

ORDINANCE NO. F-1881

AN ORDINANCE GRANTING SPECIAL USE PERMIT APPROVAL TO INSTALL AN ELECTRONIC MESSAGE BOARD SIGN IN FRONT OF THE QUEST BOOK STORE LOCATED AT 306 WEST GENEVA ROAD - THEOSOPHICAL SOCIETY

WHEREAS, written application has been made requesting special use permit approval to install an electronic message board sign in front of the Quest Book Store located at 306 West 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 11, 2015 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 Wheaton Planning and Zoning Board, special use permit approval is granted to allow an electronic message board sign in front of the Quest Book Store, in full compliance with the following plans: “Theosophical Society, 306 West Geneva Road - Site Plan and Elevations”, sheets 1-3, prepared by the Aurora Sign Company, Aurora, IL, dated January 29, 2015, on the following-described property:

PARCEL 1

LOT FOUR (4) IN BLOCK ONE (1) IN ARTHUR T. MCINTOSH & CO.’S GENEVA ROAD SUBDIVISION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9) TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

AND BEING THE SAME PROPERTY CONVEYED TO AMERICAN THEOSOPHICAL SOCIETY FROM CLIFTON D. BENSON BY WARRANTY DEED DATED NOVEMBER 30, 1925, AND RECORDED DECEMBER 23, 1925 IN INSTRUMENT NO. 217330.

PARCEL 2

LOTS TWO (2) AND THREE (3) IN BLOCK ONE (1) IN ARTHUR T. MCINTOSH & CO.’S GENEVA ROAD SUBDIVISION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9) TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

AND BEING THE SAME PROPERTY CONVEYED TO THE AMERICAN THEOSOPHICAL SOCIETY FROM CHARLES WESCHOKE AND HARRIET M. WESCHOKE BY DEED OF CONVEYANCE DATED APRIL 12, 1997, AND RECORDED MAY 10, 1927 IN INSTRUMENT NO. 23538.

PARCEL 3

LOT ONE (1) (EXCEPT THE WEST THREE HUNDRED (300) FEET) AND (EXCEPT THE NORTH SEVEN (7) FEET) IN BLOCK ONE (1) IN ARTHUR T. MCINTOSH & CO.’S GENEVA ROAD SUBDIVISION IN THE NORTHWEST QUARTER (NW1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 26, 1924, AS DOCUMENT 179449 IN DUPAGE COUNTY, ILLINOIS.

AND BEING THE SAME PROPERTY CONVEYED TO THE THEOSOPHICAL SOCIETY OF

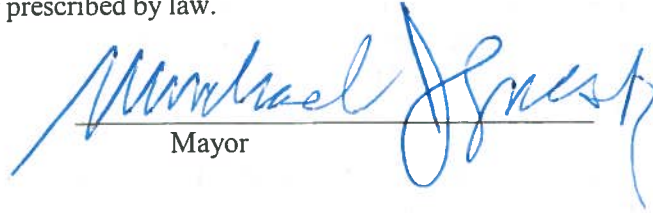
AMERICA FROM ALICE TAYLOR BY WARRANTY DEED DATED AUGUST 18, 1949, AND
RECORDED AUGUST 30, 1949 IN INSTRUMENT NO. 574676.

P.I.N. 05-09-101-004

The subject property is commonly known as 306 West Geneva Road, Wheaton, IL 60187.

Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: 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

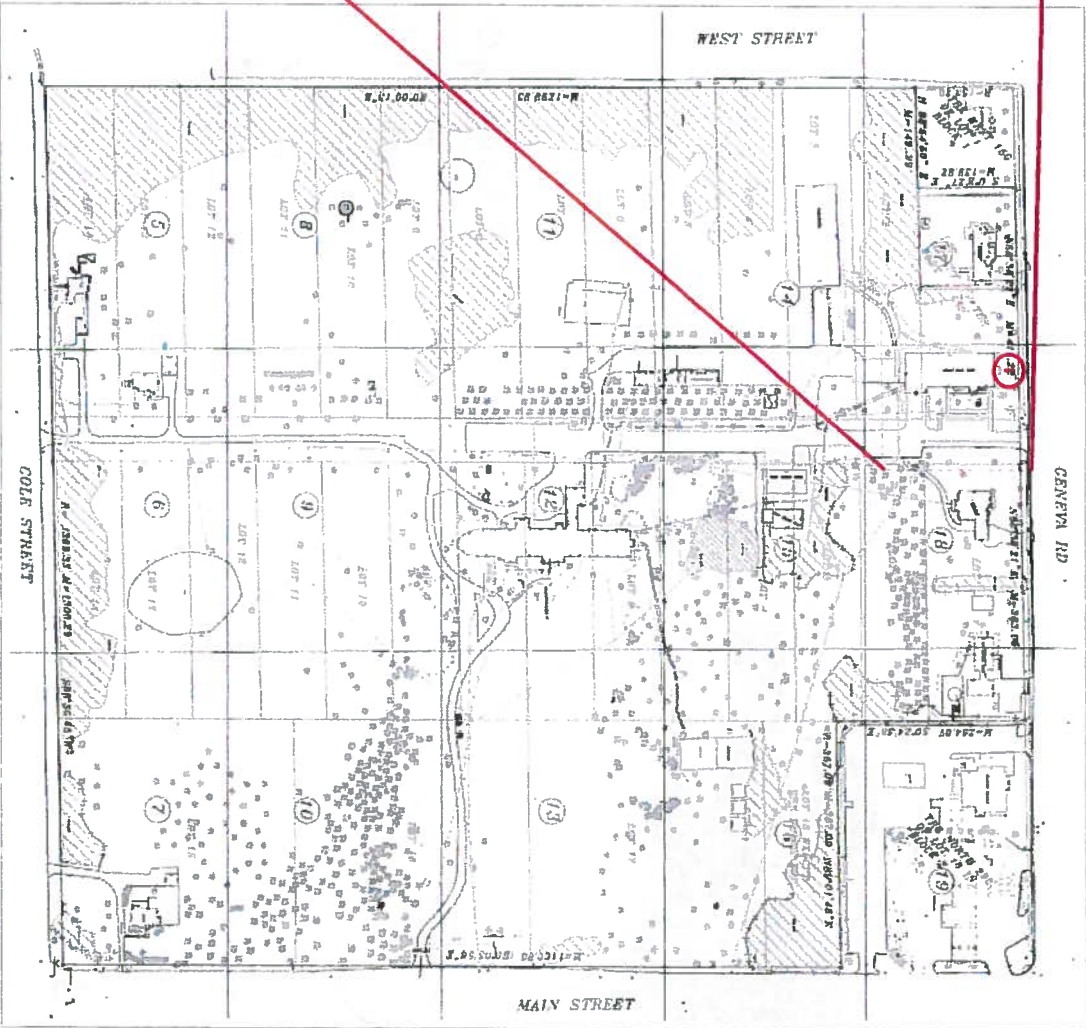
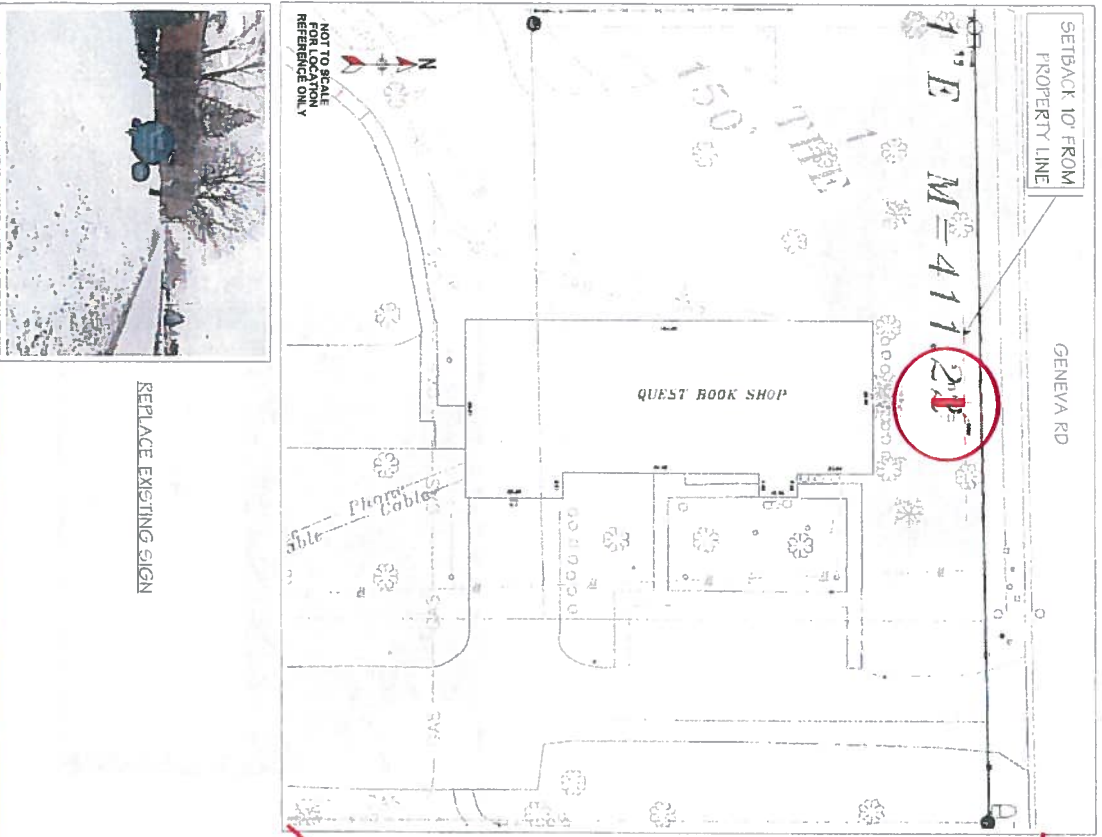
Ayes: Councilman Rutledge
Mayor Gresk
Councilman Scalzo
Councilman Prendiville

Nays: None

Absent: Councilwoman Fitch
Councilman Saline
Councilman Sues

Motion Carried Unanimously

Passed: August 17, 2015
Published: August 18, 2015



REPLACE EXISTING SIGN



1100 Route 34
Aurora, Illinois 60504
630 898 5900 office
630 898 6091 fax

Prepared For: THEOSOPHICAL SOCIETY
Address: 306 W GENEVA RD
City/State: WHEATON, IL

Date: 2/15/07
Sheet: 9
Design Date: 1/29/15

Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:

Submitted:
Checked:
Notes:

NOTE THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$300.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.



NOTE: THE EMC IS NEVER TO DISPLAY MOVING IMAGES. ALL IMAGES ARE TO BE STATIC.



SIGN TO BE UL LISTED

DOUBLE-FACED ILLUMINATED SIGN W/ EMC

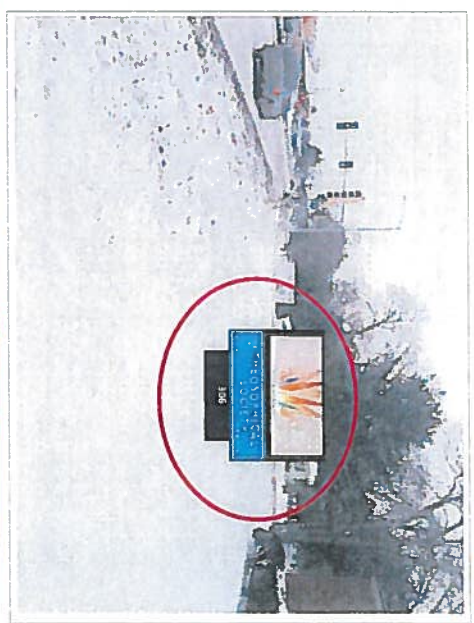
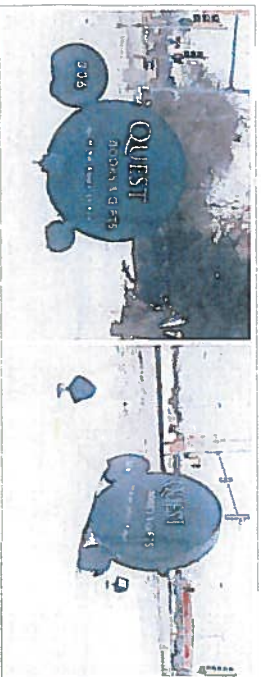
FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL.
 FACES TO BE WHITE ACRYLIC WITH COPY APPLIED FIRST SURFACE.
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
 WATCHFIRE EMC TO DISPLAY IGMM COLOR LEDS IN 54 X 126 MATRIX. SEE SCHED A.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 MASONRY TO BE FAUX BRICK.
 SCALE - 3/8" = 1'

INSTALLATION INSTRUCTIONS

REMOVE EXISTING SIGN AND DISPOSE.
 SET 6" X 1" STEEL PIPE IN CONCRETE FOOTING TO DEPTH OF 4'.
 SIGN TO BE PERPENDICULAR TO GENEVA RD.
 CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.
 MUST HAVE SEPARATE CONTROLLED CIRCUITS FOR SIGN AND FOR EMC.

SCHEDULE A

1. IGMM COLOR LED TO BE IN 54 X 126 MATRIX
2. 5" CHARACTERS TO DISPLAY APPROXIMATELY 20 PER LINE.
3. 100% SOLID STATE MODULAR DESIGN WITH VOLTAGE REGULATOR
4. THERMOSTATICALLY CONTROLLED COOLING FANS.
5. COMMUNICATION TO BE VIA RF MODEM.



Prepared For:	THEOSOPHICAL SOCIETY		Address:	306 W GENEVA RD		Rev 3:		Submitted:	
Location Name:			City/State:	WHEATON, IL		Rev 4:		Checked:	
1100 Route 34 Aurora, Illinois 60504 630 898 9900 office 630 898 6091 fax						Rev 5:		Name:	
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