

ORDINANCE NO. F-1764

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-1631, F-1706 AND F-1714, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL"

WHEREAS, on March 19, 2012, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1631 recorded on April 17, 2012, as Document No. R2012-049672, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL" ("Original Ordinance") which authorized a planned unit development for a mixed-use development on the former Hubble Middle School property located at 603 South Main Street and the Wheaton Park District property located at 600 South Main Street, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"); and

WHEREAS, on April 1, 2013, the City of Wheaton, Illinois, ("City") enacted City Ordinance No. F-1706 recorded on April 5, 2013, as Document No. R2013-050034, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-1631, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL" ("First Amended Ordinance") which authorized a planned unit development amendment to allow the construction of a 136 space employee parking lot on Lot 6 in lieu of the previously approved office/ bank building with a drive-thru service lane; and

WHEREAS, on June 3, 2013, the City of Wheaton, Illinois, ("City") enacted City Ordinance No. F-1714 recorded on June 7, 2013, as Document No. R2013-082846, at the DuPage County Recorder of Deeds Office, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-1631 AND F-1706, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL" ("Second Amended Ordinance") which authorized a planned unit development amendment to allow the construction of a larger monument sign for Mariano's at the southeast corner of Main Street and the access drive; and

WHEREAS, following the enactment of the Original Ordinance and the First and Second Amended Ordinances, an application has been made to further amend the existing planned unit development to allow the construction of an additional monument sign for Mariano's at the southwest corner of the main parking lot facing Roosevelt Road; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 of the Wheaton Zoning Ordinance.

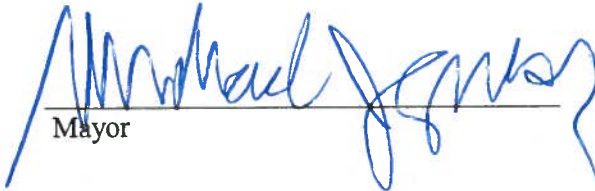
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact made and determined by the Wheaton City Council, the Original Ordinance and First and Second Amended Ordinances are hereby further amended to allow the construction of an additional monument sign for Mariano's in substantial compliance with the plan entitled "Mariano's" prepared by Doyle General Sign Contractors, Addison, IL, sheet 1-2, dated November 1, 2013 and November 13, 2013.

Section 2: In all other respects, the terms, conditions and provisions of the original and amended ordinances are ratified and remain in full force and effect.

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 Saline
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Prendiville
Councilman Rutledge

Nays: None

Absent: Councilman Suess

Motion Carried

Passed: February 18, 2014
Published: February 19, 2014

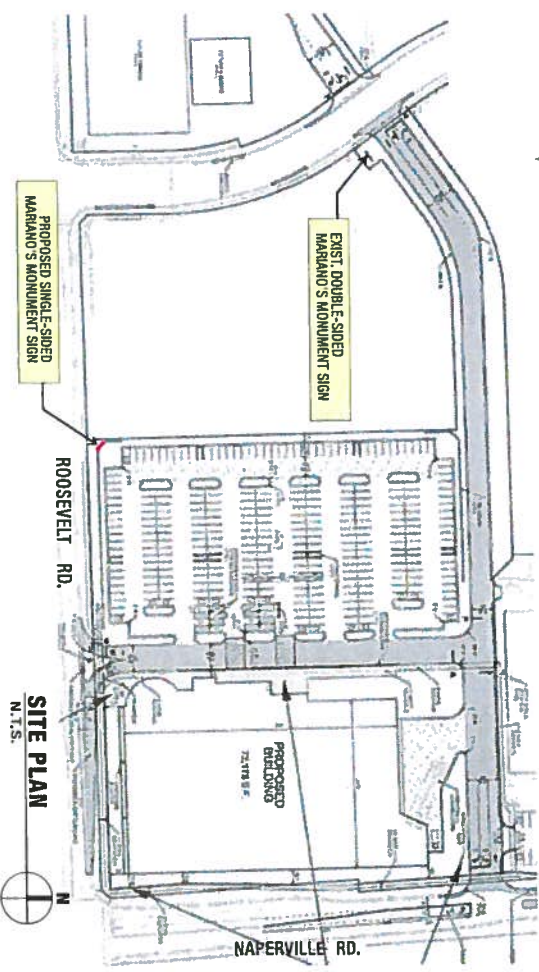
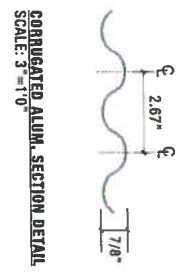
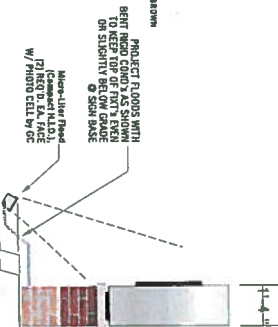
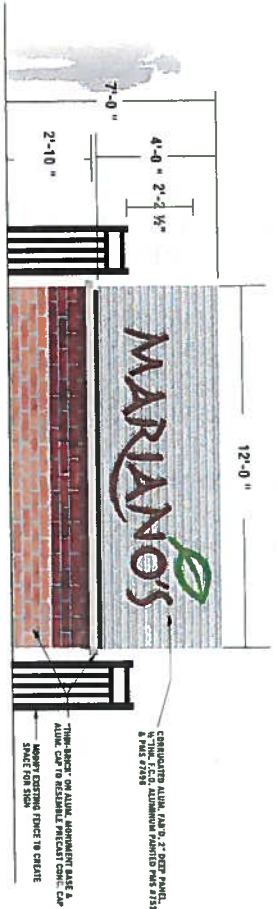
EXHIBIT "A"

LOTS 1-7 OF THE PLAT OF MARIANO'S RESUBDIVISION, PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 10, 2012 AS DOCUMENT NO. R2012-124927, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-338-020
05-16-330-003; -004; -023; -024; -025; -026; -027; -028; -029; -030; -033
05-16-337-016; -018; -020
05-16-334-018

The subject property is commonly known as 625 South Main Street, Wheaton, IL 60187.

NORTH ELEVATION - S/F Monument Sign
 ONE (1) REV'D. 1/4" = 1'-0"



DOYLE
 GENERAL SIGN CONTRACTORS
 222 INTERSTATE RD. NO. BOX 1088
 ADDISON, IL 60101
 630-444-4414
 FAX 630-444-4415

DATE	REVISION
11-14-13	PER TO NOTATIONS

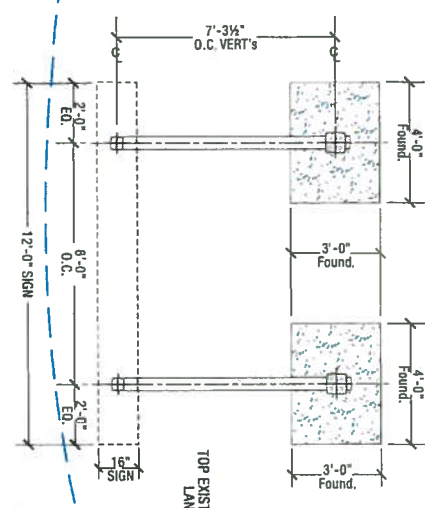
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DATE

CLIENT
 MARIANO'S

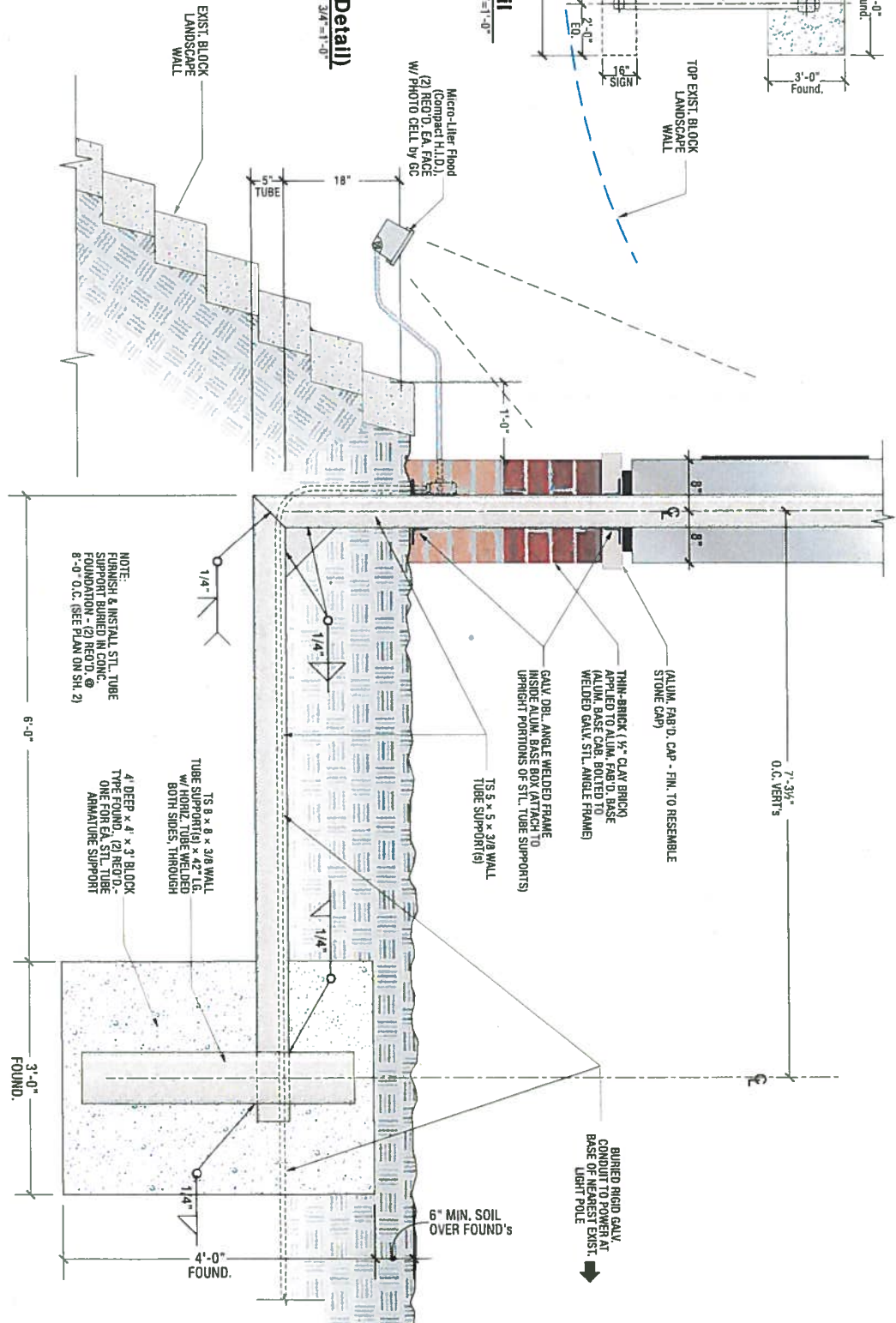
ADDRESS
 ROOSEVELT & NAPERVILLE RD'S
 WHEATON, IL

DESIGNER AT SALES TD
 SCALE: NOTED DATE: 11-01-13
 DRWG. NO. #13657 SHEET NO. 1 of 2



Plan Layout Struct. Detail
1/4" = 1'-0"

S/F Monument Sign (Side Detail)
3/4" = 1'-0"



DOYLE
GENERAL SIGN CONTRACTORS
238 INTERSTATE RD. P.O. BOX 1088
MORRISON, IL 60111
630-413-4400
FAX 630-413-4488

DATE	REVISION
11-14-13	PER TO NOTATIONS

CUSTOMER APPROVAL

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CLIENT
MARIANOS
ROOSEVELT & MAPERVILLE RD'S
WHEATON, IL

DESIGNER	AT - DF	SALES	TD
SCALE	NOTED	DATE:	11-13-13
DRWG. No.	#13857	SHEET No.	2 of 2

