

ORDINANCE NO. F-1429

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND ZONING VARIATION FOR A CHURCH FELLOWSHIP HALL ADDITION TO AN EXISTING CHURCH ON PROPERTY COMMONLY KNOWN AS 412 CRESCENT STREET-SAINT JOSEPH'S CHURCH

WHEREAS, written application has been made requesting a special use permit and lot size variation to Article 11.2.2e of the Wheaton Zoning Ordinance to allow for the construction of a fellowship hall addition to an existing church building on a .53 acre lot in lieu of the required .75 acres all on property commonly known as Saint Joseph's Church 412 Crescent Street, Wheaton, IL ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, public hearings were conducted by the Wheaton Planning and Zoning Board on March 10 and April 14, 2009 to consider the variation and special use permit requests; and the Planning and Zoning Board has recommended that both of the requests be granted and approved.

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, a lot size variation is granted in order to allow for the construction and use of a fellowship hall addition to Saint Joseph's Church on a .53 acre lot in lieu of the required .75 acre lot all on the following-described property:

LOT 3, 4 AND 5, EXCEPT THE WEST 2 FEET THEREOF, IN L. H. GRANGE'S ADDITION TO THE CITY OF WHEATON IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1903, AS DOCUMENT 78951 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-401-006; -007; -008

The subject property is commonly known as 412 Crescent Street, Wheaton, IL 60187.

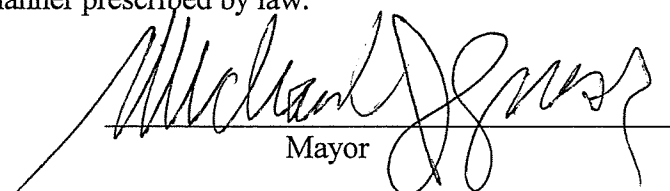
Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted to allow for the construction and use of a fellowship hall and continued church use on the subject property, subject to the following conditions, restrictions and requirements:

1. A plat of consolidation shall be submitted for the entire property prior to the issuance of a building permit; and
2. The landscaping plan shall be updated to include native plantings in the floodplain on the south side of the property; the plan shall be submitted to the City prior to the issuance of a building permit and the plan shall be subject to the reasonable approval of the Director of Planning and Development.

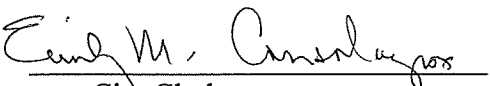
R2009-114995

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:


City Clerk

Roll Call Vote:

Ayes: Councilman Scalzo
Councilman Sues
Councilman Levine
Mayor Pro Tem Corry
Councilman Prendiville

Nays: None

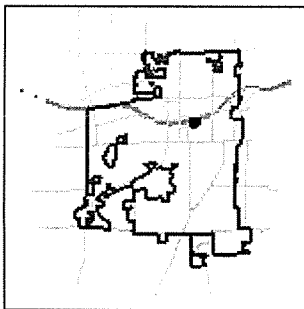
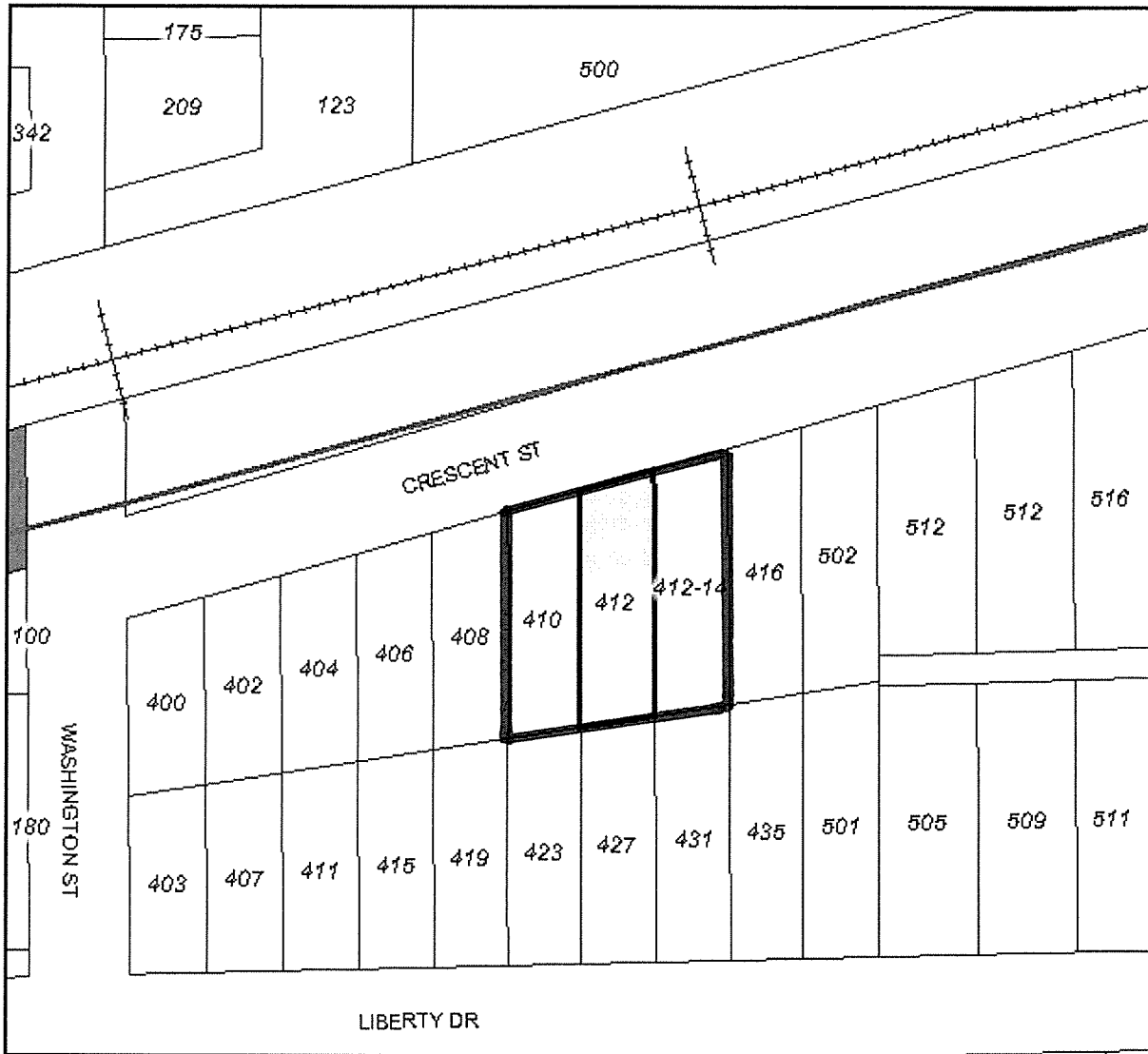
Absent: Mayor Gresk
Councilman Mouhelis

Motion Carried Unanimously

Passed: May 18, 2009
Published: May 19, 2009

Location Map

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City of Wheaton

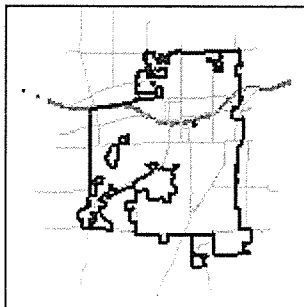
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Aerial Photo

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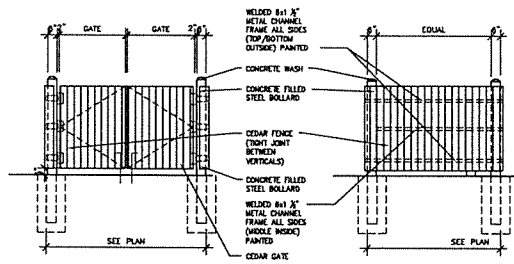
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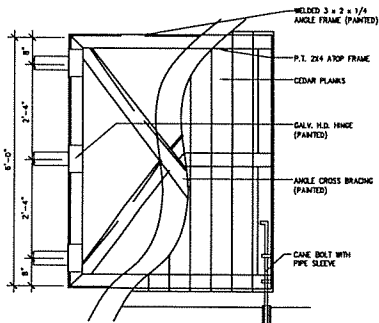
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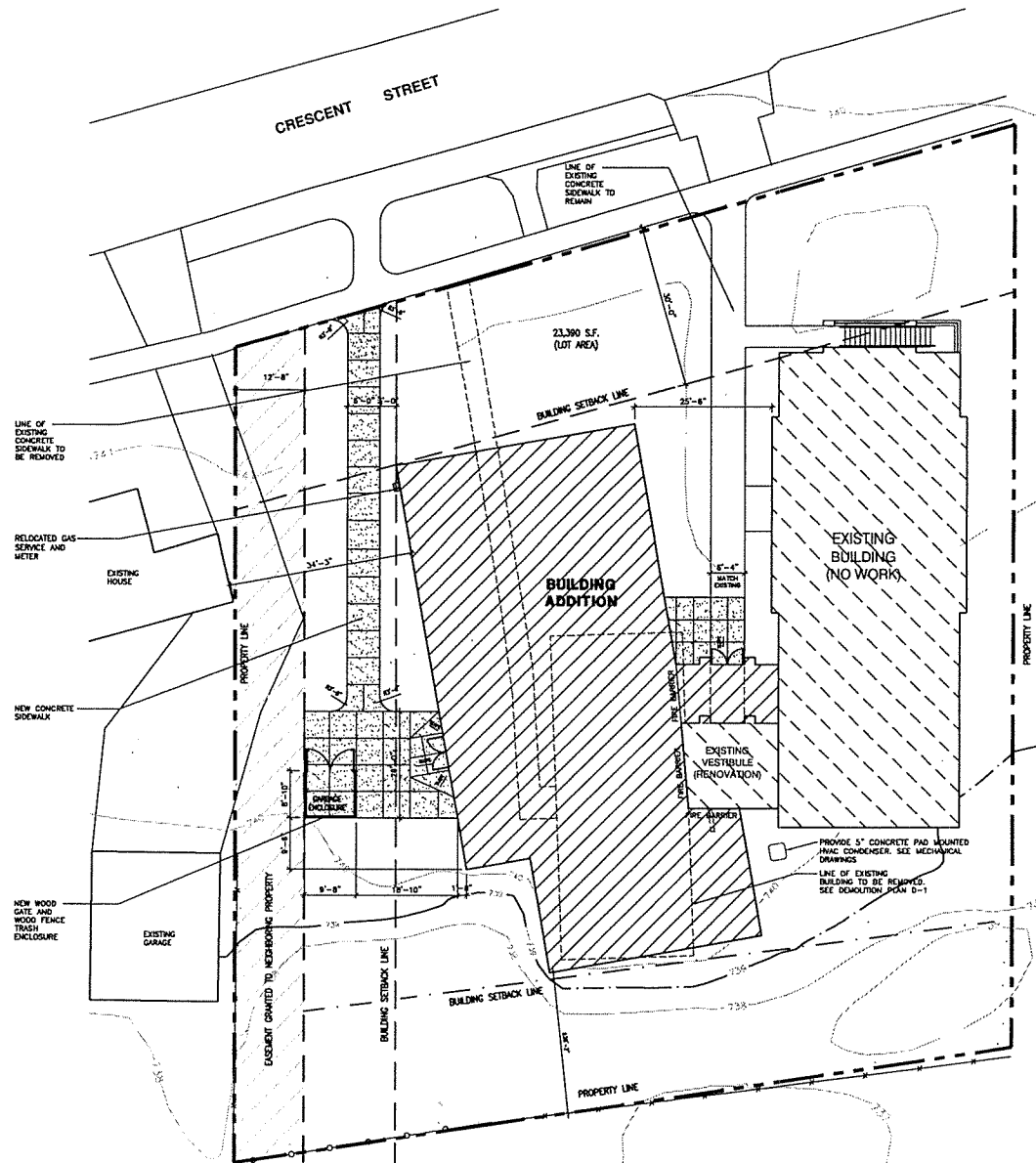


2 TRASH ENCLOSURE ELEVATION
AS-1 SCALE: 1/4"=1'-0"

1 TRASH ENCLOSURE ELEVATION
AS-1 SCALE: 1/4"=1'-0"



3 TRASH ENCLOSURE GATE
AS-1 SCALE: 3/4"=1'-0"



A ARCHITECTURAL SITE PLAN
AS-1 SCALE: 1"=10'-0"

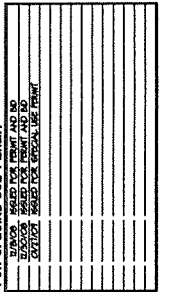
NORTH
ARCHITECTURAL PLAN IS INCLUDED FOR COORDINATION PURPOSES ONLY. SEE CIVIL SHEETS FOR CONSTRUCTION PLANS DETAILS AND SPECIFICATIONS

ST. JOSEPH ORTHODOX
CHRISTIAN CHURCH
412 CRESCENT STREET
WHEATON, ILLINOIS



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LICENSE NUMBER: 04-002975

0117.0009 / ISSUED FOR SPECIAL USE PERMIT



PROPOSED ADDITION FOR:
ST. JOSEPH'S CHURCH
412 CRESCENT STREET
WHEATON, ILLINOIS 60187-5507

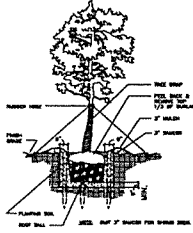
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JOB NO: 07760
FILE NO: 07343_03_08_04

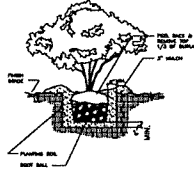
SHEET NO:

AS-1

SHEET 1 of 2



2 TYPICAL TREE DETAIL
AS-1 SCALE: NOT TO SCALE

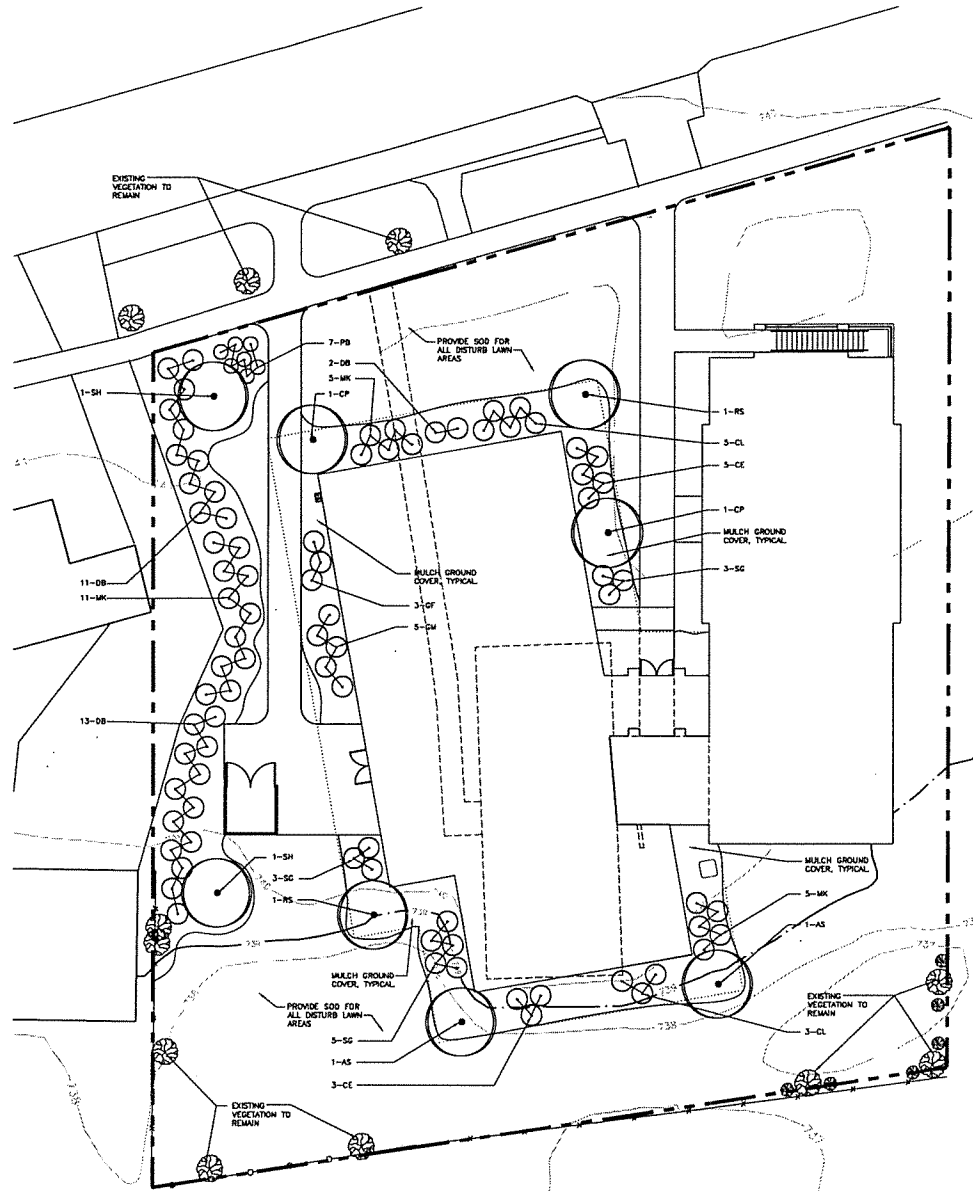


1 TYPICAL SHRUB DETAIL
AS-1 SCALE: NOT TO SCALE

LANDSCAPE NOTES

- SHADE TREES & ORNAMENTAL TREES TO BE A MINIMUM OF 2 1/2" IN DIAMETER AS MEASURED 8" ABOVE THE GROUND
- PLANTING SPECIFICATIONS OTHER THAN THOSE LISTED ABOVE SHALL CONFORM WITH THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF HURSDRYMEN.
- ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THAT AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUSTAIN HEALTHY GROWTH.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF 6" OF ORGANIC MULCH TO A DEPTH OF 3".
- ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT INTRUSIVE TO UTILITIES OR PAVEMENT.
- A COMPLETE LAWN SPRINKLER SYSTEM SHALL BE INSTALLED TAKING MEASURES FOR PROVIDING A WINDAL PROOF SYSTEM WHEN POSSIBLE. THE SPRINKLER SYSTEM SHALL INCLUDE SPRINKLER, VALVES, PIPING, FITTINGS, CONTROLLER & WIRING.
- CONTROLLER SHALL BE LOCATED IN NEAR OF NEW BUILDING.
- PRIOR TO PURCHASING MATERIAL, THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA TO BE REVIEWED BY THE ARCHITECT AND THE OWNER.
- IRRIGATION CONTRACTOR TO INSTALL RAIN CHECK DEVICE TO OVERRIDE THE CONTROL TIMER IN THE EVENT OF RAIN.
- TESTING OF THE SYSTEM SHALL BE PERFORMED AFTER COMPLETION OF THE INSTALLATION AND ANY NECESSARY REPAIRS SHALL BE MADE AT THE IRRIGATION CONTRACTOR'S EXPENSE UNTIL THE SYSTEM IS IN GOOD WORKING ORDER.
- IN THE SPRING FOLLOWING THE YEAR OF INSTALLATION, THE IRRIGATION COMPANY SHALL REPAIR ANY SETTLEMENT OF THE TRENCHES BY BRIDGING THEM TO GRADE WITH TOP SOIL, AND SEEDING IF REQUIRED TO MATCH DAMAGED LAWN TYPE.
- AFTER COMPLETION, TESTING AND ACCEPTANCE OF THE SYSTEM, THE CONTRACTOR SHALL VERBALLY INSTRUCT THE OWNER'S PERSONAL IN THE OPERATION AND MAINTENANCE PACKAGE
- BUILDING HOSE BIBS SHALL BE LOCATED @ 100'-0" AT PERIMETER OF LANDSCAPING

Key	Quantity	Size	Common Name	Scientific Name
SH	2	1 1/2" B&B	Skyline Honeylocust	<i>Fraxinus velox</i>
CP	2	1 1/2" B&B	Chenillecreeper Plant	<i>Pyrus Calleryana</i>
RS	2	1 1/2" B&B	Red Spurred Maple	<i>Acer Rubrum</i>
AS	2	1 1/2" B&B	Apple Serviceberry	<i>Amelanchier X Grandiflora</i>
SC	11	24" B&B	Sea Green Juniper	<i>Juniperus Chinensis</i>
CE	8	1 1/2" B&B	Compact European Cranberry	<i>Viburnum Opulus Compactum</i>
CL	8	1 1/2" B&B	Chicago Lustre Viburnum	<i>Viburnum Parvifolium</i>
DB	26	1 1/2" B&B	Dwarf Burning Bush	<i>Eurospira Alata Compacta</i>
MS	21	1 1/2" B&B	Misa Kim Linc	<i>Syringa Petalis</i>
SP	3	1 1/2" B&B	Gold Dome Spirea	<i>Spiraea Bumalda</i>
SH	1	1 1/2" B&B	Gold Mound Spirea	<i>Spiraea Bumalda</i>
BR	3	1 1/2" B&B	Pygmy Barberry	<i>Berberis Thunbergii Var. Atropurpurea</i>
			Premium hardwood mulch - 3" depth	



A SITE PLAN
L-1 SCALE: 1"=10'-0"



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04-17-2008 / ISSUED FOR SPECIAL USE PERMIT
DRAWN BY: JES
CHECKED BY: JES
DATE: 04-17-2008
SCALE: AS SHOWN

PROPOSED ADDITION FOR:
ST. JOSEPH'S CHURCH
412 CRESCENT STREET
WHEATON, ILLINOIS 60187-5507

DATE STARTED: 3/21/08
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FILE NO: 07045_02_001.dwg

SHEET NO:
L-1
SHEET 2 of 2

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