

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.

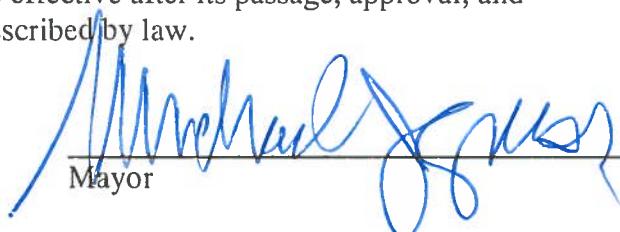
Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

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

ATTEST:



City Clerk



Mayor

Roll Call Vote

Ayes:	Councilman Suess Councilwoman Fitch Councilman Prendiville Councilman Rutledge Mayor Gresk Councilman Saline Councilman Scalzo
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Nays: None

Absent: None

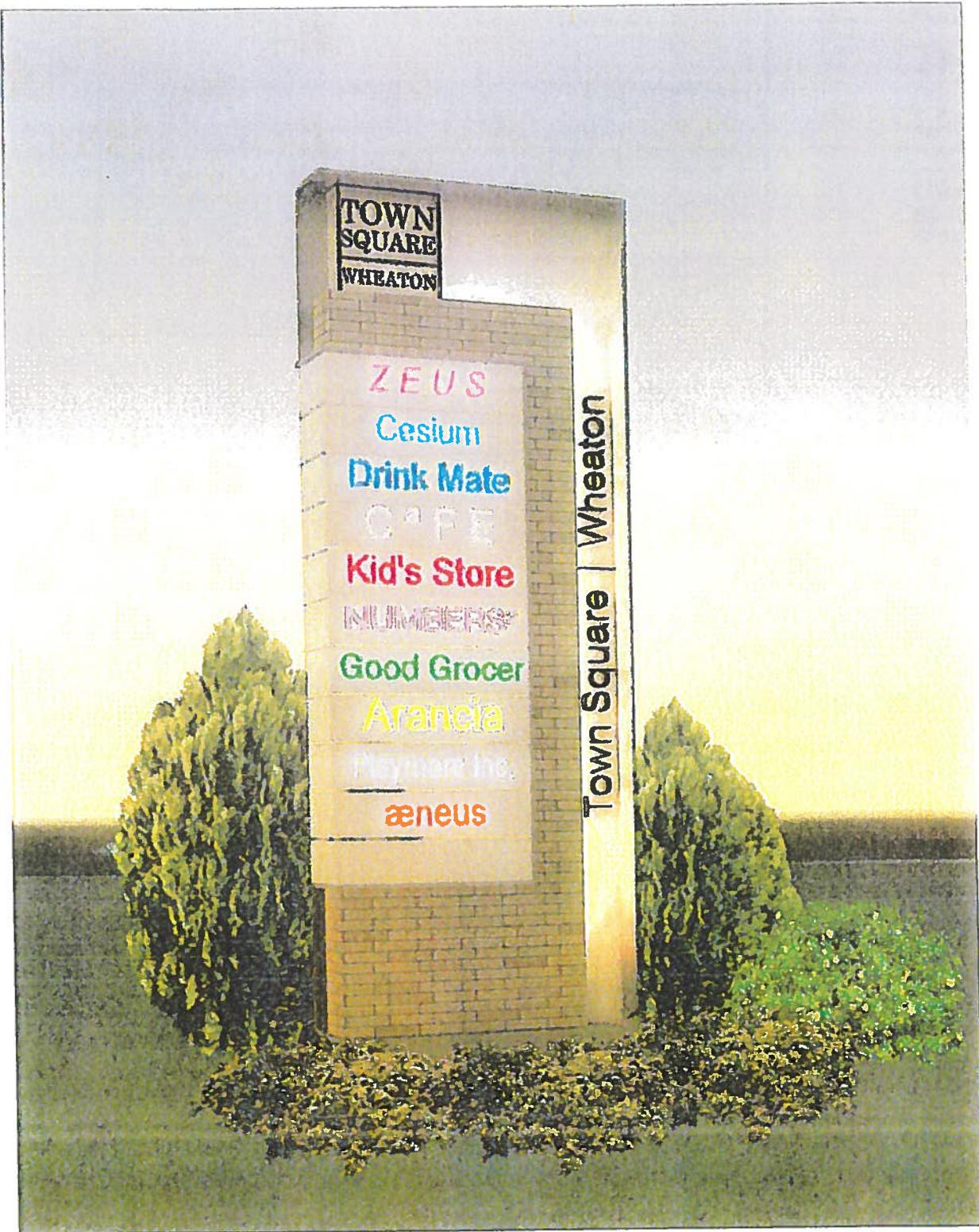
Motion Carried Unanimously

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



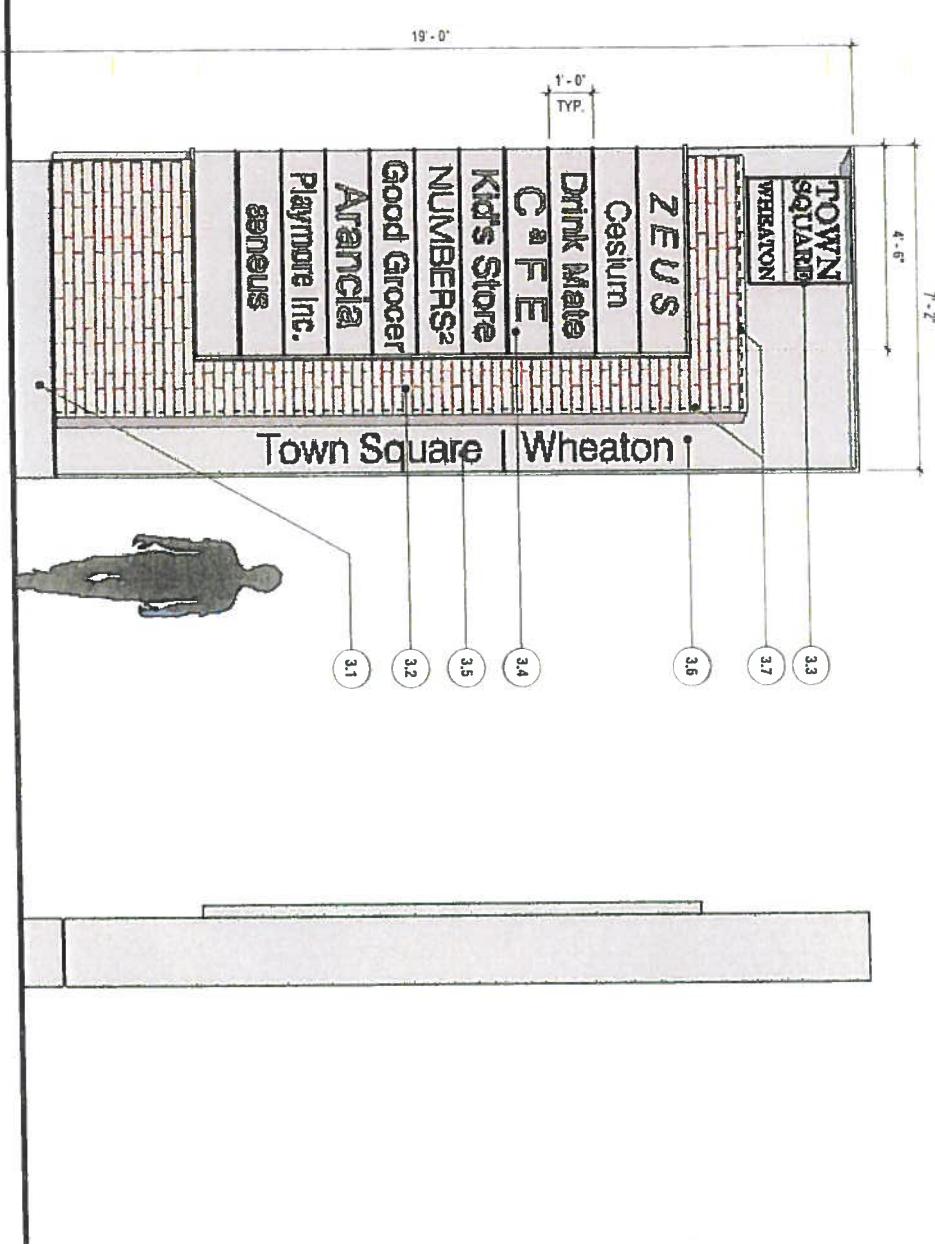


TENANT PYLON SIGNAGE - OPTION 3

FitzGerald
Architects

TOWN SQUARE - WHEATON
15057
2/22/2016
SK-03

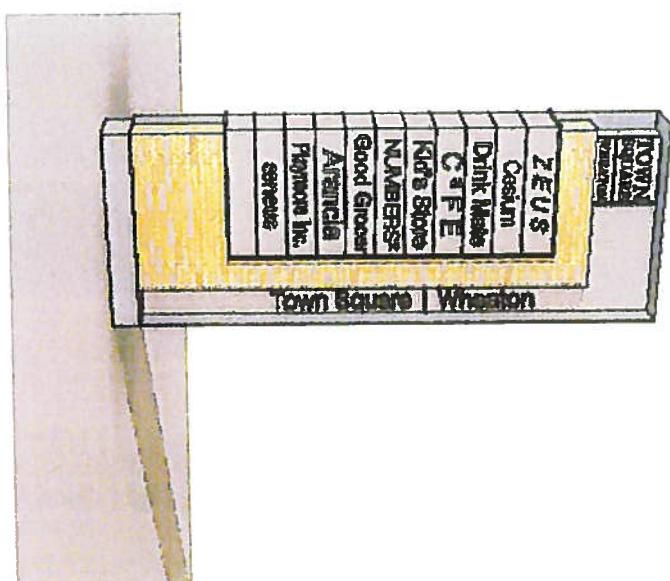
STREET ELEVATION - OPTION 3
1 3/8" = 1'-0"



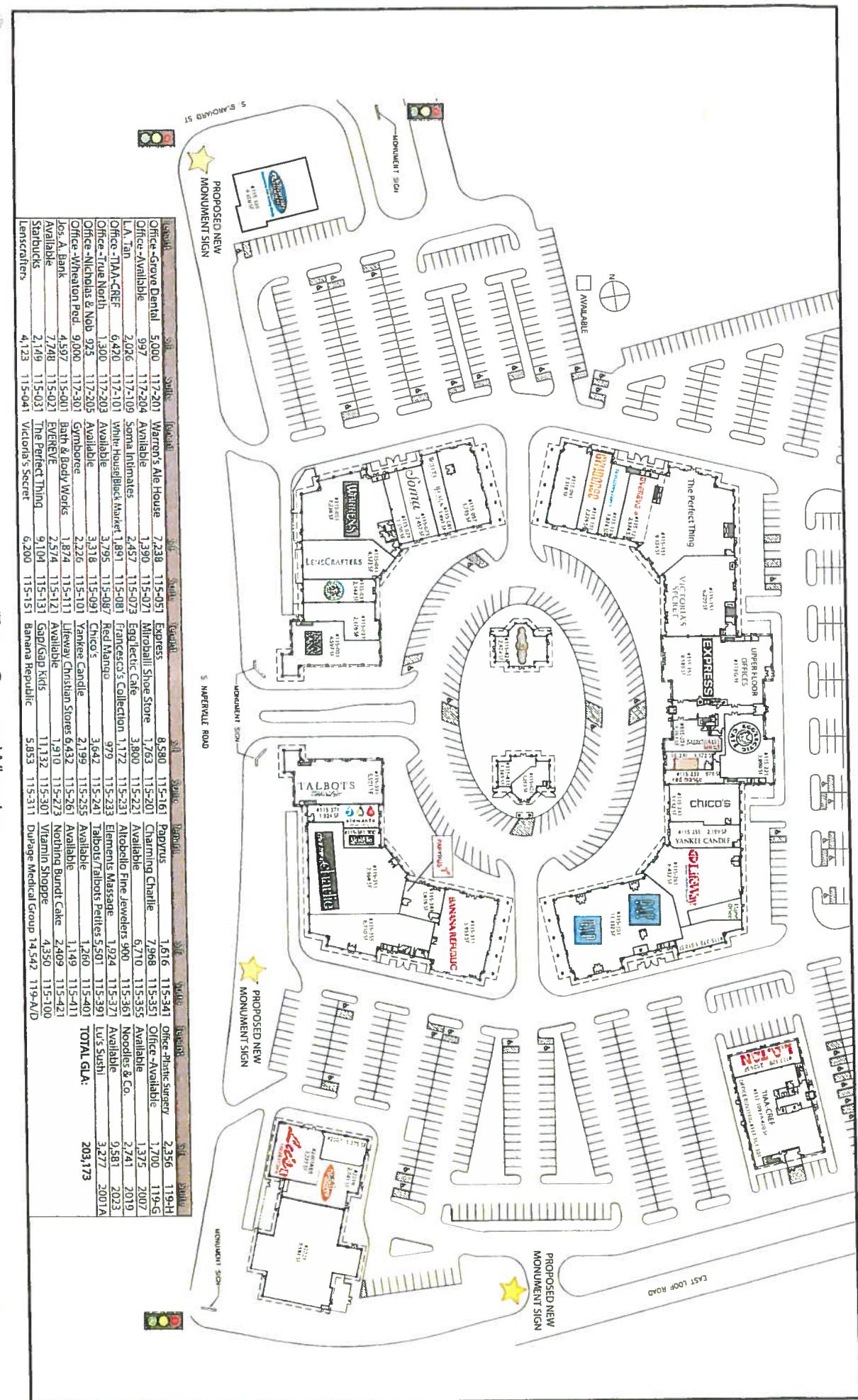
Key Schedule	
3.1	CONCRETE BASE
3.2	BRICK VENEER ON STEEL FRAME BACKUP
3.3	PAINTED ALUMINUM LETTERFORMS 3
3.4	BACKLIT TENANT SIGNAGE LETTERFORMS ON REMOVABLE ALUMINUM PANELS
3.5	BACK LIT METAL LETTERFORMS
3.6	ALUMINUM PANEL
3.7	LINE OF LED STRIP LIGHTING



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



Site Plan



Town Square Wheaton

271 Town Square, Wheaton, IL 60189

February 16, 2016

