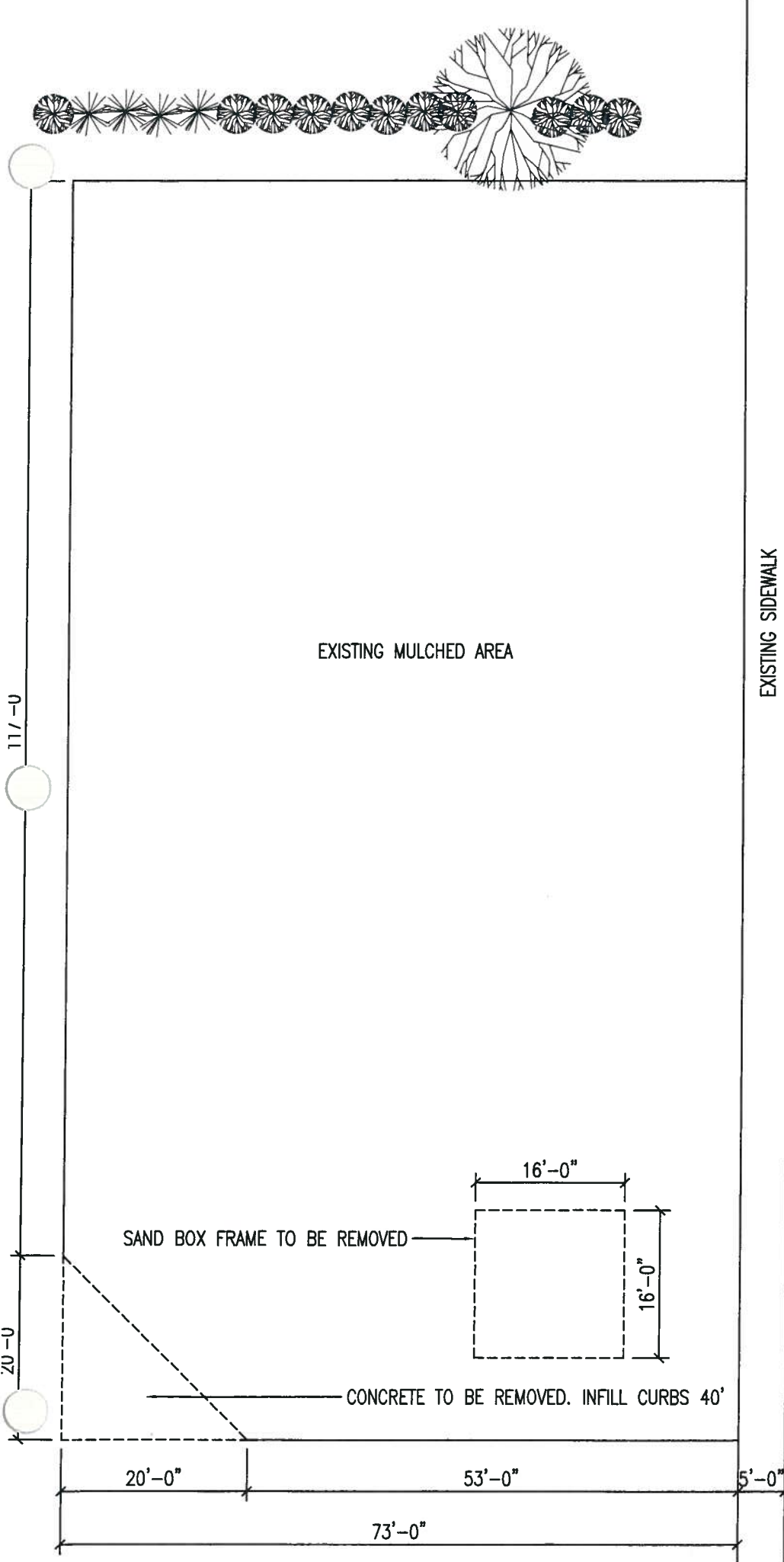
→ **GRAMMAR SCHOOL DEVELOPMENT**
 SITE PLAN - PROPOSED

1" = 30'

NO.	REVISION	DATE	BY



GRAMMAR PLAYGROUND
DEMOLITION PLAN 3.31.2011



EXISTING SIDEWALK

137'-0"

117'-0"

20'-0"

20'-0"

73'-0"

53'-0"

5'-0"

SAND BOX FRAME TO BE REMOVED

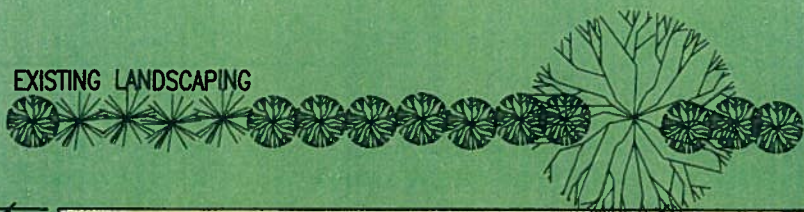
CONCRETE TO BE REMOVED. INFILL CURBS 40'

16'-0"

16'-0"



EXISTING LANDSCAPING



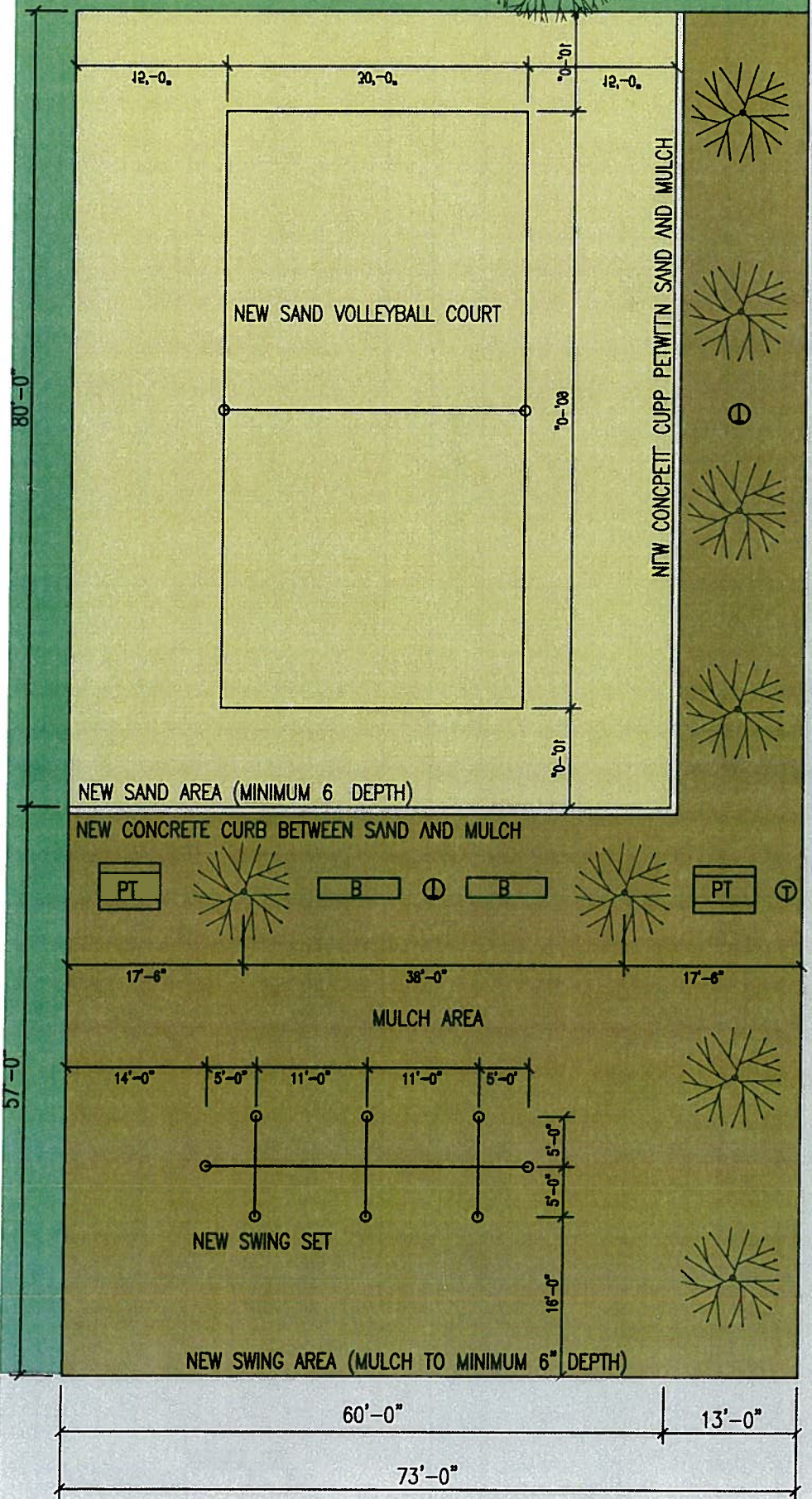
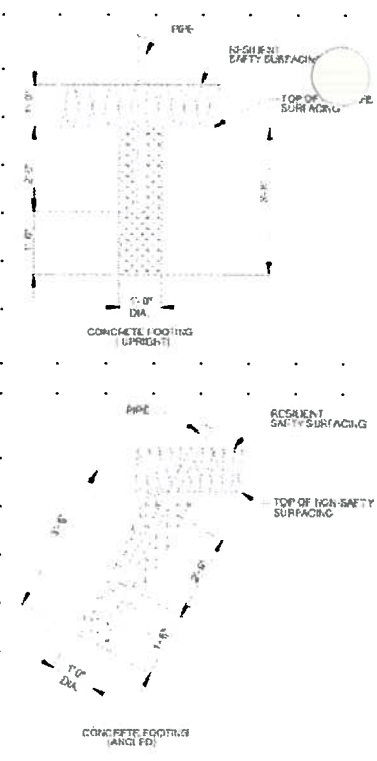
GRAMMAR PLAYGROUND

PROPOSED PLAN 11.8.11
SITE AND LANDSCAPE

LEGEND

- NEW CERCIS CANADENSIS OR SIMILAR FLOWERING SMALL TREE OR LARGE BUSH
- EXISTING DECIDUOUS TREE/BUS
- EXISTING ARBORVITAE
- NEW TRASH RECEPTICLE
- NEW PICNIC TABLE
- NEW 8' BENCH

1' Ø CONCRETE FOOTING 3' DEEP FOR SWING SET AND VOLLEYBALL POLES



EXISTING SIDEWALK

