

ORDINANCE NO. F-1560

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW ST. JOHN LUTHERAN CHURCH TO VACATE THEIR EXISTING BUILDING AT 125 EAST SEMINARY AVENUE AND RELOCATE THEIR CONGREGATION TO THE FORMER WHEATON BIBLE CHURCH AT 410 NORTH CROSS STREET, REDUCE THE SEATING CAPACITY OF THE FORMER WHEATON BIBLE CHURCH SANCTUARY AND ELIMINATE THE TWO EXISTING PARKING LOTS LOCATED AT THE NORTHEAST CORNER OF CROSS STREET AND SEMINARY AVENUE – ST. JOHN LUTHERAN CHURCH

WHEREAS, written application has been made requesting a special use permit to allow St. John Lutheran Church to vacate their existing building at 125 East Seminary Avenue and relocate their congregation to the former Wheaton Bible Church at 410 North Cross Street, reduce the seating capacity of the former Wheaton Bible Church sanctuary and eliminate the two existing parking lots located at the northeast corner of Cross Street and Seminary Avenue on property commonly known as 125 East Seminary Avenue and 410 North Cross Street, 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 March 8, 2011 and March 22, 2011 to consider the special use permit request; and the Planning and Zoning Board has recommended that the request 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: The following described property has been and continues to be zoned and classified in the R-7 Residential District zoning classification:

LOT 1 IN THE PLAT OF CONSOLIDATION OF SAINT JOHN'S LUTHERAN CHURCH, BEING A SUBDIVISION OF THE SOUTH 38.75 FEET OF LOTS 1, 2, 3, 4 AND 5, AND ALL OF LOTS 6, 7, 8, 9, AND 10 IN BLOCK 17 IN LYMAN E. DEWOLF AND GUY TRACY'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1857 AS DOCUMENT NUMBER 11622, IN DUPAGE COUNTY ILLINOIS. PLAT OF CONSOLIDATION RECORDED AS DOCUMENT NUMBER R87-91954 IN DUPAGE COUNTY, ILLINOIS.

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE SOUTH 37.75 FEET) IN BLOCK 17 IN LYMAN E. DEWOLF AND GUY TRACY'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1857 AS DOCUMENT NUMBER 11622, IN DUPAGE COUNTY ILLINOIS.

The Subject Property is commonly known as 125 East Seminary Avenue, Wheaton, IL 60187.

Section 2: The following described property has been and continues to be zoned and classified in the R-4 Residential District zoning classification:

LOT 7 IN BLOCK 15 AND LOTS 1 THRU 10 IN BLOCK 16 IN LYMAN E. DEWOLF AND GUY

TRACY'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1857 AS DOCUMENT NUMBER 11622, IN DUPAGE COUNTY ILLINOIS.

The Subject Property is commonly known as 410 North Cross Street, Wheaton, IL 60187.

Section 3: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby granted on the Subject Property to allow St. John Lutheran Church to vacate their existing building at 125 East Seminary Avenue and relocate their congregation to the former Wheaton Bible Church at 410 North Cross Street, reduce the seating capacity of the former Wheaton Bible Church sanctuary at 410 North Cross Street from 1,000 to 600 seats and eliminate the two existing parking lots located at the northeast corner of Cross Street and Seminary Avenue .

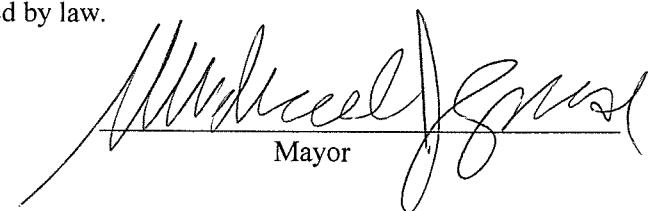
Section 4: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted in full compliance with the following plans: "St. John Lutheran Church - Special Use Exhibit and Existing Parking Lot Layout" prepared by Dave Johnson and Associates, Wheaton, IL.

Section 5: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

ATTEST:


Shawna Brett Hagan
City Clerk


Michael J. Gresk
Mayor

Roll Call Vote

Ayes: Councilman Scalzo
Councilwoman Corry
Councilman Prendiville
Mayor Gresk
Councilman Rutledge

Nays: None

Absent: Councilman Mouhelis
Councilman Suess

Motion Carried Unanimously

Passed: April 18, 2011
Published: April 19, 2011

SPECIAL USE EXHIBIT

Esh F-1560

