

**ORDINANCE NO. F-1166**

**AN ORDINANCE AMENDING THE WHEATON ZONING MAP  
BY GRANTING A SPECIAL USE PERMIT FOR STUDENT HOUSING IN A SINGLE  
FAMILY RESIDENCE-725 IRVING AVE.-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 special use permit to allow for the an existing single family residence as student housing for not more than eight (8) Wheaton College Students on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 725 Irving 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 ("Board") on April 11, 2006 to consider the issuance of the special use permit; and the Board has recommended the issuance of the special use permit;

**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:** The following described property has been and continues to be zoned and classified in the I-1 Institutional District zoning classification:

THE SOUTH 60 FEET OF THE WEST 157 FEET (EXCEPT THE EAST 2 FEET) OF LOT 22 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF 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 NO. 109216, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-204-056

This property is commonly known as 725 Irving Avenue, Wheaton, IL 60187 ("subject property").

**Section 2:** Pursuant to the Findings of Fact made and determined by the Board, a special use permit is hereby issued to allow for the use of the existing single family residence on the subject property to house not more than eight (8) Wheaton College students in full compliance with the site plan prepared by Wheaton College, dated March 10, 2006, entitled 725 Irving Street, the Plat of Survey of the Subject Property dated September 28, 2005, prepared by Lambert and Associates, and in further compliance with the following condition, restriction, and requirement: a total of 8 parking spaces shall be provided for the subject property; two spaces shall be in the garage and driveway of the subject property and 6 spaces shall be in the Wheaton College parking lot immediately adjacent to the subject property. The 6 spaces in the adjacent parking lot shall designated by a sign as reserved parking for the subject property, only.

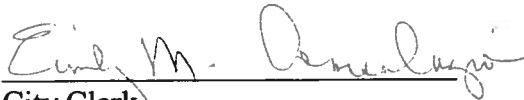
**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

R 2006-058496

**Section 4:** 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

Ayes: Roll Call Vote  
Councilwoman Corry  
Councilman Johnson  
Mayor Carr  
Councilman Seuss  
Councilman Bolds

Nays: None

Absent: Councilman Levine  
Councilman Mouhelis

Motion Carried Unanimously

Passed: May 1, 2006  
Published: May 2, 2006

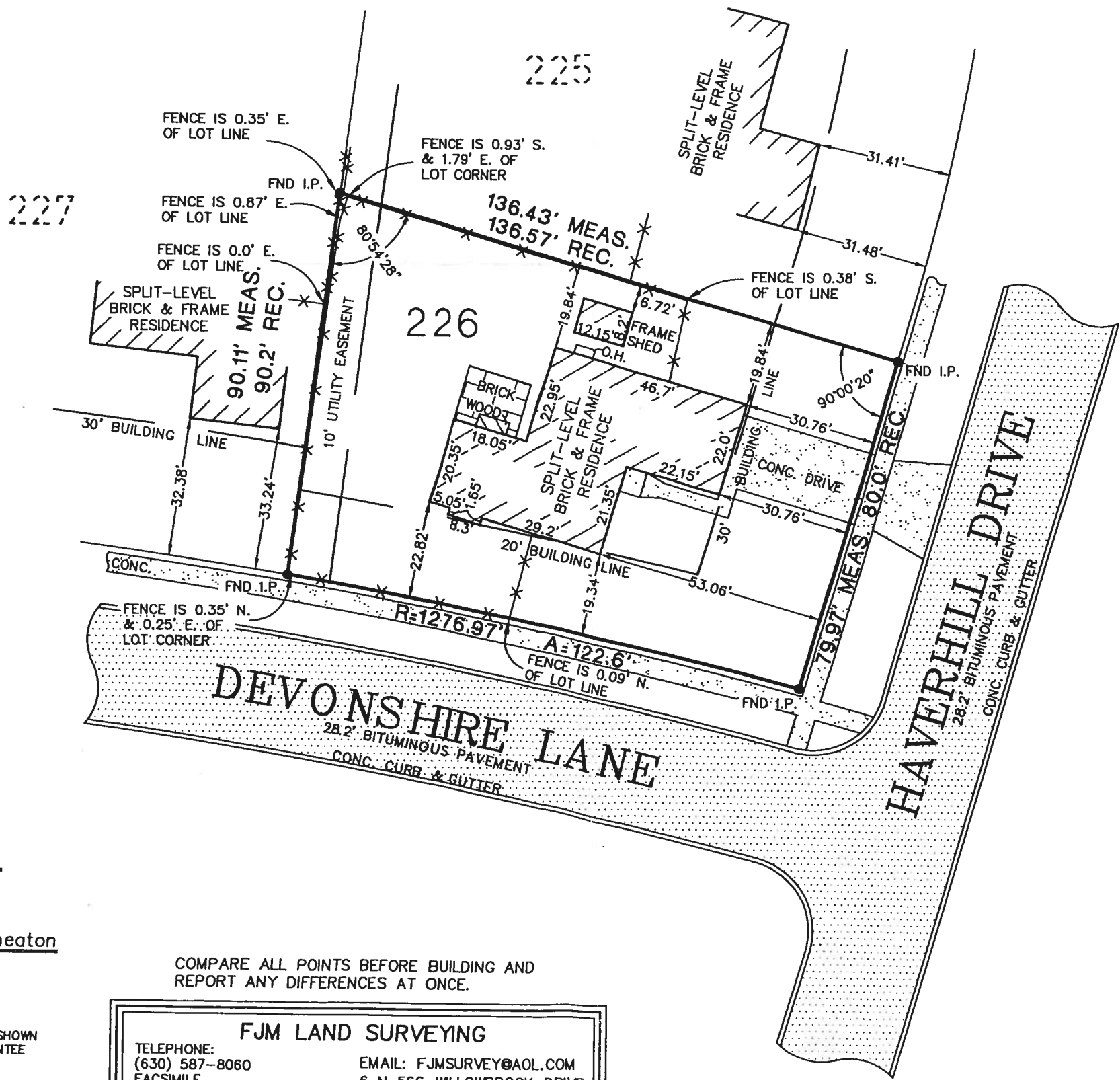
# PLAT OF SURVEY

OF

LOT 226 IN BRIARCLIFFE KNOLLS UNIT THREE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1979 AS DOCUMENT R79-25512 IN DUPAGE COUNTY, ILLINOIS.



SCALE: 1" = 30'



State of Illinois )  
 ) S. S.  
 County of Kane )

I, Frank J. McDaniel, an Illinois Professional Land Surveyor, No. 3256, do hereby certify that the Plat shown hereon is a correct representation of a survey performed at and under my direction. This professional service conforms to the current Illinois minimum standards for a boundary survey.

All dimensions shown in feet and decimal parts thereof.

Given under my hand and seal in St. Charles, Illinois, this 1st day of March, A.D. 2006.

*Frank J. McDaniel*  
 Frank J. McDaniel, P.L.S. #3256

License Renewal/Date of Expiration = 11/30/2006

Prepared for: Margaret Moriarty  
 Job No. 06-6674

Address: 1550 Haverhill Drive, Wheaton

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FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, GUARANTEE POLICY, AND LOCAL ORDINANCES

- IRON PIPE SET
- IRON PIPE FOUND

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE.

**FJM LAND SURVEYING**

TELEPHONE: (630) 587-8060      EMAIL: FJMSURVEY@AOL.COM

FACSIMILE (630) 587-8061      6 N 566 WILLOWBROOK DRIVE

ST. CHARLES, ILLINOIS 60175