

ORDINANCE NO. O-2020-32

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3615, E-3906, F-0324 AND F-0458,
"AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT -
COLLEGE CHURCH"**

WHEREAS, on August 6, 1990, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3615, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT - COLLEGE CHURCH" ("Original Ordinance"), which authorized the rezoning of certain property and the issuance of a special use permit for a church sanctuary and parking lot; and

WHEREAS, on June 7, 1993, the City of Wheaton, Illinois, ("City"), enacted City Ordinance No. E-3906, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PARKING LOT EXPANSION ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE SOUTHWEST CORNER OF SEMINARY AND WASHINGTON STREETS-COLLEGE CHURCH" ("First Amended Ordinance"), which authorized the rezoning of certain property and the issuance of a special use permit to allow the construction of a 43 car parking space expansion to the existing upper level parking lot of College Church; and

WHEREAS, on March 1, 1999, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0324, "FOR THE CONSTRUCTION AND USE OF AN APPROXIMATE 53,000 SQUARE FOOT BUILDING FOR CHURCH, OFFICE AND GYMNASIUM PURPOSES AND ASSOCIATED PARKING – SOUTHWEST CORNER OF SEMINARY AVENUE AND WASHINGTON STREETS - COLLEGE CHURCH" ("Second Amended Ordinance"), which authorized the rezoning of certain property and the issuance of a special use permit to allow the construction of a 53,000 square-foot building for church, office and gymnasium purposes and associated parking; and

WHEREAS, on May 1, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0458, "FOR THE REZONING OF 314 E. SEMINARY AND AN AMENDMENT TO THE EXISTING SPECIAL USE PERMIT FOR COLLEGE CHURCH TO ALLOW THE CONSTRUCTION OF A STORMWATER MANAGEMENT FACILITY" ("Third Amended Ordinance"), which authorized the construction of a stormwater facility which would service the development currently under construction; and

WHEREAS, application has been made to amend the Original Ordinance and Amended Ordinances together with a request to rezone additional property from the C-4 Commercial Business District to the I-1 Institutional District with a special use permit for a Building Primarily Devoted to Religious Worship, on certain property legally described herein and commonly known as 303 E. Front Street, Wheaton, Illinois 60187; 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 25, 2020 and September 9, 2020 to consider the rezoning and special use request; and the Planning and Zoning Board has recommended approval of the request.

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-4 Commercial Business District zoning classification and

adding and including the subject property in the I-1 Institutional District zoning classification:

LOT 1 IN TOMS PRICE PLAT OF CONSOLIDATION OF LOTS 1, 2, 3, 4, 5 AND 6 IN THE TOWN OF WHEATON, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 2001 AS DOCUMENT R2001-182235 IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.

PIN: 05-16-305-014

The subject property is commonly known as 303 E. Front Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, rezoning of the subject property from the C-4 Commercial Business District to the I-1 Institutional District with a special use permit for a Building Primarily Devoted to Religious Worship in full compliance with the site plan, floor plans and exterior elevations intitled "Re-Zoning and Permit Process - The Crossings Building for College Church" prepared by Healy, Bender and Associates, Naperville, IL, sheets A1 - A5 (attached herein as Exhibit "A"), subject to the following conditions:

1. The afternoon queuing plan shall be followed for morning drop off should queuing begin to occur for Clapham School (attached herein as Exhibit "B").
2. Toms Price shall be allowed to continue to occupy the eastern portion of the building as a furniture store until December 31, 2021.

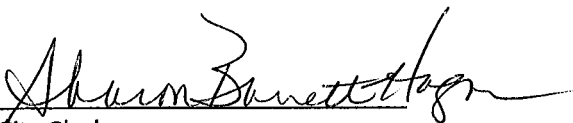
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

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| Ayes: | Councilwoman Fitch Mayor Sues Councilwoman Robbins Councilman Rutledge Councilman Zaruba Councilman Barbier Councilwoman Bray-Parker |
|-------|--|

| | |
|-------|------|
| Nays: | None |
|-------|------|

Absent: None

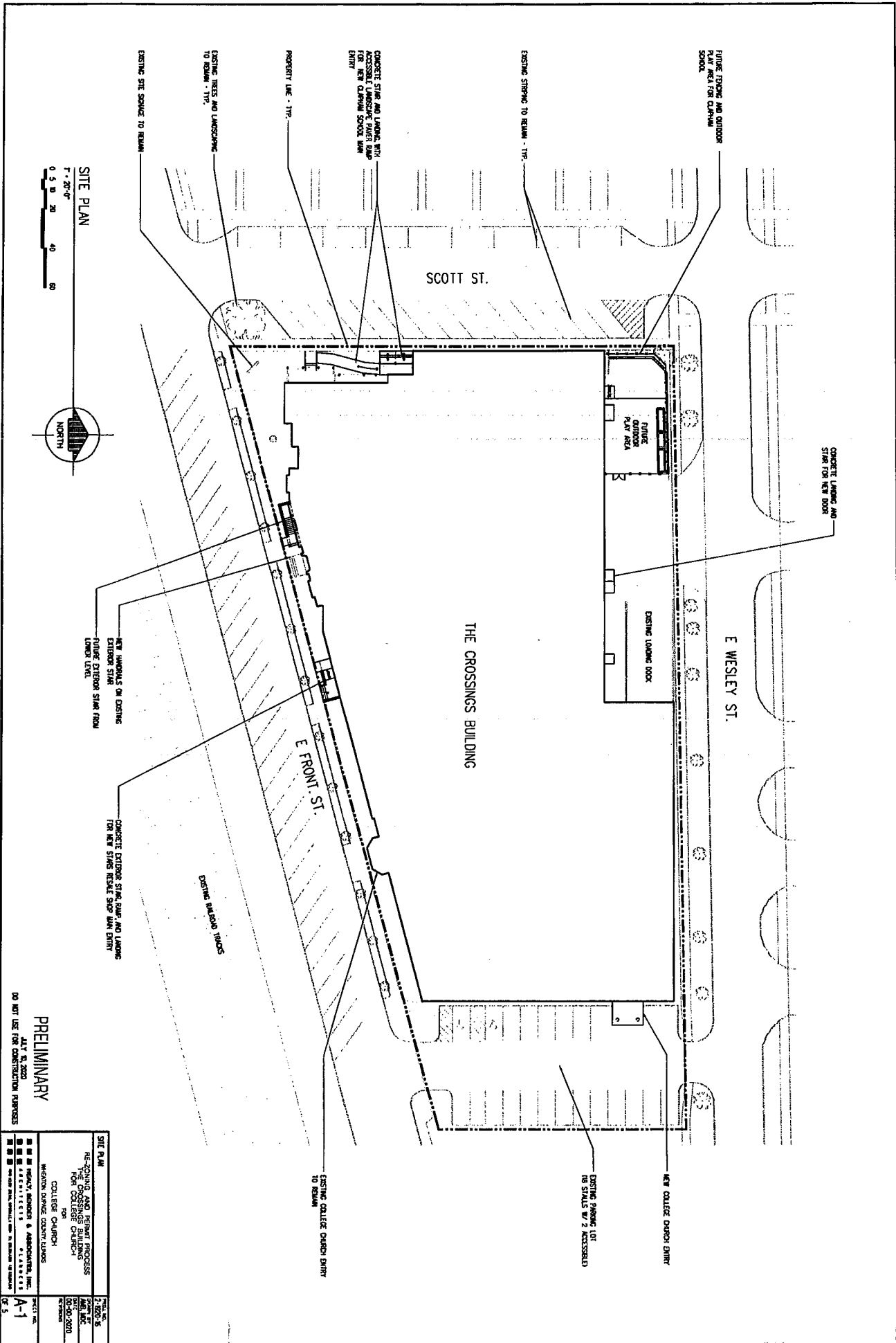
Motion Carried Unanimously

Passed: September 21, 2020

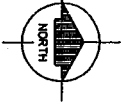
Published: September 22, 2020



Exhibit "A"



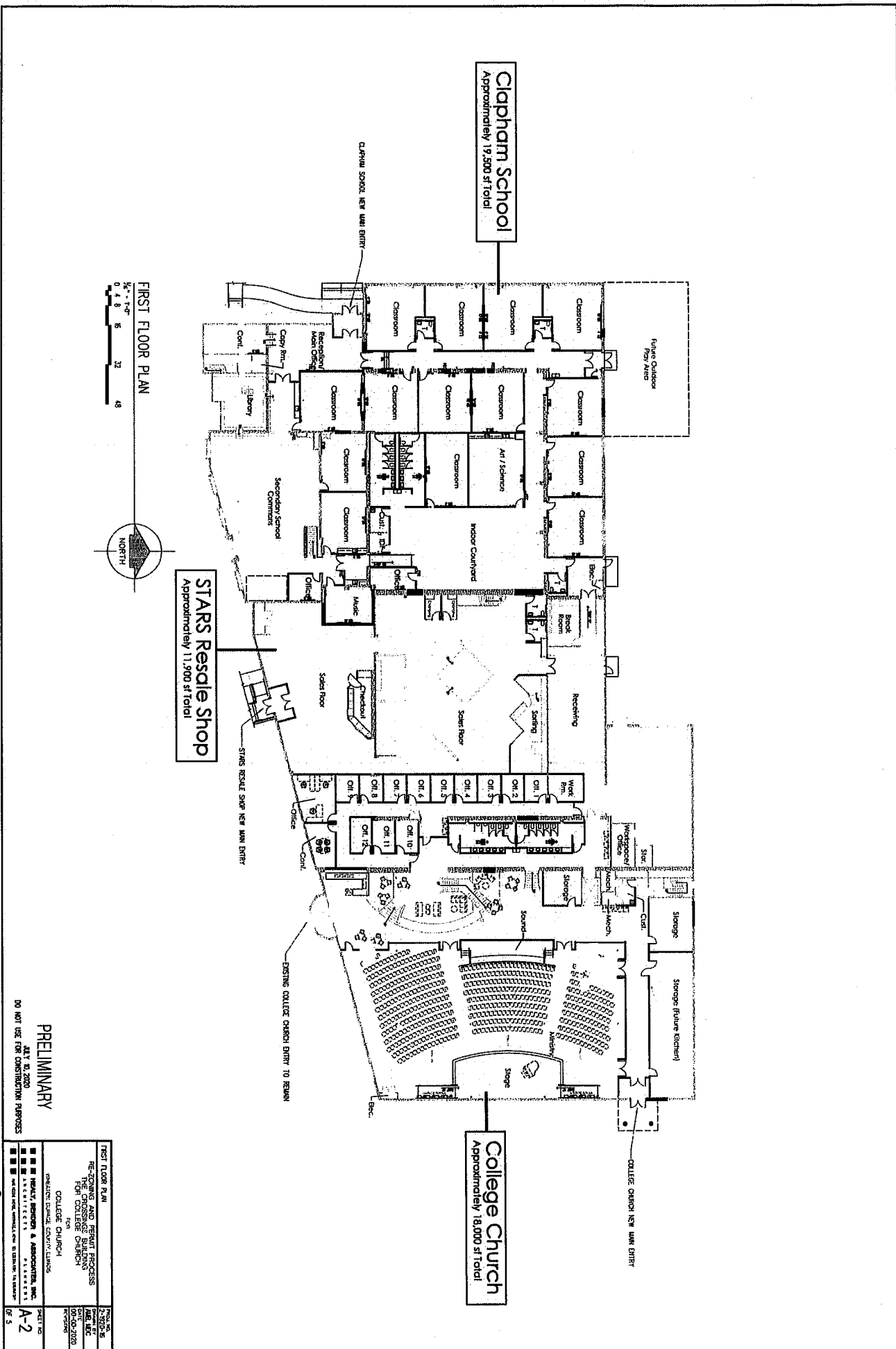
SITE PLAN
 1" = 20'-0"
 0 5 10 20 40 60



PRELIMINARY
 MAY 10, 2020
 DO NOT USE FOR CONSTRUCTION PURPOSES

| | |
|--|--|
| SITE PLAN RE-ZONING AND PERMIT PROCESS THE CROSSINGS BUILDING FOR THE COLLEGE CHURCH WESLEYAN COLLEGE CHURCH & ASSOCIATES, INC. FOR WESLEYAN COLLEGE CHURCH | DATE 2/20/20 DRAWN BY JAC/ML CHECKED BY JAC/ML SCALE AS SHOWN |
|--|--|

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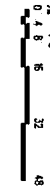


Clapham School
Approximately 19,500 sf Total

STARS Resale Shop
Approximately 11,200 sf Total

College Church
Approximately 18,000 sf Total

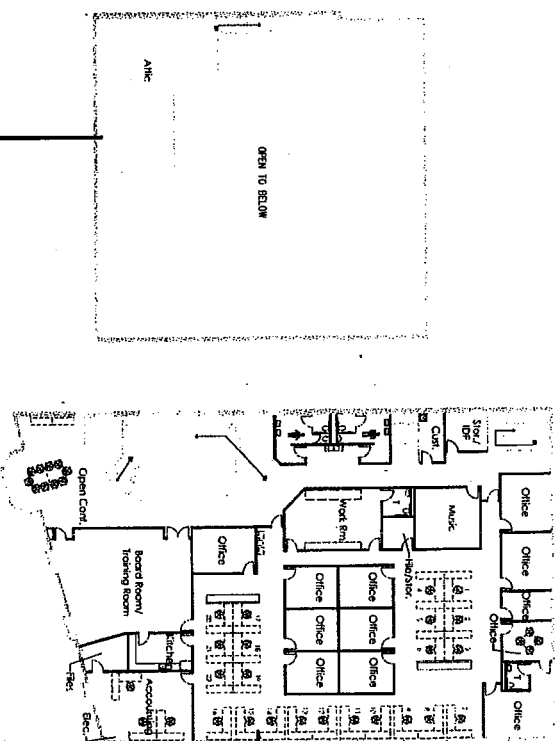
FIRST FLOOR PLAN



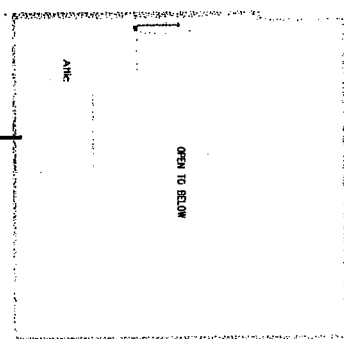
PRELIMINARY
JULY 23, 2020
DO NOT USE FOR CONSTRUCTION PURPOSES

| | |
|--------------|---|
| PROJECT NAME | RE-ZONING AND PERMIT PROCESS FOR THE CROSSING BUILDING FOR COLLEGE CHURCH |
| CLIENT | COLLEGE CHURCH |
| DESIGNER | HEALY, HENNER & ASSOCIATES, INC. |
| DATE | 06-02-2020 |
| PROJECT NO. | A-2 |
| SHEET NO. | 5 |

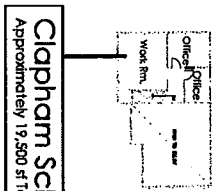
COPYRIGHT © 2020 HEALY, HENNER & ASSOCIATES, INC.



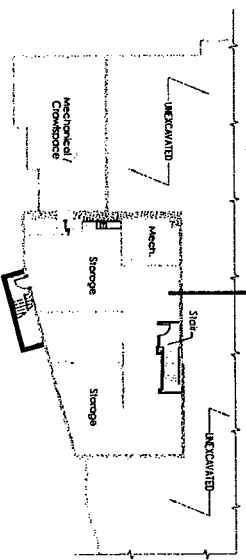
College Church
Approximately 18,000 sf Total



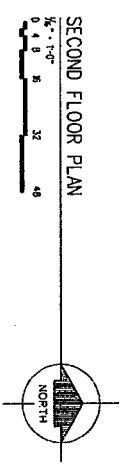
STARS Resale Shop
Approximately 11,900 sf Total



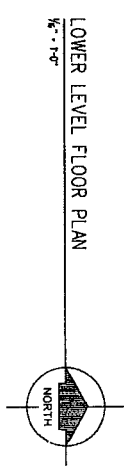
Clapham School
Approximately 19,500 sf Total



Clapham School
Approximately 19,500 sf Total



SECOND FLOOR PLAN
1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"

DO NOT USE FOR CONSTRUCTION PURPOSES

PRELIMINARY

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|--|-------------------------|---|
| SECOND FLOOR AND LOWER LEVEL FLOOR PLANS | DATE: 11/2/20 | SCALE: AS SHOWN |
| RE-DOING AND REPAIR PROCESS FOR COLLEGE CHURCH | PROJECT: COLLEGE CHURCH | CLIENT: HEALTHY SERVICES & ASSOCIATES, INC. |
| DESIGNED BY: HEALTHY SERVICES & ASSOCIATES, INC. | DATE: 11/2/20 | PROJECT NO: A-3 |
| PROJECT NO: A-3 | DATE: 11/2/20 | SCALE: AS SHOWN |

