

ORDINANCE NO. O-2019-45

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AN ADDITION AND INTERIOR REMODEL TO HOLY CROSS LUTHERAN CHURCH ON PROPERTY COMMONLY KNOWN AS 802 E. GENEVA ROAD – HOLY CROSS LUTHERAN CHURCH**

**WHEREAS**, written application has been made requesting a special use permit to allow the construction, operation and maintenance of an addition and interior remodel to Holy Cross Lutheran Church, all on certain property legally described herein and commonly known as 802 E. Geneva Road, 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 August 27, 2019 to consider the special use permit request.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The following described property has been and continues to be zoned in the R-3 Residential District classification:

THE EAST 407.5 FEET OF THE WEST 657.5 FEET OF LOT 1 IN GAUGER’S ASSESSMENT PLAT NUMBER 2 OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1947 AS DOCUMENT 534620, IN DUPAGE COUNTY, ILLINOIS.

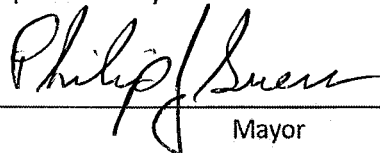
PIN: 05-09-209-002

The subject property is commonly known as 802 E. Geneva Road, Wheaton, IL 60187.

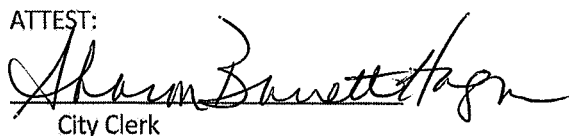
**Section 2:** Pursuant to the Findings of Fact made and determined by the City Council, a special use permit is granted to allow for the construction, operation and maintenance of an addition and interior remodel to Holy Cross Lutheran Church, in full compliance with the following plans: “Special Use Exhibit”, prepared by CEMCON, Ltd., Aurora, IL, dated June 13, 2019 and “Holy Cross Lutheran Church Elevations and Floor Plans”, prepared by Faith Environ Studio Architects, La Grange, IL, dated June 6, 2019, sheets 1-4.

**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: Councilwoman Fitch  
Mayor Pro Tem Rutledge  
Councilman Zaruba  
Councilman Barbier  
Councilwoman Bray-Parker

Nays: None

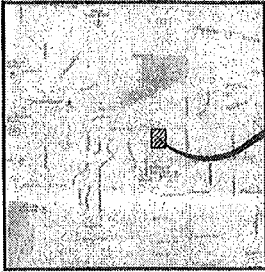
Absent: Mayor Suess  
Councilwoman Robbins

Motion Carried Unanimously

Passed: September 16, 2019  
Published: September 17, 2019

# SPECIAL USE EXHIBIT

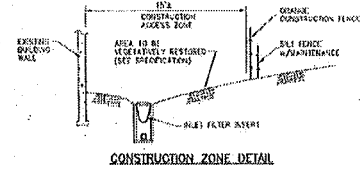
**HOLY CROSS LUTHERAN CHURCH**  
**802 E. GENEVA ROAD**  
**WHEATON, IL**



**VICINITY MAP**

**BENCH MARKS**

- BROWNIE ROAD (RD#20) AT BASE OF TRAFFIC SIGNAL AT THE SOUTHWEST CORNER OF GENEVA ROAD AND PRESIDENT STREET. ELEV. = TABLE (RD#20 1929)
  - SOUTHWEST BOLT OF THE MONUMENT AT THE NORTHEAST CORNER OF HOLY CROSS LUTHERAN CHURCH ON THE SOUTH SIDE OF GENEVA ROAD. ELEV. = TABLE (RD#20 1929)
  - OPERATING BOLT OF THE MONUMENT AT THE NORTHEAST CORNER OF HOLY CROSS LUTHERAN CHURCH ON THE SOUTH SIDE OF GENEVA ROAD. ELEV. = TABLE (RD#20 1929)
- NAVD 1983 - RD#20 1929 = 0.35



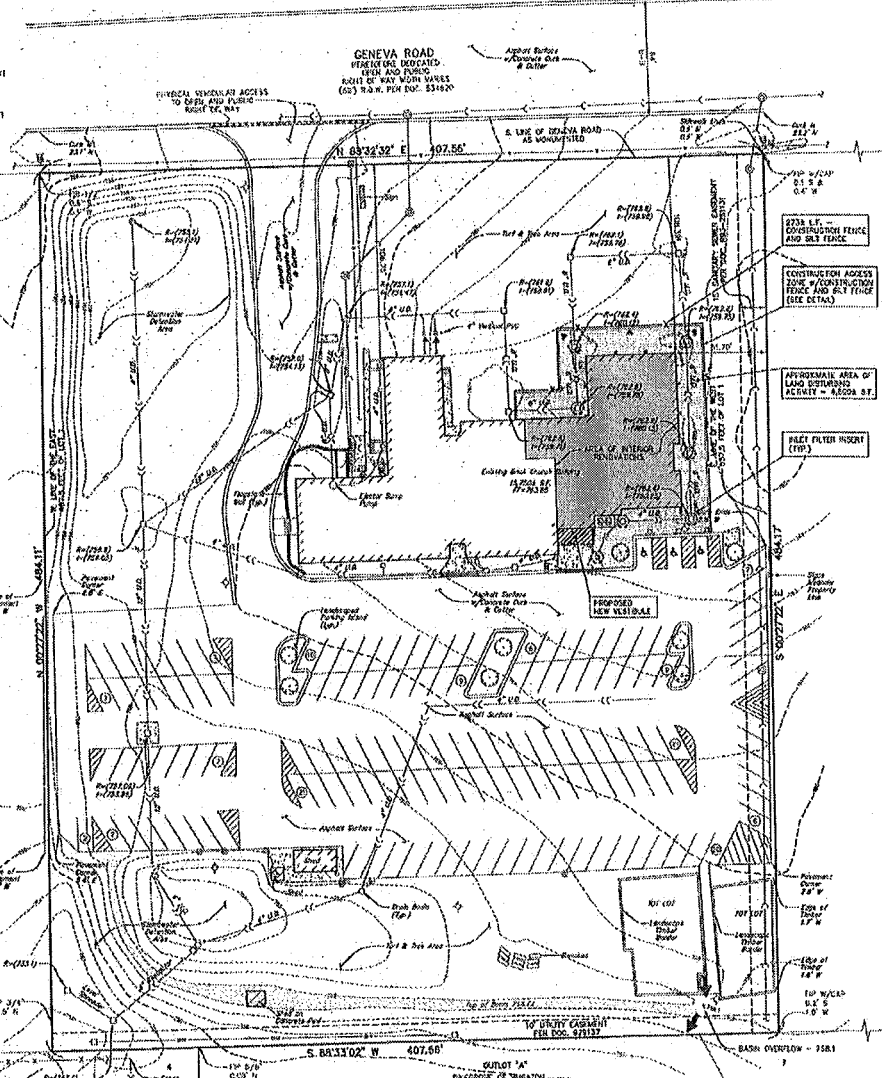
**CONSTRUCTION ZONE DETAIL**

30 15 0 30  
 SCALE: 1" = 30 FEET

**SEDIMENT AND EROSION CONTROL DURING CONSTRUCTION**

**STANDARDS:**  
 THE FOLLOWING PUBLICATIONS WILL BE USED AS A GUIDE FOR THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROL:  
 KANSAS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (SEMP)  
 PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENT CONTROL IN KANSAS (OCT. 1993)  
 URBAN COMMITTEE OF THE ASSOCIATION OF KANSAS SOIL AND WATER CONSERVATION DISTRICTS, PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN KANSAS (JAN. 1988)

- REQUIREMENTS:**
- SEDIMENT AND EROSION CONTROL STRUCTURES ON THE PLANS SHALL BE FUNCTIONAL BEFORE ANY EXCAVATION OR DISTURBANCE OF NATURAL LAND IS OTHERWISE DISTURBED ON THE SITE.
  - STOCKPILES OF EARTH MATERIAL WILL BE PLACED AT LOCATIONS AS INDICATED ON THE PLANS. A SILT FENCE WILL BE INSTALLED AT THE BASE OF THE STOCKPILE WHERE NECESSARY. STOCKPILES OF SOIL SHALL NOT BE LOCATED IN SPECIAL MANAGEMENT AREAS.
  - STORM RUNOFF VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF TEMPORARILY INCREASE CAUSED BY CONSTRUCTION WORK SHALL BE MEASURED TO PROTECT ADJACENT PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM SHALL BE MINIMIZED.
  - STORM SEWER INLETS SHALL BE PROTECTED BY LIDED DEBRIS SCREENS FOLLOWING INSTALLATION.
  - WATER FLOWING ON OTHERWISE UNOCCUPIED FROM THE SITE DURING CONSTRUCTION OPERATIONS WILL BE DRAINAGE.
  - ALL CONTROL STRUCTURES NECESSARY FOR PROTECT ADJACENT PROPERTIES THROUGH THE PERIOD OF LAND DISTURBANCE, WITH PERMANENT EROSION CONTROL, IS OPERATIONAL.
  - IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, IT'S SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.



**LAND USE ANALYSIS**

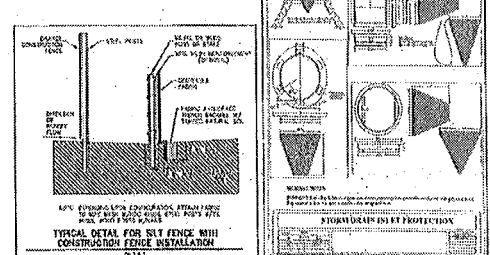
EXISTING AREA OF SITE	4.3274 ACRES
EXISTING IMPERVIOUS SURFACES	1.878 ACRES
PROPOSED IMPERVIOUS SURFACES	1.874 ACRES
EXISTING PERVIOUS SURFACES	2.458 ACRES
PARKING SPACES PROVIDED (RD#19)	144
PARKING SPACES REQUIRED (FOR SEATING CAPACITY OF 233 @ 0.94/SEAT)	94

**LANDSCAPE ESTIMATION**  
 UPON COMPLETION OF THE BUILDING RESTORATION PROJECT, THE CONSTRUCTION ACCESS ZONE AND AREAS SURROUNDING BY CONSTRUCTION SERVICES SHALL BE THE GRADES, TERRACE APPLIED NECESSARY AND THE AREAS BE COVERED BY TERRACE WITH SECTION 22.2 OF THE ROAD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION ADOPTED APRIL 3, 2005.

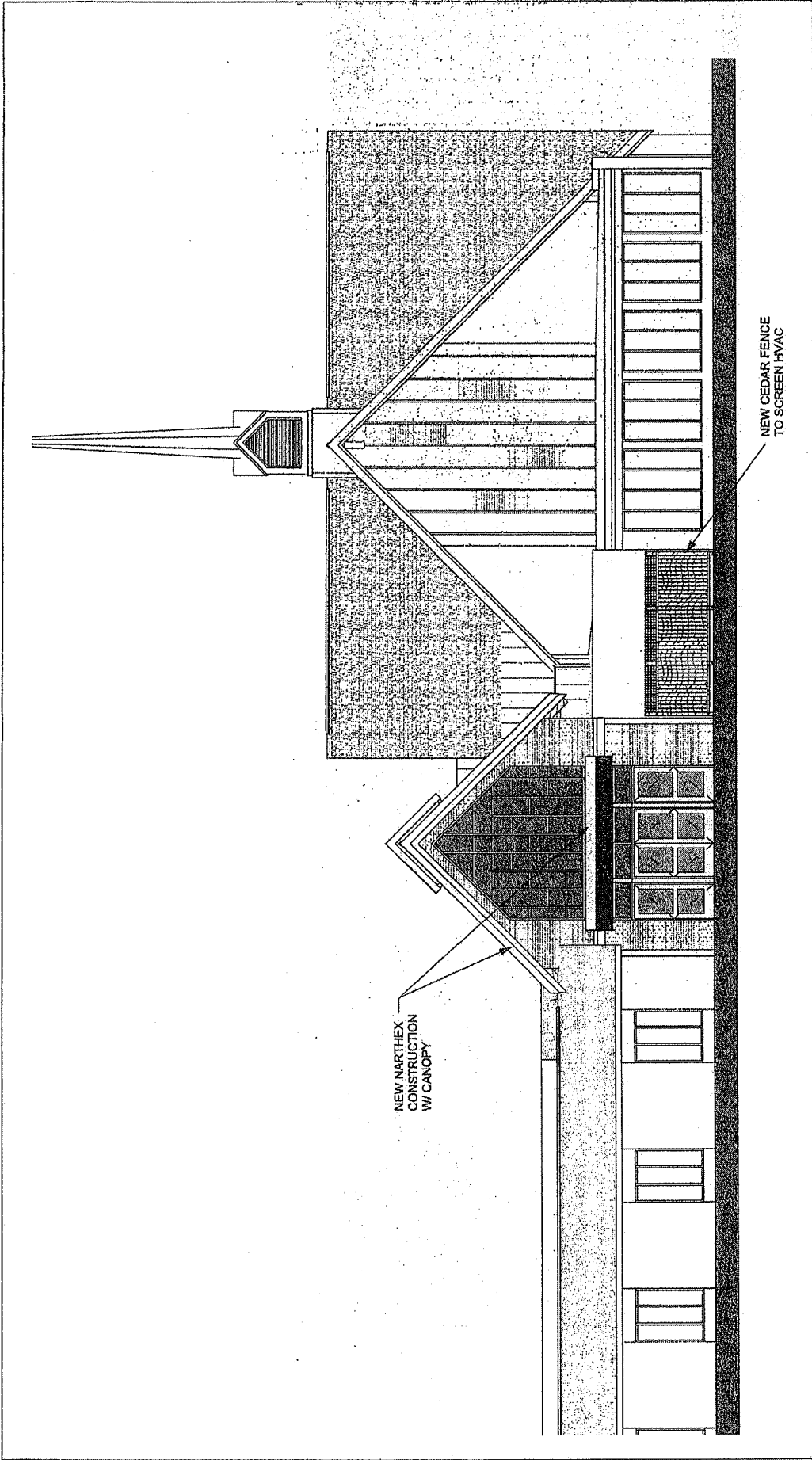
**LINE/SYMBOL/ABBREVIATION LEGEND**

———	BOUNDARY LINES	○	GAS REGULATOR
---	ADJACENT PROPERTY OR R.O.W. LINE	□	GAS VALVE
---	EASEMENT LINES	□	GAS METER POST
---	OVERHEAD WIRE	○	SILET
---	UNDERGROUND GAS LINE	○	LIGHT STANDARD
---	UNDERGROUND STORM LINE	□	LANDSCAPE LIGHT
---	UNDERGROUND SANITARY LINE	□	MANHOLE
---	UNDERGROUND WATER LINE	□	SANITARY MANHOLE
---	FENCE	○	STORM MANHOLE
○	AIR CONDITIONER	○	SIEN
○	DATCH BASH	○	UTILITY POLE
○	DEAN	---	CHY WARD
○	ELECTRIC METER	○	WATER VALVE
○	ELECTRIC PEDESTAL	□	CONCRETE SURFACE
○	ELECTRIC TRANSFORMER	---	ROB
○	FIRE HYDRANT	---	FRONT OF WAY
○	GAS MANHOLE	---	BACK-TO-BACK
○	GAS METER	---	UNDERDRAIN
---	APPROXIMATE AREA OF LAND DISTURBANCE ACTIVITY	---	ODD/OUS TREE
---	AREA OF INTERIOR RENOVATIONS	---	DEPRESSED CURB
		---	WILEY FILTER INSERT

**PROFESSIONAL ENGINEER'S CERTIFICATION**  
 STATE OF ILLINOIS) SS  
 COUNTY OF COVING) SS  
 I, RANDALL W. BIRD, A LICENSED PROFESSIONAL ENGINEER AS ABOVE, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF THE HOLY CROSS LUTHERAN CHURCH BY CEMCON, LTD. UNDER MY PERSONAL SUPERVISION, THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS PART OF THE DESIGN AND CONSTRUCTION OF THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.  
 DATED THIS 07 DAY OF DECEMBER, 2011.  
 RANDALL W. BIRD, LICENSED PROFESSIONAL ENGINEER  
 LICENSE NUMBER: 128477, EXPIRES: APRIL 30, 2017  
 PROJECT NUMBER: FRY LINDSEY NUMBER 11-118-0000  
 I HAVE REVIEWED THIS DOCUMENT BEING THE ORIGINAL DRAWINGS AND INTERPRETED SEAL OF THE DESIGN PROFESSIONAL ENGINEER. IT IS NOT A VALID TECHNICAL SUBMISSION.



**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2320 White Oak Circle, Suite 100 Acorn, Illinois  
 (630) 845-8474 FAX: (630) 845-2109 FAX: (630) 845-2199  
 www.cemcon.com  
 Dwg. NO. 382508 FILE NAME: SPECIAL USE  
 DRAWN BY: LAC. TLD. BY: JFH. NO. 092314  
 COMPLETION DATE: 04-13-10 XJO NO. 156-036  
 2012.01.01.2012.04.01.01.01.01.01.01.01.01



NEW NARTHEX  
CONSTRUCTION  
W/ CANOPY

NEW CEDAR FENCE  
TO SCREEN HVAC

**SOUTH EXTERIOR ELEVATION**

June 6, 2019

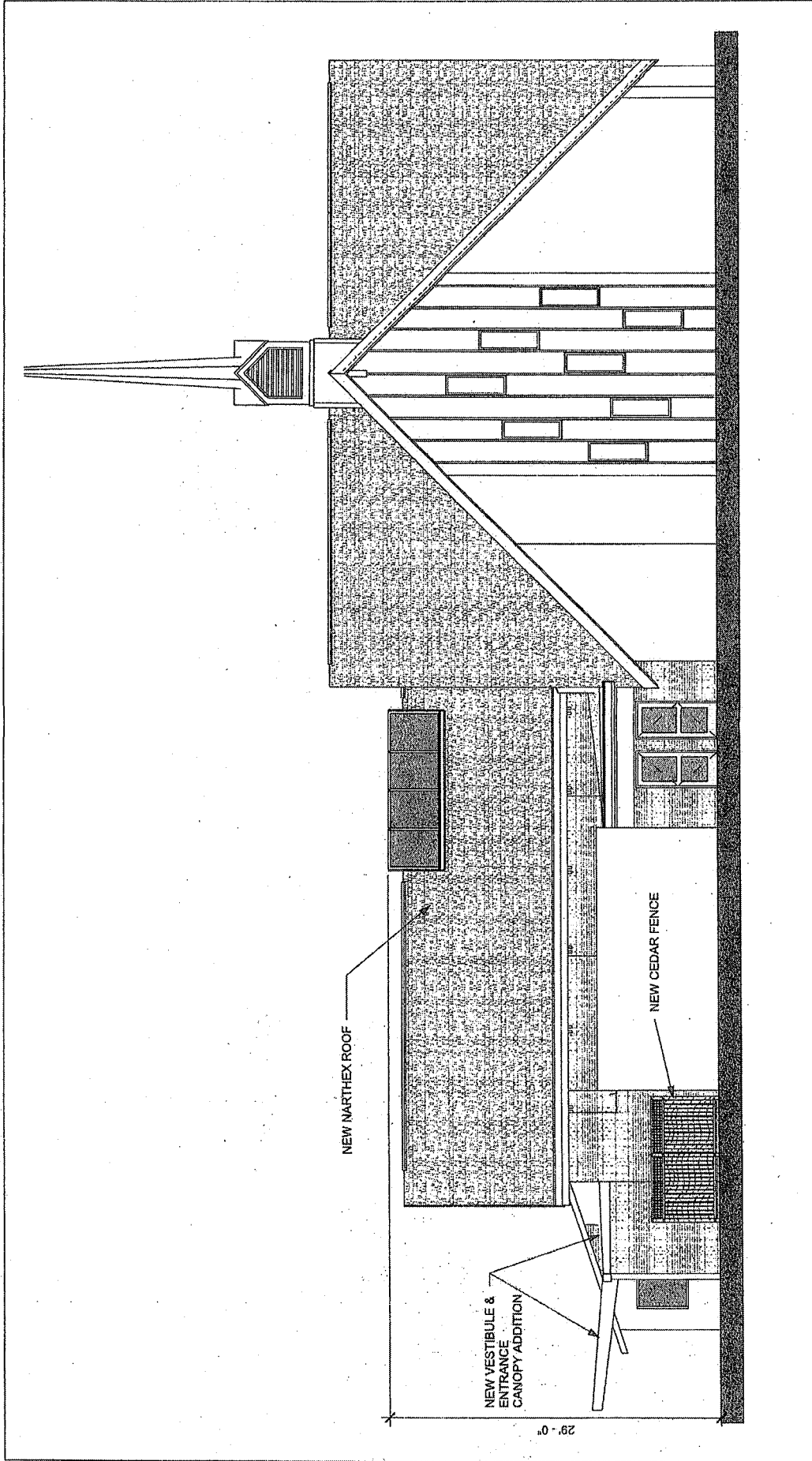
Scale: 1/8" = 1'-0"

**Holy Cross Lutheran Church**  
802 East Geneva Road  
Wheaton, IL 60187

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**FAITH ENVIRON STUDIO ARCHITECTS**  
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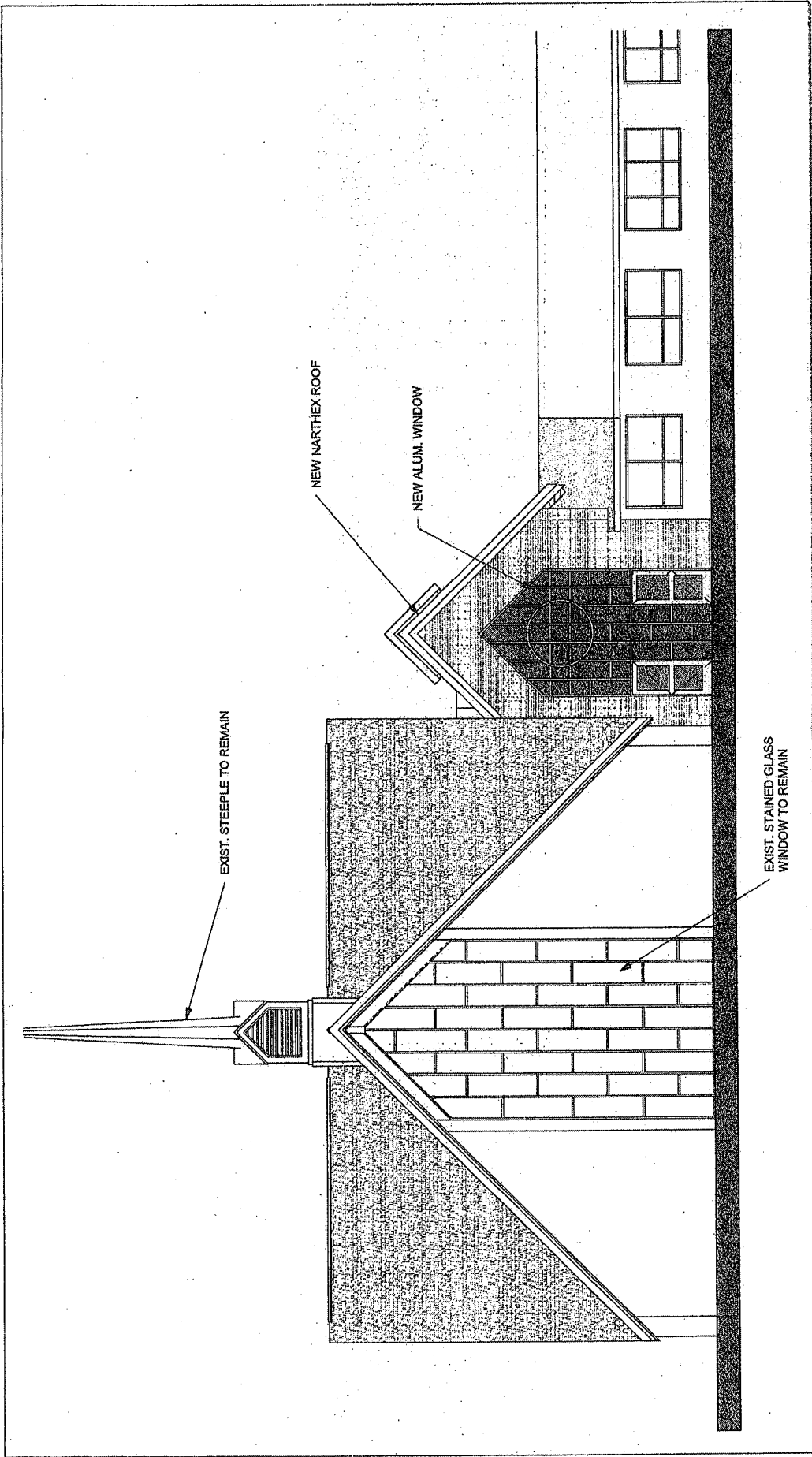
**EAST EXTERIOR ELEVATION**

June 6, 2019

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

**Holy Cross Lutheran Church**  
 802 East Geneva Road  
 Wheaton, IL 60187

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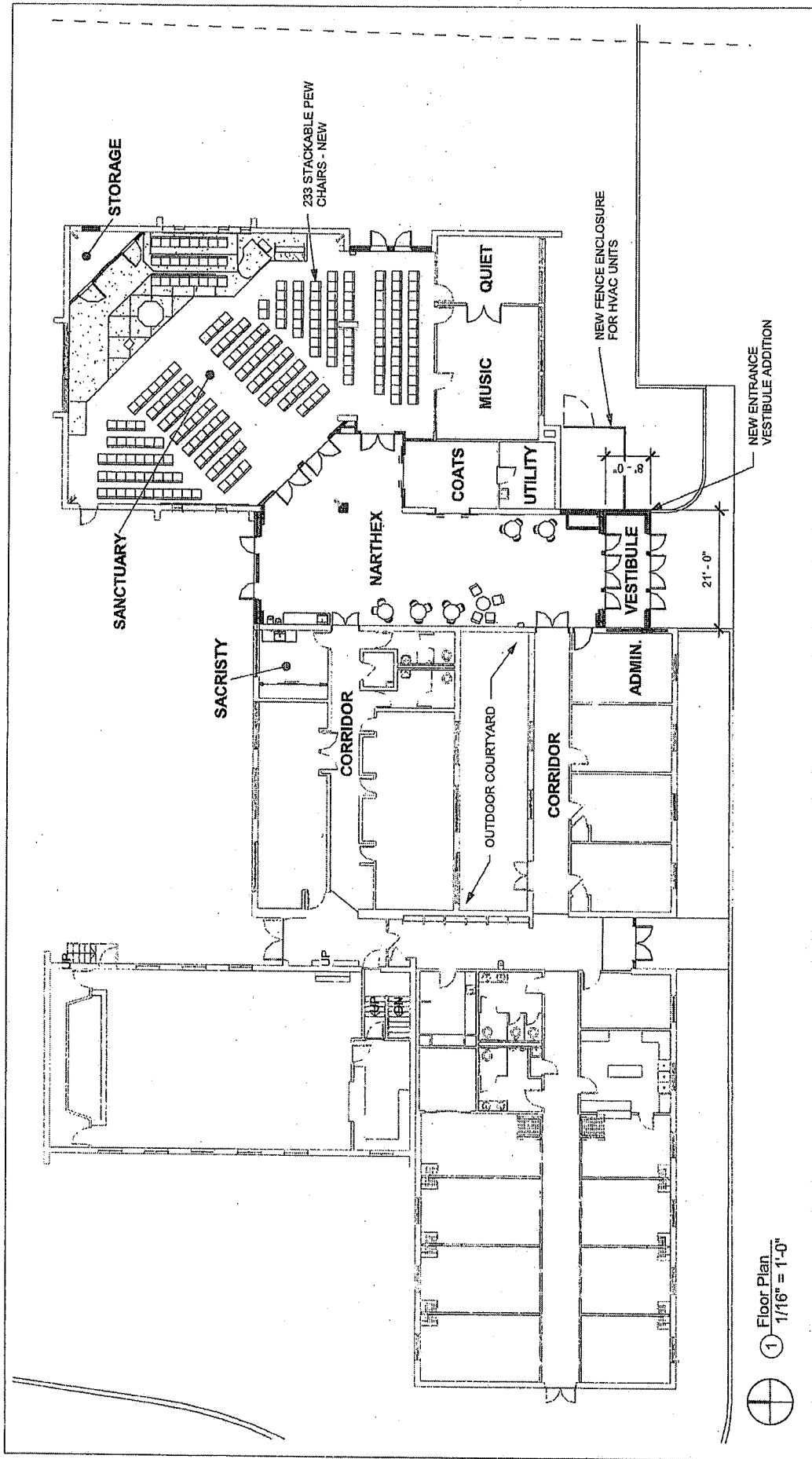
**Holy Cross Lutheran Church**  
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 Wheaton, IL 60187  
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**NORTH EXTERIOR ELEVATION**

June 6, 2019  
 Scale: 1/8" = 1'-0"

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 847.722.0944  
 diasch@faithenvron.com





1 Floor Plan  
1/16" = 1'-0"

**Holy Cross Lutheran Church**  
802 East Geneva Road  
Wheaton, IL 60187  
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**FLOOR PLAN**  
June 6, 2019  
Scale: 1/16" = 1'-0"

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