

**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 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**, 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 HUBLEE 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.

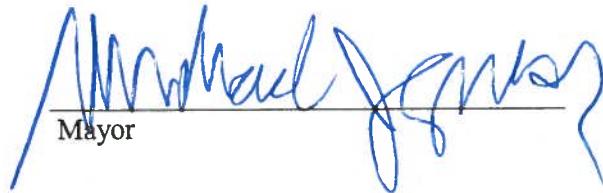
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** Pursuant to the Findings of Fact made and determined by the Wheaton City Council, the Original Ordinance 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.



Michael J. Gresk  
Mayor

ATTEST:



Alan Bennett  
City Clerk

Roll Call Vote

Ayes:	Councilman Saline Mayor Gresk Councilwoman Pacino Sanguinetti Councilman Scalzo Councilman Prendiville Councilman Rutledge
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Nays:	None
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Absent:	Councilman Suess
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Motion Carried

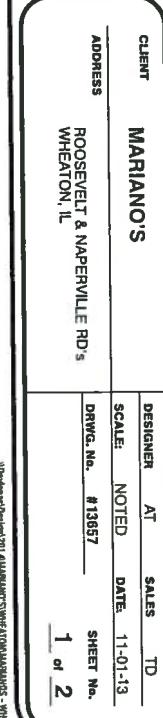
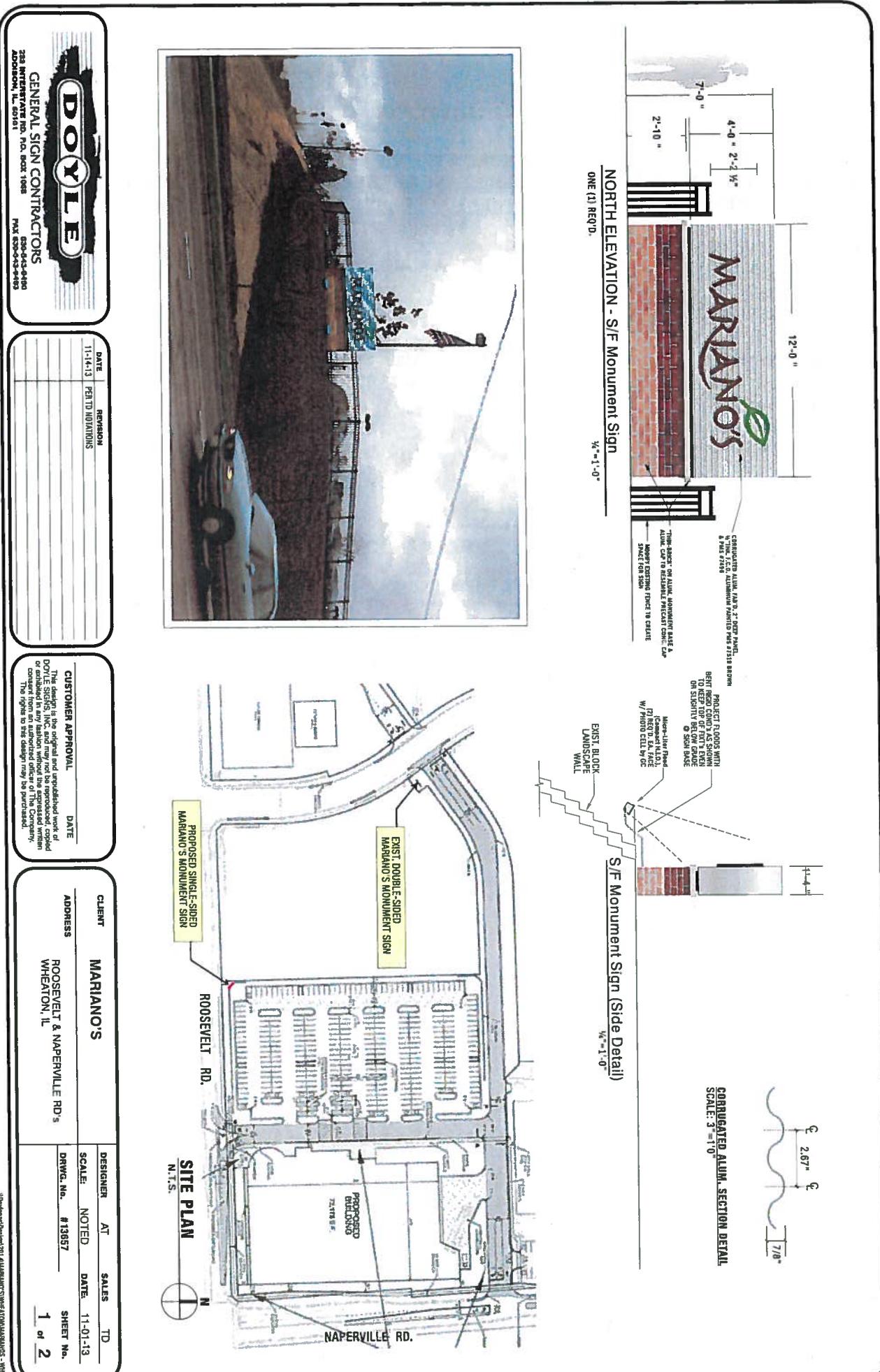
Passed: February 18, 2014  
Published: February 19, 2014

**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.



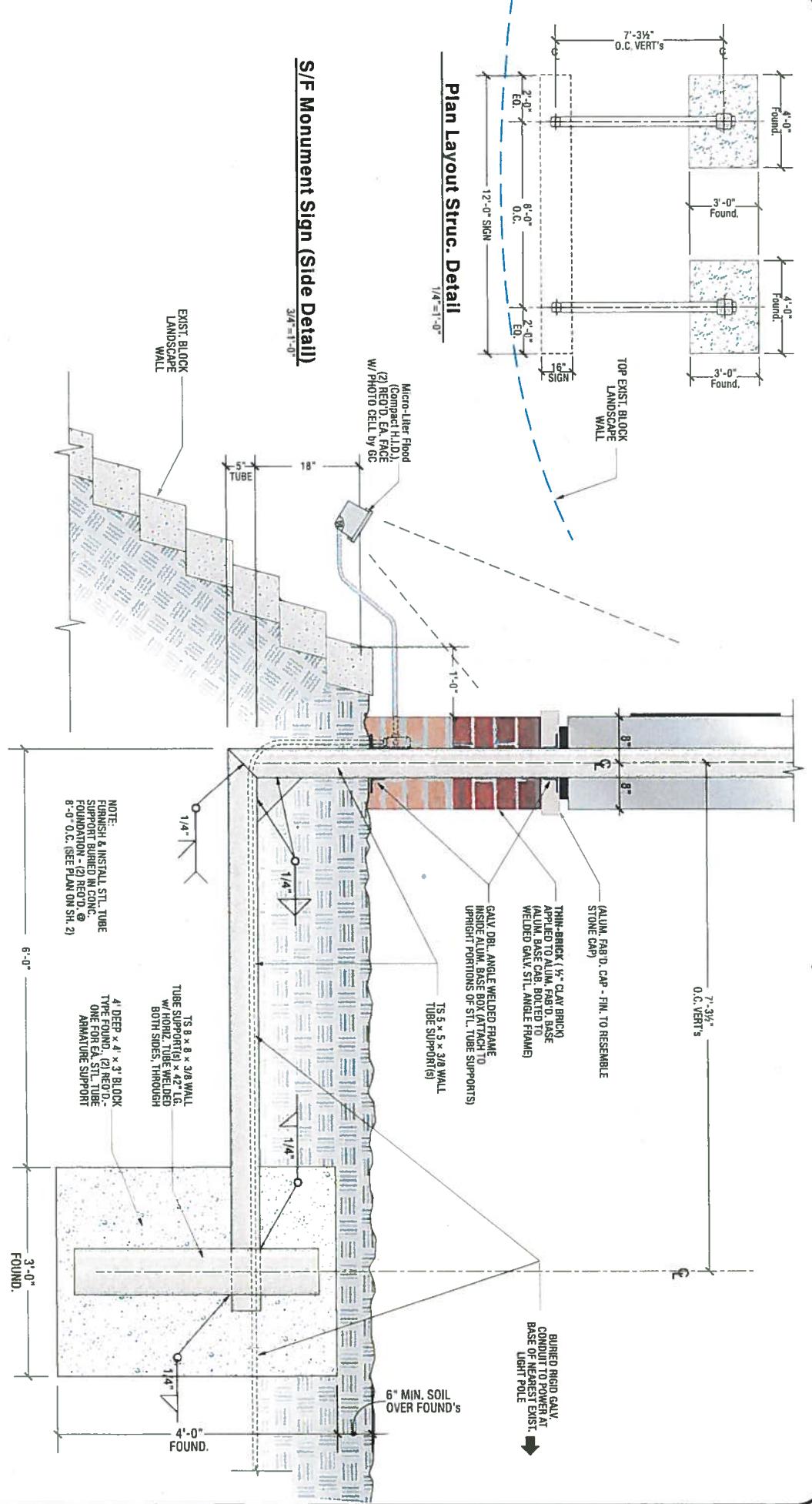
**DOYLE**

GENERAL SIGN CONTRACTORS

222 INTERSTATE RD. PO. BOX 1000

ADDISON, IL 60101

FAX 630-423-4933



DATE	REVISION
11-14-13	PER TO NOTATIONS

CUSTOMER APPROVAL	DATE
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CLIENT	MARIANO'S	DESIGNER	AT - DF	SALES	TD
ADDRESS	ROOSEVELT & NAPERVILLE RD's WHEATON, IL	SCALE:	NOTED	DATE:	11-13-13
		DRWG. NO.	# 13657	SHEET No.	2 of 2

