

**ORDINANCE NO. O-2022-11**

**AN ORDINANCE AMENDING CITY OF WHEATON 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**, on August 15, 2011 the Mayor and City Council approved Ordinance No. F-1581 (Original Ordinance) which granted approval of a special use permit for a building primarily devoted to religious worship and a planned unit development (PUD) for Church of the Resurrection, all on certain property legally described herein and commonly known as 935 W. Union Avenue, Wheaton, Illinois 60187; and

**WHEREAS**, Church of the Resurrection, is now requesting approval of an amendment to their existing planned unit development (PUD) to allow the Acme Screw property, located at 1201 W. Union Avenue, to be consolidated with their existing property and they're further requesting approval to demolish the former Acme Screw building; and

**WHEREAS**, Article 5.11F of the Wheaton Zoning Ordinance states that "Any changes considered to be major changes shall be granted only upon application to, and approval by, the City Council. The City Council may, by ordinance duly adopted, grant approval for a major change without a hearing upon finding that any changes to the Final Planned Unit Development as approved will be in substantial conformity with said final plan"; and

**WHEREAS**, the City Council finds that the consolidation of the Acme Screw property with the existing church property and the demolition of the former Acme Screw building would not alter the essential character of the area, would be in harmony with the general intent and purpose of the regulations, would not set any unfavorable precedent either to the locality or to the City as a whole and would not adversely affect the public safety and general welfare.

**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:

LOTS 1 AND 2 IN CHURCH OF THE RESURRECTION PLAT OF RESUBDIVISION BEING IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 2012 AS DOCUMENT R2012-099452, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-17-215-021; 05-17-227-030

This property is commonly known as 935 West Union Avenue, Wheaton, IL 60187.

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS

FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ON THE GOVERNMENT LINE 18 CHAINS TO THE RAILROAD; THENCE SOUTH 65 DEGREES EAST 20 98/100 CHAINS; THENCE NORTH ON THE QUARTER SECTION LINE 10 80/100 CHAINS TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN 05-17-110-004

This property is commonly known as 1201 W. Union Avenue, Wheaton, IL 60187.

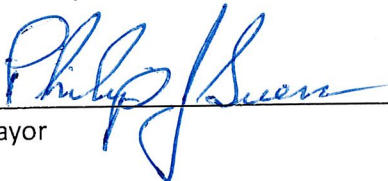
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton City Council, an amendment to the existing planned unit development (PUD) for Church of the Resurrection is granted to allow the former Acme Screw property to be consolidated with their existing property and the former Acme Screw building to be demolished, in full compliance with the following plans: "Church of the Resurrection, 906 Union Avenue Demolition Plan", prepared by Webster, McGrath & Ahlberg LTD., Wheaton, IL, dated February 26, 2022, as presented.

**Section 3:** The Plat of Consolidation entitled "Church of the Resurrection Plat of Consolidation" prepared by Webster, McGrath & Ahlberg LTD., Wheaton, IL, dated February 23, 2022, 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:** The demolition of the existing structures located on the Subject Property is hereby authorized by this Ordinance. It shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

**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.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote

Ayes:

Councilwoman Fitch  
Councilwoman Robbins  
Councilman Weller

Councilman Barbier  
Councilwoman Bray-Parker  
Mayor Suess

Nays: None

Absent: Councilman Brown

Motion Carried Unanimously

Passed: March 21, 2022

Published: March 22, 2022



# EROSION CONTROL NOTES

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED OR MODIFIED AS REQUIRED.
2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT SEDIMENT FROM ENTERING ADJACENT AREAS.
3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION OF EXPOSED SOILS AND TO PREVENT SEDIMENT FROM ENTERING ADJACENT AREAS.
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# IMPERVIOUS AREA SUMMARY

CONCRETE IMPERVIOUS AREA: 1,423.35 SF  
 PAVED IMPERVIOUS AREA: 1,423.35 SF  
 TOTAL IMPERVIOUS AREA: 2,846.70 SF

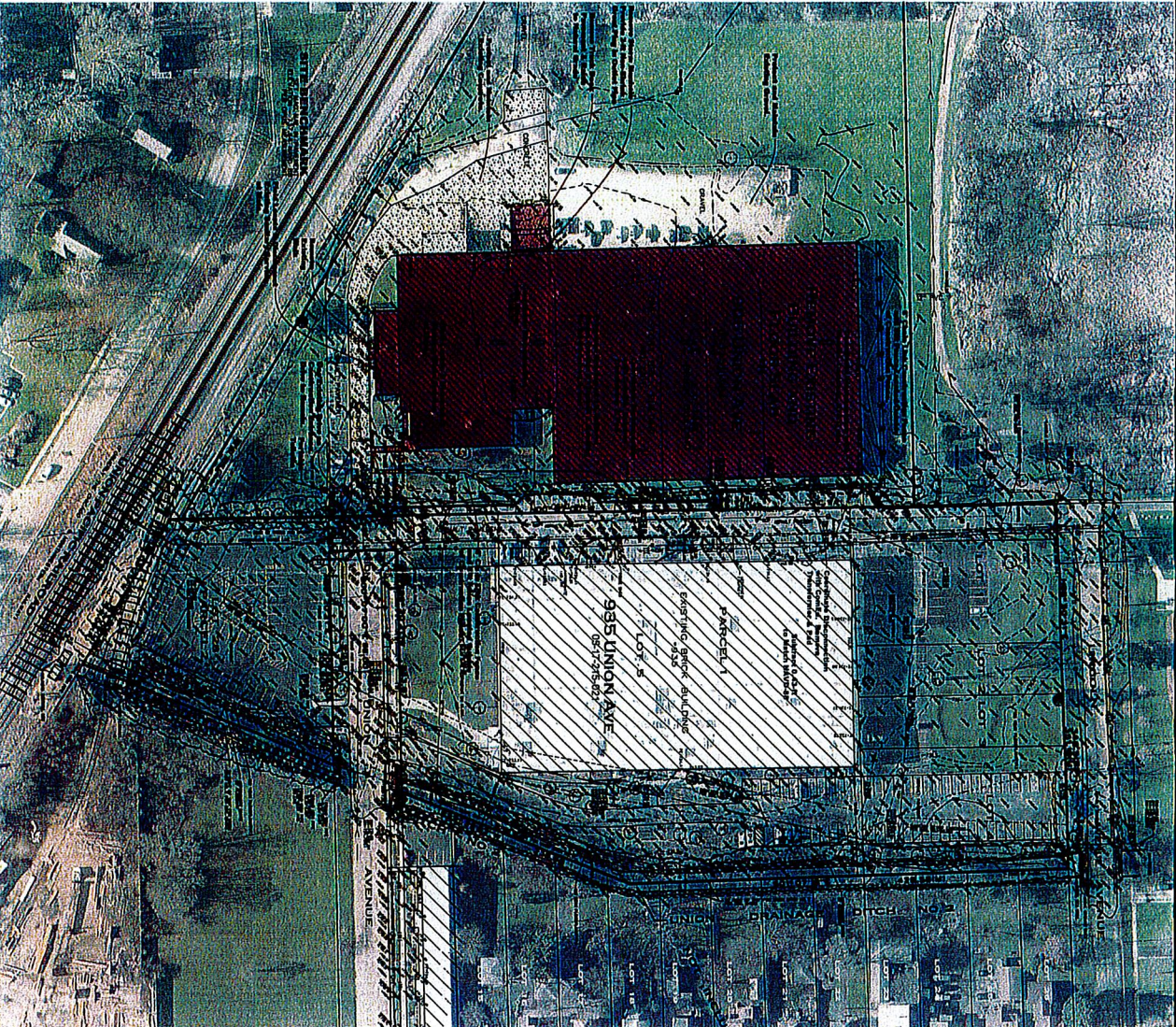
# DEMOLITION NOTES

1. PUBLIC UTILITIES SHALL BE SHUT DOWN FOR CONSTRUCTION/DEMOLITION.
2. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION PROCESS.
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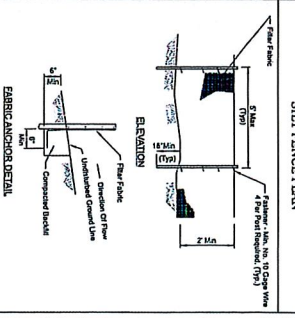
# ELECTRICAL SCOPE

CONTRACTOR SHALL COORDINATE SHUT DOWN OF ALL UTILITIES TO THE PROJECT SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION PROCESS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING EROSION CONTROL MEASURES THROUGHOUT THE DEMOLITION PROCESS.

DATE: 05/21/2015  
 DRAWN BY: J. RICHARDS  
 CHECKED BY: J. RICHARDS  
 SCALE: AS SHOWN



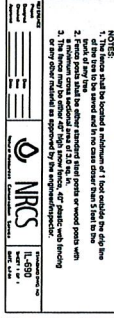
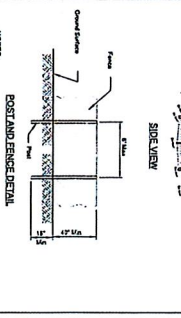
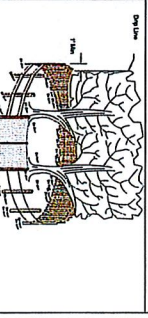
# SILT FENCE PLAN



# FABRIC ANCHOR DETAIL



# TREE PROTECTION - FENCING



NOTES:  
 1. The fence shall be installed a minimum of 1 foot inside the right-of-way line.  
 2. The fence shall be installed a minimum of 1 foot inside the right-of-way line.  
 3. The fence shall be installed a minimum of 1 foot inside the right-of-way line.

DATE: 05/21/2015  
 DRAWN BY: J. RICHARDS  
 CHECKED BY: J. RICHARDS  
 SCALE: AS SHOWN

**CHURCH OF THE RESURRECTION**  
**906 UNION AVE DEMOLITION PLAN**

Prepared For:  
**CHURCH OF THE RESURRECTION**  
 1813 College Avenue, Suite 150  
 Winston, N.C. 27157

DATE: 05/21/2015  
 DRAWN BY: J. RICHARDS  
 CHECKED BY: J. RICHARDS  
 SCALE: AS SHOWN





