

**ORDINANCE NO. O-2018-58**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS ST. FRANCIS HIGH SCHOOL - 2130 W. ROOSEVELT ROAD - PARVIN-CLAUSS SIGN COMPANY**

**WHEREAS**, written application has been made requesting a special use permit to Article 23.7.1f of the Wheaton Zoning Ordinance to allow a new electronic message board sign to be constructed, on certain property legally described herein and commonly known as St. Francis High School, 2130 W. Roosevelt Road, Wheaton, Illinois 60187; 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 September 25, 2018 to consider the special use permit request; and the Planning and Zoning Board has recommended approval of the special use permit.

**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:** The following described property has been and continues to be zoned and classified in the R-1 Residential District zoning classification:

THAT PART OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION AND THENCE SOUTH 85 DEGREES 16 MINUTES WEST, ALONG THE NORTH LINE OF SAID SECTION, 2386.56 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES EAST, 1579.75 FEET, THENCE NORTH 86 DEGREES 08 MINUTES EAST, 1450.65 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES EAST, 1048.9 FEET TO THE SOUTH LINE OF THE LANDS FORMERLY OCCUPIED BY EDWARD N. HURLEY; THENCE SOUTH 86 DEGREES 57 MINUTES WEST, ALONG SAID SOUTH LINE, 2019.5 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 0 DEGREES 07 MINUTES WEST, ALONG THE WEST LINE OF SAID LANDS, 2591.2 FEET TO THE NORTH LINE OF SECTION 19, AFORESAID; THENCE NORTH 85 DEGREES 16 MINUTES EAST, ALONG SAID NORTH LINE, 571.04 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART CONVEYED TO FRANCISCAN SISTERS BY DEED DATED MARCH 25, 1947 AND RECORDED MARCH 31, 1947 AS DOCUMENT NUMBER 518207 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND KNOWN AS TRACT "D" OF THE PARTITION PLAT OF THE ESTATE OF EDWARD N. HURLEY AS FILED IN THE RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS IN BOOK 20 OF PLATS ON PAGE 51 AS DOCUMENT NUMBER 355699 AND RUNNING THENCE NORTH 86 DEGREES 57 MINUTES EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", 570.11 FEET TO A POINT IN A LINE WITH THE WESTERLY LINE EXTENDED SOUTH OF TRACT "C" OF SAID PARTITION PLAT, FOR A PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES WEST, IN A LINE WITH SAID WEST LINE EXTENDED SOUTH, 1028.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "C"; THENCE NORTH 86 DEGREES 08 MINUTES EAST, ALONG THE SOUTH LINE OF SAID TRACT "C", 1450.65 FEET TO A CORNER OF SAID TRACT "C", WHICH CORNER IS ALSO COMMON CORNER WITH TRACT "D" AFORESAID; THENCE SOUTH 00 DEGREES 07 MINUTES EAST, ALONG THE EASTERLY LINE OF SAID TRACT "D", 1048.9 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "D"; THENCE SOUTH 86 DEGREES 57 MINUTES WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "D", 1449.39 FEET TO THE PLACE OF BEGINNING, AND ALSO EXCEPTING THEREFROM THAT PORTION FALLING WITHIN R.A. FAGANEL'S ST. FRANCIS OAKS SUBDIVISION, IN DUPAGE COUNTY, ILLINOIS.

The subject property is commonly known as St. Francis High School, 2130 W. Roosevelt Road, Wheaton, IL 60187.

P.I.N. 05-09-200-009

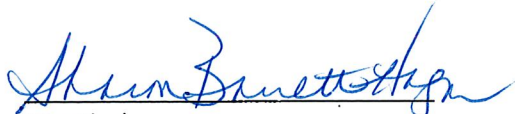
**Section 2:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a special use permit to Article 23.7.1f of the Wheaton Zoning Ordinance to allow a new electronic message board sign to be constructed in full compliance with the plans entitled "St. Francis High School", prepared by Parvin-Clauss Sign Company, Carol Stream, IL, dated August 15, 2017 and revised June 18, 2018.

**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.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote

Ayes: Councilman Scalzo  
Councilman Suess  
Councilman Barbier  
Councilman Prendiville  
Mayor Gresk  
Councilman Rutledge

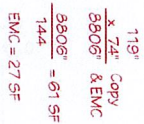
Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: October 1, 2018  
Published: October 2, 2018





(1) 9'-0" x 11'-11" x 2'-0" Double Face Illuminated Monument Sign

**Main Cabinet:** Fabricated Aluminum Painted PMS 2945 Blue - Smooth Satin Finish

**Faces:** .125" Aluminum Painted PMS 2945 Blue - Smooth Satin Finish

Copy: Routed & Backed w/ #7328 White Acrylic

**EMC Unit:** 16mm LED Full Color RGB - RF Communication

**Base Cabinet:** Fabricated Aluminum Painted PM5 430 Gray - Smooth Satin Finish

**Faces: .125" Aluminum Painted PM5 430 Gray - Smooth Satin Finish**

Address: 3M 7725-10 White Vinyl

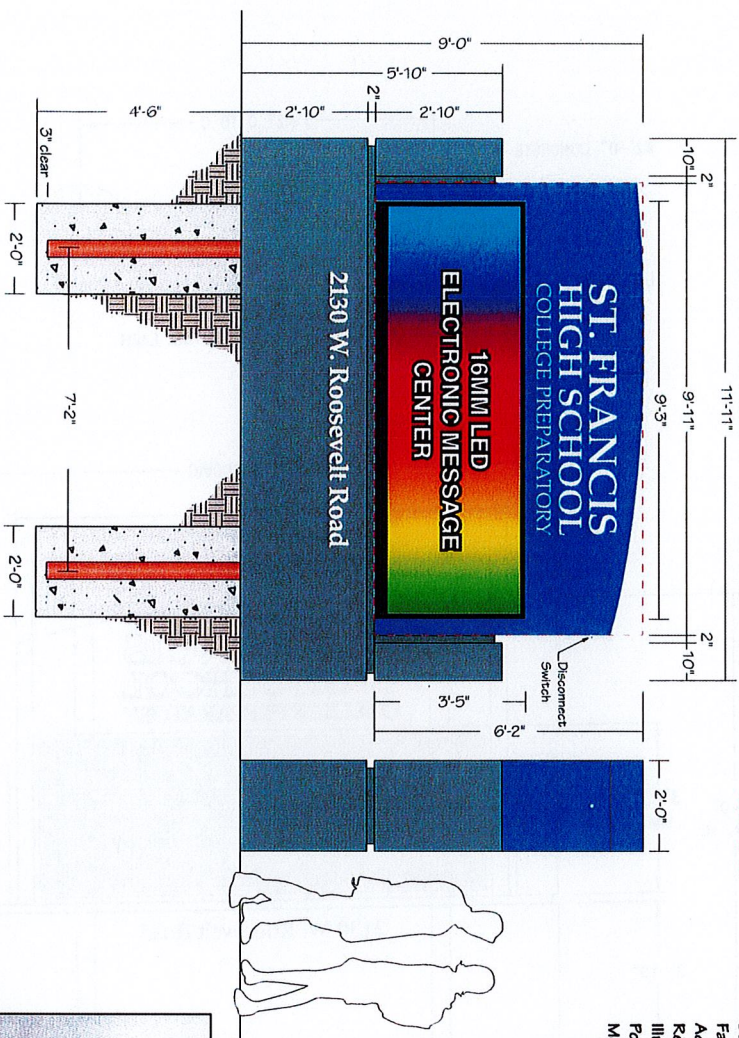
**Reveals: Fabricated Aluminum Painted PMS 430 Gray**

**Illumination:** White LEDs w/ 60 Watt Power Supplies

**Power:** (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

**Mounting:** (2) 4" (4½ O.D.) Sch. 40 Steel Pipes set into (2) 2'-0" dia. x 4'-6" deep

## CONCRETE FOUNDATIONS



**Parvin-Clauss**  
SIGN COMPANY

SIGN COMPANY

**Design • Fabrication • Installation • Maintenance**

165 Tubeway Drive • Carol Stream • Illinois 60138

Tel/630-510-2020 • Fax/630-510-2074

we we we - P a r t i c l a u s s . c o m  
e - m a i l / s i g n s o p a r t i c l a u s s . c o m

## PROJECT:

**ST. FRANCIS  
HIGH SCHOOL**  
COLLEGE PREPARATORY

COLLEGE PREPARATORY

2130 W Roosevelt Road

Wheaton, IL

**CUSTOMER APPROVAL:**

DATE \_\_\_\_\_

**AUTHORIZED SIGNATURE**

### REPRESENTATIVE

---

Lisa Staszak

DRAWN BY

DATE \_\_\_\_\_

**SCALE**

**SHEET NO.**

## **WORK ORDER**

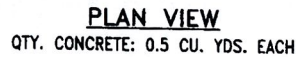
**FILE NAME** GEH78121

**REVISIONS:**

- 2 5,24,18 - remove logo cabinet
- 3 6,06,18 - 16mm EMC
- 4 6,18,18 - per engineering
- 5
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





A	12 Jun 18	RELEASED FOR PERMITTING		J. HOGAN
REV	DATE	DESCRIPTION		APPROVED
<p><b>Robert-James &amp; Associates, Inc.</b>          12255 West 187th Street, Mokena Illinois 60448-9737          phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net</p>				
<p>TITLE  <b>9'-0" OAH DIRECT BURY TWIN POLE          MONUMENT SIGN WITH MASONRY BASE</b></p>				
DRAWN BY	A. KLOTZKE	DATE	12 Jun 18	SCALE
CHECKED BY	J. HOGAN	DATE	12 Jun 18	NONE
		DRAWING NUMBER		SHEET
		1806070		1 OF 1
				REV. A

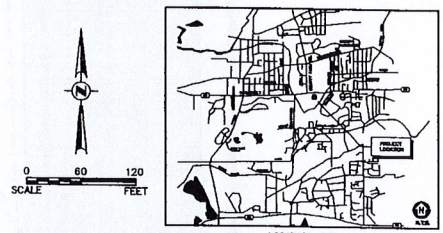


# ALTA/ACSM LAND TITLE SURVEY OF

## DESCRIPTION OF PROPERTY

THAT PART OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED BY COMMISSIONER AT THE NORTHEAST CORNER OF SAID SECTION AND THENCE SOUTH 88 DEGREES 18 MINUTES WEST, ALONG THE NORTH LINE OF SAID SECTION, 288.88 FEET FOR A PLACE OF BEGINNING, THENCE SOUTH 88 DEGREES 18 MINUTES EAST, 177.11 FEET, THENCE NORTH 88 DEGREES 18 MINUTES WEST, 177.11 FEET, THENCE SOUTH 88 DEGREES 18 MINUTES EAST, 177.11 FEET TO THE POINT OF BEGINNING, OCCUPYING THEREABOUT THAT PART CONVEYED TO FRANCISCAN SISTERS BY DEED DATED MARCH 28, 1927 AND RECORDED IN BOOK 31, PAGE 107, OF THE RECORDS OF THE COUNTY OF DUFAUNE, IOWA, AND ALSO EXCEPTING THEREABOUT THAT PORTION FALLING WITHIN I.A. PARCELS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

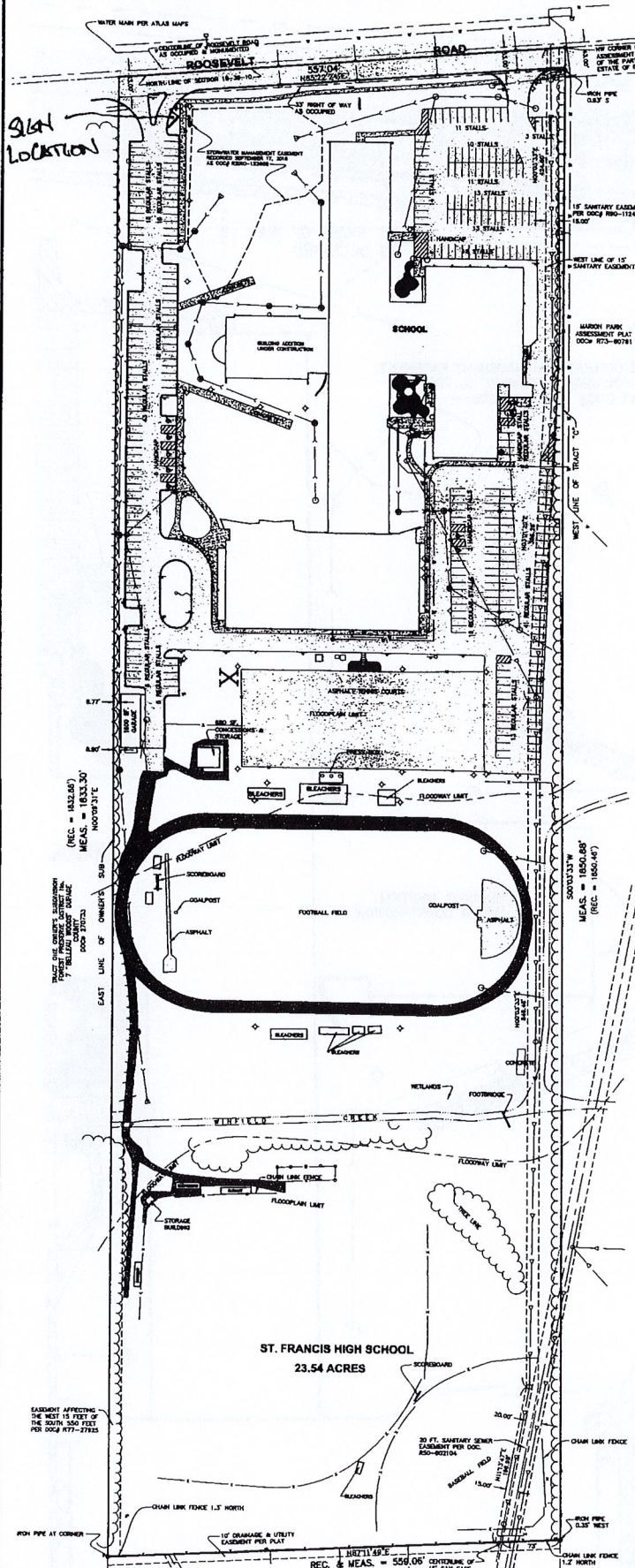
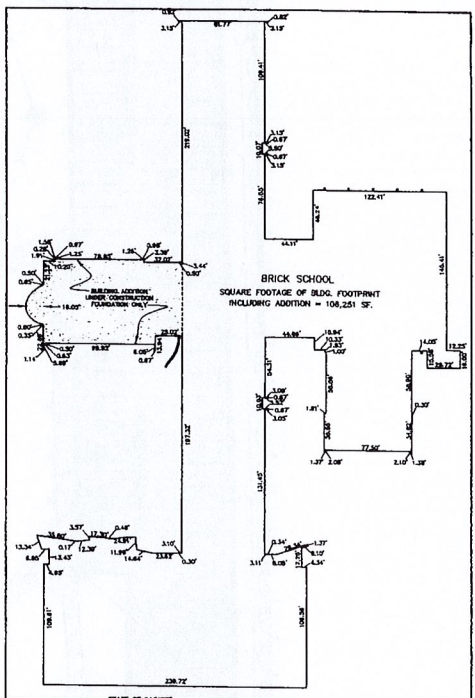
- ### LEGEND
- FOUND IRON PIPE
  - CATCH BASIN
  - STORM MANHOLE
  - WELT
  - PLANNED AND SECTION
  - STORM SEWER
  - SANITARY MANHOLE
  - FIRE HYDRANT
  - VALVE VAULT
  - VALVE BOX
  - WATER MAIN
  - FENCE
  - OVERHEAD ELEC.
  - UTILITY POLE
  - CABLE TV PED.
  - TELEPHONE PED.
  - SIGN
  - 2 POST SIGN
  - LIGHT POLE
  - REDUCED TREE
  - CONIFEROUS TREE



### NOTES

1. LOCATION OF UTILITIES SHOWN HEREIN IS CONFIRMED BY SURFACE STRUCTURES ONLY. UNDERGROUND LINES AS SHOWN ARE ESTIMATED LOCATIONS BASED ON AVAILABLE VISIBLE EVIDENCE AND OUR BEST JUDGMENT. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES IN THE VICINITY OF ANY PROPOSED CONSTRUCTION SHALL BE VERIFIED BY EXCAVATION.
2. THE BOUNDARIES OF THE PROPERTY LINES ARE ASSUMED.
3. FIELD WORK PERFORMED BEGINNING IN 2010.
4. FLOOD ZONE DESIGNATION SCALED FROM DUFAUNE COUNTY REGULATORY FLOOD MAP PANEL 0004-A (EFFECTIVE JULY 1, 2004).
5. THERE ARE 308 REGULAR PARKING STALLS AND 9 HANDICAP STALLS.
6. NO INFORMATION WAS PROVIDED INDICATING ROOSEVELT ROAD HAS BEEN DEDICATED.
7. THE CITY OF INDIANAPOLIS ORDINANCE PERTAINING TO R-1 RESIDENTIAL DISTRICT ZONING CAN BE FOUND USING THE FOLLOWING WEB ADDRESS: <http://www.indianapolis.gov/Department/Performance.aspx?id=1007>

### BUILDING DETAIL



Engineering Enterprises, Inc.  
CIVIL ENGINEERS & LAND SURVEYORS  
52 Wheeler Road  
Sugar Grove, Illinois 60054  
630.466.6700 / www.eetweb.com

ST. FRANCIS HIGH SCHOOL  
23.54 ACRES

REC. & MEAS. = 556.06' CONTAINING 15' SAN EASE

S.A. DUGAN'S  
ST. FRANCIS DAKA  
0009 877-0208

CHAS. E. PETERSON  
P.L.S. #35-3678 (EXP. 11/30/12)  
PROFESSIONAL DESIGN FIRM # 184-002033  
(EXP. 01/30/17)

CHAS. E. PETERSON  
P.L.S. #35-3678 (EXP. 11/30/12)  
PROFESSIONAL DESIGN FIRM # 184-002033  
(EXP. 01/30/17)

PROJECT NO. C10082  
FILE NO. P10082-ALTA



MAIN PER ATLAS MAPS

