

ORDINANCE NO. O-2025-31

**AN ORDINANCE GRANTING A REZONING, PARKING LOT SETBACK VARIATIONS AND SPECIAL USE PERMIT
TO ALLOW THE EXPANSION OF AN EXISTING SPECIAL USE FOR A BUILDING PRIMARILY DEVOTED TO
RELIGIOUS WORSHIP WITH AN ELEMENTARY SCHOOL USE AT 314 W. WILLOW AVENUE TO INCLUDE 221 S.
WEST STREET, 317 W. WILLOW AVENUE, AND 216 S. WHEATON AVENUE. – ST. MICHAEL CATHOLIC
CHURCH**

WHEREAS, written application has been made requesting a rezoning, parking lot setback variations and a special use permit amendment pursuant to article 14.1 of the Wheaton Zoning Ordinance to allow the expansion of the existing special use for a building primarily devoted to religious worship with an elementary school use at 314 W. Willow Avenue to include 221 S. West Street, 317 W. Willow Avenue, and 216 S. Wheaton Avenue, all on certain property legally described herein and commonly known as St. Michael Catholic Church and School; 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 May 13, 2025, to consider the rezoning, parking lot setback variations and special use permit amendment; and the Planning and Zoning Board has recommended approval of same.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and 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 I-2 Institutional District zoning classification:

LOT 1 OF ST. MICHAEL'S CONSOLIDATION PLAT, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 2005 AS DOCUMENT R2005-080927

314 S. Wheaton Avenue, Wheaton, IL 60187 P.I.N. 05-16-321-019

Section 2: Pursuant to the findings of fact made and determined by the Wheaton 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 property described below from the C-4 CBD Perimeter Commercial District zoning classification and adding it to the Zoning Map as part of the I-2 Institutional District zoning classification:

LOTS 6 AND 7 IN BLOCK 5 OF J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT 9567, IN DUPAGE COUNTY, ILLINOIS.

221 S. West Street, Wheaton, IL 60187 P.I.N. 05-16-131-013

LOT 1 OF ST. MICHAEL'S PLAT OF CONSOLIDATION PLAT NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2020 AS DOCUMENT R2020-026188.

317 W. Willow Avenue and 216 S. Wheaton Avenue, Wheaton, IL 60187 P.I.N. 05-16-313-017 AND 05-16-313-018

Section 3: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a parking lot setback variation of 9 feet instead of the required 15 feet from the north property line and 4 feet instead of the required 15 feet from the west property line, pursuant to Article 6.6.2(2), for a proposed parking lot at the southeast corner of West Street and the public alley (proposed Lot B) and a parking lot setback variation of 10 feet instead of the required 15 feet from the north property line and 9 feet instead of the required 15 feet from the east property line, pursuant to Article 6.6.2(2), for a proposed parking lot at the southwest corner of Wheaton Avenue and the public alley (proposed Lot C) and a special use permit amendment pursuant to Article 14.1 of the Wheaton Zoning Ordinance to allow the expansion of the existing special use for a building primarily devoted to religious worship with an elementary school use at 314 W. Willow Avenue to include 221 S. West Street, 317 W. Willow Avenue, and 216 S. Wheaton Avenue are hereby granted, in full compliance with the following plans: "Conceptual Site Plan – Proposed Vacation of Willow Avenue – St. Michael Church", prepared by Trippiedi Design, dated Revised June 6, 2025, and subject to the following conditions and requirements:

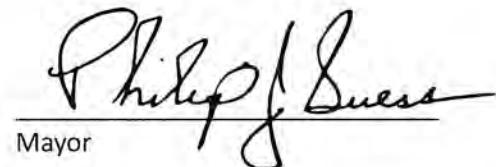
1. The required number of handicapped accessible parking spaces shall be provided per the building code.
2. Final Landscape and photometrics plans shall be submitted subject to the reasonable approval of the Director of Planning and Economic Development.
3. The overland flow path from all tributary area to the west and down the Willow Avenue right-of-way shall be maintained, ensuring no negative impacts to West Street or adjoining properties.
4. The overland flow path from the alley north of the subject site shall be maintained, ensuring no negative impacts to the alley or adjoining properties.
5. No fencing shall be permitted along West Street unless designed to provide adequate sight-distance triangles per AASHTO guidelines for right-hand departures at West Street's 85th percentile speed.
6. The design of the driveway approach from the church property onto Wheaton Avenue shall be revised to meet City of Wheaton driveway approach standards and not impact the current sidewalk alignments crossing Wheaton Avenue.
7. The proposed 22-foot drive approach from Parking Lot C shall be widened to meet the minimum City Code requirements.
8. All bus staging for all pick-up and drop-off procedures shall remain off City rights of way.
9. A plat of consolidation as required by the City of Wheaton's Zoning Ordinance 3.4B7, meeting City requirements, printed on Mylar, and with all signature blocks fully executed besides those signed by the City of Wheaton and the DuPage County Recorder shall be submitted as part of final permitting.
10. Owner shall make Lot C available for temporary parking for community sponsored special events.

Section 4: The demolition of the existing structure located at 221 S. West Street is hereby authorized by this ordinance. Said demolition shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the owner shall not be required to send written notification to the adjacent property owners via certified mail at least 14 days prior to submitting an application for building demolition.

Section 5: The special use, variations, and rezoning offered by this Ordinance shall become void unless construction for occupancy is substantially in progress within twelve (12) months of the date of this Ordinance provided however the applicant may seek a one-time twelve (12) month extension of the special use, variations and rezoning.

Section 6: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 7: 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:



Andrea Rosedale

City Clerk

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilman Brown
Mayor Pro Tem Bray-Parker
Councilman Clousing

Nays: None

Absent: Councilwoman Brice
Mayor Suess
Motion Carried Unanimously

Passed: July 7, 2025

Published: July 8, 2025

Conceptual Site Plan



St. Michael Church
310 South Waukegan Avenue, Waukegan, IL 60187

Proposed Vacation of Willow Avenue

TRIPIEDI
design

LANDSCAPE ARCHITECTURE
830 375 5400
www.landarch.com

