

ORDINANCE NO. F-1878

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP FOR THE PROPERTY COMMONLY KNOWN AS 422 NORTH PROSPECT STREET – THE GREENHOUSE**

**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, to rezone and reclassify the subject property in order to retain the existing structure for a one-story school building, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 422 North Prospect Street ("subject property"); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on July 14, 2015 to consider the requested zoning amendment; and the Board has recommended approval of the rezoning.

**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, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following described property from the C-1 Local Business District Zoning classification and adding and including the subject property in the I-1 Institutional District Zoning classification:

LOT 1 IN DUPAGE COUNTY BOARD OF HEALTH PLAT OF CONSOLIDATION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R88-106713 IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-115-019

The subject property is commonly known as 422 North Prospect Street, Wheaton, IL 60187.

**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, the rezoning is granted, in full compliance with the following plans: "422 North Prospect Street - Preliminary Floor Plan" prepared by Tom Spacek, Wheaton, IL, dated February 2015, "Signage Exhibit for Zoning" prepared by Church Building Architects, Wheaton, IL dated May 22, 2015 and "Signage Plan" prepared by Webster, McGrath and Ahlberg, Wheaton, IL dated May 28, 2015, subject to the following condition:

1. The applicant shall construct a trash enclosure for the refuse containers that will be stored outside.

**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:

Shawn Bennett Hagan

Roll Call Vote:

Ayes: Councilman Saline  
Councilman Scalzo  
Councilman Suess  
Councilwoman Fitch  
Councilman Prendiville  
Councilman Rutledge  
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 3, 2015  
Published: August 4, 2015

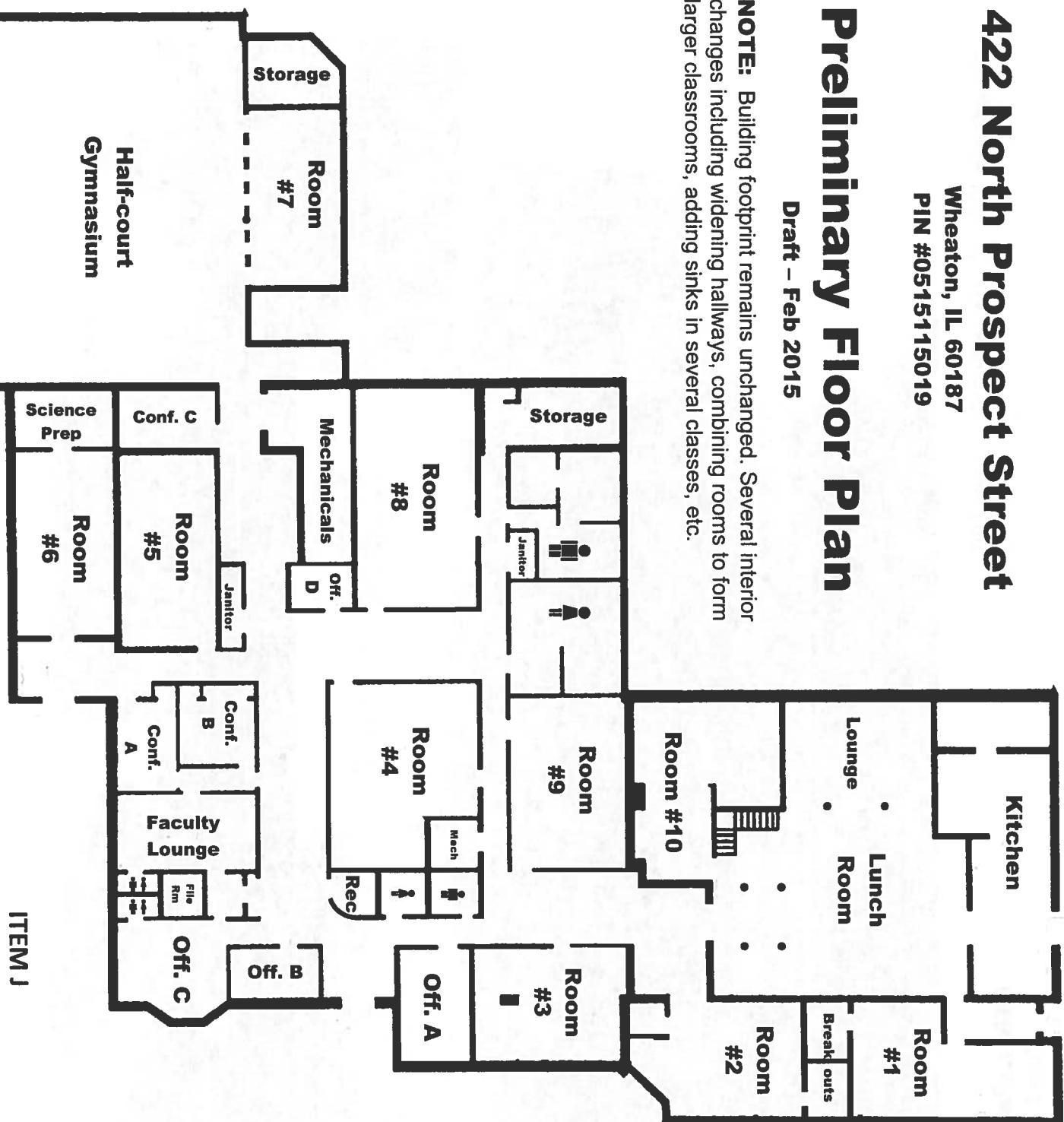
# 422 North Prospect Street

Wheaton, IL 60187  
PIN #0515115019

## Preliminary Floor Plan

Draft – Feb 2015

**NOTE:** Building footprint remains unchanged. Several interior changes including widening hallways, combining rooms to form larger classrooms, adding sinks in several classes, etc.



### ITEM J

Copy 1  
Preliminary Floor Plan

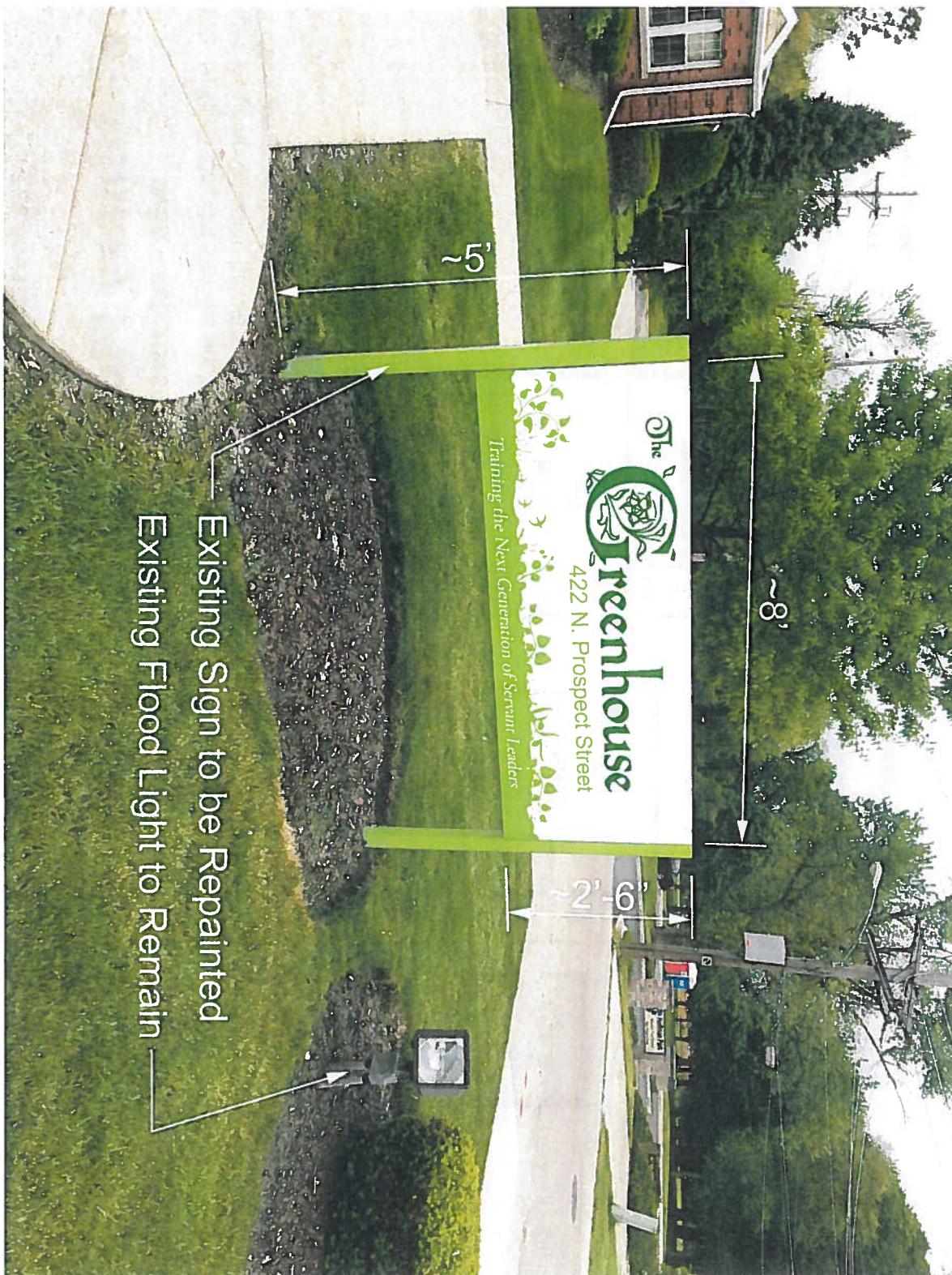
### Possible Classroom Assignments

HS=High School  
GS/MS=Grade School/Middle School  
EP=Elective Program

Perspective View of Proposed Sign Renovation

**ITEM K (Part 2)**

Copy 1  
Signage Plan



**Signage Exhibit for Zoning**

422 North Prospect Street  
Wheaton, Illinois 60187

**The Greenhouse**

**CHURCH  BUILDING**  
ARCHITECTS, INC.

1825 College Avenue, Suite 130 Wheaton, IL 60187  
630.260.1177 t 630.690.9473 f churchbuilding.com

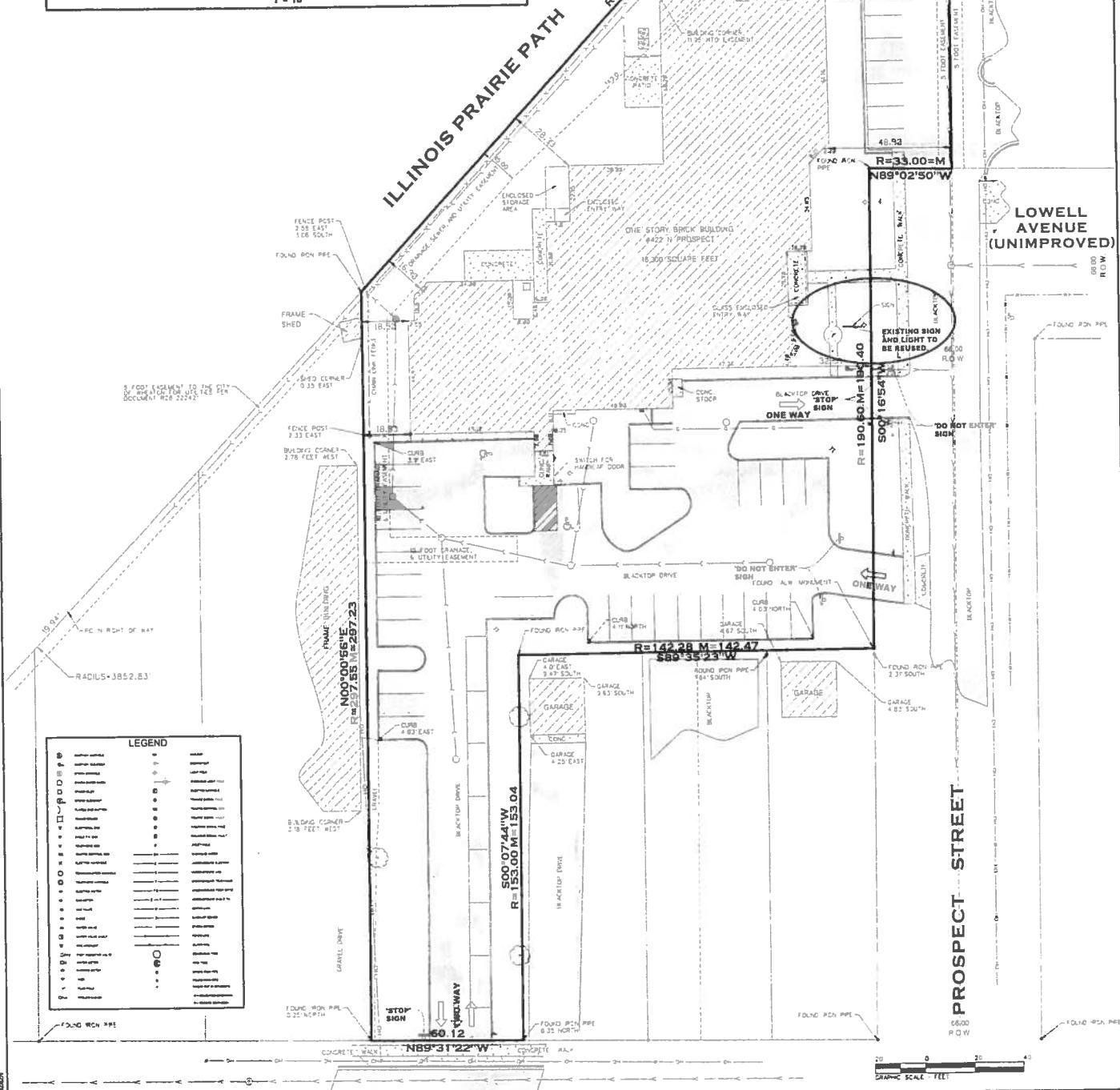
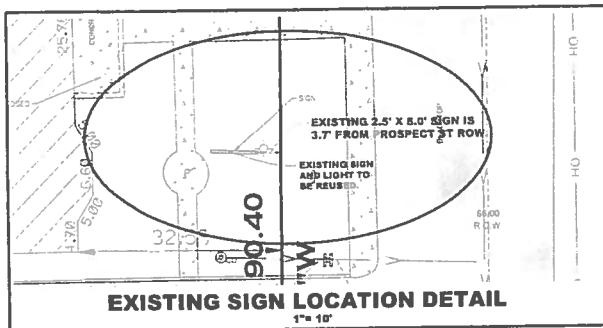
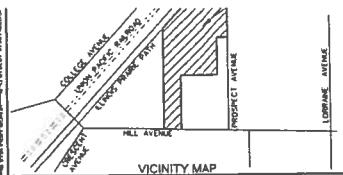
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DATE: 22 May 2015  
PROJECT NO.:

SHEET:

**EX01**

# SIGNAGE PLAN FOR 422 N. PROSPECT STREET



100' FLOOD PLANE  
ROW

Location	Description	By
422 N. PROSPECT STREET WHEATON, ILLINOIS 60187	PREPARED FOR THE GREENHOUSE AT WHEATON, ILLINOIS	

