

ORDINANCE NO. F-2013

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SCHOOL (PRE-KINDERGARTEN THROUGH EIGHTH GRADE) ON PROPERTY COMMONLY KNOWN AS 1607 TAFT AVENUE – CARRIERS OF LIGHT

WHEREAS, written application has been made requesting a special use permit to allow the construction, operation and maintenance of a School (Pre-Kindergarten through Eighth Grade), all on certain property legally described herein and commonly known as 1607 Taft 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 April 11, 2017 and April 25, 2017 to consider the special use permit request.

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 in the C-3 General Business Zoning District classification:

LOT 2 IN SMYKAL 1600 RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 9, 10, 11 (EXCEPT THE NORTH 5 FEET OF SAID LOTS 9, 10 AND 11), ALL OF LOTS 12, 13 AND 14 IN BLOCK 32 AND THE EASTERLY 33 FEET VACATED PROSPECT AVENUE LYING WESTERLY OF AND ADJOINING SAID LOTS 11 AND 12, IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 2010 AS DOCUMENT R2010-176980, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as 1607 Taft Avenue, Wheaton, IL 60187.

P.I.N. 05-22-103-035 (hereinafter the “Property”)

Section 2: Pursuant to the Findings of Fact made and determined by the City Council, a special use permit is granted to allow for the construction, operation and maintenance of a School (Pre-Kindergarten through Eighth Grade) on the Property, in full compliance with the following plans: “Site Plan for: Carriers of Light, 1607 Taft Avenue, Wheaton, IL 60187”, prepared by LaPage Architects, Wheaton, IL, dated April 20, 2017; “Carriers of Light, 1607 Taft Avenue, Wheaton, IL, Landscape Plan”, prepared by Gary R. Weber Associates, Wheaton, IL dated April 19, 2017; and “Preliminary floor Plan for: Carriers of Light, 1607 Taft Avenue, Wheaton, IL 60187”, prepared by LaPage Architects, Wheaton, IL, dated March 28, 2017 and in further compliance with the following conditions, restrictions, and requirements:

1. The gates west of the building may be closed only on days when school is in session between the hours of 9:30 AM and 3:30 PM and only when children are entering, using or departing the Property. Gates shall remain open at all other times. At no time shall the gates be closed during any period that is 15 minutes before or after a scheduled pick-up or drop-off time. Except in the event of construction or repairs to the north entrance to the building, only the north side of the building may be used for pickup and drop off and there shall be no use of any other entrance to

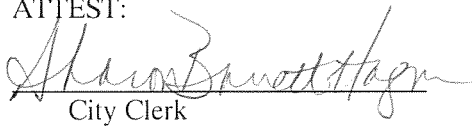
the building for pickup or drop off. Any such change shall be authorized in advance by staff when issuing a building permit for the work causing the change.

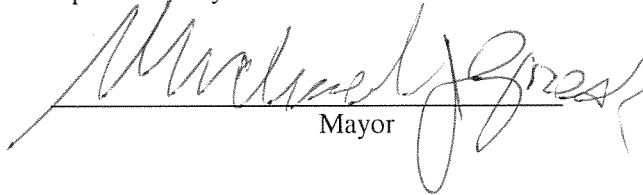
2. The Owner may defer construction of the waste enclosure on the Property until such time as either the City by its City Planner, and in its sole discretion, directs installation or the commercial waste hauler requires a separate, distinct enclosure for waste from the Property. In such circumstance the waste enclosure shall be designed and installed within a reasonable time directed by the City Planner or the Planner's designee.
3. The Owner shall expand the width of the existing drive approach on Taft Avenue to 24 feet at the property line and 36 feet at the curb (24 feet wide and have minimum 6-foot flares), subject to the reasonable approval of the Director of Engineering.
4. The Owner shall preserve the traffic flows and passenger loading areas indicated on the Architectural Site Plan at all times during pickup and drop off. The Owner shall at all times maintain staggered times for drop off and pickup according to need established by established stacking and for the purposes of avoiding obstruction at the Taft Avenue entrance or the stacking of vehicles onto Taft Avenue. The Owner shall maintain internal controls and rules for parents concerning pickup and drop off periods whereby the Taft Avenue entrance is the preferred entrance, whereby two persons are responsible for taking in students from vehicles and whereby staff is directed to park first in those spaces that are on the north lot line of the Property.
5. At all times there shall be no less than twenty three (23) parking spaces on the Property.
6. Enrollment shall be limited to a maximum of 92 students at any one time.

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.

ATTEST:


City Clerk


Mayor

Roll Call Vote:

Ayes: Councilman Suess
Councilwoman Fitch
Councilman Prendiville
Mayor Gress
Councilman Rutledge
Councilman Scalzo

Nays: Councilman Barbier

Absent: None

Motion Carried

Passed: June 5, 2017
Published: June 6, 2017