

ORDINANCE NO. F-1878

AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP FOR THE PROPERTY COMMONLY KNOWN AS 422 NORTH PROSPECT STREET – THE GREENHOUSE

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to rezone and reclassify the subject property in order to retain the existing structure for a one-story school building, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 422 North Prospect Street ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on July 14, 2015 to consider the requested zoning amendment; and the Board has recommended approval of the rezoning.

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, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following described property from the C-1 Local Business District Zoning classification and adding and including the subject property in the I-1 Institutional District Zoning classification:

LOT 1 IN DUPAGE COUNTY BOARD OF HEALTH PLAT OF CONSOLIDATION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R88-106713 IN THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-115-019

The subject property is commonly known as 422 North Prospect Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, the rezoning is granted, in full compliance with the following plans: "422 North Prospect Street - Preliminary Floor Plan" prepared by Tom Spacek, Wheaton, IL, dated February 2015, "Signage Exhibit for Zoning" prepared by Church Building Architects, Wheaton, IL dated May 22, 2015 and "Signage Plan" prepared by Webster, McGrath and Ahlberg, Wheaton, IL dated May 28, 2015, subject to the following condition:

1. The applicant shall construct a trash enclosure for the refuse containers that will be stored outside.

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:



Roll Call Vote:

Ayes: Councilman Saline
Councilman Scalzo
Councilman Sues
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously

Passed: August 3, 2015
Published: August 4, 2015

422 North Prospect Street

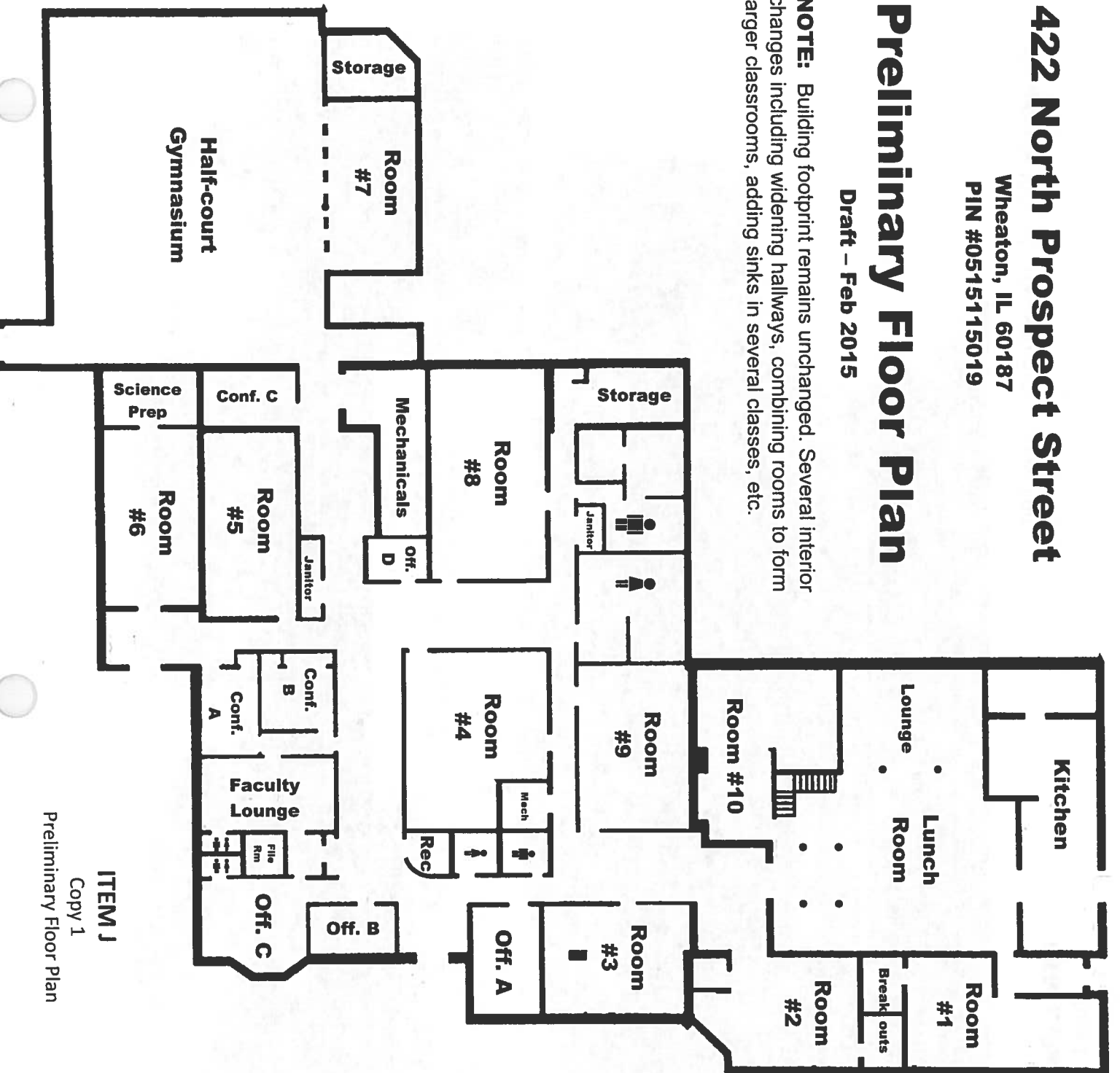
Wheaton, IL 60187

PIN #0515115019

Preliminary Floor Plan

Draft - Feb 2015

NOTE: Building footprint remains unchanged. Several interior changes including widening hallways, combining rooms to form larger classrooms, adding sinks in several classes, etc.



Possible Classroom Assignments

- Room 1 HS History, HS Econ
- Room 2 HS Science, HS Health
- Room 3 EP Writing, Lit Circles
- Room 4 GS/MS School Art
- Room 5 EP Languages, Logic
- Room 6 GS/MS Science
- Room 7 GS/MS Performing Arts
- Room 8 GS/MS History & Lit
- Room 9 EP Studio art
- Room 10 HS Literature
- Conference A EP Languages
- Conference B Study Hall
- Conference C HS Lounge
- Lunch Room Lunch, Improv
- Lounge EP Etiquette

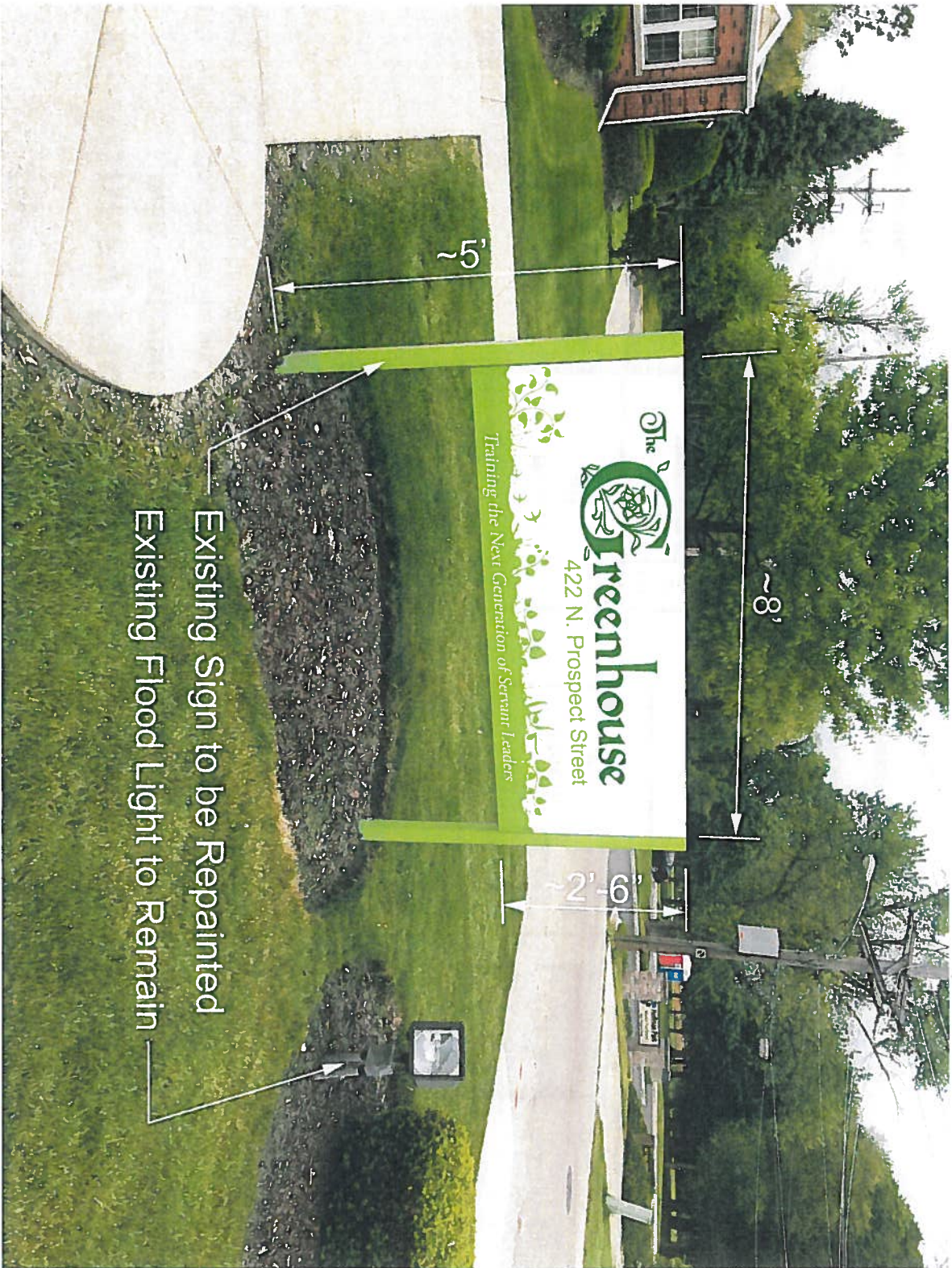
ITEM J

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Preliminary Floor Plan

HS=High School
 GS/MS=Grade School/Middle School
 EP=Elective Program

Prepared by Tom Space



Perspective View of Proposed Sign Renovation

Existing Sign to be Repainted
 Existing Flood Light to Remain

ITEM K (Part 2)

Copy 1
 Signage Plan

Signage Exhibit for Zoning

422 North Prospect Street
 Wheaton, Illinois 60187

The Greenhouse



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DATE: 22 May 2015
 PROJECT NO.:

SHEET:

EX01

