

ORDINANCE NO. F-1047

AN ORDINANCE ISSUING A SPECIAL USE PERMIT AND GRANTING A FRONT YARD SETBACK VARIATION ON PROPERTY COMMONLY KNOWN AS 224 N. MAIN STREET-GARY MEMORIAL UNITED METHODIST CHURCH

WHEREAS, written application has been made requesting the issuance of a special use permit to allow for the construction and use of building additions to the east and west sides of the existing Gary Memorial United Methodist Church together with a variation from the provisions of the City of Wheaton Zoning Ordinance to allow for a front yard setback of 15 feet in lieu of 30 all on the property commonly known as 224 North Main Street, Wheaton, IL (“subject property”); and

WHEREAS, the proposed additions to the existing church building are as follows:

- Phase I: An 11,560 square foot, 3-story building addition to the west side of the existing church;
- Phase II: Renovation of the existing nave, roof replacement and additional interior renovations; and
- Phase III: A 17,730 square foot, 3-story addition to the east side of the existing church.

(The seating capacity of the existing sanctuary will not be increased.)

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 10, 2005, to consider the special use and variation requests; and the Board has recommended approval of the special use permit and variation requests.

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 I-1 Institutional Zoning District:

LOT 1 IN GARY MEMORIAL CONSOLIDATION PLAT, BEING A CONSOLIDATION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R98-53051, IN DUPAGE COUNTY, ILLINOIS
P.I.N. 05-16-133-014

This subject property is commonly known as 224 North Main Street Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit is hereby issued to allow for additions to the existing Gary Memorial United Methodist Church as follows:

- Phase I: An 11,560 square foot, 3-story building addition to the west side of the existing church;
- Phase II: Renovation of the existing nave, roof replacement and additional interior renovations; and
- Phase III: A 17,730 square foot, 3-story addition to the east side of the existing church.
- Provided, however, the seating capacity of the existing sanctuary shall not be increased.

The special use permit shall be in full compliance with the following plans for the Gary Memorial United Methodist Church Addition and Remodeling all prepared by Williams Architects, Carol Stream, IL:

1. "Phase 1 & Phase 2 Site Plan," sheet AS1.1, dated February 15, 2005; and
2. "Phase 3 Site Plan," sheet AS1.1, dated February 15, 2005; and
3. "Phase 1 Floor Plans," sheets A1.0, A1.1, and A1.2, dated February 15, 2005; and
4. "Phase 3 Floor Plans," sheets A1.0, A1.1, and A1.2, dated February 15, 2005; and
5. "Existing Elevations," sheets A4.1 and A4.2, dated March 2, 2005; and
6. "Proposed Elevations," sheets A4.3 and A4.6, dated March 2, 2005; and
7. "Phase 1 Landscape Plan," sheet L1.1, dated March 10, 2005; and
8. "Phase 3 Landscape Plan," sheet L1.2, dated March 10, 2005; and
9. "Parking Study," dated April 14, 2005.

And in further full compliance with the following conditions, restrictions and requirements:

1. The owner of the subject property shall use its best efforts to negotiate and execute a formal cross access agreement or easement with the owner of the real estate commonly known as 117 and 121 W. Wesley Street; and
2. Five (5) shade trees shall be planted in the center parking lot island; and
3. New on-site directional signage shall not exceed five square feet for each sign face; and
4. Stormwater detention shall be provided in accordance with the DuPage County Stormwater Ordinance.

Section 3: Pursuant to the findings of fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback variation is granted allowing for the addition to be constructed on the east side of the existing church building to be setback 15 feet in lieu of 30 feet.

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.

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Mayor

ATTEST:



City Clerk

Ayes:	<u>Roll Call Vote:</u> Councilman Mouhelis Councilman Seuss Councilman Bolds Councilwoman Corry Councilman Johnson Mayor Carr Councilman Levine
Nays:	None
Absent:	None

Motion Carried Unanimously

Passed: June 6, 2005
Published: June 7, 2005