

**ORDINANCE NO. F-1542**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN ADDITION TO AN EXISTING CHURCH ON PROPERTY COMMONLY KNOWN AS 1748 SOUTH BLANCHARD STREET - WHEATON CHINESE ALLIANCE CHURCH**

**WHEREAS**, written application has been made requesting a special use permit to allow the construction of a 2,497 square foot one-story addition (plus basement) to the northwest corner of the Wheaton Chinese Alliance Church at 1748 South Blanchard 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 January 11, 2011 to consider the special use permit request; and the Planning and Zoning Board has recommended that the request 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 special use permit is granted to construct a 2,497 square foot one-story addition (plus basement) to the northwest corner of the Wheaton Chinese Alliance Church all on the following-described property:

LOT 1 (EXCEPT THE EASTERLY 40.0 FEET AS MEASURED AT RIGHT ANGLES) IN BALDWIN SEARS ASSESSMENT PLAT OF PART OF LOT 7 OF THE PLAT OF THE OSWALD SITTLER FARM, IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1943 AS DOCUMENT 453601 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-28-200-028

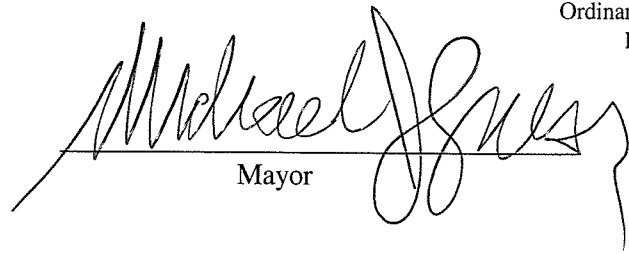
The subject property is commonly known as 1748 South Blanchard Street, Wheaton, IL 60189.

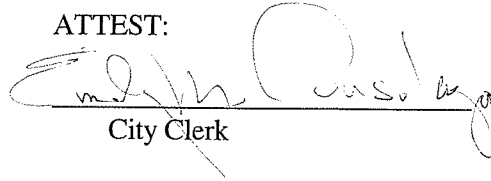
**Section 2:** Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is granted in full compliance with the following plans: "Wheaton Chinese Alliance Church - Site Plan, Floor Plans and Elevations" prepared by Ronald Creswell Architecture, Wheaton, IL, Sheets 0-6, dated December 5, 2010 and "Addition to Wheaton Chinese Alliance Church - Preliminary Engineering Plans" prepared by Bono Consulting, Park Ridge, IL, Sheets C-0, C-1, C-2 and C-3, dated December 8, 2010 and in further compliance with the following conditions, restrictions, and requirements:

1. A new privacy fence shall be installed along the north property line;
2. A new dumpster enclosure shall be constructed next to the existing garage;
3. Both the existing and proposed A/C units shall be screened with landscaping/ fencing; and
4. Either the existing garage shall be painted and repaired prior to an occupancy permit being issued for the addition or the garage shall be removed.

**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 Sues  
Councilwoman Corry  
Councilman Mouhelis  
Mayor Gresk  
Councilman Levine  
Councilman Prendiville  
Councilman Scalzo

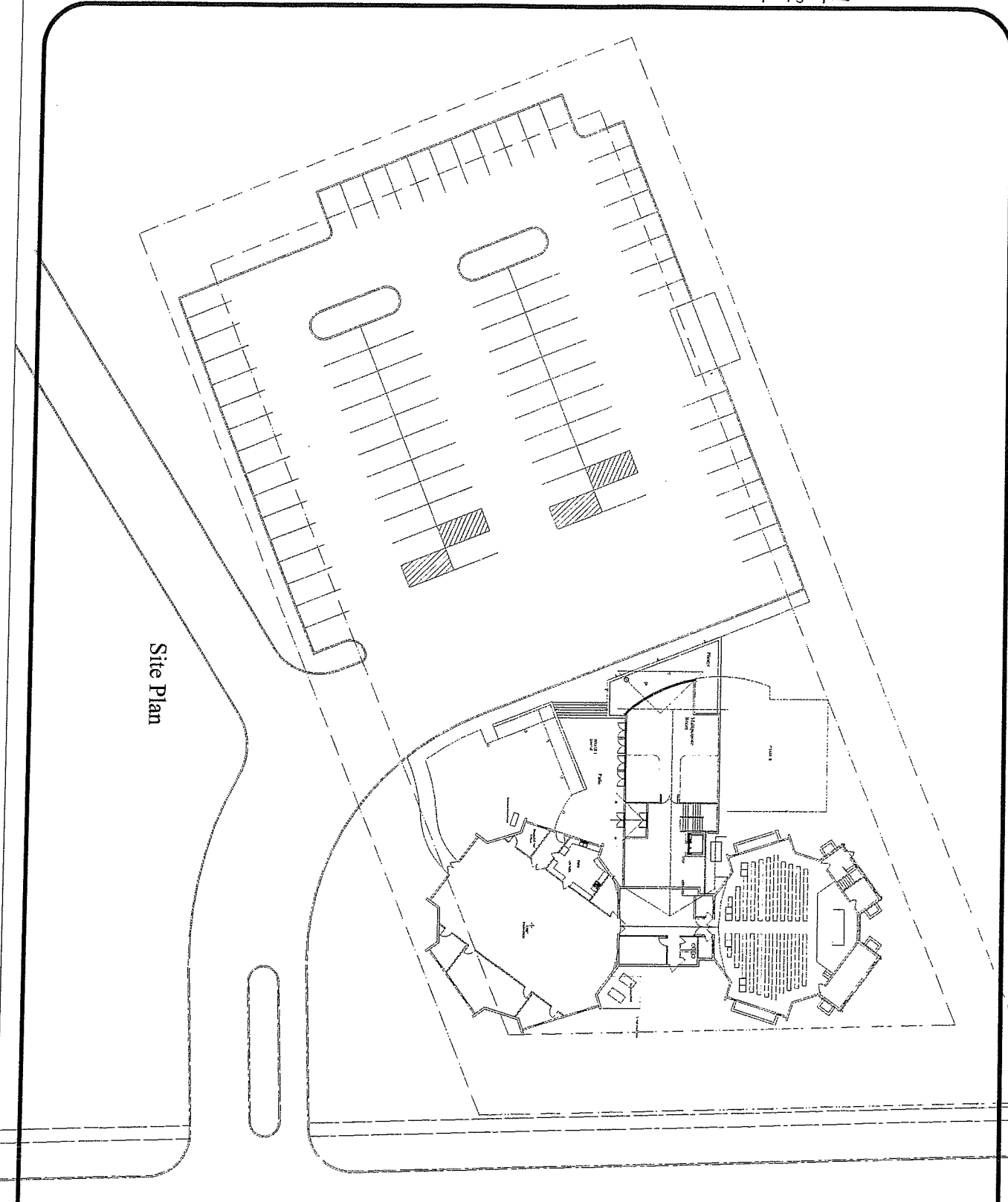
Nays: None

Absent: None

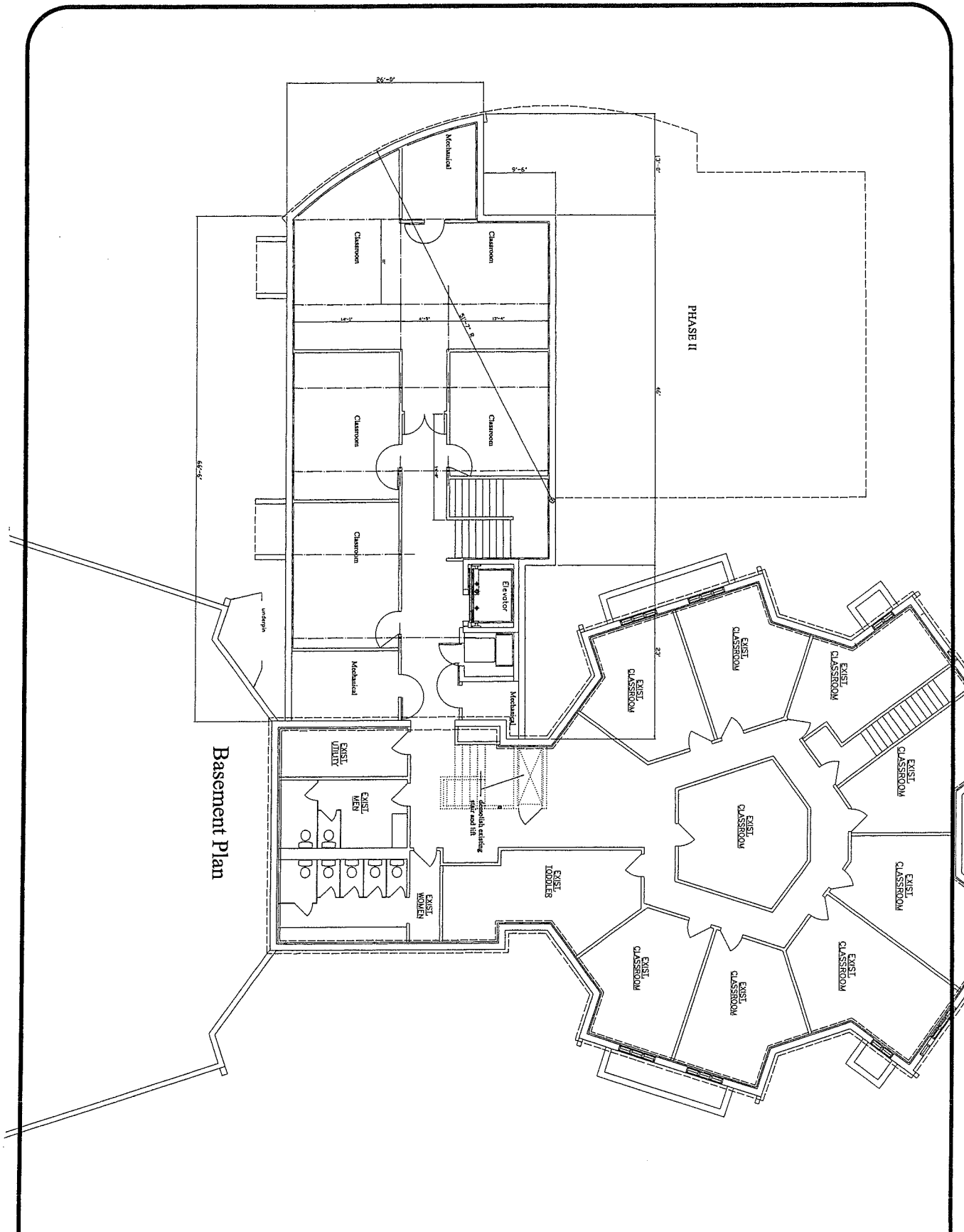
Motion Carried Unanimously

Passed: February 7, 2011  
Published: February 8, 2011

Site Plan

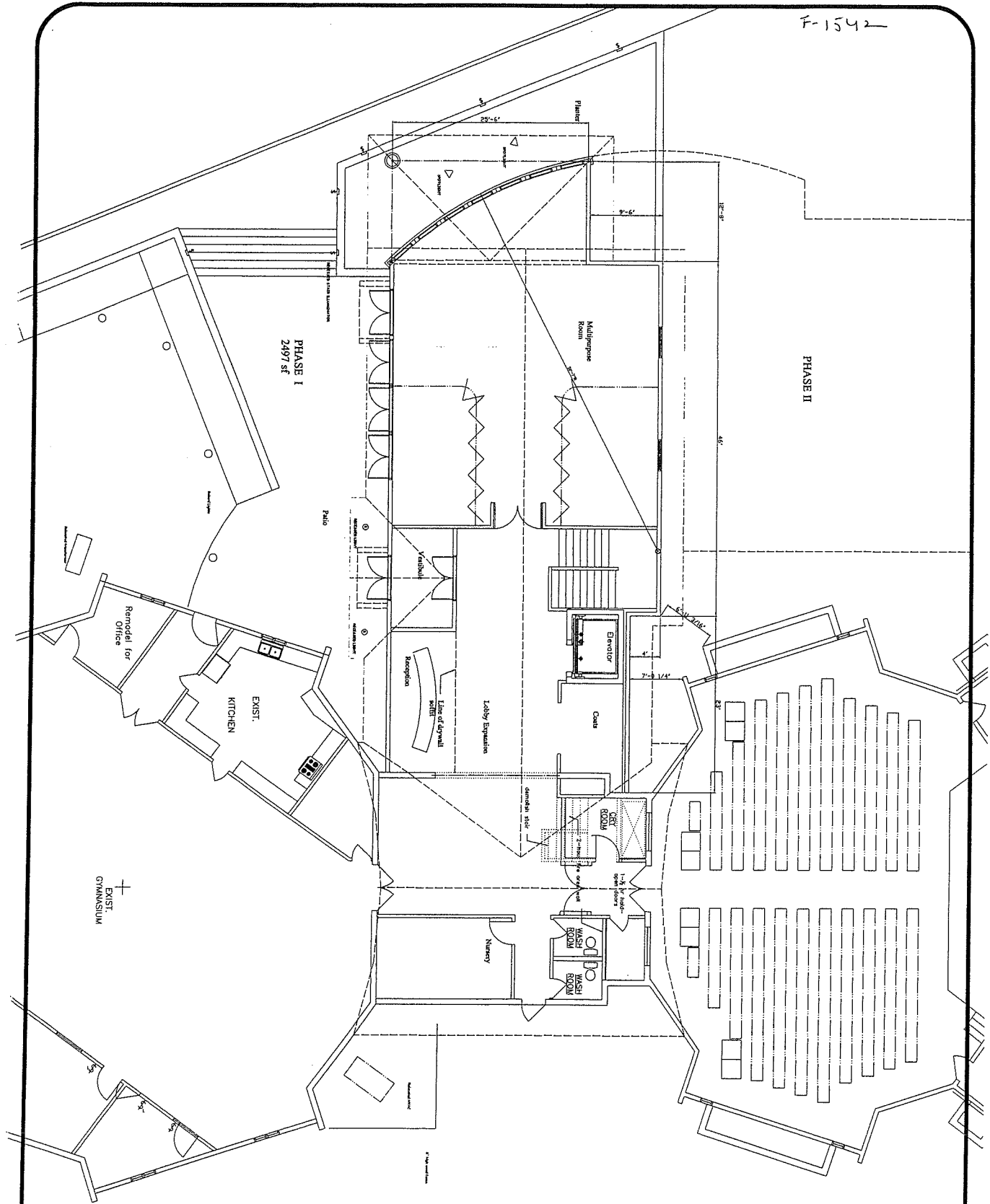


| Project<br>No. _____<br>Date _____<br>Scale 1/8" = 1'-0"<br><div style="font-size: 2em; font-weight: bold; text-align: center;">0</div> | State of Illinois<br>#001-012286<br>Expires 11/30/12 | Project Name and Address<br><b>Ronald R. Creswell</b><br><b>ARCHITECTURE</b><br>710 North South Street<br>Wheaton, IL 60189<br>(630) 854-9197<br>rrcresw@earthlink.net | Alterations and Additions to the<br><b>Wheaton Chinese Alliance Church</b><br>1748 South Blanchard Street      Wheaton IL 60189   | Ground Floor |                  |                |      |   |  |  |         |  |
|---|--|--|---|--------------|------------------|----------------|------|---|--|--|---------|--|
|   |  |  | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 45%;">Site Plan Review</th> <th style="width: 50%;">Revision/Issue</th> <th style="width: 40%;">Date</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td></td> <td></td> <td style="text-align: center;">10/7/10</td> </tr> </tbody> </table> | No.          | Site Plan Review | Revision/Issue | Date | 1 |  |  | 10/7/10 |  |
| No.   | Site Plan Review                                     | Revision/Issue   | Date  |              |                  |                |      |   |  |  |         |  |
| 1   |  |  | 10/7/10   |              |                  |                |      |   |  |  |         |  |



**Basement Plan**

| <p>Project Name and Address<br/>State of Illinois<br/>#001-012286<br/>Expires 11/30/12</p> | <p>Prepared and Issued<br/>Ronald R. Creswell<br/>ARCHITECTURE<br/>719 North State Street<br/>Wheaton, IL 60187<br/>(630) 544-9147<br/>rcresw@earthlink.net</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Site Plan Review<br/>Revision/Issue</th> <th>Date</th> </tr> <tr> <td>1</td> <td></td> <td>02/20/12</td> </tr> </table> | No. | Site Plan Review<br>Revision/Issue | Date | 1 |  | 02/20/12 | <p>Alterations and Additions to the<br/><b>Wheaton Chinese Alliance Church</b><br/>1748 South Blanchard Street      Wheaton IL 60189</p> | <p>General Notes</p> |
|--|---|--|-----|------------------------------------|------|---|--|----------|--|----------------------|
| No.  | Site Plan Review<br>Revision/Issue  | Date   |     |                                    |      |   |  |          |  |                      |
| 1  |   | 02/20/12   |     |                                    |      |   |  |          |  |                      |
| <p>Scale: 3/8" = 1'-0"</p>   |   | <p>1</p>   |     |                                    |      |   |  |          |  |                      |



Scale: 3/8" = 1'-0"

Sheet: **2**

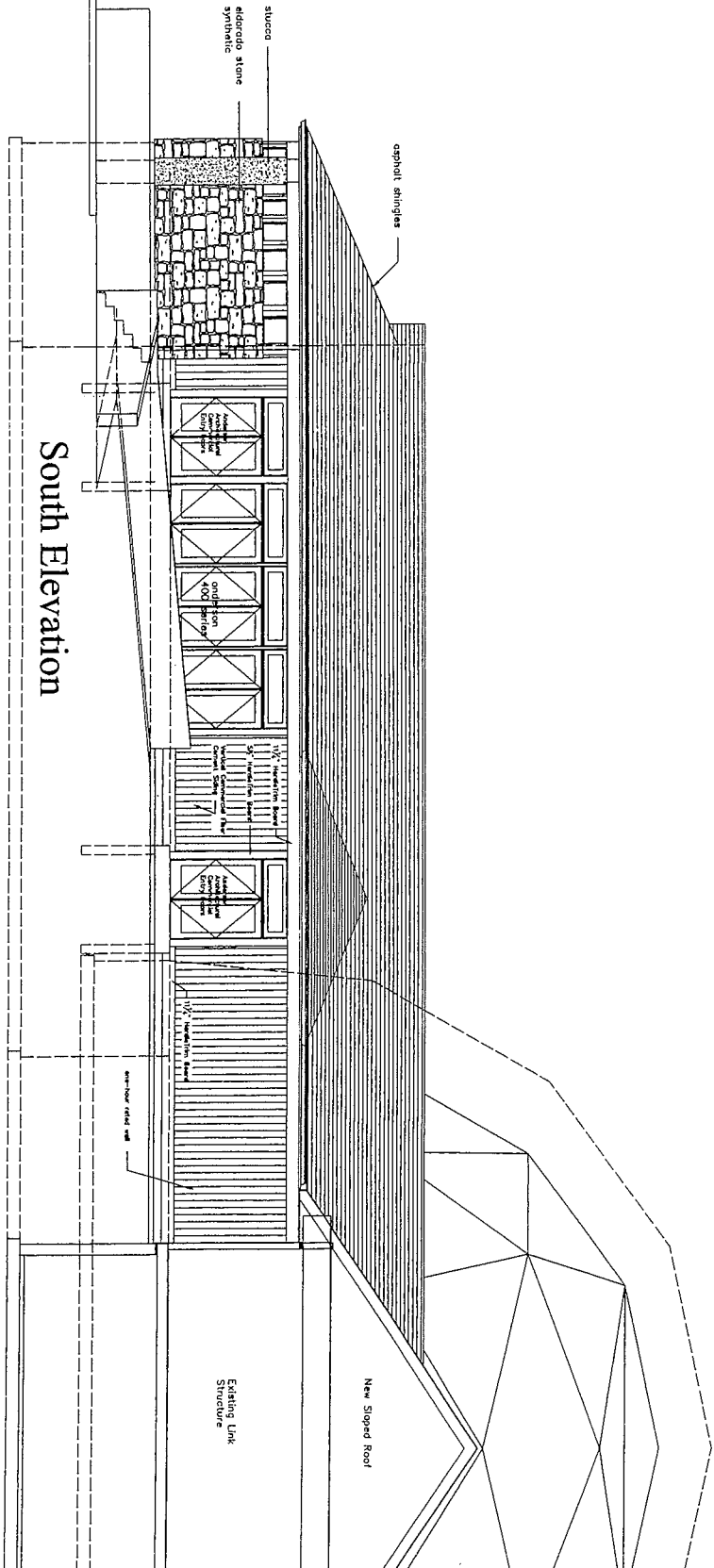
Project Name and Address:  
 State of Illinois  
 #001-012286  
 Expires 11/30/12

Prepared and Drawn:  
**Ronald R. Creswell**  
 ARCHITECTURE  
 719 North State Street  
 Wheaton, IL 60187  
 creswell@randallcreswell.com

| No. | Revision/Issued | Date    |
|-----|-----------------|---------|
| 1   | SIF Plan Review | 12/5/10 |
|     | Revision/Issued |         |

Alterations and Additions to the  
**Wheaton Chinese Alliance Church**  
 1748 South Blanchard Street Wheaton IL 60189

General Notes



South Elevation

Alterations and Additions to the  
**Wheaton Chinese Alliance Church**  
 1748 South Blanchard Street Wheaton IL 60189

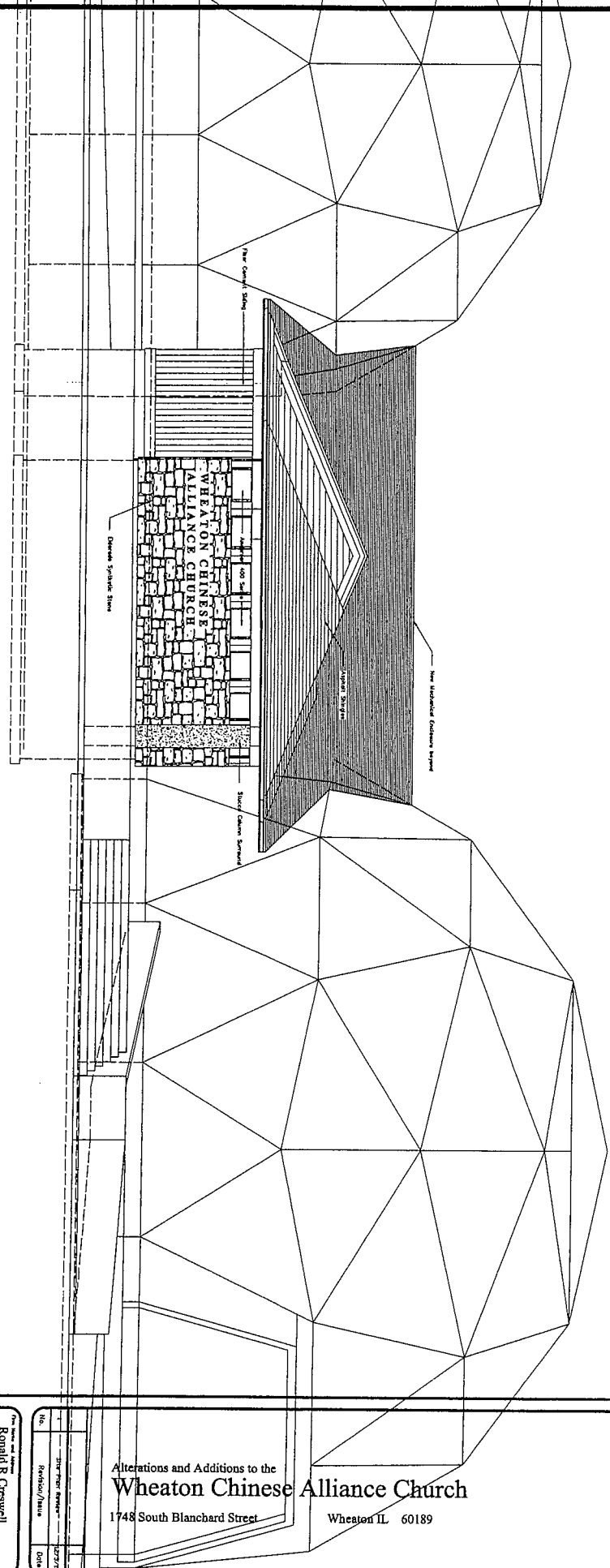
Architect  
**Scott R. Caswell**  
 ARCHITECTURE  
 719 Midway South Street  
 Wheaton, IL 60187  
 (630) 244-1444  
 scott@scottcaswell.com

Professional Stamp and Address  
 State of Illinois  
 #001-012286  
 Expires 11/30/10

Sheet No. **3**

General Notes

# West Elevation



Alterations and Additions to the  
**Wheaton Chinese Alliance Church**  
 1748 South Blanchard Street  
 Wheaton IL 60189

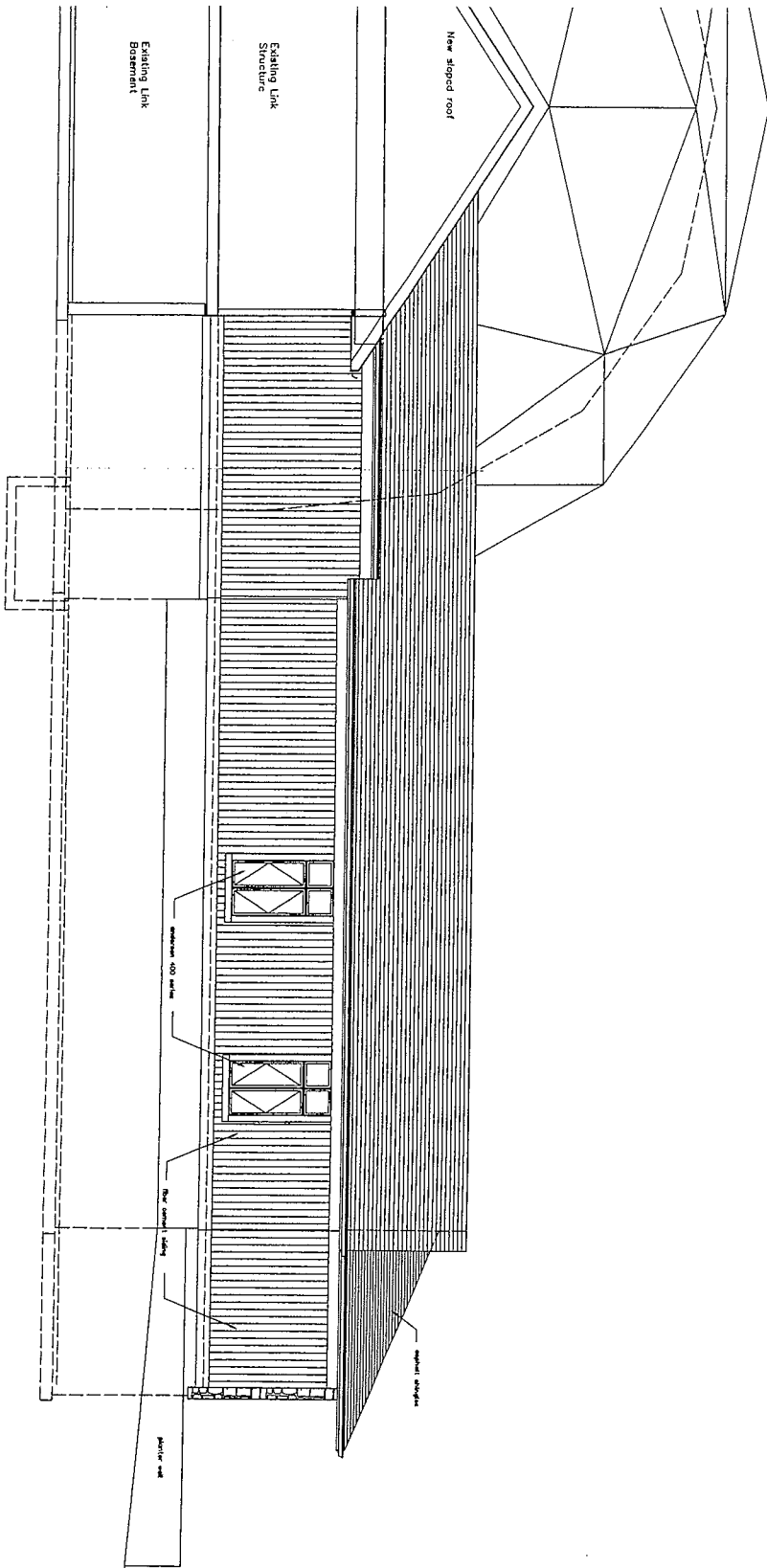
General Notes

| No. | DATE | REVISION/ISSUE | BY |
|-----|------|----------------|----|
|     |      |                |    |

Prepared by:  
**Ronald R. Criswell**  
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 719 North State Street  
 Wheaton, IL 60187  
 (630) 244-9147  
 rcriswell@earthlink.net

Project Name and Address:  
 State of Illinois  
 #001-012286  
 Expires 11/30/12

|                     |   |
|---------------------|---|
| Scale: 1/4" = 1'-0" | 4 |
|                     |   |



North Elevation

General Notes

Alterations and Additions to the  
**Wheaton Chinese Alliance Church**  
 1748 South Blanchard Street Wheaton IL 60189

| No. | Site Plan Review<br>Revision/Issue | Date   |
|-----|------------------------------------|--------|
| 1   |                                    | 2/2/16 |

Prepared by and address:  
**Ronald R. Caswell**  
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 719 West State Street  
 Wheaton, IL 60187  
 (630) 544-9147  
 rrcasw@earthlink.net

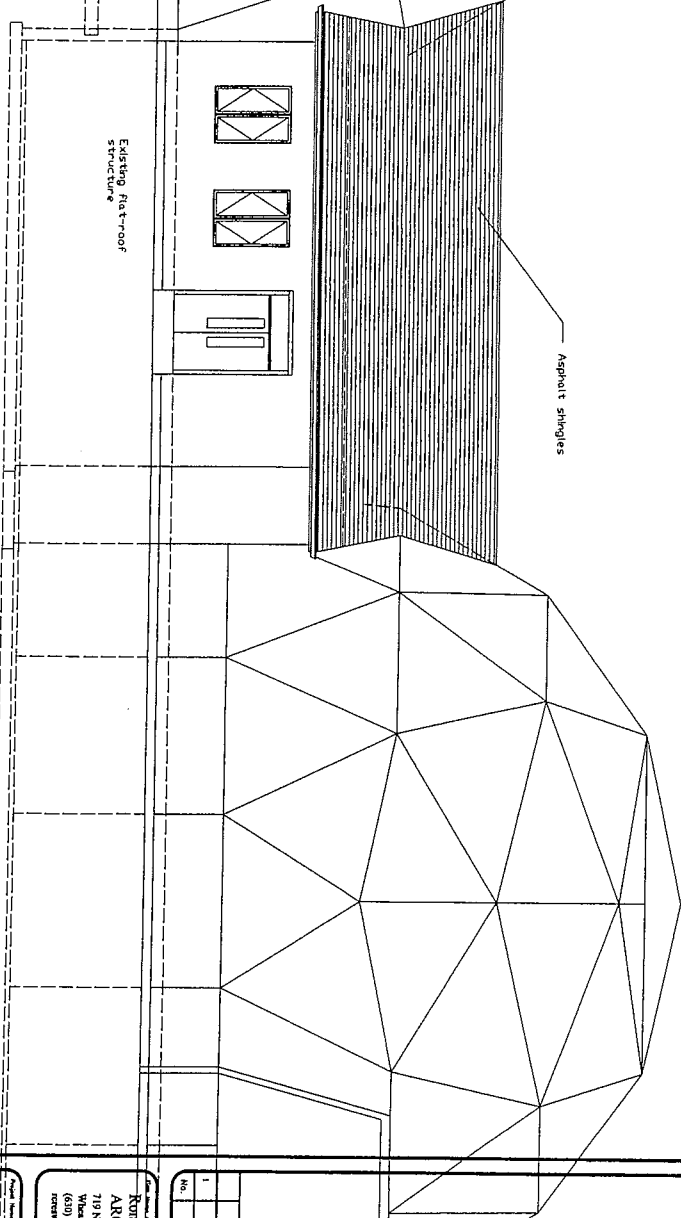
Project Name and Address:  
 State of Illinois  
 #601-4012286  
 Expires 11/30/12

Scale: 1/4" = 1'-0"

Sheet: **5**



East Elevation



Existing flat-roof structure

Asphalt shingles

Alterations and Additions to the  
**Wheaton Chinese Alliance Church**  
 1748 South Blanchard Street  
 Wheaton IL 60189

General Notes

| No. | Revised/Issue | Date |
|-----|---------------|------|
| 1   |               |      |

**RONALD K. CROSWELL**  
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 719 North Scott Street  
 Wheaton, IL 60187  
 (630) 564-9141  
 ron@rcak.com

State of Illinois  
 #001-012286  
 Expires 11/30/12

Scale: 1/4" = 1'-0"

**6**

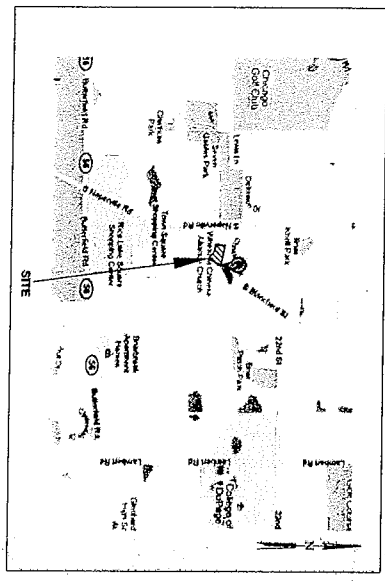
# ADDITION TO WHEATON CHINESE ALLIANCE CHURCH 1748 SOUTH BLANCHARD STREET, WHEATON, IL

- DRAWING INDEX**
- C-0 TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
  - C-1 EXISTING TOPOGRAPHY, UTILITIES, EROSION CONTROL PLAN, SOIL EROSION & SEDIMENTATION CONTROL PLAN
  - C-2 EXISTING TOPOGRAPHY & DETENTION CALCULATIONS PLAN
  - C-3 PROPOSED GRADING, DRAINAGE & LANDSCAPE PLAN

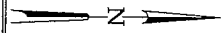
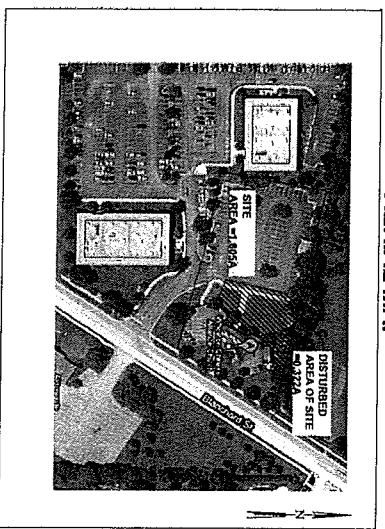


EXP. 11/30/11

**SITE LOCATION MAP**



**AERIAL MAP**



**SECTION: 28  
TOWNSHIP: 39N  
RANGE: 10E**

**BCI**  
BONO CONSULTING, INC.  
CIVIL ENGINEERS  
1118 BUSSE HIGHWAY  
P.O. BOX 6, COOK  
PARK RIDGE, IL 60069  
PH: (847) 825-3350  
FAX: (847) 825-3351  
www.bonoconsulting.com

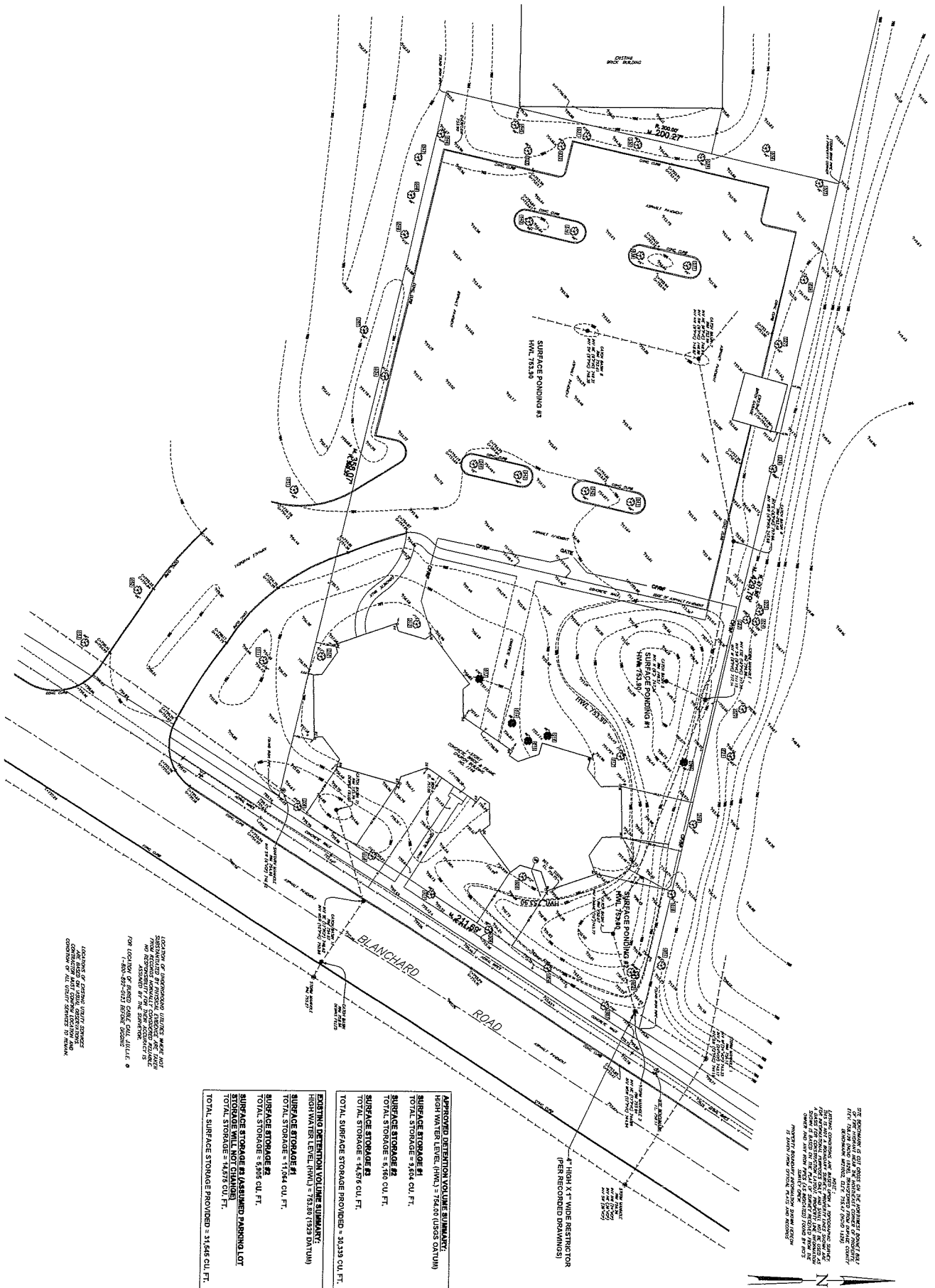
**NOTE**  
The location of existing underground utilities, such as water, gas, sewer, storm, electric, or shown on the plans, has been determined by field investigation. However, the Engineer and the Contractor do not assume responsibility for the accuracy of the information shown on the plans, which may be different from the location as shown on the plans.

**JULIE 1 (800) 852-0123**

| PROPERTY LINE        | LEGEND | REMARKS |
|----------------------|--------|---------|
| Property Line        | ---    |         |
| Existing Sewer (18") | ---    |         |
| Water (18")          | ---    |         |
| Storm Sewer (18")    | ---    |         |
| Storm Sewer (24")    | ---    |         |
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| Water (2988")        | ---    |         |
| Water (3000")        | ---    |         |

| <p><b>PROJECT STAFF</b></p> <table border="1"> <thead> <tr> <th>PROJECT NUMBER</th> <th>CLIENT</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1748</td> <td>WHEATON CHINESE ALLIANCE CHURCH</td> <td>08/11/11</td> </tr> </tbody> </table> | PROJECT NUMBER                  | CLIENT   | DATE | 1748 | WHEATON CHINESE ALLIANCE CHURCH | 08/11/11 | <p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PERMITS</td> <td>08/11/11</td> </tr> <tr> <td>2</td> <td>PERMITS</td> <td>08/11/11</td> </tr> </tbody> </table> | NO. | DESCRIPTION | DATE | 1 | PERMITS | 08/11/11 | 2 | PERMITS | 08/11/11 | <p><b>DATE PLOTTED:</b> 08/11/11<br/><b>SHEET NUMBER:</b> 1748<br/><b>PROJECT NO.:</b> 1748</p> | <p><b>BCI</b><br/>BONO CONSULTING, INC.<br/>CIVIL ENGINEERS<br/>1118 BUSSE HIGHWAY<br/>P.O. BOX 6, COOK<br/>PARK RIDGE, IL 60069<br/>PH: (847) 825-3350<br/>FAX: (847) 825-3351<br/>www.bonoconsulting.com</p> | <p><b>TITLE SHEET, LEGEND, SITE LOCATION MAP, &amp; AERIAL MAP</b></p> <p><b>ADDITION TO WHEATON CHINESE ALLIANCE CHURCH</b><br/><b>1748 SOUTH BLANCHARD STREET, WHEATON, ILLINOIS</b></p> |
|--|---------------------------------|----------|------|------|---------------------------------|----------|--|-----|-------------|------|---|---------|----------|---|---------|----------|---|--|--|
| PROJECT NUMBER   | CLIENT                          | DATE     |      |      |                                 |          |  |     |             |      |   |         |          |   |         |          |   |  |  |
| 1748   | WHEATON CHINESE ALLIANCE CHURCH | 08/11/11 |      |      |                                 |          |  |     |             |      |   |         |          |   |         |          |   |  |  |
| NO.  | DESCRIPTION                     | DATE     |      |      |                                 |          |  |     |             |      |   |         |          |   |         |          |   |  |  |
| 1  | PERMITS                         | 08/11/11 |      |      |                                 |          |  |     |             |      |   |         |          |   |         |          |   |  |  |
| 2  | PERMITS                         | 08/11/11 |      |      |                                 |          |  |     |             |      |   |         |          |   |         |          |   |  |  |

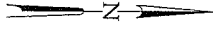




LOCATION OF SUBSTANTIAL INTERESTS AND THE SUBSTANTIAL INTERESTS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SUBSTANTIAL INTERESTS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SUBSTANTIAL INTERESTS.

|   |                               |
|---|-------------------------------|
| <b>APPROVED DETENTION VOLUME SUMMARY:</b>       |                               |
| SURFACE STORAGE #1                              | TOTAL STORAGE = 3,588 CU. FT. |
| SURFACE STORAGE #2                              | TOTAL STORAGE = 8,160 CU. FT. |
| SURFACE STORAGE #3                              | TOTAL STORAGE = 4,576 CU. FT. |
| TOTAL SURFACE STORAGE PROVIDED = 16,324 CU. FT. |                               |
| <b>EXISTING DETENTION VOLUME SUMMARY:</b>       |                               |
| SURFACE STORAGE #1                              | TOTAL STORAGE = 1,984 CU. FT. |
| SURFACE STORAGE #2                              | TOTAL STORAGE = 8,595 CU. FT. |
| SURFACE STORAGE #3                              | TOTAL STORAGE = 1,527 CU. FT. |
| TOTAL SURFACE STORAGE PROVIDED = 12,106 CU. FT. |                               |

THE PROVISIONS OF THE ILLINOIS CONSTRUCTION CODE, CHAPTER 87, ARE APPLIED TO THIS PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SUBSTANTIAL INTERESTS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SUBSTANTIAL INTERESTS.

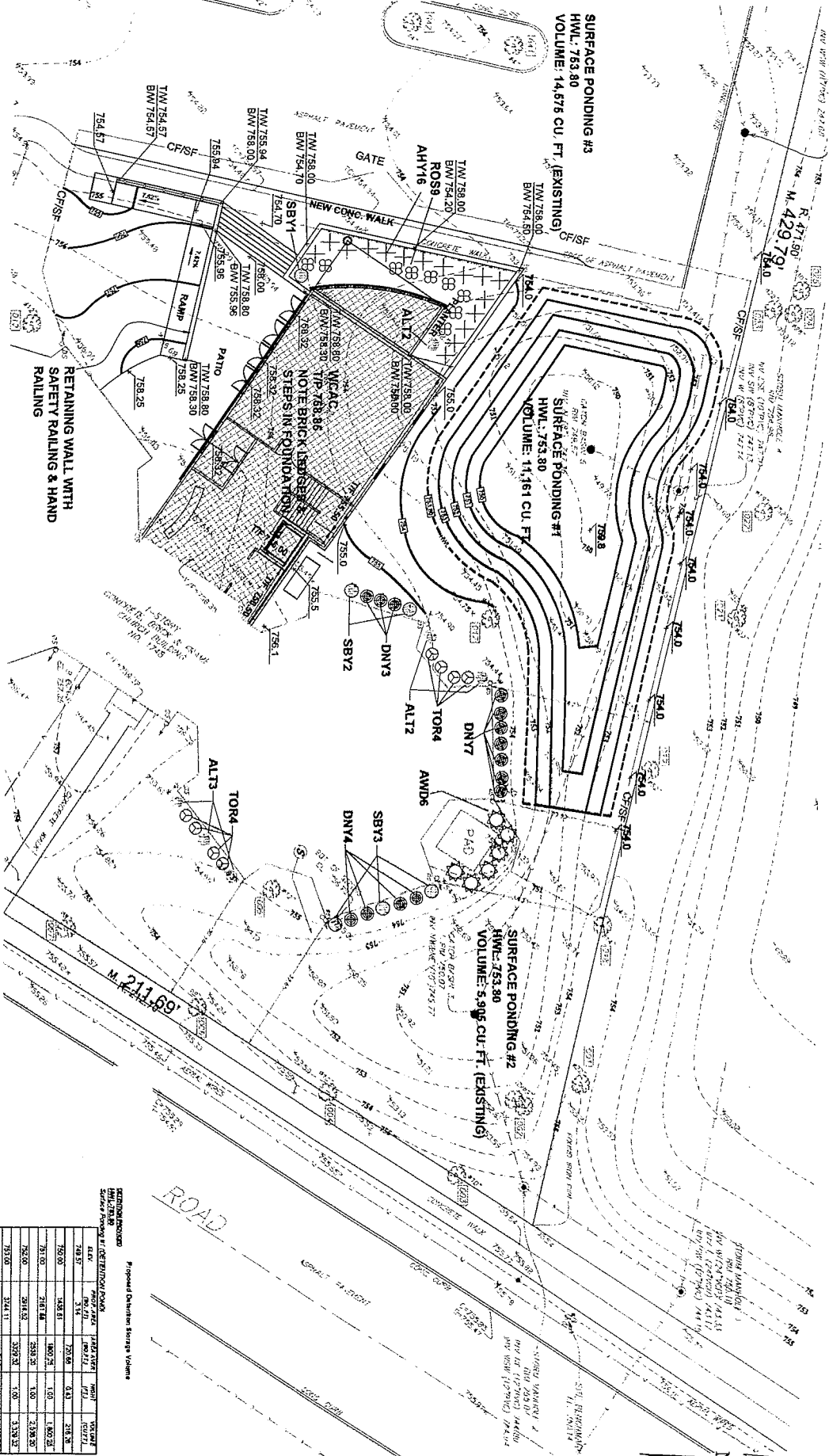


DATE: 11/15/2011  
 TIME: 10:00 AM  
 SHEET: C-2

**EXISTING TOPOGRAPHY & DETENTIONS CALCULATIONS**  
 ADDITION TO WHEATON CHINESE ALLIANCE CHURCH  
 1748 SOUTH BLANCHARD STREET, WHEATON, ILLINOIS

**BCI**  
 BONO CONSULTING, INC.  
 CIVIL ENGINEERS  
 1748 SOUTH BLANCHARD STREET  
 WHEATON, ILLINOIS 60187  
 PH: 630-204-0000  
 FAX: 630-204-0001  
 WWW.BONOCONSULTING.COM

| PROJECT STAFF | ISSUE | REVISION # | DATE       |
|---------------|-------|------------|------------|
| DESIGNER      | 1     | 1          | 11/15/2011 |
| CHECKER       | 2     | 1          | 11/15/2011 |
| APPROVER      | 3     | 1          | 11/15/2011 |
|               |       |            |            |
|               |       |            |            |
|               |       |            |            |
|               |       |            |            |
|               |       |            |            |



- LANDSCAPE LEGEND**
- SBY - SERVICEBERRY (F+G CLUMP)
  - ALT - ROSE OF SHARON (CL)
  - AWD - ARBONWOOD VIBURNUM (CL)
  - DNY - DENISE YEW (CL)
  - MOS - MOSHOOT ROSE (CL)

June 12, 2010

| Item           | Quantity  | Unit | Price     | Total             |
|----------------|-----------|------|-----------|-------------------|
| Excavation     | 21,827.40 | 1.00 | 1.00      | 21,827.40         |
| Grading        | 8,500.00  | 0.18 | 11.25     | 95,250.00         |
| Retaining Wall | 2,178.23  | 0.04 | 3,402.86  | 7,411.42          |
| Drainage       | 328.00    | 6.01 | 1,972.67  | 6,471.68          |
| Landscaping    | 46,297.87 | 1.00 | 46,000.00 | 1,297.87          |
| Utilities      | 22,233.68 | 0.24 | 26,916.40 | 4,682.72          |
| <b>Total</b>   |           |      |           | <b>148,345.09</b> |

Excavation in Impervious Areas = 0.981 A  
 Excavation in Other Areas = 0.981 A

**EXISTING AND PROPOSED SURFACE PONDING AT RETENTION PONDING**

| Area         | Proposed | Existing | Volume     |
|--------------|----------|----------|------------|
| 150.00       | 1458.61  | 270.00   | 0.0        |
| 151.00       | 2161.88  | 1800.00  | 1.0        |
| 152.00       | 2916.12  | 2520.00  | 1.0        |
| 153.00       | 3741.31  | 3270.00  | 1.0        |
| 154.00       | 4637.44  | 4020.00  | 1.0        |
| <b>Total</b> |          |          | <b>3.0</b> |

**PROPOSED GRADING, DRAINAGE & LANDSCAPING PLAN**

ADDITION TO WHEATON CHINESE ALLIANCE CHURCH  
 1748 SOUTH BLANCHARD STREET, WHEATON, ILLINOIS



5018 BUSSE HARBORWAY  
 PARK RIDGE, IL 60064  
 PH: 847-629-2300  
 FAX: 847-629-2300  
 www.bonoconsulting.com

| PROJECT STAFF   | ISSUE   | REVISIONS | DATE     |
|-----------------|---------|-----------|----------|
| PROJECT MANAGER | REVISED | 1         | 06/12/10 |
| DESIGNER        | REVISED | 1         | 06/12/10 |
| CHECKER         | REVISED | 1         | 06/12/10 |
| APPROVER        | REVISED | 1         | 06/12/10 |

**C-3**

PROJECT NO. 1010-0000  
 SHEET NO. 1 OF 2  
 DATE: 06/12/10

