

ORDINANCE NO. F-1429

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND ZONING VARIATION FOR A CHURCH FELLOWSHIP HALL ADDITION TO AN EXISTING CHURCH ON PROPERTY COMMONLY KNOWN AS 412 CRESCENT STREET-SAINT JOSEPH'S CHURCH

WHEREAS, written application has been made requesting a special use permit and lot size variation to Article 11.2.2e of the Wheaton Zoning Ordinance to allow for the construction of a fellowship hall addition to an existing church building on a .53 acre lot in lieu of the required .75 acres all on property commonly known as Saint Joseph's Church 412 Crescent Street, Wheaton, IL ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, public hearings were conducted by the Wheaton Planning and Zoning Board on March 10 and April 14, 2009 to consider the variation and special use permit requests; and the Planning and Zoning Board has recommended that both of the requests be granted and approved.

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: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a lot size variation is granted in order to allow for the construction and use of a fellowship hall addition to Saint Joseph's Church on a .53 acre lot in lieu of the required .75 acre lot all on the following-described property:

LOT 3, 4 AND 5, EXCEPT THE WEST 2 FEET THEREOF, IN L. H. GRANGE'S ADDITION TO THE CITY OF WHEATON IN 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. 05-16-401-006; -007; -008

The subject property is commonly known as 412 Crescent Street, Wheaton, IL 60187.

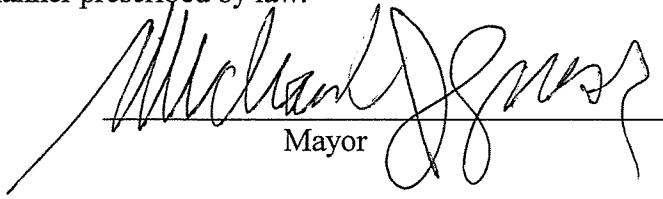
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted to allow for the construction and use of a fellowship hall and continued church use on the subject property, subject to the following conditions, restrictions and requirements:

1. A plat of consolidation shall be submitted for the entire property prior to the issuance of a building permit; and
2. The landscaping plan shall be updated to include native plantings in the floodplain on the south side of the property; the plan shall be submitted to the City prior to the issuance of a building permit and the plan shall be subject to the reasonable approval of the Director of Planning and Development.

R2009-114995

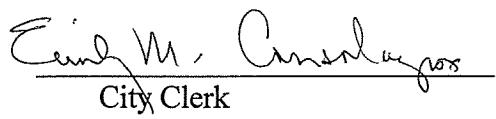
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael J. Gresk
Mayor

ATTEST:



Cindy M. Consalvo
City Clerk

Roll Call Vote:

Ayes: Councilman Scalzo
Councilman Suess
Councilman Levine
Mayor Pro Tem Corry
Councilman Prendiville

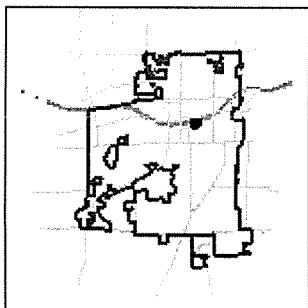
Nays: None

Absent: Mayor Gresk
Councilman Mouhelis

Motion Carried Unanimously

Passed: May 18, 2009
Published: May 19, 2009

Location Map

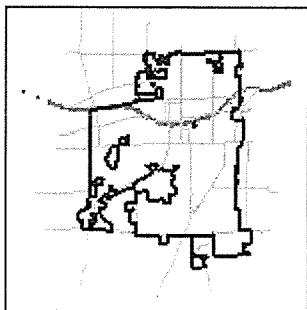
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City of Wheaton

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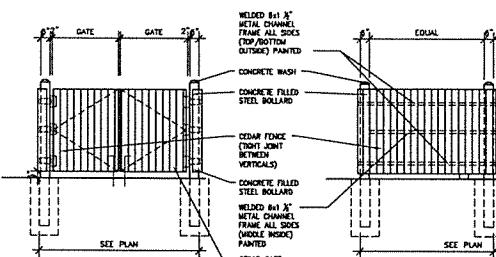
Aerial Photo

[Print](#)[Close](#)

City of Wheaton

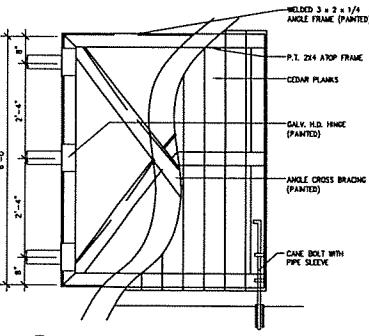
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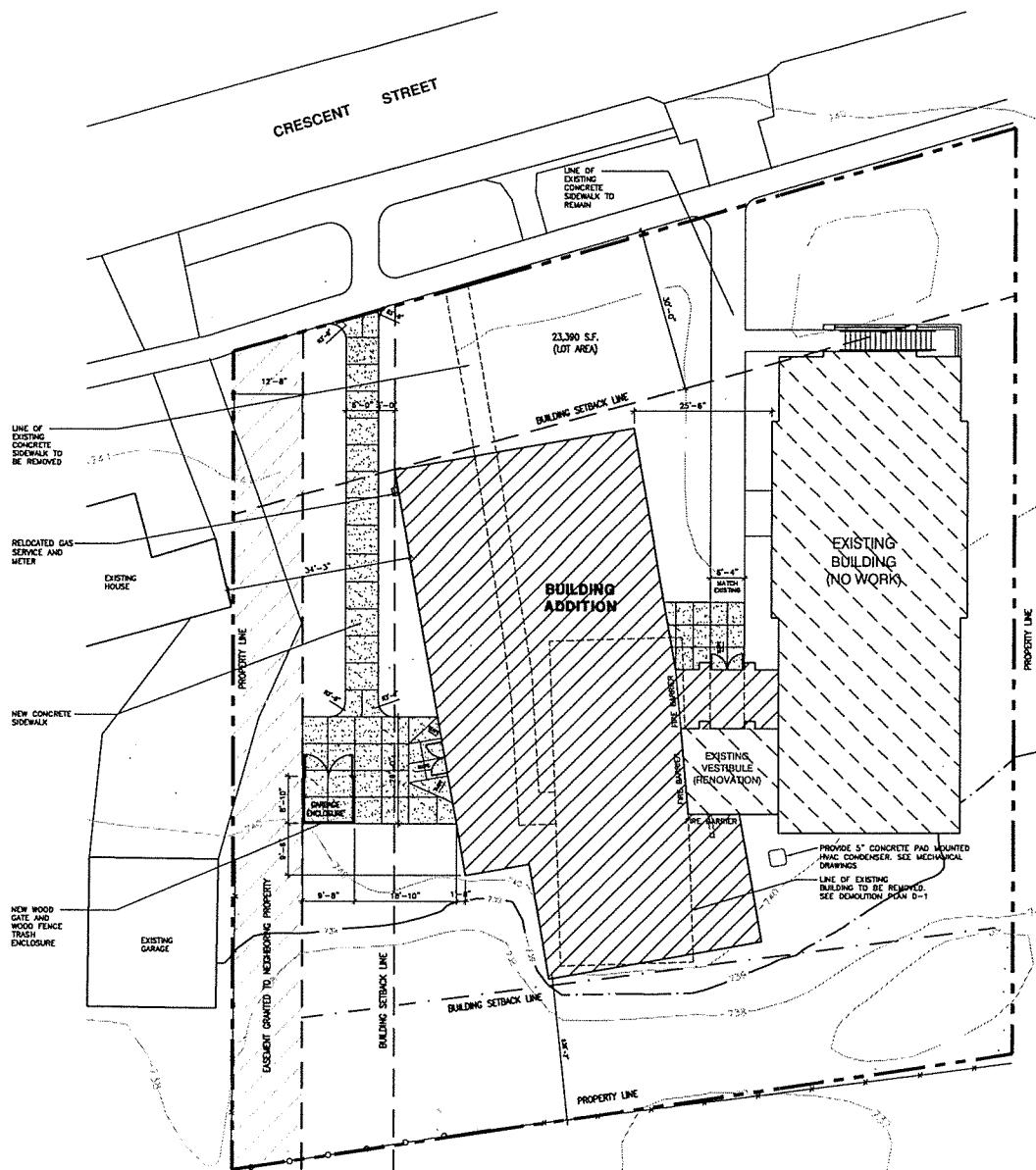
2 TRASH ENCLOSURE ELEVATION

AS-1 SCALE: 1/4" = 1'-0"



3 TRASH ENCLOSURE GATE
AS-1 SCALE: 3/4" = 1'-0"

AS-1 SCALE: 3/4"-1'-0"



A ARCHITECTURAL SITE PLAN
AS-1 SCALE: 1'-0"-0"

AS-1 SCALE: 1'-0"-0"

 NORTH ARCHITECTURAL PLAN IS INCLUDED FOR COORDINATION PURPOSES ONLY. SEE CIVL. SHEET FOR CONSTRUCTION PLANS DETAILS AND SPECIFICATIONS

ST. JOSEPH ORTHODOX
CHRISTIAN CHURCH
412 CRESCENT STREET
WHEATON, ILLINOIS



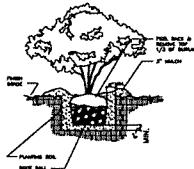
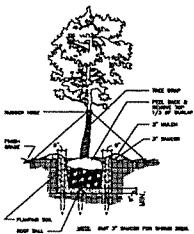
geo
architecta. ltd.

355 EAST BUTTERFIELD ROAD
SUITE 305
Lombard - Illinois - 60148
VHIC #30-7257530 - Pm #30-7257546
a/b/fb@prodigy.net
PROFESSIONAL DESIGN FIRM
LICENSE NUMBER: 184-003295

PROPOSED ADDITION FOR:
ST. JOSEPH'S CHURCH
Architects, LTD.

DATE STARTED:	DRAWN BY:
JULY 2, 2008	ws
JOB NO.:	FILE NO.:
07348	07343_02_DSL.dwg

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2 TYPICAL TREE DETAIL

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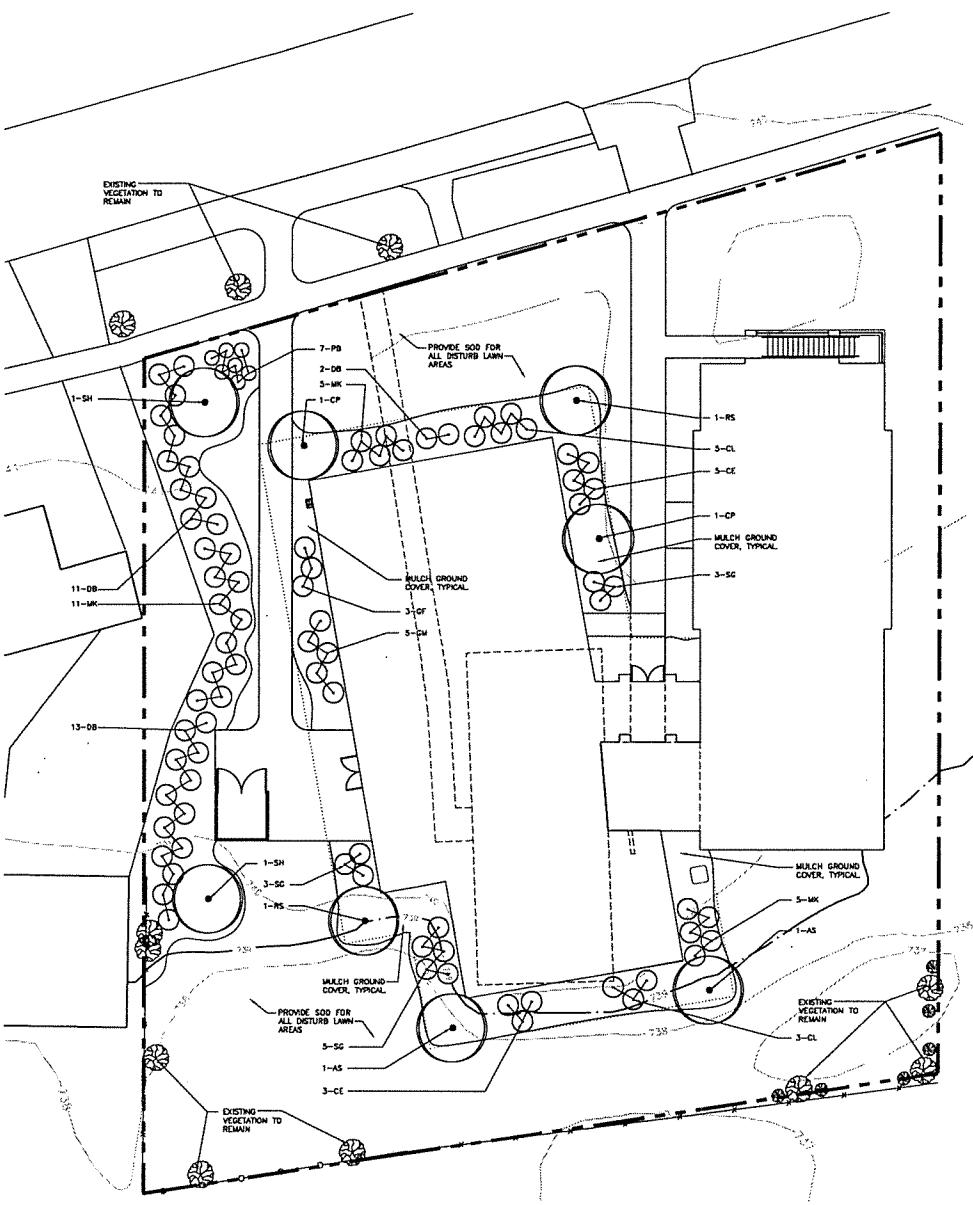
LANDSCAPE NOTES

1. SHADE TREES & ORNAMENTAL TREES TO BE A MAXIMUM OF 12' IN DIAMETER AT GROUND LEVEL.
2. PLANTING SPECIFICATIONS OTHER THAN THOSE MENTIONED ABOVE SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
3. PLANT MATERIAL SHALL BE PLANTED FREE OF DISEASE AND IN A MANNER THAT ENSURES THAT AVAILABILITY OF SUFFICIENT WATER IS MAINTAINED TO SUSTAIN HEALTHY GROWTH.
4. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF ORGANIC AND MULCHED TO A MAXIMUM OF 3".
5. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER THAT IS NOT INTRUSIVE TO UTILITIES OR PATHWAYS.
6. A COMPLETE LAWN SPRINKLER SYSTEM SHALL BE INSTALLED TAKING MEASURES TO AVOID DAMAGE TO PLANT MATERIAL WHEN POSSIBLE. THE SPRINKLER SYSTEM SHALL NOT OVERLAP EXISTING VALVE, PIPING, SETTING, CONDUIT, OR WIRING.
7. CONTROLLER SHALL BE LOCATED IN REAR OF NEW BUILDING.
8. PRIOR TO PURCHASING MATERIAL, THE INJECTION CONTRACTOR SHALL SUBMIT A SAMPLE OF THE MATERIAL TO BE REVIEWED BY THE ARCHITECT AND THE ENGINEER.
9. INJECTION CONTRACTOR TO INSTALL RAIN CHECK DEVICE TO OVERRIDE THE CONTROL TIMER IN THE EVENT OF RAIN.
10. TESTING OF THE SYSTEM SHALL BE PERFORMED AFTER COMPLETION OF THE INJECTION CONTRACT. ALL MAINTENANCE AND REPAIRS SHALL BE MADE AT THE INJECTION CONTRACTOR'S EXPENSE UNTIL THE SYSTEM IS IN GOOD WORKING ORDER.
11. IN THE SPRING FOLLOWING THE YEAR OF INJECTION, THE INJECTION CONTRACTOR SHALL REPAIR ANY SEPARATION OF THE TERRAIN FROM THE INJECTION TUBE AND REPAIR TO THE TERRAIN TO ITS ORIGINAL GRADE WITH THE SOIL AND SEEDING IF REQUIRED TO MATCH DAMAGED LAWN AREA.
12. AFTER COMPLETION, TESTING AND MAINTENANCE, THE INJECTION CONTRACTOR SHALL VERIFY AND INSTRUCT THE OWNER'S PERSONNEL IN THE OPERATION AND MAINTENANCE PACKAGE PROVIDED.
13. BUILDING BASE ROCKS SHALL BE LOCATED @ 100'-0" AT PERIMETER OF

1 TYPICAL SHRUB DETAIL

8.000000000000000

Key	Quantity	Size	Common Name	Scientific Name
SH	2	1'x18"	Sticky Honeycush	<i>Medicago Truncatula</i> <i>Karstii</i>
DS	1	1'x18"	Desert Pepper	<i>Pyrolo Calycularia</i>
DS	1	1'x18"	Desert Pepper	<i>Pyrolo Calycularia</i>
AS	2	1'x18"	Apple Serviceberry	<i>Aronia Miltiorrhiza</i> <i>Grindelia</i>
SG	11	18"x18"	Sen. Green, Juicier	<i>Malosma Laurina</i>
CC	1	18"x18"	Common European Cranberry	<i>Vaccinium Douglasii</i> <i>Campicum</i>
CL	1	18"x18"	Clock Luster Yucca	<i>Yuccum</i> <i>Denudatum</i>
DB	26	1'x18"	Dwarf Burning Bush	<i>Fujiyama Alotus</i> <i>Compacta</i>
DB	1	1'x18"	Dwarf Burning Bush	<i>Fujiyama Alotus</i> <i>Compacta</i>
GF	1	18"x18"	Gold Flame Spirea	<i>Spiraea Bumelia</i>
GM	5	18"x18"	Gold Mound Spirea	<i>Spiraea Bumelia</i>
BR	1	18"x18"	Pyrus Butterberry	<i>Berberis Thunberi</i> <i>Var. Atropurpurea</i>
Premium horisontal mulch - 3" depth				



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PROPOSED ADDITION FOR:
ST. JOSEPH'S CHURCH

DATE STARTED: JUL 2, 2008	DRAWN BY: jw3
JOB NO: 07308	FILE NO: 07308_02.Dwg
SHEET NO: L-1	
SHEET 2 of 2	