

ORDINANCE NO. O-2019-25

**AN ORDINANCE GRANTING A FRONT YARD SETBACK VARIATION ON A CERTAIN PIECE OF PROPERTY
COMMONLY KNOWN AS 300 S. WEST STREET - NORTH SHORE SIGN COMPANY**

WHEREAS, written application has been made requesting a variation to Article 23.7.1e of the Wheaton Zoning Ordinance to allow the construction and use of a new monument sign with a front yard setback of 0.0 feet in lieu of the required 15.0 feet, on certain property legally described herein and commonly known as 300 S. West Street, 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 May 29, 2019 to consider the variation request; and the Planning and Zoning Board has recommended approval of the zoning variation.

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-7 Residential District zoning classification:

THAT PART OF LOT 6 OF COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING ON THE WEST LINE OF WEST STREET AT THE SOUTHEAST CORNER OF LOT 8 OF SAID DIVISION AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF WEST STREET, 124.0 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT 8, 165.0 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF WEST STREET, 124.0 FEET TO THE SOUTHWEST CORNER OF LOT 8, THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 8, 165.0 TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

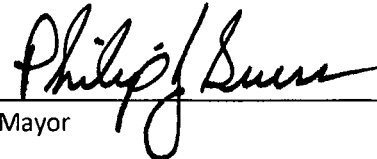
PIN: 05-17-411-019; -020

The subject property is commonly known as 300 S. West Street, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a front yard setback of 0.0 feet in lieu of the required 15.0 feet is granted for a monument sign in full compliance with the following plans: "Central DuPage Orthodontics, 300 S. West Street, Wheaton, IL" prepared by North Shore Sign Company, Libertyville, IL, dated February 8, 2019.

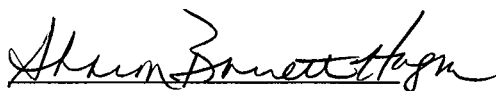
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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: Councilwoman Fitch
Mayor Suess
Councilman Rutledge
Councilman Barbier
Councilwoman Bray-Parker

Nays: None

Absent: Councilman Scalzo

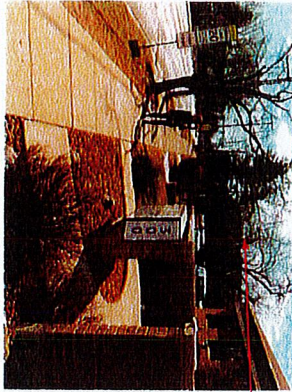
Motion Carried Unanimously

Passed: June 17, 2019
Published: June 18, 2019



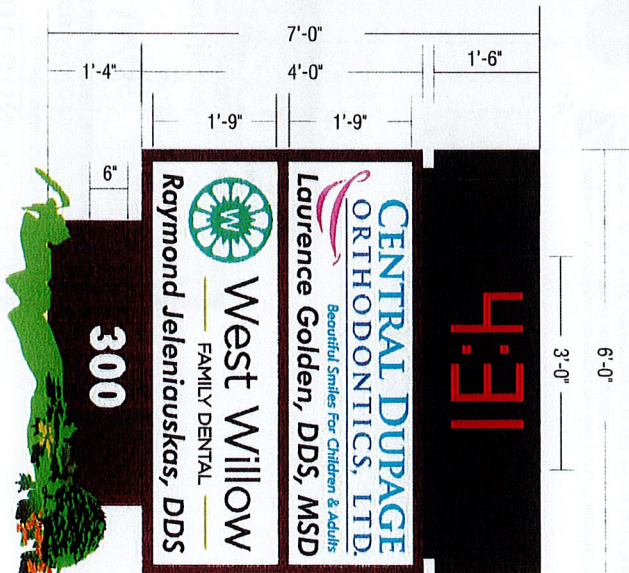
EXISTING SIGN
TO BE REMOVED
FROM EXISTING
STRUCTURE PRIOR
TO NEW SIGN
INSTALLATION

NORTH ELEVATION - AS IS
N.T.S.



NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
"Quality Signage Since 1930"



Colors depicted on this drawing are printer simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company Inc., and is the result of the original design and creative work of North Shore Sign Company Inc. It is to be used solely for the purpose of consideration of purchase or not to purchase this design, or a sign manufactured to the design from North Shore Sign Co. Distribution, use of, or exhibition of this design to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly prohibited. In the event that such distribution, use or exhibition occurs, North Shore Sign is to be compensated \$1500.00 for time, effort and creative service enabled in creating these plans, as well as any and all legal fees and expenses to enforce its rights.

Copyright 2016 North Shore Sign Company Inc.

DOUBLE FACE ILLUM. DISPLAY W/ T&T
1/2" = 1'-0"

FABRICATED ALUMINUM CABINET/ BLACK FINISH
12" HIGH RED LED TIME & TEMP UNIT
G3-TT-12-RV

FABRICATED ALUMINUM CABINET
DK BRONZE POLYURETHANE FINISH
WHITE LED ILLUMINATION / (2) FLAT PLEXIGLAS FACES
24" (h) x 68" (w) / VINYL APPLIED COPY & LOGO'S

FABRICATED ALUMINUM PYLON COVER
DK BRONZE POLYURETHANE FINISH
WHITE VINYL APPLIED ADDRESS NUMERALS

ARTWORK COLORS

TEAL (PMS 322) VINYL COPY
GREY (PMS 430) VINYL COPY
MULBERRY (PMS 241) VINYL LIPS

BLACK VINYL COPY
APPLE GREEN (PMS 376) VINYL LINES
TURQUOISE (PMS 322) VINYL LOGO

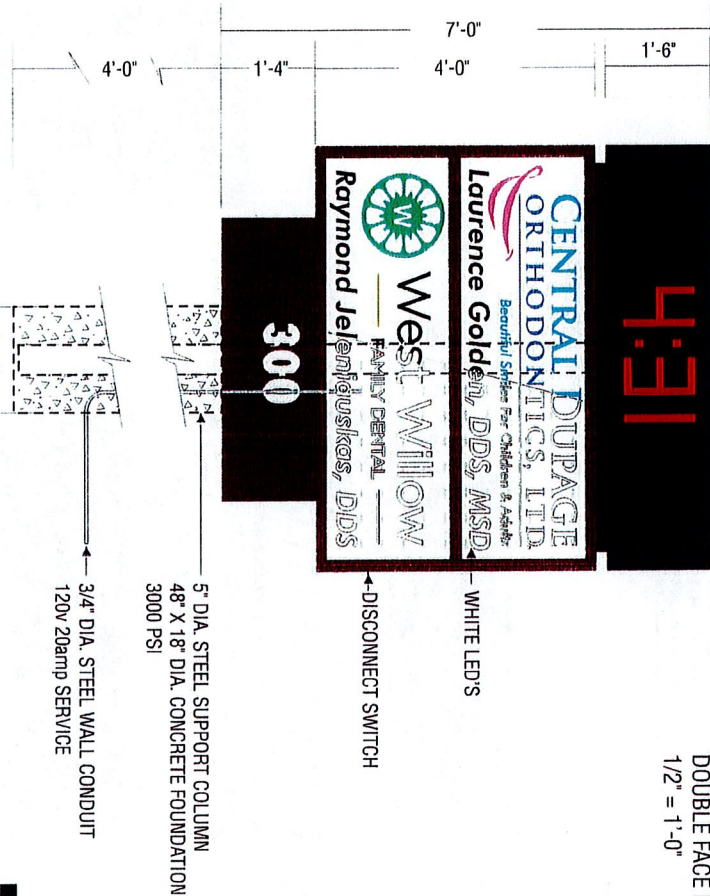
REVISED	COMMENTS
D 4/12/19	REDUCE OVERALL HGT.

CENTRAL DUPAGE ORTHODONTICS
300 S. WEST ST. WHEATON, IL.

SCALE	NOTED	SCALE/REVISION
DATE	2/8/19	LEE
DRAWN BY	AS	DRAWING # 11721 Pg. 1

6'-0"

DOUBLE FACE ILLUM. DISPLAY W/ T&T
1/2" = 1'-0"



NORTH SHORE SIGN

1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020

"Quality Signage Since 1930"



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of North Shore Sign Company, Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from North Shore Sign Co. Distribution, use of, or exhibition of this drawing to anyone outside of North Shore Sign Co. is prohibited. Any use of this design, or a sign manufactured to this design, without the express written consent of North Shore Sign Co. is prohibited. In the event of such distribution or exhibition occurs, North Shore Sign Co. shall be compensated \$1500.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights.

Copyright 2019 North Shore Sign Company, Inc.

REVISED		COMMENTS	
D	4/12/19	REDUCE OVERALL HGT	
CENTRAL DUPAGE ORTHODONTICS 300 S. WEST ST. WHEATON, IL.			
SCALE	NOTED	SALESPERSON	
DATE	2/8/19	LEE	
DRAWN BY	AS	DRAWING # 11721 Pg. 2	