

ORDINANCE NO. F-1714

**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 HUBLEE 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 HUBLEE 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 HUBLEE 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**, following the enactment of the Original Ordinance and the First Amended Ordinance, an application has been made to further amend the existing planned unit development to allow the construction of a larger monument sign for Mariano's; 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, 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 City Council, the Original Ordinance is hereby amended to allow the construction of a larger monument sign for Mariano's in substantial compliance with the plan entitled "Mariano's Fresh Market" prepared by Doyle General Sign Contractors, Addison, IL, sheet 5 of 5, dated July 11, 2012 and revised October 29, 2012.

**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.



Michael J. Jones  
Mayor

ATTEST:

  
Aaron Bennett Hagan  
City Clerk

Roll Call Vote

Ayes: Councilman Suess  
Councilman Prendiville  
Councilman Rutledge  
Councilman Saline  
Mayor Gresk  
Councilwoman Pacino Sanguinetti  
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

Passed: June 3, 2013

Published: June 4, 2013

**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

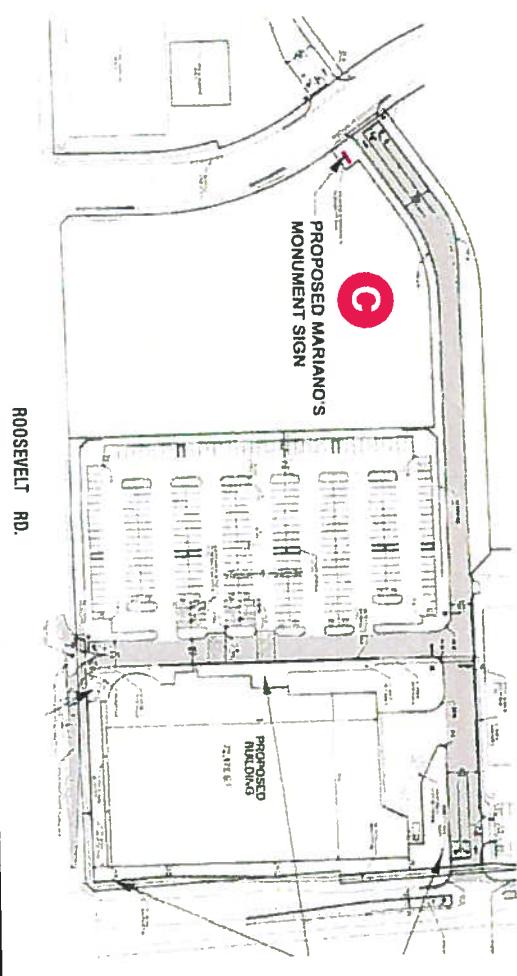
The subject property is commonly known as 625 South Main Street, Wheaton, IL 60187.

**C** PROPOSED SIGN CONFORMING  
TO WHEATON SIGN ORDINANCE REQUIREMENTS.  
 $4\frac{1}{2} \times 10$

$4\frac{1}{2} \times 10$

**C** PUD APPROVED MONUMENT  
 $4\frac{1}{2} \times 10$

$4\frac{1}{2} \times 10$



**SITE PLAN**  
N.T.S.



DATE	REVISION
7/13/12	RESIZE MONUMENT
10/29/12	REVIEW PER TO

DATE	CUSTOMER APPROVAL
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CLIENT	ADDRESS	DESIGNER	DF	SALES	TD
MARIANO'S FRESH MARKET	601 S. MAIN ST. WHEATON, IL				
		SCALE:	NOTED	DATE:	7-11-12
		DRWG. NO.:	#12846	SHEET NO.	
		5	of	5	