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ORDINANCE NO. F-0036

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
AND GRANTING A SPECIAL USE PERMIT TO ALLOW THE EXPANSION
OF THE PRESENT CHURCH BUILDING ON A CERTAIN PIECE OF PROPERTY
COMMONLY LOCATED AT 130 NORTH WEST STREET -
TRINITY EPISCOPAL CHURCH**

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, and to issue a special use permit to allow the remodeling and expansion of an existing church building in order to create a formal west entry to the building and a new gallery link to allow circulation to the front of the main sanctuary from the parish hall and west entrance on the property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as Trinity Episcopal Church, 130 North West Street; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by Board of Zoning Appeals on May 28, 1996, to consider the zoning requests; and the Wheaton Board of Zoning Appeals has recommended approval of the zoning amendment and 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 Zoning Map, which is attached to and forms a part of the City Zoning Ordinance, is amended by including the following-described R-6 Residential District zoned property to the I-1 Institutional District zoning classification:

LOT 1 (EXCEPT THE WEST 44 FEET THEREOF) AND THE NORTH $\frac{1}{2}$ OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 1 (EXCEPT THE WEST 44 FEET) IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1857 AS DOCUMENT 119973, IN DU PAGE COUNTY, ILLINOIS.

PIN: 05-17-404-005.

This property is commonly known as 130 North West Street ("subject property").

Section 2: Pursuant to the Findings of Fact determined by the Wheaton Board of Zoning Appeals, a special use permit is hereby issued to allow the remodeling and expansion of an existing church building on the subject property in order to create a formal west entry to the building and a new gallery link to allow circulation to the front of the main sanctuary from the parish hall and west entrance, in substantial compliance with the "Site Plan/Site Details" plan and

the "Exterior Elevations/Building Sections" plan, both dated April 15, 1996 and the "Revised Parking Layout" plan dated May 20, 1996, all prepared by Nagle, Hartray, Danker, Kagan, McKay, Architects Planners, Ltd., Chicago, Illinois, and in further full compliance with the following conditions, restrictions, and requirements:

- A. A six foot (6') high, solid wood fence shall be constructed along the entire length of the west edge of the reconstructed parking lot.
- B. The parking lot setback adjacent to Wesley Street shall be landscaped in accordance with the requirements of the Wheaton Zoning Ordinance.
- C. All overhead utility services for the church shall be placed underground.
- D. The roof top chiller unit shall be adequately screened from view.
- E. Parking lot lighting, in conformance with the requirements of the Zoning Ordinance, shall be added to the final engineering plans.
- F. Prior to the issuance of any permits, the final engineering plans shall be submitted to the City; the plans shall be subject to the reasonable approval of the City Engineer.
- G. This special use permit, and the conditions, restrictions, and requirements recited herein, shall be considered a declaration of restrictive covenants and shall be binding upon the subject property and its owner, its successors, assigns, and grantees; this ordinance shall be recorded in the office of J. P. Carney, Recorder of Deeds, DuPage County, Illinois.

By application for, and receipt of, any site development or building permit and the commencement of construction of any improvements on the subject property, owner, for himself/itself, his/its successors, assigns, and grantees, thereby agrees to all terms and conditions of this ordinance and declares this ordinance to constitute a covenant running with, and binding, the subject property, in perpetuity.

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.

Mayor

ATTEST:

Emily M. Censalog
City Clerk

Roll Call Vote:

Ayes: Councilwoman Culler
Councilman Eckhoff
Mayor Carr
Councilman Gresk
Councilwoman Johnson
Councilman Mork

Nays: None

Absent: Councilwoman Davenport

Motion Carried Unanimously

Passed: June 17, 1996

Published: June 18, 1996