

ORDINANCE NO. O-2020-25

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION AND USE OF A LOBBY ADDITION AND A PARKING LOT EXPANSION FOR AN EXISTING CHURCH BUILDING ON PROPERTY COMMONLY KNOWN AS 1300 S. PRESIDENT STREET - ONE LINE CHURCH

WHEREAS, written application has been made requesting a special use permit to allow the construction and use of a lobby addition and a parking lot expansion for an existing church building, all on certain property legally described herein and commonly known as 1300 S. President 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 June 9, 2020 and June 23, 2020 to consider the special use permit request.

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

Section 1: The following described property has been and continues to be zoned in the I-2 Institutional District and R-3 Residential District classifications:

PARCEL 1: A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 21, AFORESAID; THENCE WEST ON THE QUARTER SECTION LINE 280.25 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 665.0 FEET; THENCE EAST PARALLEL WITH THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION, 280.25 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ON SECTION LINE 665.00 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 33 FEET THEREOF), IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART OF THE LAND DEDICATED TO THE CITY OF WHEATON PURSUANT TO DEED OF DEDICATION RECORDED MARCH 30, 1971 AS DOCUMENT R71-12018, MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT: THE EAST 33 FEET OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST QUARTER SECTION CORNER OF SECTION 21, AFORESAID; THENCE WEST ON THE QUARTER SECTION LINE 280.25 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION, 665.0 FEET; THENCE EAST PARALLEL WITH THE EAST AND WEST QUARTER SECTION LINE OF SAID SECTION, 280.25 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ON SECTION LINE 665.0 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE NORTH 33 FEET THEREOF), IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST QUARTER SECTION CORNER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ON THE QUARTER SECTION LINE, 280.25 FEET FOR A POINT OF BEGINNING; THENCE WEST ON THE QUARTER SECTION LINE 50.00 FEET; THENCE NORTH, PARALLEL WITH EAST LINE OF SAID SECTION, 632 FEET; THENCE EAST, PARALLEL WITH THE EAST AND WEST QUARTER LINE OF SAID SECTION, 50.00 FEET; THENCE

SOUTH 632 FEET TO THE POINT OF BEGINNING, (EXCEPTING THE NORTH 300 FEET), IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 2, EXCEPT THE NORTH 180 FEET THEREOF, OF FORTMAN'S SUBDIVISION, A PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1958 AS DOCUMENT NO. 889958, IN DU PAGE COUNTY, ILLINOIS.

PIN: 05-21-216-027; -033; -035

The subject property is commonly known as 1300 S. President Street, Wheaton, IL 60189.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit is granted to allow the construction and use of a lobby addition and a parking lot expansion for an existing church building, in full compliance with the following plans: "Site Plan", "Final Engineering Plans" and "Landscape Plan", prepared by Webster, McGrath and Alberg, Ltd, Wheaton, IL, dated May 4, 2020, sheets X2, C0 - C5.2 and L1 - L2, and "Floor Plan and Exterior Elevations", prepared by Wild Design Architects, Geneva, IL, dated April 17, 2020, sheets A1 - A2, subject to the condition that an arborvitae hedge be installed along the south property line to screen the existing multi-family development to the south subject to the reasonable approval of the Director of Planning and Economic Development.

Section 3: The Plat of Consolidation entitled "Plat of Consolidation" prepared by Webster, McGrath and Ahlberg, Ltd, Wheaton, IL, dated April 1, 2020 and revised June 3, 2020 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, the Plat of Consolidation.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.


Philip J. Suess

Mayor

ATTEST:


Shawn Bennett Hign

City Clerk

Roll Call Vote

Ayes:	Councilman Zaruba
	Councilman Barbier
	Councilwoman Bray-Parker
	Councilwoman Fitch
	Mayor Suess
	Councilwoman Robbins
	Councilman Rutledge

Nays: None

Absent: None

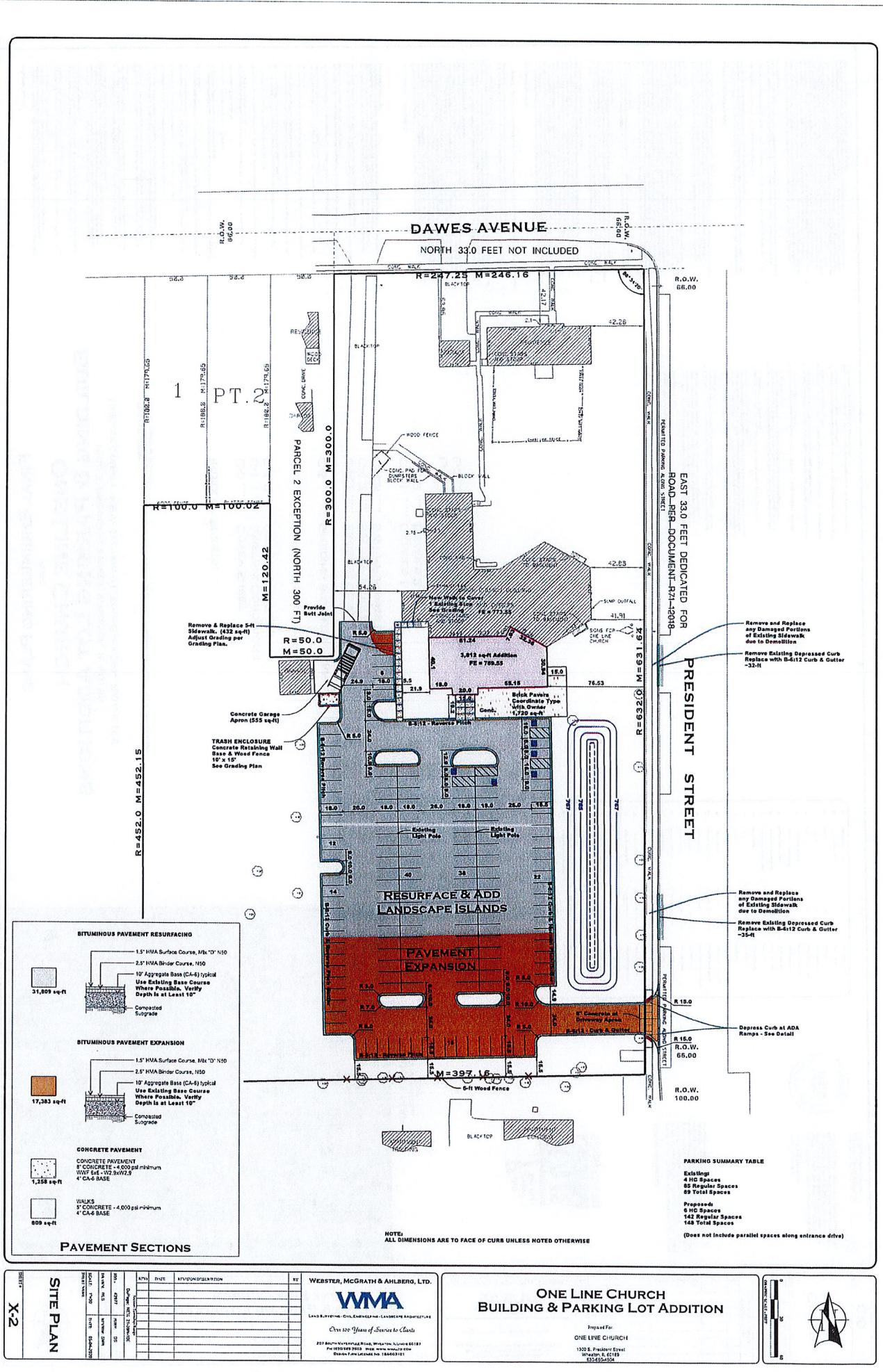
Motion Carried Unanimously

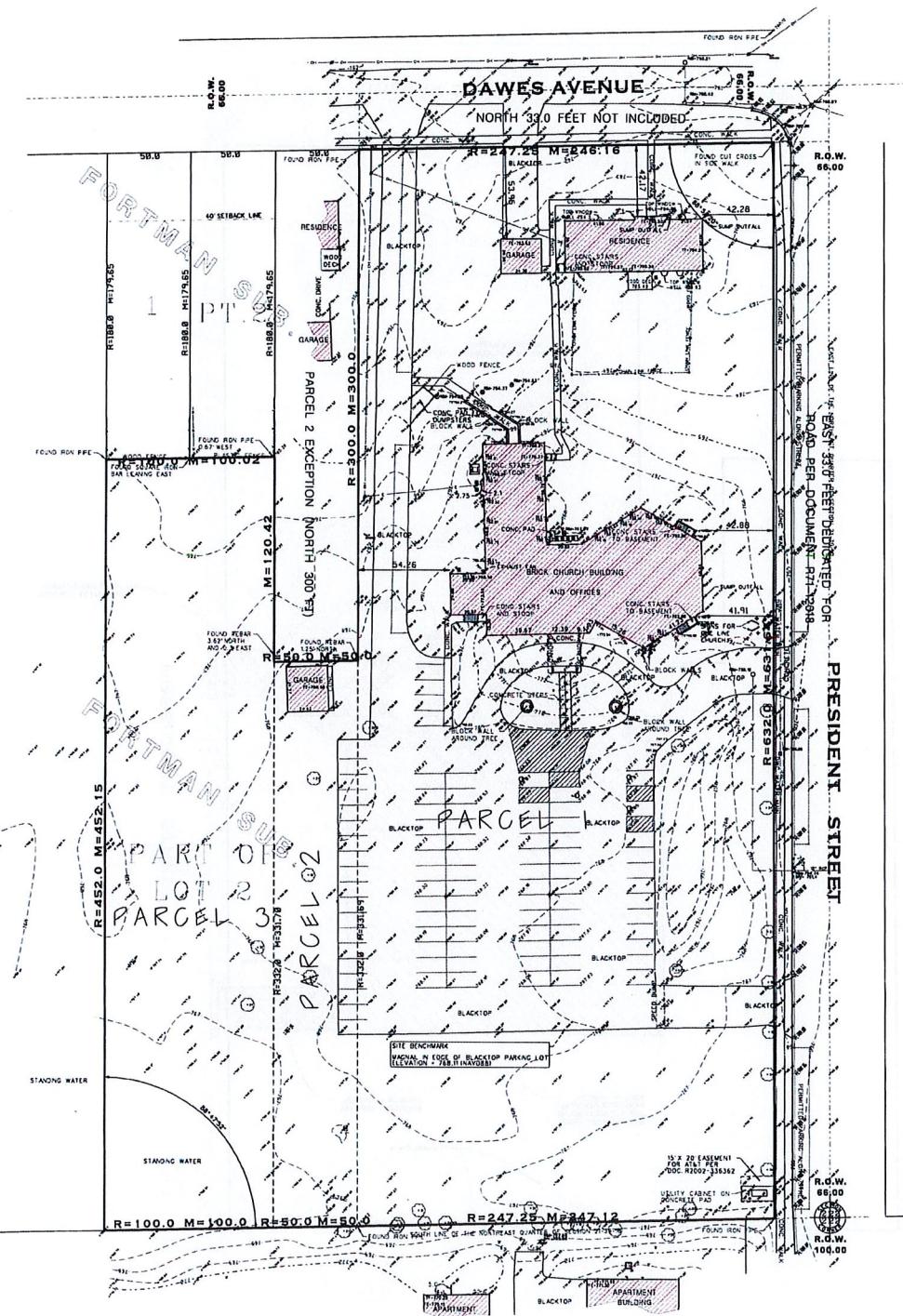
Passed: July 6, 2020
Published: July 7, 2020

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REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION	BY
REV-A	2010-01-01	Initial Release	
REV-B	2010-01-15	Minor Update	
REV-C	2010-02-01	Major Update	
REV-D	2010-02-15	Final Release	

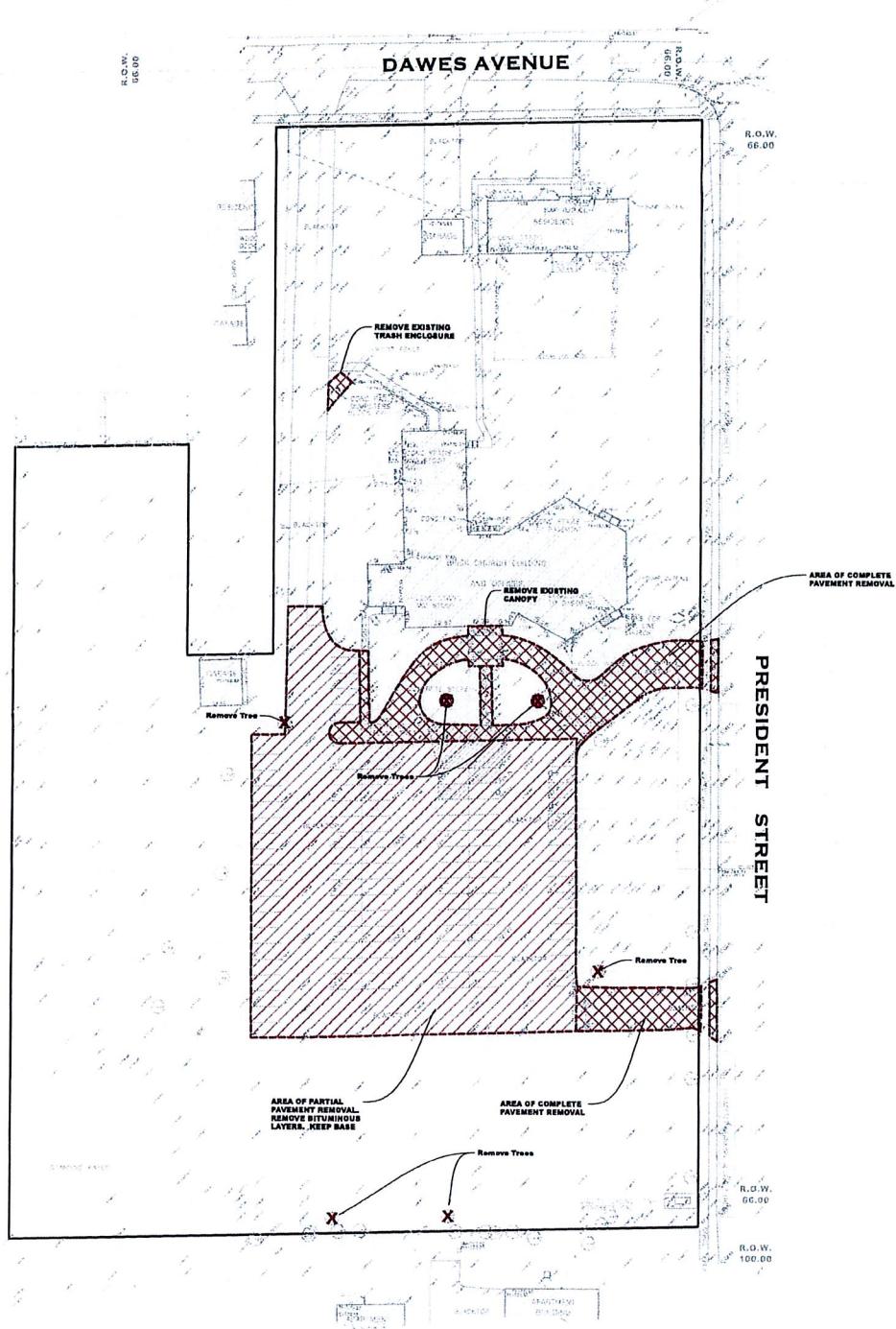
WEBSTER, MCGRATH & AHLBERG, LTD.
WMA
 LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
Over 125 Years of Service to Clients
 207 SOUTH HAWTHORPE ROAD, WATSON, ILLINOIS 60187
 PH 708/926-5700 FAX 708/926-5701 WWW.WMAINC.COM
 Design/Print/LinkedIn Inc. 184000180

EXISTING CONDITIONS

**ONE LINE CHURCH
BUILDING & PARKING LOT ADDITION**

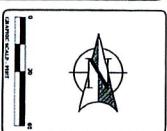
Prepared For:
ONE LINE CHURCH
1300 S. President Street
Wheaton, IL 60183
(708) 534-1224

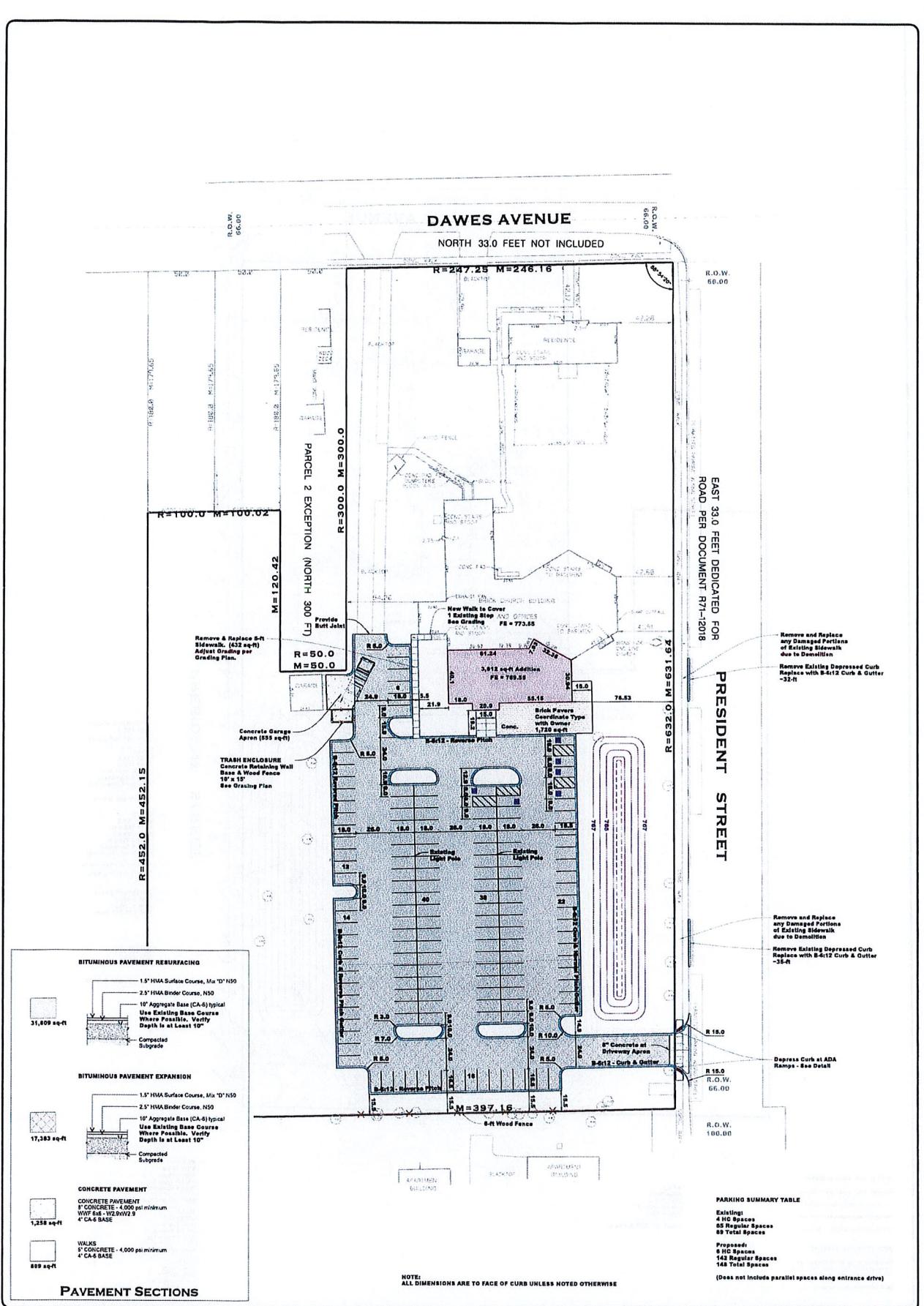




ONE LINE CHURCH BUILDING & PARKING LOT ADDITION

Prepared For:
ONE LINE CHURCH
1300 S. President Street
Wheaton, IL 60188



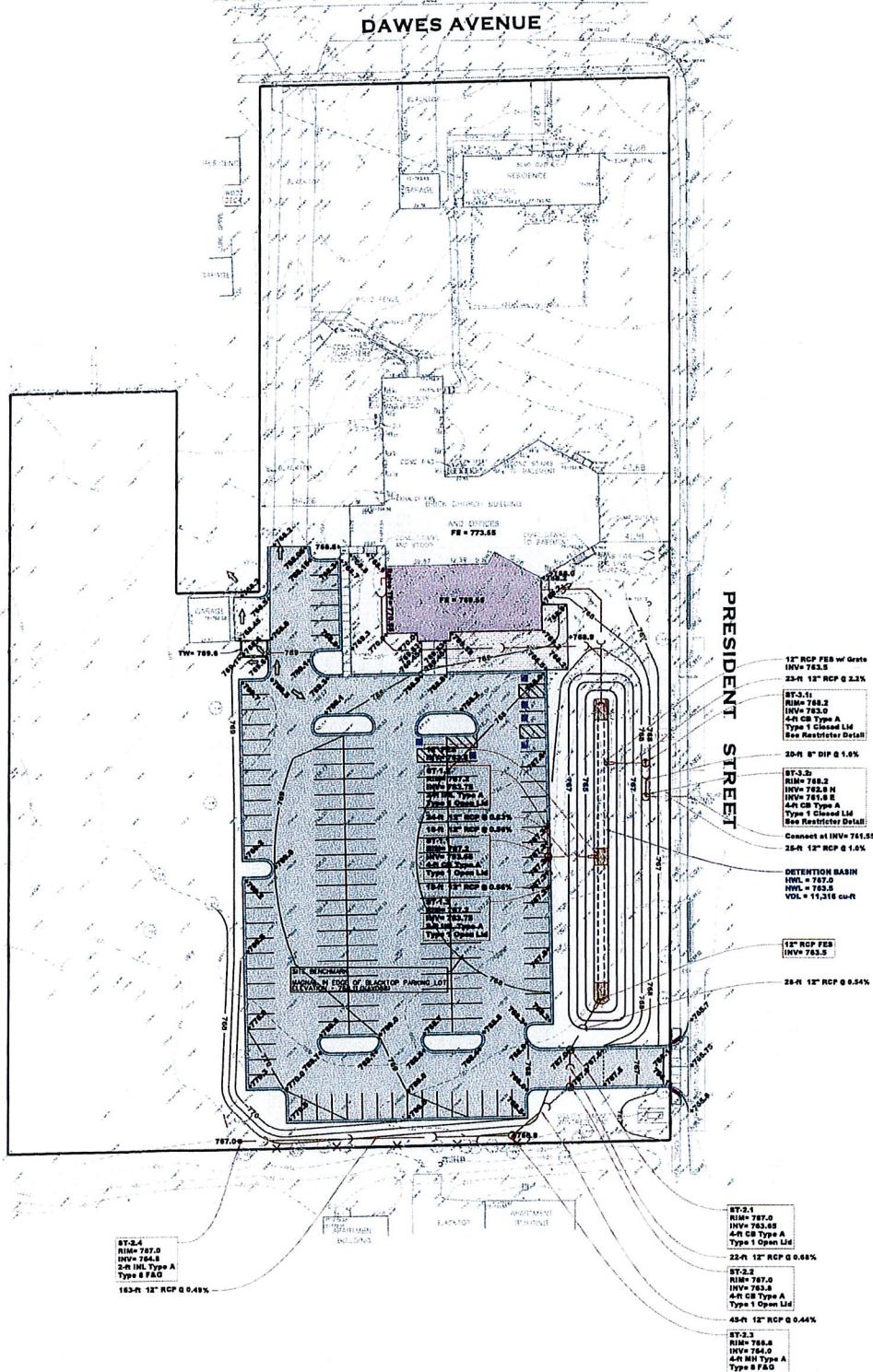


ITEM #	ITEM	DATE	LEVEL/TYPE OF INSPECTION	IT	WEBSTER, MCGRATH & AHLBERG, LTD.	
					INCHES	FEET
					WMA	
					LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE AND STREET	
					OVER 100 YEARS OF SERVICE TO CLIENTS	
					207 SOUTH HAMPTON ROAD, WATKINSVILLE 30671	
					PHONE: 706-542-2101 • FAX: 706-542-2102	
					DEPT. FOR LICENSE # 14-00012	

ONE LINE CHURCH BUILDING & PARKING LOT ADDITION

Projected For:
ONE LINE CHURCH
1300 S. President Street





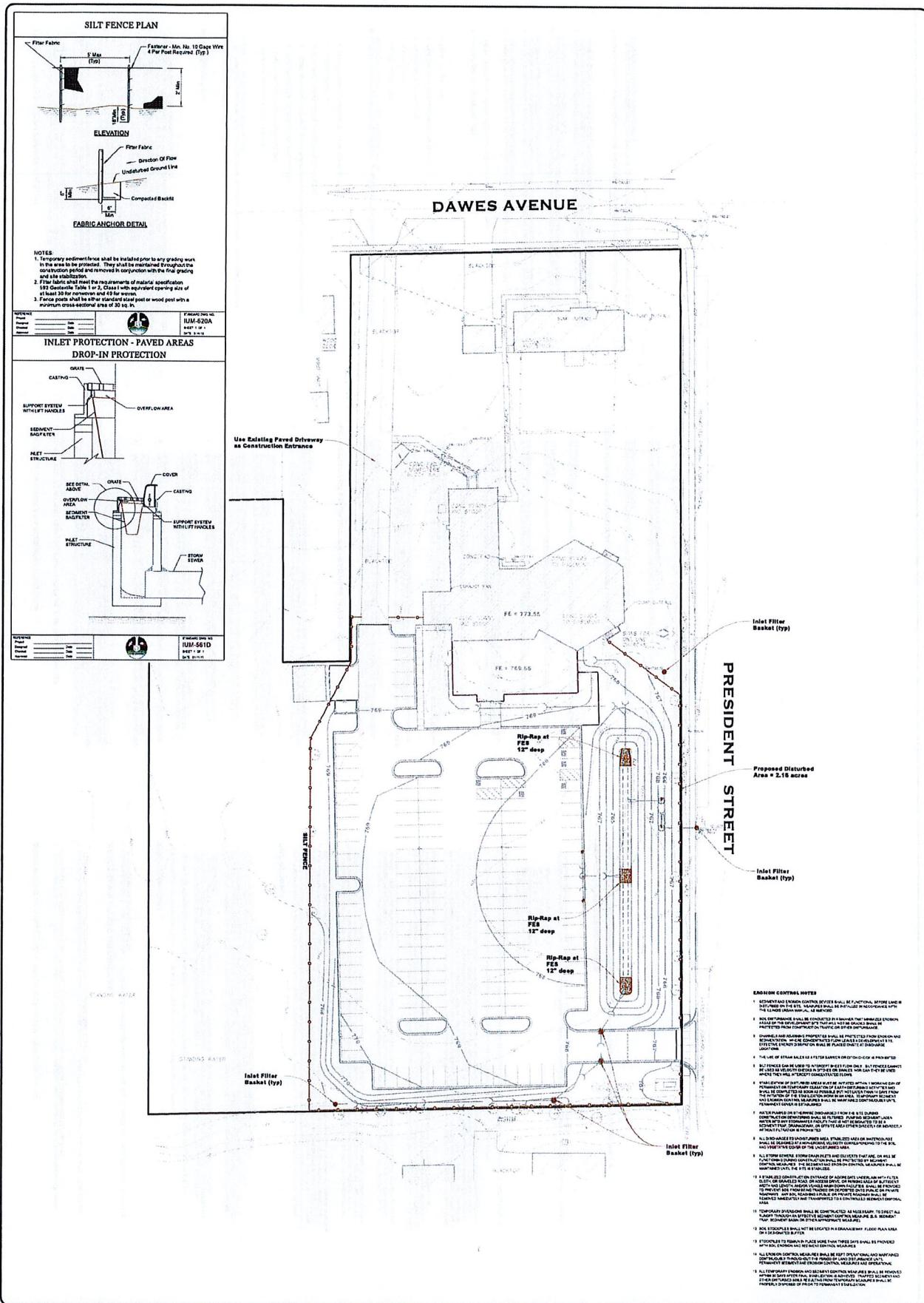
MAP NO.	REV'D Date
10-109	10-19-1973
SCALE	1:250,000
SHRIFT NAME	WATTS
GRADING & UTILITY PLAN	
W.D.P.	C-3



ONE LINE CHURCH BUILDING & PARKING LOT ADDITION

Prepared For:
ONE LINE CHURCH
1330 S. President Street
Wheaton, IL 60188
630-650-4504

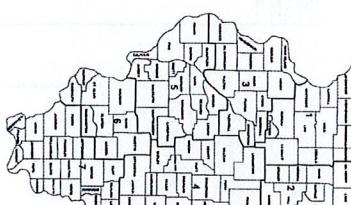




ONE LINE CHURCH BUILDING & PARKING LOT ADDITION

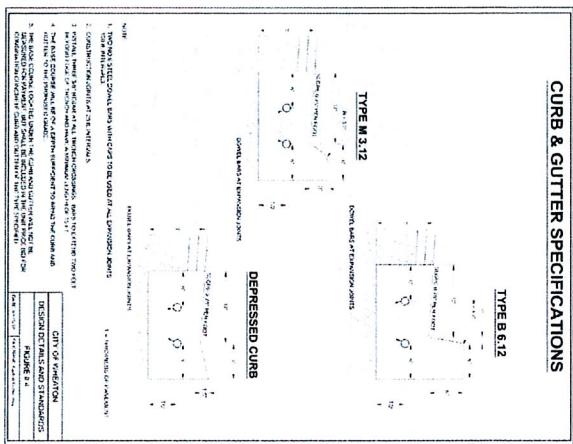
Prepared For:
ONE LINE CHURCH
1300 S. President Street
Wheaton, IL 60183
630-650-4504



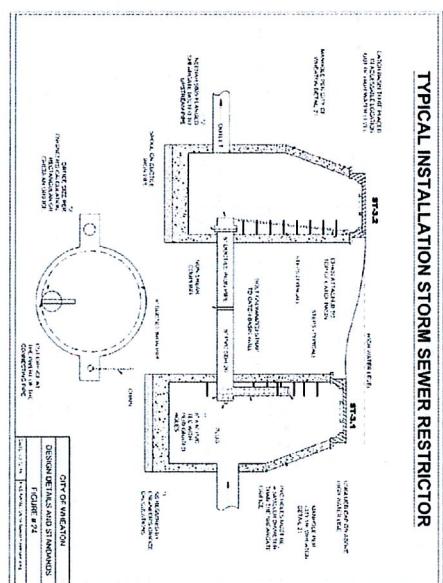


SWPPP FORMS				ONE LINE CHURCH BUILDING & PARKING LOT ADDITION			
<p>WEBSTER, MCGRATH & AHLBERG, LTD.</p> <p>WMA LAND SURVEYING • CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE One 100 Years of Service to Clients 207 SOUTH MAPLEWOOD ROAD • WISCONSIN RIVER 54691-0001 Phone: (608) 784-2000 • Fax: (608) 784-2001 Denton Park Location No. 1800010101</p>				<p>Hyperlink:</p> <p>ONE LINE CHURCH</p> <p>100 S. President Street Wausau, WI 54403 (608) 784-2000</p> 			
SWPPP FORMS		C-4.3		SWPPP FORMS		C-4.3	

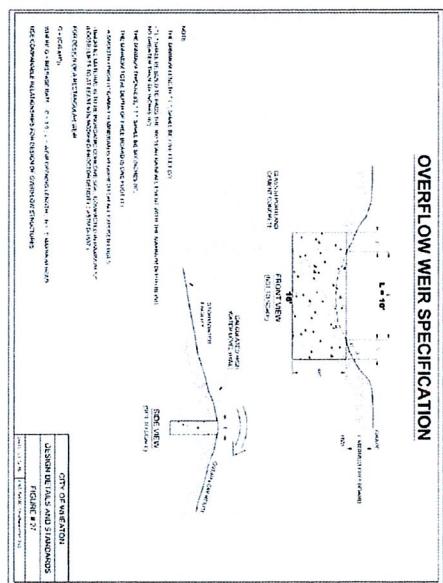
CURB & GUTTER SPECIFICATIONS



TYPICAL INSTALLATION STORM SEWER RESTRICTOR



OVERFLOW WEIR SPECIFICATION

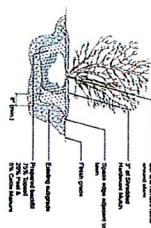


ONE LINE CHURCH
BUILDING & PARKING LOT ADDITION

Prepared For:
ONE LINE CHURCH
1220 S. Standard Street

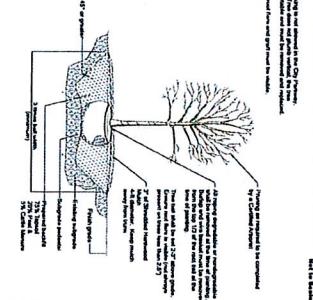


C-5.1



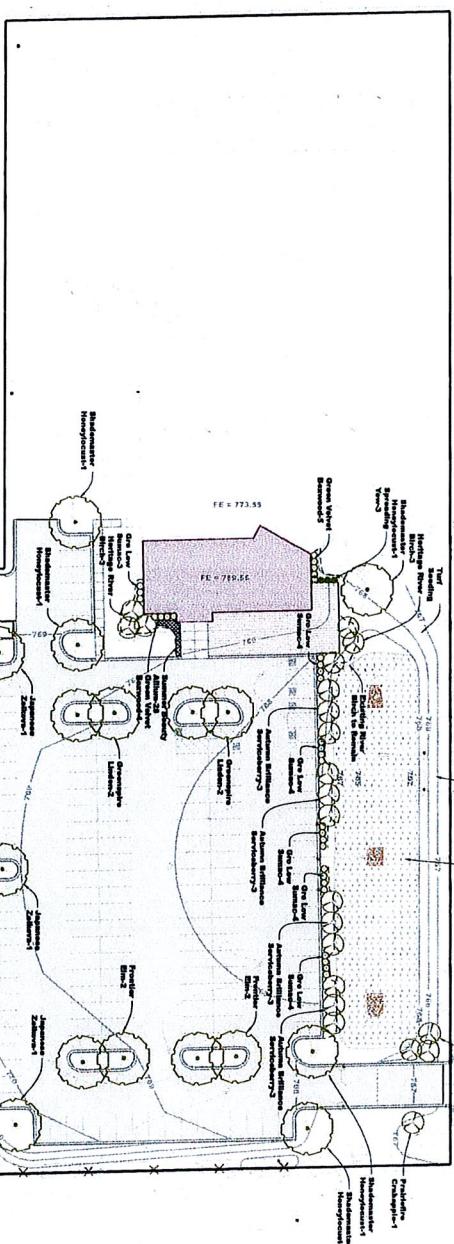
Turf Seeding shall be IDOT Class 1
Total Tree Trunk Replacement Provided = 71.5
(Black and Serviceberry valued at 2 inches equivalent dia.)

SHRUB INSTALLATION DETAIL

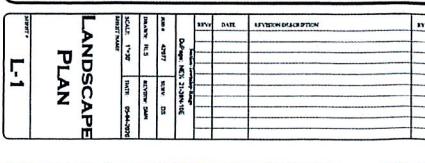


DECIDUOUS TREE INSTALLATION DETAIL

DAWES AVENUE



PRESIDENT STREET



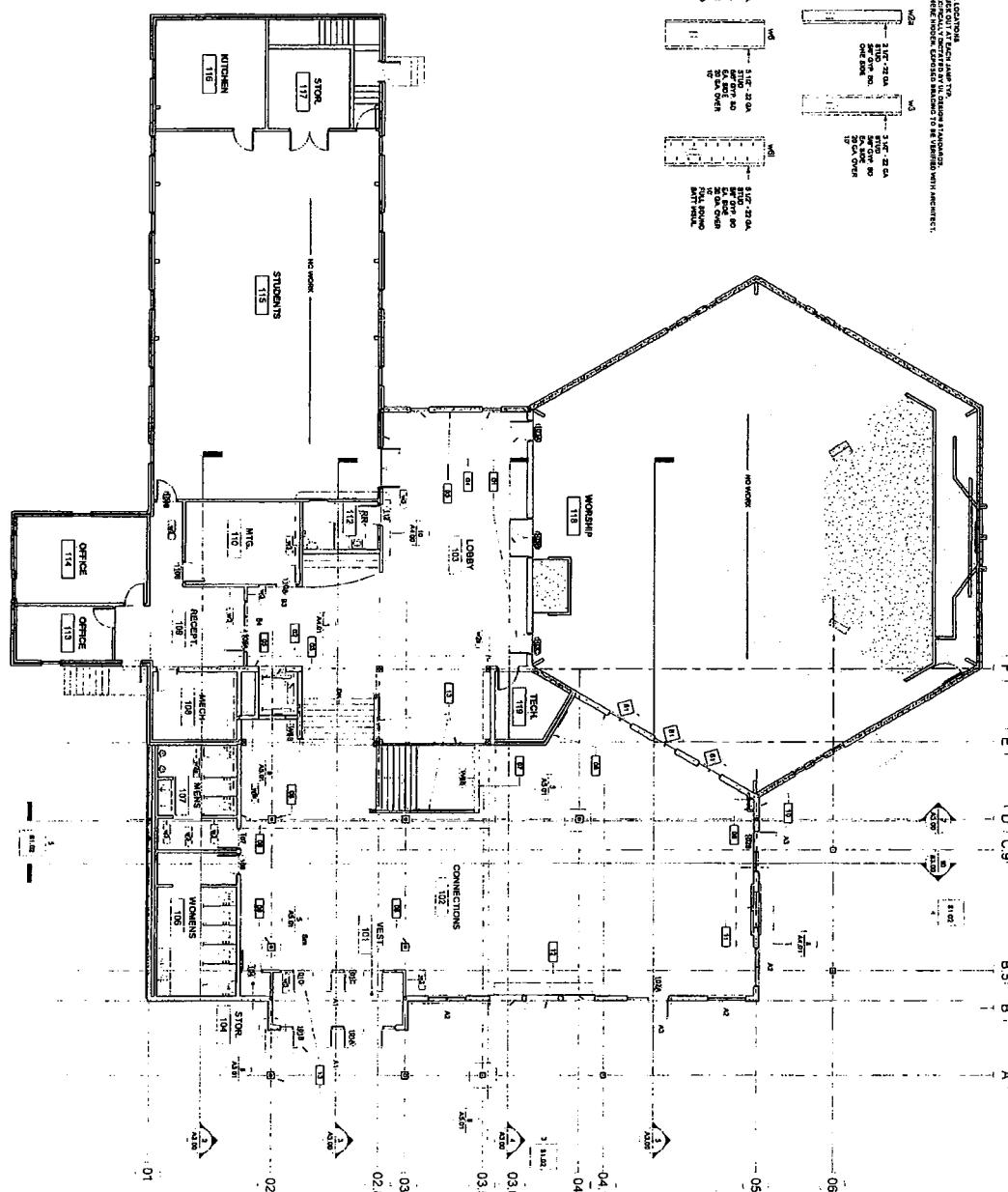
ONE LINE CHURCH BUILDING & PARKING LOT ADDITION

Prepared For:
ONE LINE CHURCH
1300 S. President Street
Waukesha, WI 53188



1 FLOOR PLAN - MAIN LEVEL

SCALE: 1/8" = 1'-0"



SHEET NOTES

1. FLOOR PLAN - MAIN LEVEL

2. ELEVATION

3. SECTION

4. DETAIL

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