

## ORDINANCE NO. F-1581

### **AN ORDINANCE GRANTING A SPECIAL USE PERMIT APPROVING THE OPERATION OF A BUILDING PRIMARILY DEVOTED TO RELIGIOUS WORSHIP AND A PLANNED UNIT DEVELOPMENT (PUD) TO REDEVELOP THE FORMER ALCOA FLEXIBLE PACKAGING PLANT AS A CHURCH WITH A MAXIMUM SANCTUARY SIZE OF 990 SEATS - CHURCH OF THE RESURRECTION**

**WHEREAS**, written application has been to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a special use permit approving the operation of a building primarily devoted to religious worship and a planned unit development (PUD) to redevelop the former Alcoa Flexible Packaging plant as a church with a maximum sanctuary size of 990 seats, all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 935 West Union Avenue ("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 June 14, 2011 and July 12, 2011 to consider the special use permit approving the operation of a building primarily devoted to religious worship and a planned unit development (PUD); 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 M-1 Manufacturing District zoning classification:

PARCEL 1: LOTS 1, 2, 3, 4 AND 5 OF OWNER'S ASSESSMENT PLAT OF LOT 27 IN HENRY W. WHEATON'S AND RALPH L. WHEATON'S SUBDIVISION OF PART OF W.W. STEVEN'S ADDITION TO WHEATON AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE SAID ASSESSMENT PLAT RECORDED JUNE 19, 1945 AS DOCUMENT 479607, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-215-020

PARCEL 2: LOT 28 IN HENRY W. WHEATON'S AND RALPH L. WHEATON'S SUBDIVISION OF PART OF W.W. STEVEN'S ADDITION TO WHEATON AND PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HENRY W. WHEATON'S AND RALPH L. WHEATON'S SUBDIVISION AFORESAID, RECORDED NOVEMBER 12, 1924 AS DOCUMENT 184813, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-17-227-001

The subject property is commonly known as 935 West Union Avenue, 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 approved for the operation of a building primarily devoted to religious worship and a planned unit development (PUD) in full compliance with the following plans: "Church of the Resurrection - Phase 1 Preliminary Engineering, Phase 2 Preliminary Engineering, Phase 1 Site Plan and Phase 2 Site Plan" prepared by Webster McGrath & Ahlberg, Wheaton, IL, Sheets 1-4, dated April 28, 2011 and "Church of the Resurrection - Landscaping Plan" prepared by Premier Landscape Contractors, Lemont,

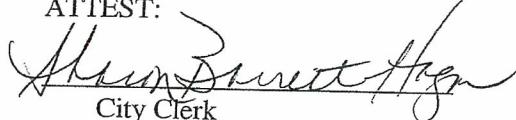
IL, dated April 25, 2011 and "Church of the Resurrection - Floor Plans and Elevations" prepared by Skiffington Architects, Hawthorn Woods, IL, sheets 1-3, 5, dated April 27, 2011 and in further compliance with the following conditions, restrictions, and requirements:

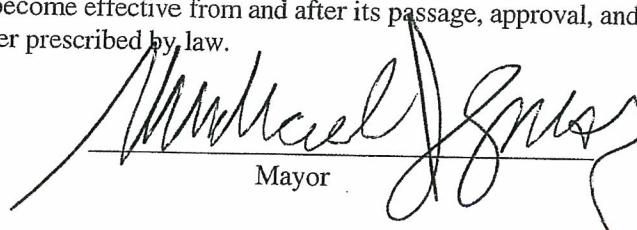
1. The applicant shall enter into a shared parking agreement with Acme Screw/ F.E. Wheaton or current occupant, subject to the approval of the City Attorney, before a site development permit is issued. If the shared parking agreement with Acme Screw/ F.E. Wheaton is ever cancelled, then notice must be provided to the City to ensure compliance with the parking requirements of the Wheaton Zoning Ordinance.
2. The landscaping plan shall be revised to add a low height barrier such as an open fence along the north and south sides of Union Avenue and the south side of Lincoln Avenue to provide better parking lot screening.
3. The applicant shall prepare and submit for approval by the City a plat of re-subdivision consolidating the parcels into one lot and dedicating stormwater management and utility easements.
4. The applicant shall construct public sidewalks along the north side of Union Avenue from the subject property to Lyon Avenue to provide pedestrian access to the site from offsite shared parking areas.
5. The applicant shall contribute to the City an amount equal to construct sidewalks along Lincoln Avenue adjacent to the subject property to the City sidewalk construction funds.
6. The City Council shall adopt by Ordinance parking restrictions on one side of Lincoln Avenue west of Lyon Avenue.

**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.

ATTEST:

  
Alan Bennett Hagan  
City Clerk

  
Michael Gresk  
Mayor

Roll Call Vote:

Ayes:

Councilman Scalzo  
Councilman Suess  
Councilwoman Ives  
Councilman Mouhelis  
Councilman Rutledge  
Mayor Gresk  
Councilwoman Pacino Sanguinetti

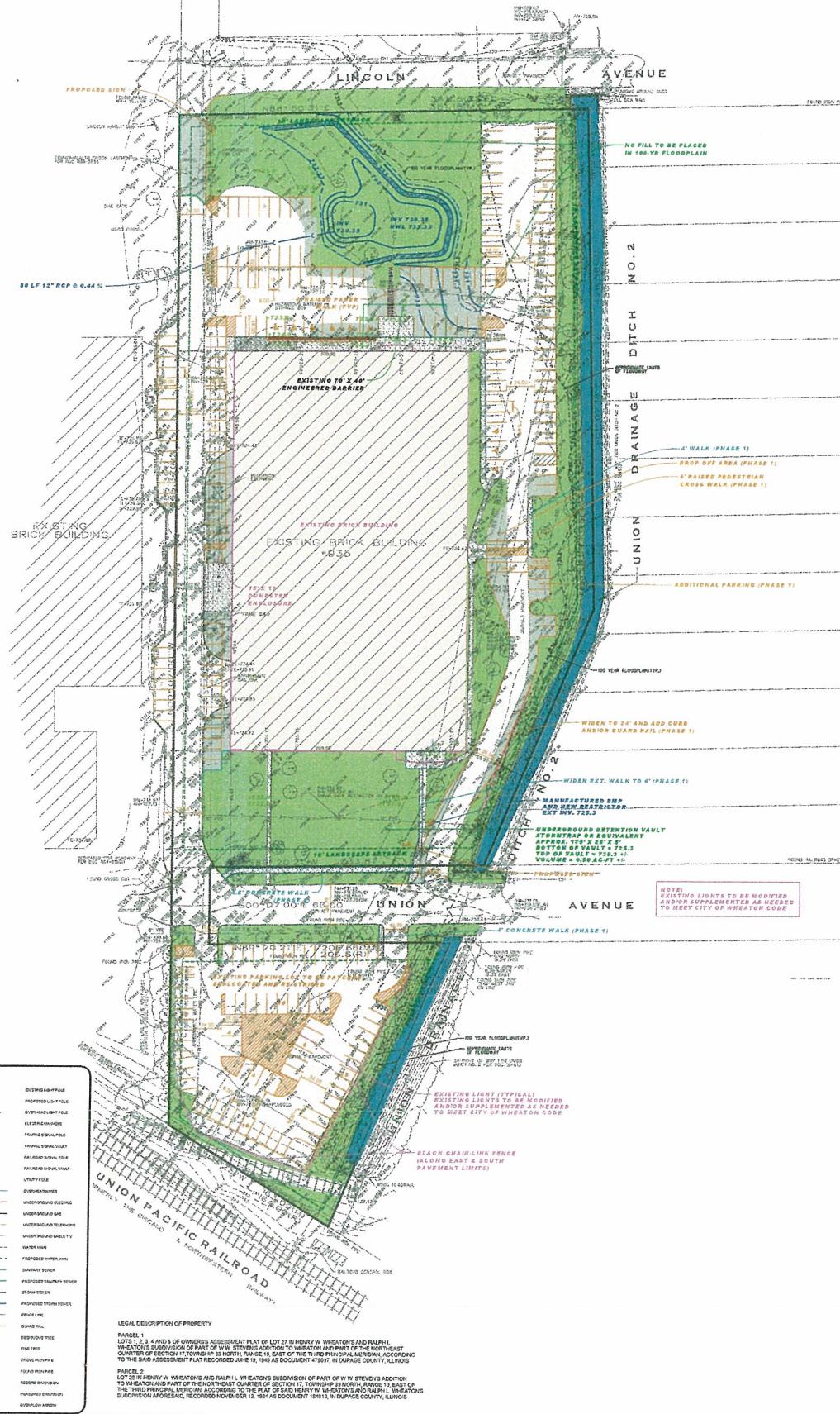
Nays:            None

Absent:        None

Motion Carried Unanimously

Passed:        August 15, 2011  
Published:      August 16, 2011

# CHURCH OF THE RESURRECTION PHASE 1 PRELIMINARY ENGINEERING



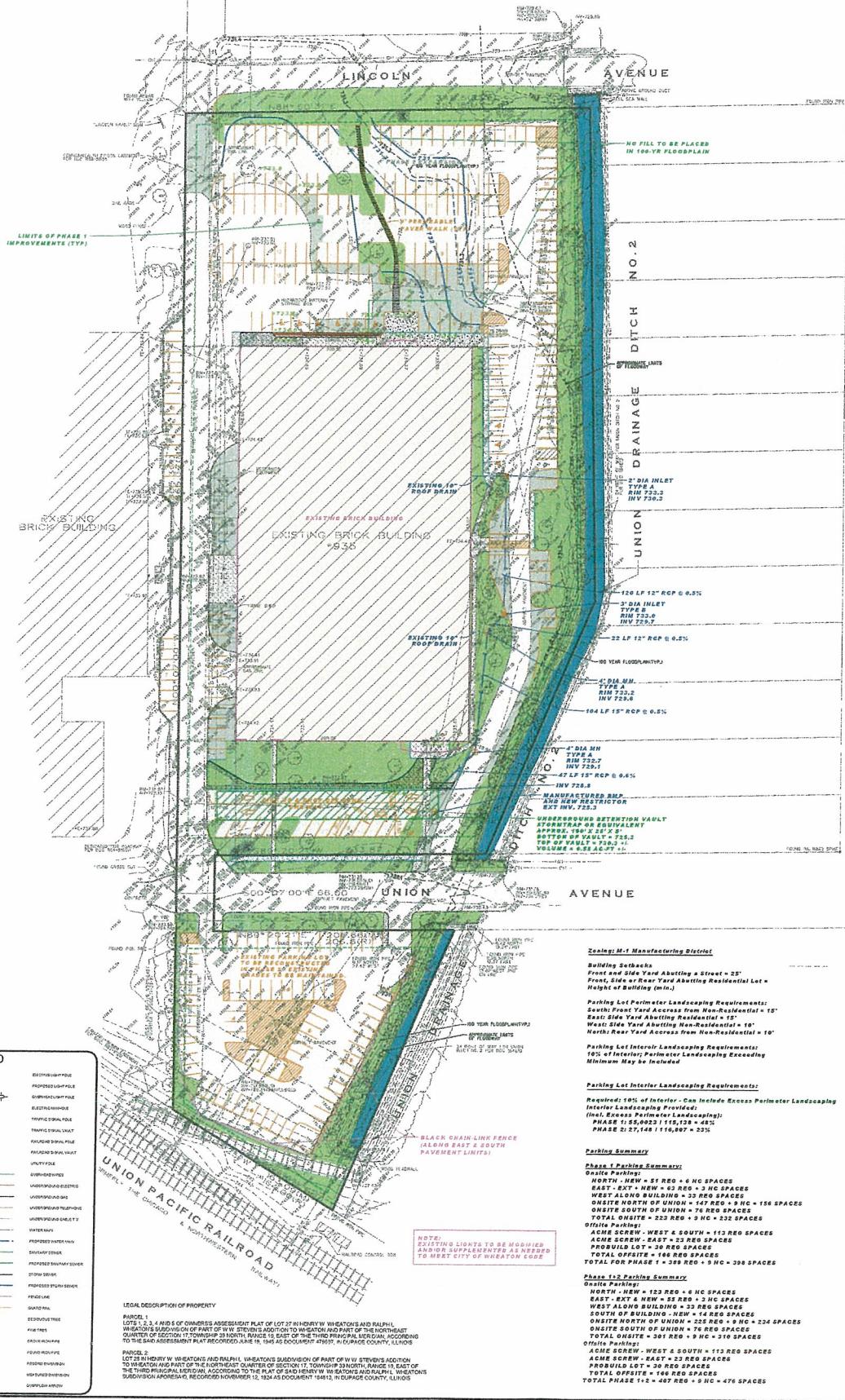
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## CHURCH OF THE RESURRECTION

Prepared For,  
CHURCH OF THE RESURRECTION  
1825 COLLEGE AVE., SUITE 100  
WHEATON, IL 60187



# CHURCH OF THE RESURRECTION PHASE 2 PRELIMINARY ENGINEERING



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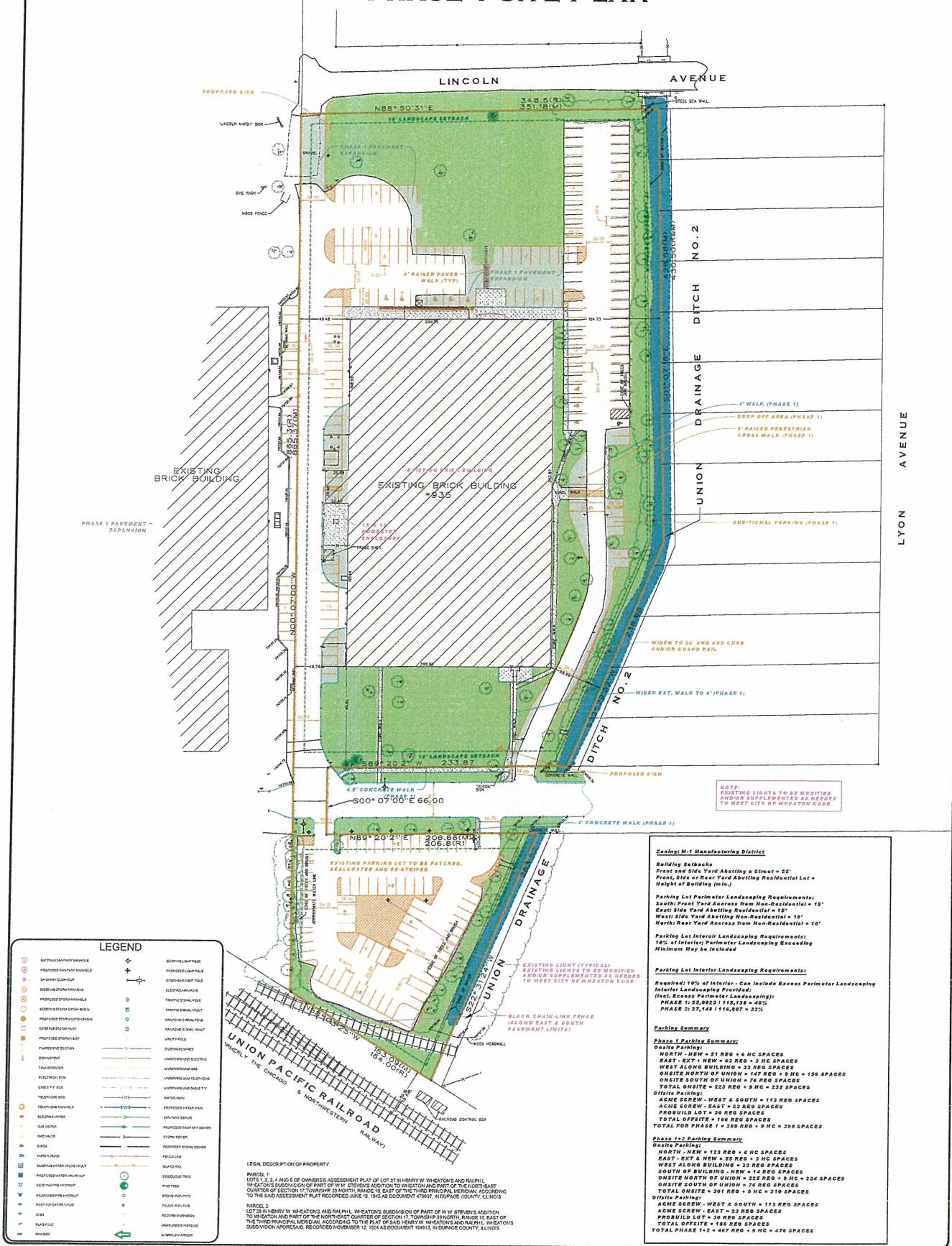
297 South Naperville Road, Wheaton, Illinois 60187  
Ph: (630)665-7603 Fax: (630)662-1760

## CHURCH OF THE RESURRECTION

Prepared For  
CHURCH OF THE RESURRECTION



# CHURCH OF THE RESURRECTION PHASE 1 SITE PLAN



Phase 1 Site Plan		Phase 2 Site Plan		Phase 3 Site Plan		Phase 4 Site Plan		Phase 5 Site Plan		Phase 6 Site Plan	
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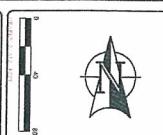
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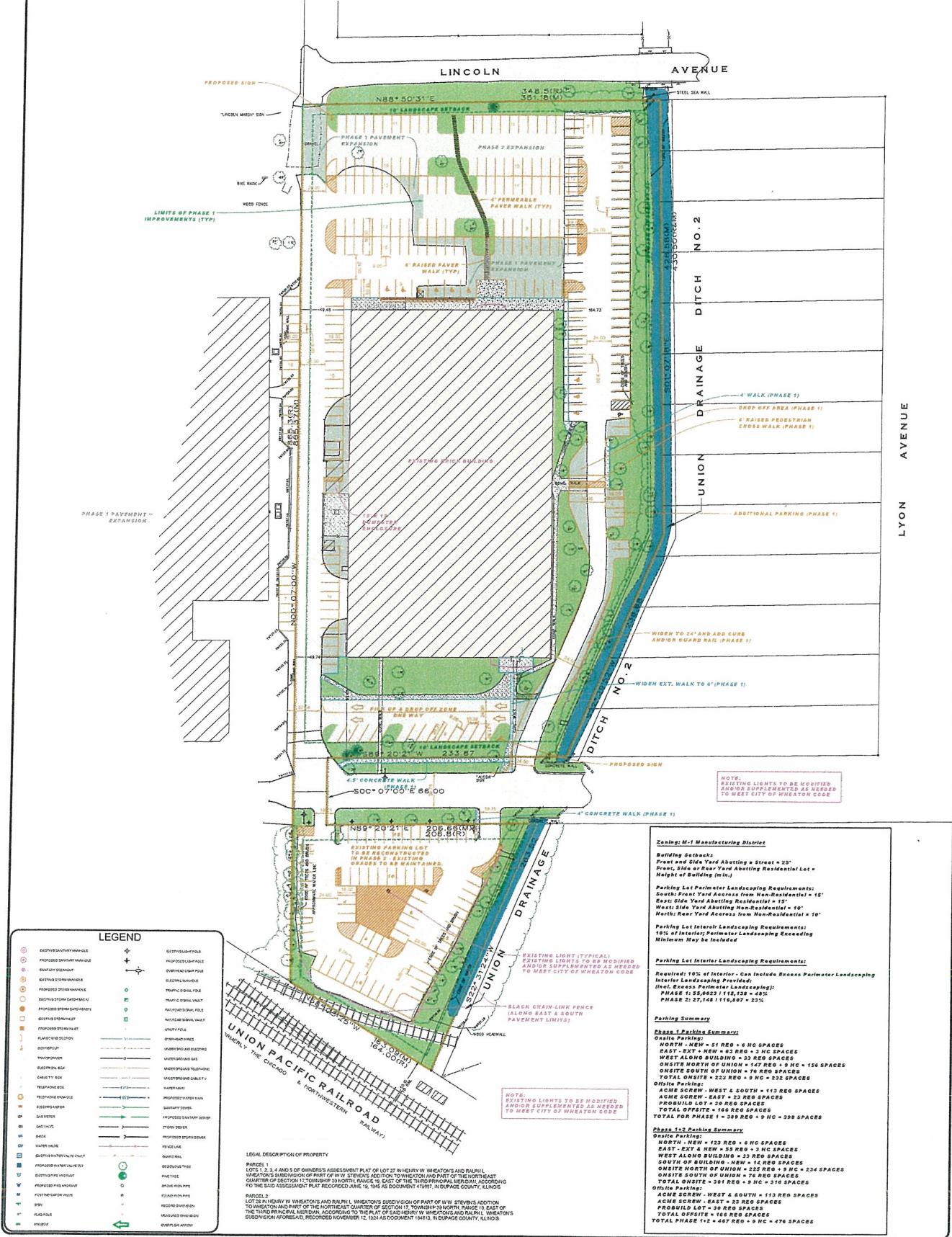
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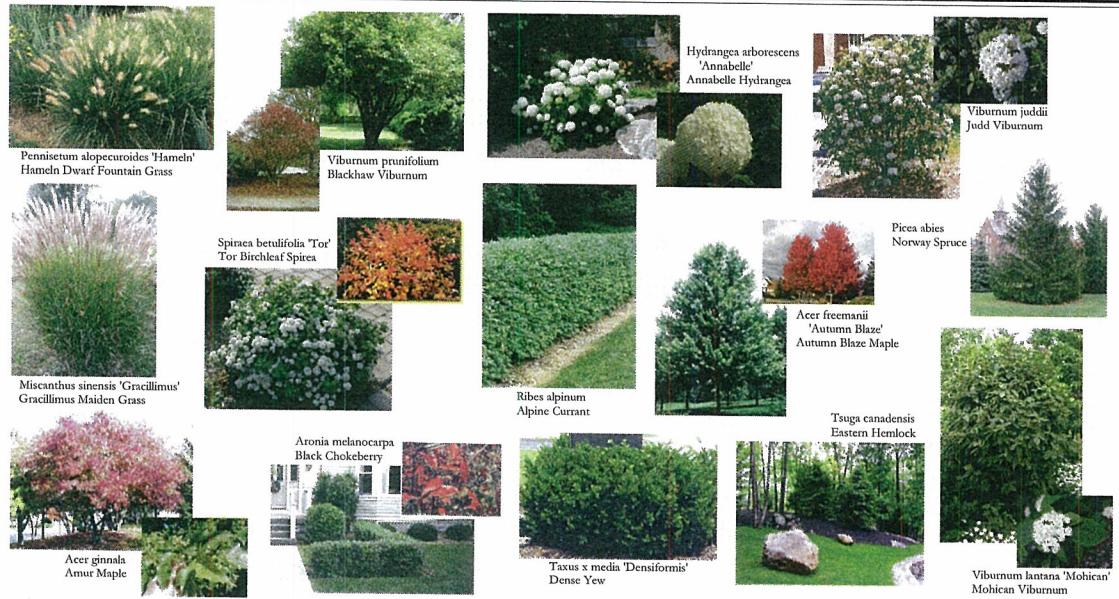
## CHURCH OF THE RESURRECTION

Prepared For,  
CHURCH OF THE RESURRECTION  
1225 COLLEGE AVE. SUITE 160



# CHURCH OF THE RESURRECTION PHASE 2 SITE PLAN





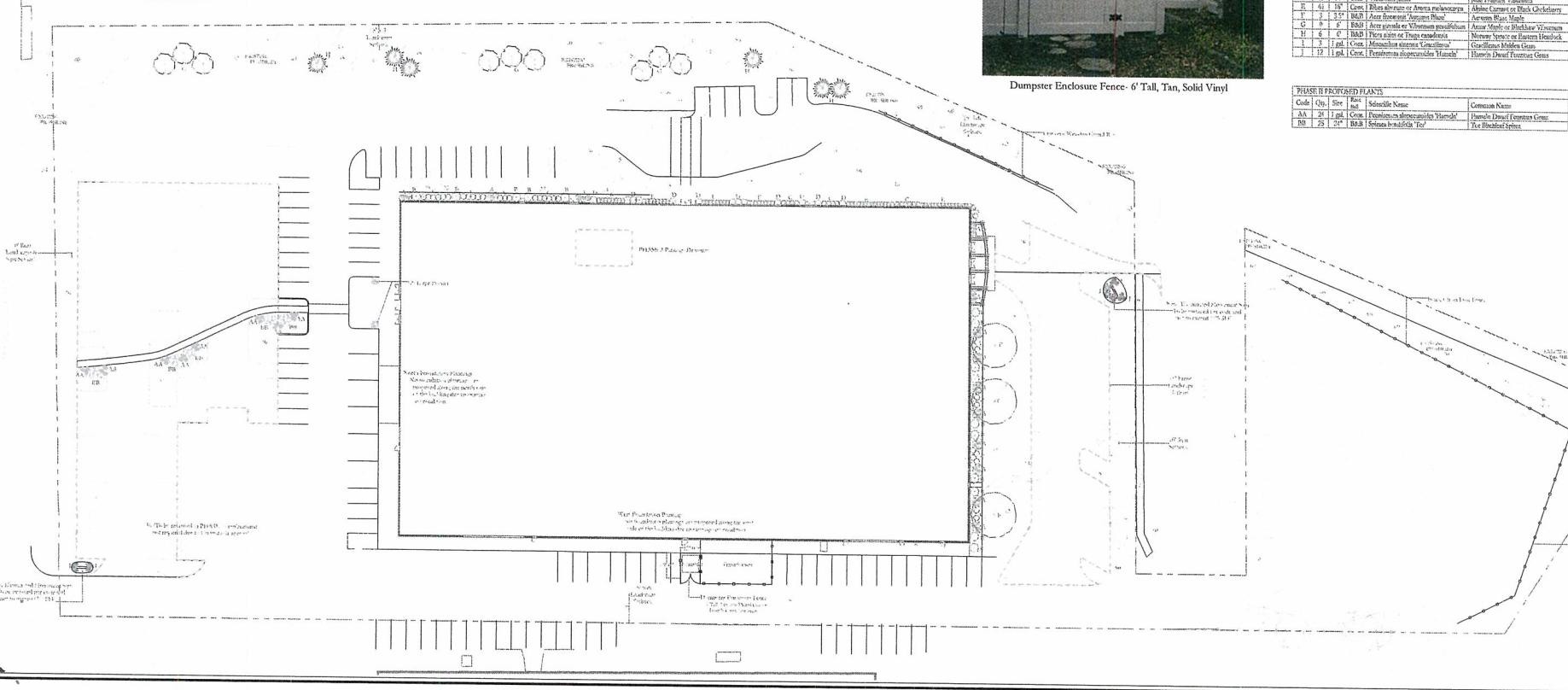
### Existing Tree Survey



### Dumpster Enclosure Fence- 6' Tall, Tan, Solid Vinyl

PHASE I PROPOSED PLANTS			
Code	Site	Species Name	Common Name
A	39 ° 24' N	Beth Yosef (stems) <i>Dendrolycopodium</i>	Dwarf Yew
B	35 ° 30' N	Beth Yosef (fronds) <i>Makom</i>	Maleki Vibernum
C	35 ° 30' N	Helegav (fronds) <i>Anemone</i>	Arbella Hellebore
D	35 ° 30' N	Helegav (stems) <i>Anemone</i>	Arbella Hellebore
E	61 ° 15' N	Cekt (fronds) <i>Artemisia nobilis</i>	Artemisia Cekt Black Cetkayeli
F	33 ° 25' N	Asit fesimli <i>Anemone Phell</i>	Artemis Black Maple
G	33 ° 25' N	Asit fesimli <i>Anemone Phell</i>	Artemis Black Maple
H	3 ° 0' N	Bilal (fronds) <i>Artemisia vulgaris</i>	Artemis Black Yezmen
I	3 ° 0' N	Bilal (stems) <i>Artemisia vulgaris</i>	Artemis Black Yezmen
J	3 ° 0' N	Cekt (fronds) <i>Artemisia vulgaris</i>	Artemis Black Yezmen
K	3 ° 0' N	Cekt (stems) <i>Artemisia vulgaris</i>	Artemis Black Yezmen
L	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
M	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
N	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
O	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
P	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
Q	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
R	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
S	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
T	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
U	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
V	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
W	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
X	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit
Y	3 ° 0' N	Genit (stems) <i>Artemisia vulgaris</i>	Artemis Genit
Z	3 ° 0' N	Genit (fronds) <i>Artemisia vulgaris</i>	Artemis Genit

PHASE II PROPOSED PLANTS					
Code	Q'ty.	Size	Plant	Scientific Name	Common Name
AA	26	1 gal.	Coast	<i>Pentstemon secundiflorus 'Haze'</i>	Hammonia Dusky Pentstemon
BB	25	24"	BL	<i>Selaginella blanda</i> Tef	The Blackleaf Spikemoss



## Church of the Resurrection

935 W. Union Street      Wheaton, Illinois



Drawn by: DMS  
Checked by: BS  
Proj. Mgr: EP/BS

Date: 2011.04.25.

**Revisions**

Table 1

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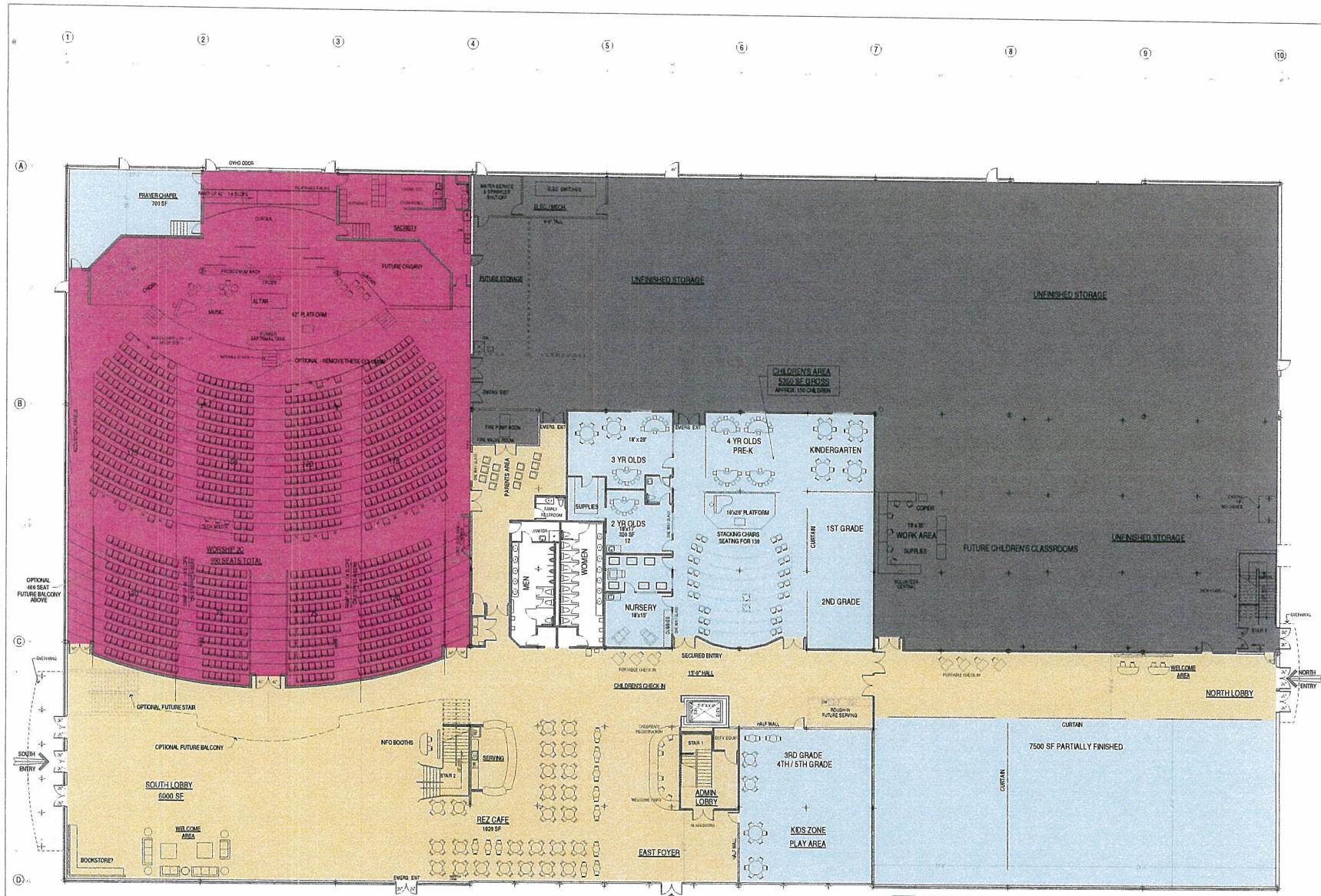
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Sheet 8:

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100

1" = 25'-0"



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FIRST FLOOR CONCEPT PLAN 2  
CHURCH OF THE RESURRECTION  
PROPOSED WORSHIP CENTER FACILITY  
295 W. UNION AVE. MILWAUKEE, WI 53210

LOBBY / CIRCULATION / CAFE  
UNFINISHED / PARTIALLY FINISHED

FIRST FLOOR CONCERT PLAN 2D

FIRST FLOOR CONCEPT PLAN 2D  
SCALE 1'-0" = 1'-0"

69,500 SF TOTAL 38,725 FINISHED  
7500 PARTIALLY FINISHED

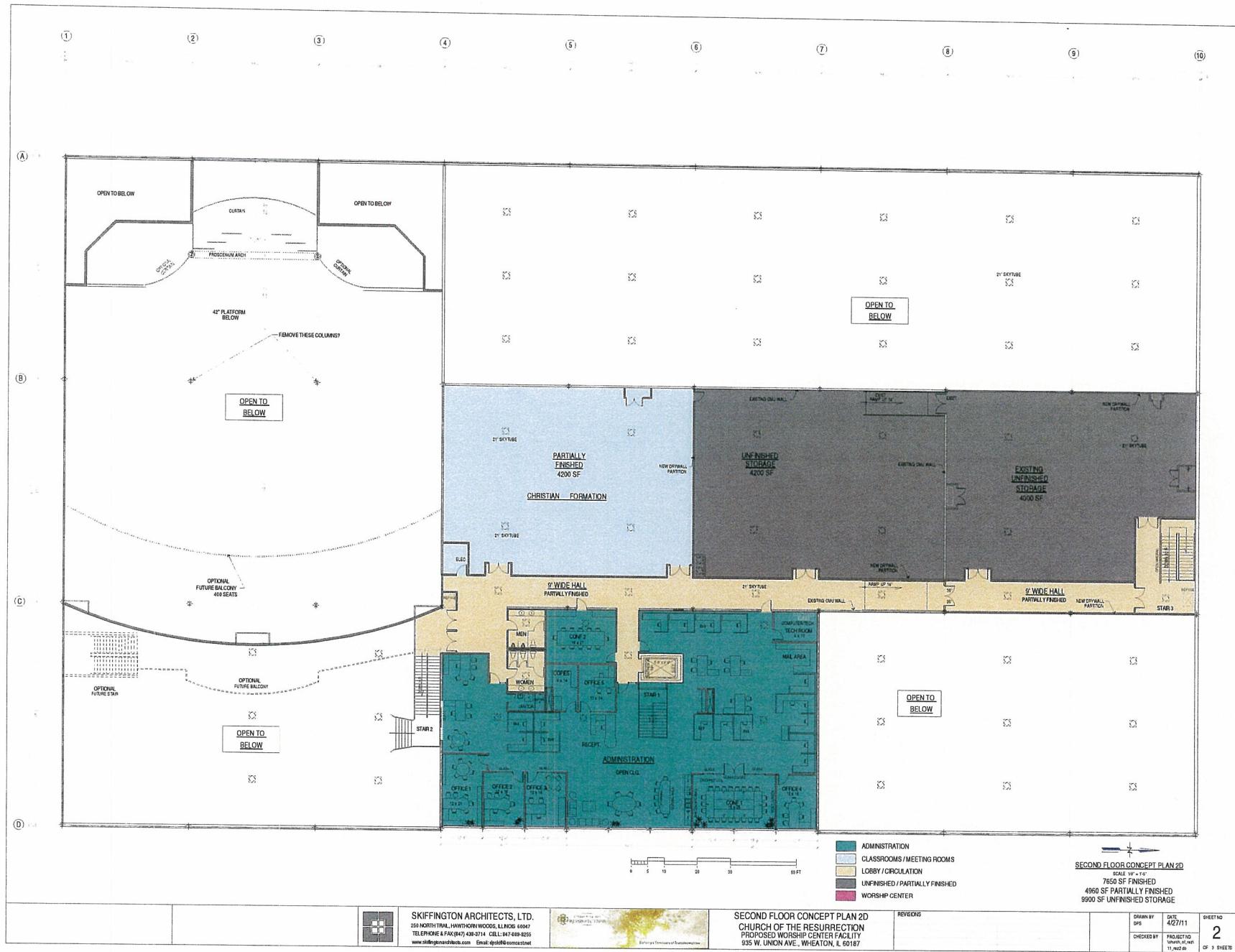
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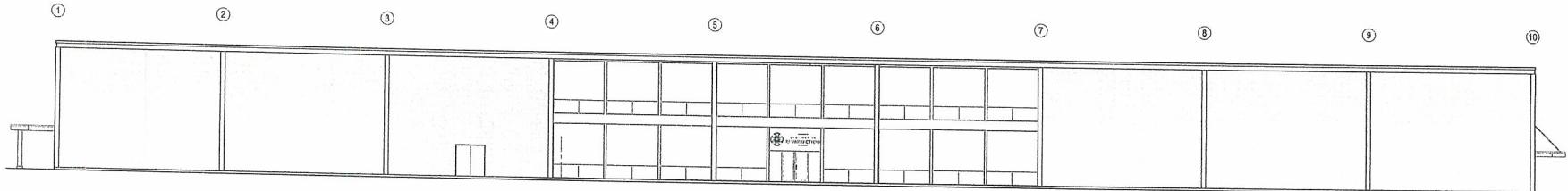
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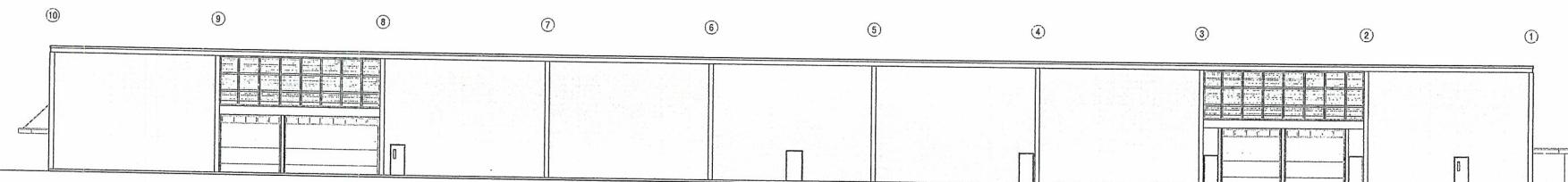
50 FT  
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1  
OF 3 SHEETS





EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" x 1/4"

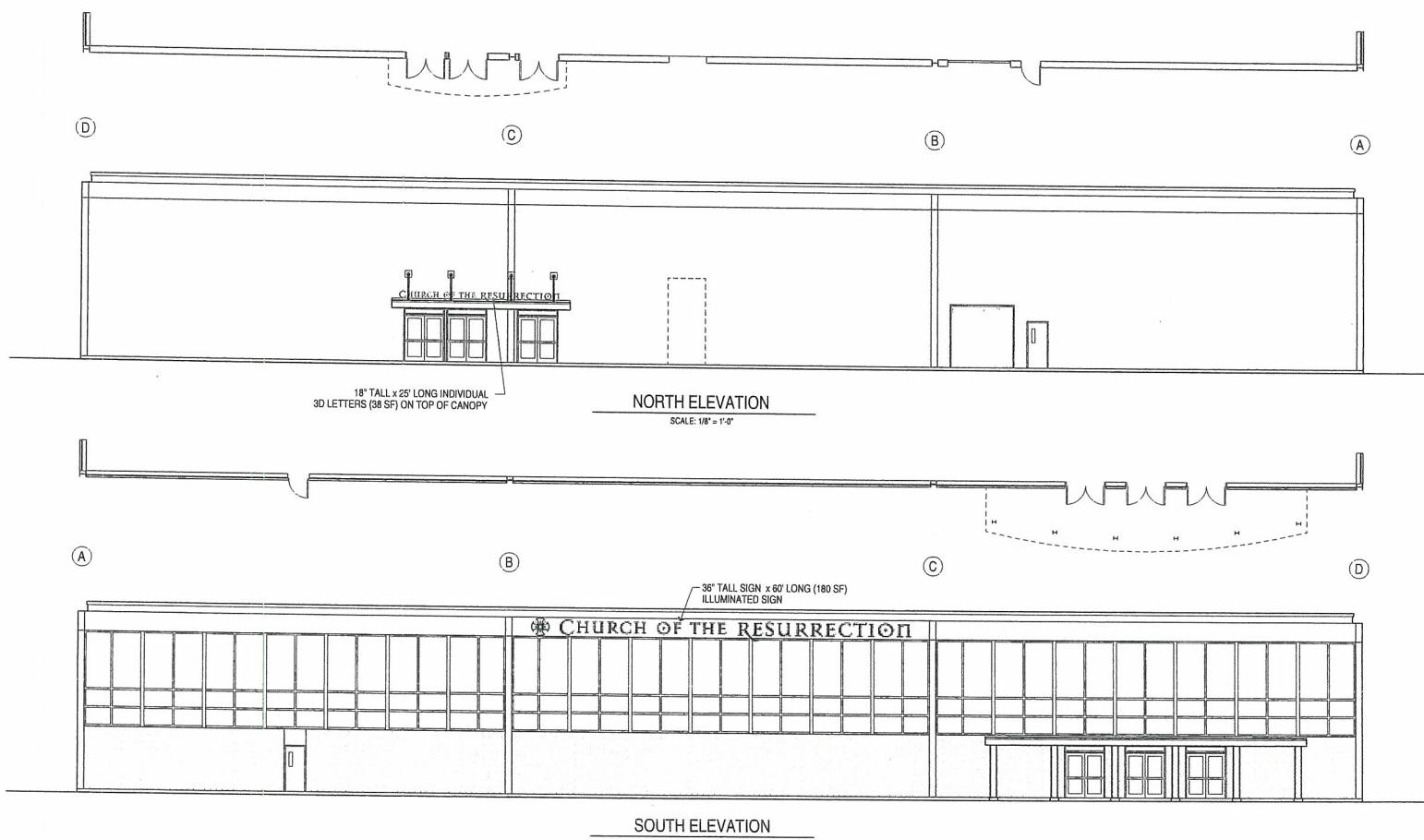


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**ELEVATIONS**  
**CHURCH OF THE RESURRECTION**  
**PROPOSED WORSHIP CENTER FACILITY**  
**225 W. UNION AVE., WILMINGTON, IL 60481**

REVISIONS



	SKIFFINGTON ARCHITECTS, LTD. 250 NORTH TRAIL, HAWTHORN WOODS, ILLINOIS 60047 TELEPHONE & FAX: (847) 438-3714 CELL: 847-809-8255 www.skiffingtonarchitects.com Email: dppskiff@comcast.net		REVISED ELEVATION SIGNAGE	REVISIONS		DRAWN BY: DPS	DATE: 6/1/11	SHEET NO.: 5 OF SHEETS
			CHURCH OF THE RESURRECTION PROPOSED WORSHIP CENTER FACILITY 935 W. UNION AVE., WHEATON, IL 60187			CHECKED BY: PROJECT NO.: 11_rez_3dd.db		