

ORDINANCE NO. F-0390

**AN ORDINANCE AMENDING ORDINANCE NO. F-0073  
"AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A  
SPECIAL USE PERMIT AND LOT AREA VARIATION  
FOR A BUILDING DEVOTED TO RELIGIOUS WORSHIP ON A  
CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT  
412 AND 414 CRESCENT STREET- ST. JOSEPH'S ORTHODOX CHURCH"**

WHEREAS, on November 4, 1996, the City of Wheaton passed Ordinance No. F-0073 (attached hereto as Exhibit A) recorded as Document No. R-96-190309 on November 21, 1996 in the Recorder's office of DuPage County which amended the Wheaton zoning map and granted a special use permit for the following described real estate of the City:

LOTS 3 AND 4 IN L.H. GRANGE'S ADDITION TO CITY OF WHEATON, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1903 AS DOCUMENT 78951, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-16-401-007, 05-16-401-008

The property is commonly known as 412-414 Crescent Street, Wheaton, Illinois (hereinafter "the property"); and

WHEREAS, the Owner, St. Joseph's Orthodox Church has petitioned the City of Wheaton to amend the special use permit to allow the demolition of their old sanctuary at 412 Crescent Street in order to construct a new, one-story, 1,440 square foot parish center; and

WHEREAS, a hearing on the proposed amendment to the special use permit was held by the Wheaton Board of Zoning Appeals on September 14, 1999 and the Board has unanimously recommended approval of the amendment to the special use permit.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: That Section 2 of Ordinance No. F-0073 is amended by including the reference to the following plans: "Site plan, north elevation and floor plan of the St. Joseph's Orthodox Church dated 7/16/99, prepared by LaPage and Associates, Ltd. Architects, 207 W. Front Street, Wheaton, IL.", subject to the condition that the future rear yard patio be removed from the proposed site plan.

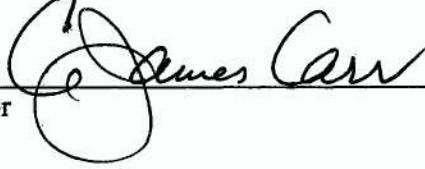
Section 2: The City hereby approves the demolition of the existing structure at 412 Crescent Street as provided for in Chapter 22 of the Wheaton City Code. Such building demolition shall be done in accordance with the provisions of the BOCA building codes in force at the time of permit and any and all additional requirements as directed by the Director of Building and Code Enforcement.

Section 3: Prior to the issuance of a site development permit, the owner shall submit a revised engineering plan which shall indicate that only one water service shall serve the subject property and the proper abandonment of the existing water and sanitary services. The revised plan shall be subject to the reasonable approval of the Director of Engineering.

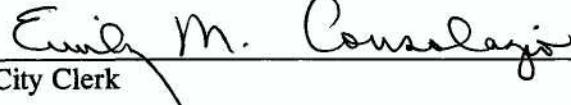
Section 4: In all other respects, except as amended herein, Ordinance No. F-0073 is ratified and remains in full force.

Section 5: All ordinances and parts of ordinances in conflict with or inconsistent with the provisions of this ordinance are hereby repealed to the extent of any such conflict or consistency.

Section 6: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
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Emily M. Consalvo  
City Clerk

Roll Call Vote:

Ayes:	Councilwoman Davenport Councilman Eckhoff Councilman Gresk Mayor Carr Councilman Johnson Councilwoman Johnson Councilman Mork
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: September 20, 1999  
Published: September 21, 1999