

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

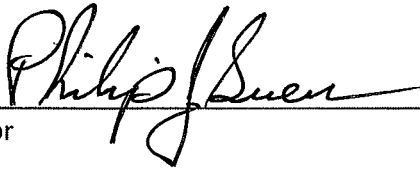
The subject property is commonly known as 719 S. Naperville Road, Wheaton, IL 60189.

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.

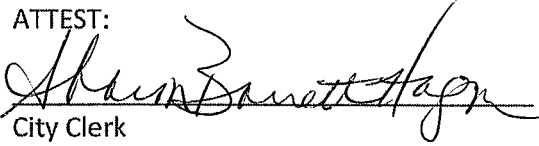
Section 4: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

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



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

Nays: None

Absent: None

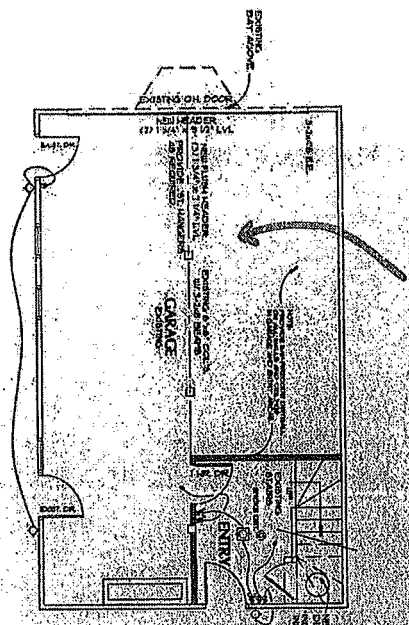
Motion Carried Unanimously

Passed: February 1, 2021

Published: February 2, 2021

MAIN LEVEL

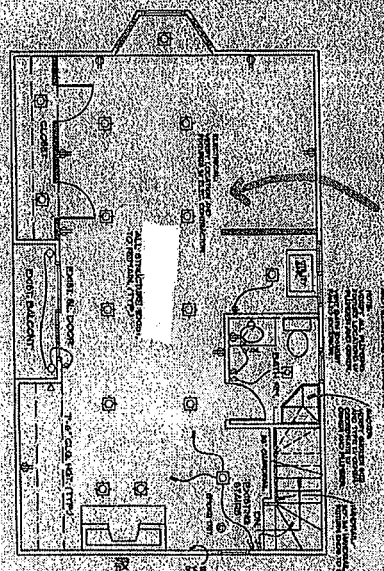
EXISTING WALLS
PROPOSED WALLS



Proposed Art Studio

UPPER LEVEL

EXISTING WALLS
PROPOSED WALLS



Proposed Short-Term Rental

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WHEATON, ILLINOIS, ORDINANCES AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHEATON, ILLINOIS, AND THE ILLINOIS DEPARTMENT OF COMMUNITY DEVELOPMENT AND HOUSING.

RECEIVED
DATE: 11/21/21
BY: [Signature]

FILE COPY

CORRY RESIDENCE
EXISTING GARAGE REMODEL
719 S. NAPERVILLE RD
WHEATON, IL 60187

11/21/21

