

ORDINANCE NO. F-1934

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3508, F-0196, F-0467 AND ORDINANCE NO. F-1599, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SHOPPING CENTER AND OTHER USES -ON LOT 4 IN DANADA FARMS EAST UNIT 1 CARPENTER & COMPANY" -WHEATON TOWN SQUARE

WHEREAS, on September 5, 1989, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3508, recorded on October 3, 1989 as document No. R89-123940 and re-recorded on October 27, 1989 as document No. R89-135232 in the Office of the DuPage County Recorder, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SHOPPING CENTER AND OTHER USES -ON LOT 4 IN DANADA FARMS EAST UNIT 1 CARPENTER & COMPANY" ("Original Ordinance"), which authorized the issuance of a special use permit for a shopping center and certain other property adjacent thereto; and

WHEREAS, on December 15, 1997, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0196, recorded on January 6, 1998 as document No. R98-001764 in the Office of the DuPage County Recorder, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3508, 'AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SHOPPING CENTER AND OTHER USES -ON LOT 4 IN DANADA FARMS EAST UNIT 1 CARPENTER & COMPANY' -WHEATON TOWN SQUARE" (Amended Ordinance); and

WHEREAS, on June 5, 2000, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0467, recorded on July 5, 2000 as document No. R2000-101133 in the Office of the DuPage County Recorder, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3508 and F-0196, 'AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SHOPPING CENTER AND OTHER USES -ON LOT 4 IN DANADA FARMS EAST UNIT 1 CARPENTER & COMPANY' -WHEATON TOWN SQUARE" (Second Amended Ordinance); and

WHEREAS, on November 8, 2011, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1599, recorded on November 10, 2011 as document No. R2011-136531 in the Office of the DuPage County Recorder, "AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3508, F-0196, and F-0467 'AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SHOPPING CENTER AND OTHER USES -ON LOT 4 IN DANADA FARMS EAST UNIT 1 CARPENTER & COMPANY' -WHEATON TOWN SQUARE" (Third Amended Ordinance); and

WHEREAS, following the enactment of the Original Ordinance, Amended Ordinance, Second Amended Ordinance, and Third Amended Ordinance, an application has been made to amend the signage plans referenced in the Original Ordinance, Amended Ordinance, Second Amended Ordinance, and Third Amended Ordinance in order to construct new signs to replace the existing monument signs at the shopping center entrance on East Loop Road and at the corner of Blanchard and Naperville Road, and construct an additional sign on Naperville Road near at the start of the right turn lane into the center's main entrance; 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.

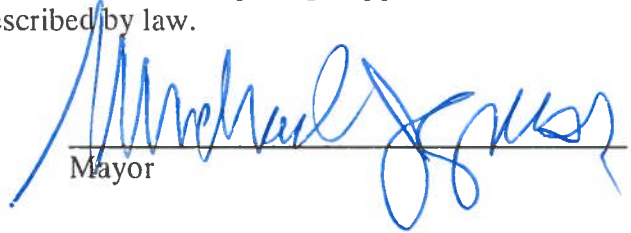
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original Ordinance, Amended Ordinance, Second Amended Ordinance, and Third Amended Ordinance is hereby approved to allow the construction of new signs to replace the existing monument signs at the shopping center entrance on East Loop Road and at the corner of Blanchard and Naperville Road, and to construct an additional sign on Naperville Road near at the start of the right turn lane into the center's main entrance in substantial compliance with the plans entitled "*Tenant Pylon Signage – Option 3*", prepared by FitzGerald Associates Architects, dated February 22, 2016, "*Option 3 – View*", prepared by FitzGerald Associates Architects, dated March 16, 2016, and "*Site Plan*" prepared by Tucker Development, dated February 16, 2016.

Section 2: In all other respects, the terms and provisions of the Original Ordinance, Amended Ordinance, Second Amended Ordinance, and Third Amended Ordinance are ratified and remain in full force and effect.

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

Section 4: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilman Suess
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gress
Councilman Saline
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

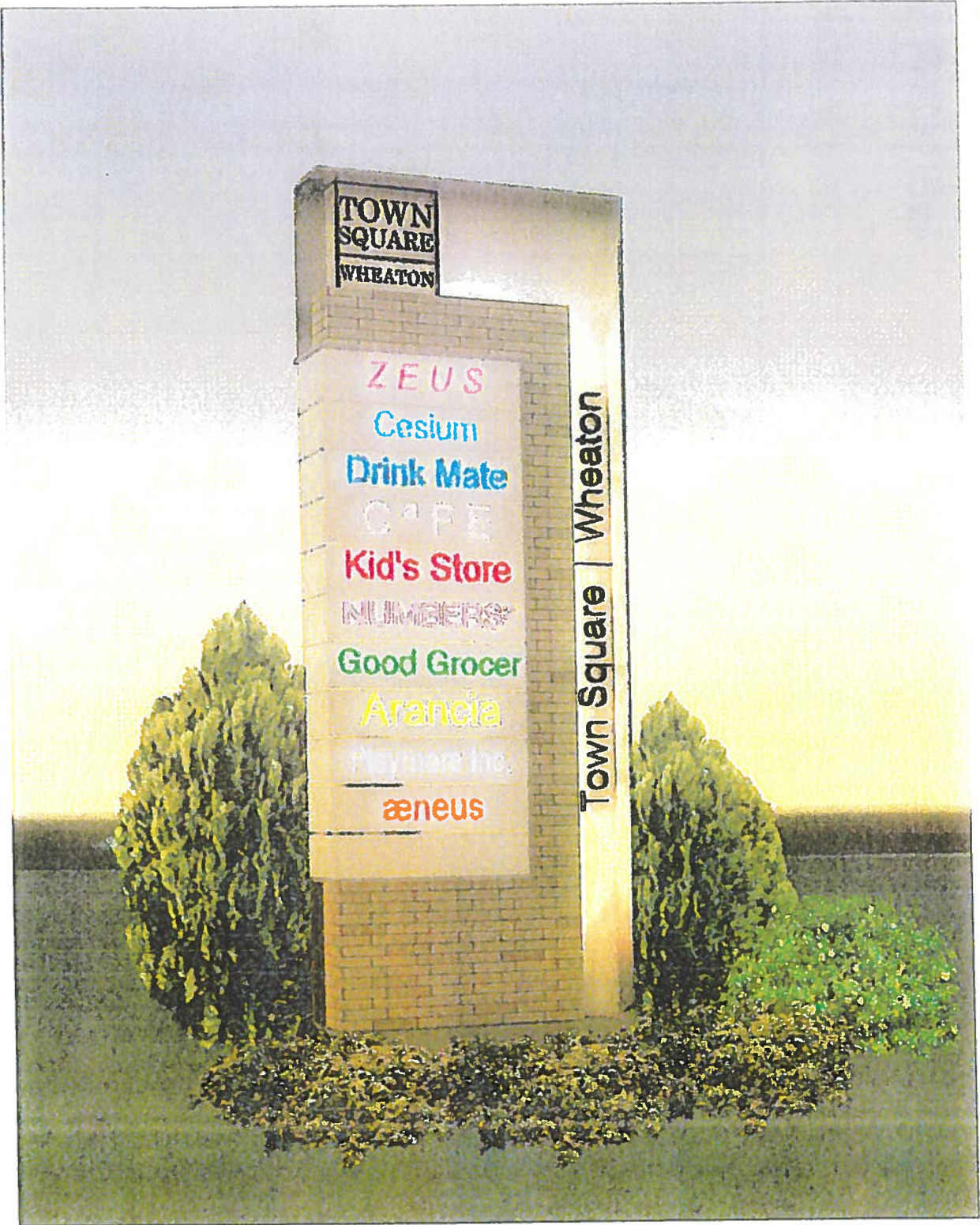
EXHIBIT "A"

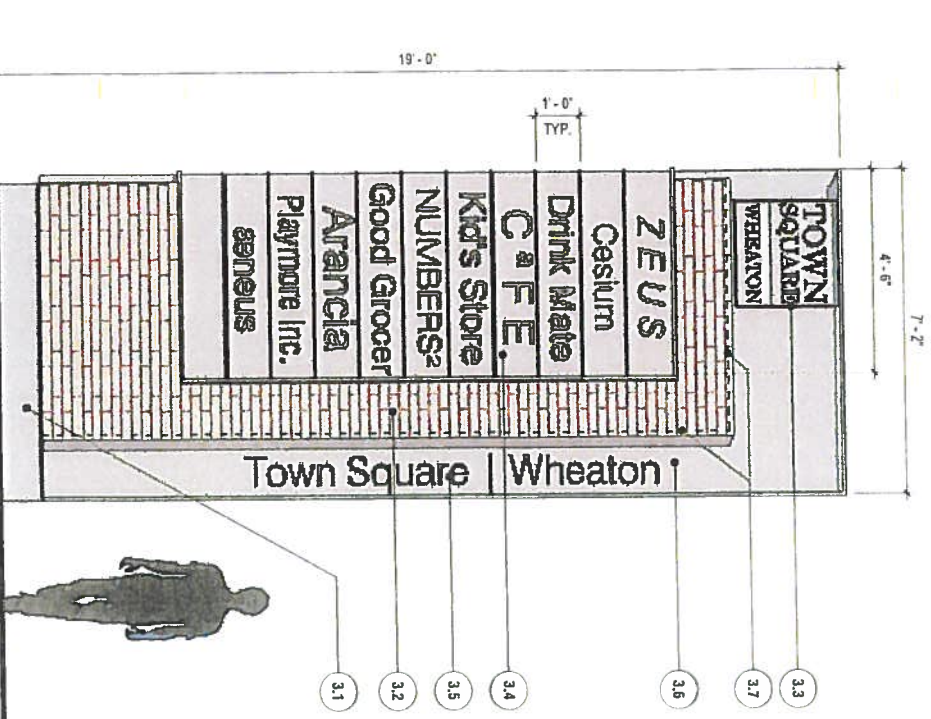
Legal description:

Lot 1, 1G and 2A of Wheaton Town Square First Resubdivision, being part of the south half of Section 28, Township 39 North, Range 10, East of the Third Principal Meridian, recorded on September 1, 2000 as Document #2000-137415 in DuPage County, Illinois, and Lot 2 in Wheaton Town Square, being a subdivision of Part of Lots 3 and 4 in Danada Farms Unit 1 and part of vacated Blanchard Street according to the plat recorded on April 27, 1993 as Document # R93-081379, in DuPage County, Illinois.

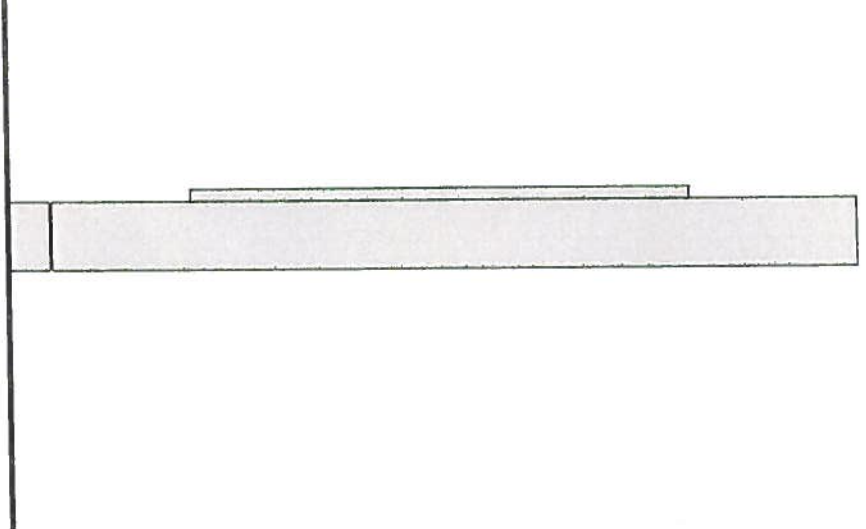
PIN # 05-28-311-011, 05-28-400-012, 013, 014, 015

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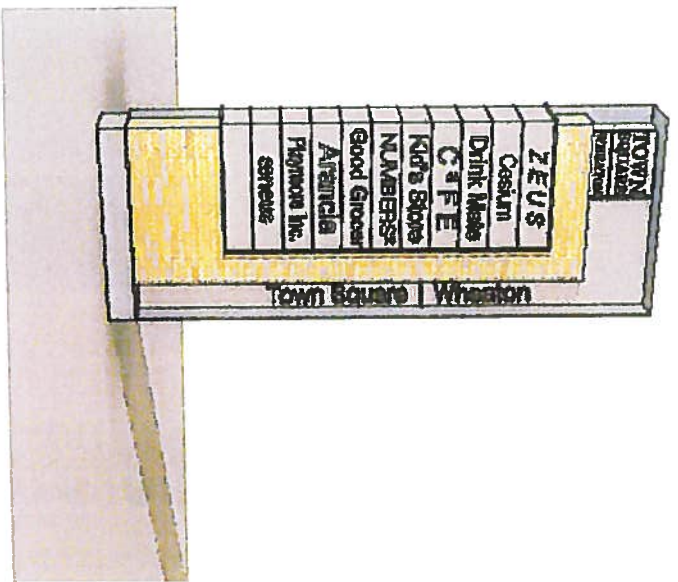




1 STREET ELEVATION - OPTION 3
3/8" = 1'-0"



2 SIDE ELEVATION - OPTION 3
3/8" = 1'-0"



Key Schedule

- 3.1 CONCRETE BASE
- 3.2 BRICK VENEER ON STEEL FRAME BACKUP
- 3.3 PAINTED ALUMINUM LETTERFORMS 3
- 3.4 BACKLIT TENANT SIGNAGE LETTERFORMS ON REMOVABLE ALUMINUM PANELS
- 3.5 BACK LIT METAL LETTERFORMS
- 3.6 ALUMINUM PANEL
- 3.7 LINE OF LED STRIP LIGHTING



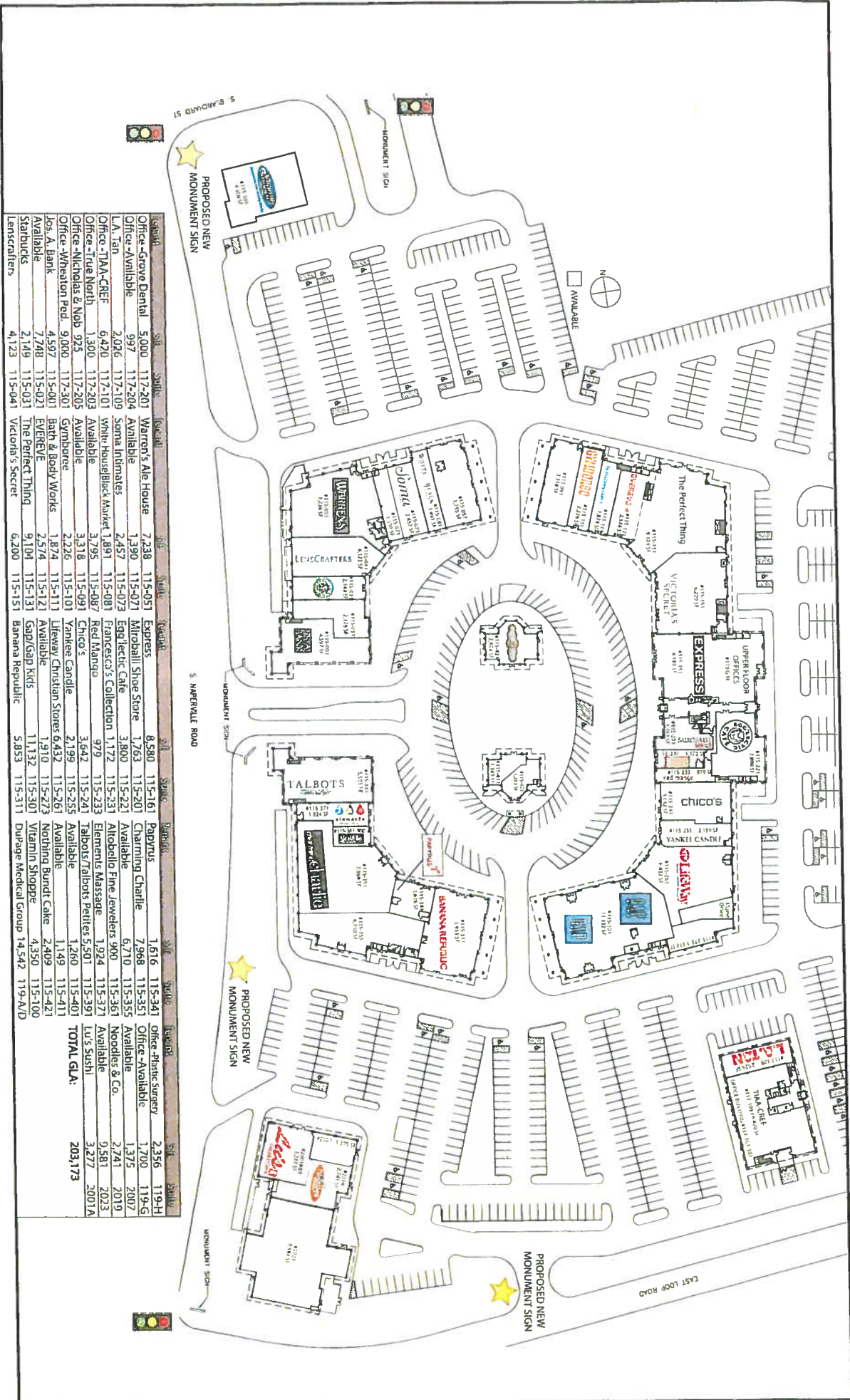
TENANT PYLON SIGNAGE - OPTION 3

FitzGerald
ASSOCIATES ARCHITECTS

TOWN SQUARE - WHEATON
15057
2/22/2016

SK-03





Label	Site	Size	Parcel	Year	Label	Site	Size	Parcel	Year	Label	Site	Size	Parcel	Year
Office-Grove Dental	5,000	117-201	Warren's Aft House	7,238	115-051	Express	8,580	115-161	Papyrus	1,616	115-341	Office-Phatic Surgery	2,356	119-H
Office-Available	997	117-204	Available	1,390	115-071	Mitoball Shoe Store	1,763	115-201	Charming Charlie	7,968	115-351	Office-Available	1,700	119-G
L.A. Tan	2,026	117-109	Sarna Intimates	2,457	115-073	Ego/Electric Cafe	3,800	115-221	Available	6,710	115-355	Available	1,375	2007
Office-TIAA-CREF	6,470	117-101	White House/Black Market	1,891	115-081	Francisco's Collection	1,172	115-231	Altohellis Fine Jewelers	900	115-361	Noordies & Co.	2,741	2019
Office-True North	1,300	117-203	Available	3,795	115-087	Red Mango	979	115-233	Elements Massage	1,924	115-371	Available	9,581	2023
Office-Nicholas & Nob	9,000	117-205	Available	3,918	115-091	Chico's	3,642	115-241	Talbots/Talbots Petties	5,501	115-391	LV'S Sushi	3,277	2007A
Office-Wheaton Ped.	9,000	117-301	Gymboree	1,874	115-101	Yankee Candle	2,199	115-251	Available	1,260	115-401	TOTAL G.L.A.:	203,173	
Jos. A. Bank	4,597	115-001	Bath & Body Works	2,226	115-111	Likeway Christian Stores	6,432	115-261	Available	1,149	115-411			
Available	2,748	115-021	EVERREVE	2,574	115-121	Gap/Gap Kids	1,910	115-271	Nothing Burndt Cake	2,409	115-421			
Starbucks	2,149	115-031	The Perfect Thing	9,104	115-131	Gap/Gap Kids	1,132	115-301	Vitamin Shoppe	4,350	115-100			
Len's Crafters	4,123	115-041	Victoria's Secret	6,200	115-151	Banana Republic	5,853	115-311	DuPage Medical Group	14,542	119-A/D			

Town Square Wheaton

271 Town Square, Wheaton, IL 60189

