DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 19, 2025

RE: **ZONING-25-000034 Northwestern Medicine Marianjoy Rehabilitation Hospital (Milton/District 6)**

DuPage County Board: August 26, 2025:

Development Committee: August 19, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Variation to increase the height of a proposed monument sign from permitted 6 feet to approximately 13 feet 11 inches.
2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign).
3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-25-000034 Northwestern Medicine Marianjoy Rehabilitation Hospital** dated June 18, 2025.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 5 Ayes, 0 Nays, 1 Absent

Zoning Hearing Officer: July 2, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to increase the height of a proposed monument sign from permitted 6 feet to approximately 13 feet 11 inches.
2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign).
3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-25-000034 Northwestern Medicine Marianjoy Rehabilitation Hospital** dated June 18, 2025.

2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

A. That petitioner testified that the subject zoning relief is to allow the installation of a masonry monument sign and two-sided monument sign on the subject property.

B. That petitioner testified that the subject property consists of two parcels, one owned by Wheaton Franciscan Sisters Corporation and the other owned by Northwestern Medicine Marianjoy Rehabilitation Hospital.

C. That petitioner testified that they proposed to make improvements near the intersection of Community Drive and Roosevelt Road by proposing new signage of a masonry monument sign and two-sided monument sign.

D. That petitioner testified that the location and nature of the entryway to the subject property presents a unique and unusual circumstance for a practical difficulty and particular hardship to allow two (2) monument signs, increase the total copy area, and increase the height of one of the signs.

   a. That petitioner testified the subject property has multiple district owners and operators necessitating multiple identification signs to better direct emergency vehicles and patients towards the hospital on the subject property.

   b. Furthermore, that petitioner testified that due to the location of the subject property and entryway along Roosevelt Road, clear and visible signage is needed to direct residents, visitors, and emergency vehicles to the property.

E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship for the subject zoning relief due to the location of the subject property and entryway along Roosevelt Road and that clear and visible signage is needed to direct residents,

visitors, and emergency vehicles to the subject property that is owned by multiple district owners and operators for medical facilities.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.

2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:

    a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed two (2) monument signs will not impair an adequate supply of light and air to the adjacent property.

    b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will receive a building permit for the proposed two (2) monument signs that they will be built pursuant to the current building codes.

    c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed two (2) monument signs will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.

    d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed two (2) monument signs will not unduly increase traffic congestion in the public streets and highways and will assist with visitors identification and access to the subject property.

    e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed two (2) monument signs will not increase the potential for flood damages to adjacent property.

    f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed two (2) monument signs will not incur additional public expense for flood protection, rescue, or relief.

    g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed two (2) monument signs will not impair the public health, safety, comfort, morals, or general welfare to the inhabitants of DuPage County as the proposed subdivision will match existing property sizes in the immediate neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	**ZONING-25-000034 Northwestern Medicine Marianjoy Rehabilitation Hospital**	
ZONING REQUEST	1. Variation to increase the height of a proposed monument sign from permitted 6 feet to approximately 13 feet 11 inches. 2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign). 3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft.	
OWNER	WHEATON FRANCISCAN SISTERS, 26W171 ROOSEVELT ROAD, WHEATON IL 60187 / AGENT: NORTHWESTERN MEDICINE MARIANJOY REHABILITATION HOSPITAL, 26W171 ROOSEVELT ROAD, WHEATON IL 60187 / HART M. PASSMAN AND CAITLYN R. CULBERTSON, ELROD FRIEDMAN, LLP., 350 NORTH CLARK STREET, SECOND FLOOR, CHICAGO, IL 60654	
ADDRESS/LOCATION	26W171 ROOSEVELT ROAD, WHEATON, IL 60187	
PIN	05-19-201-007/05-19-201-006	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 6
ZONING/LUP	R-4 SF RS	INSTITUTIONAL
AREA	62.96 ACRES (2,742,102 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: JUNE 3, 2025	
PUBLIC HEARING	WEDNESDAY, JUNE 18, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."	
EXTERNAL:		
City of Wheaton:	"On June 16, 2025, the Wheaton City Council reviewed DuPage County Zoning Petition ZONING-25-000034 from Northwestern Medicine Marianjoy Rehabilitation Hospital for a sign variance. The Mayor and City Council unanimously directed City staff to inform the County that Wheaton has no objection or concern regarding the petition. They found that if the property were within city limits, one sign, not exceeding 19 feet in height and 72 square feet on either side of the sign face, would be permissible. Given the diverse activities on the site, the request for two signs was deemed justified."	
Village of Winfield:	*No Comments Received.*	
Milton Township:	*No Comments Received.*	
Township Highway:	Our office has no jurisdiction in this matter.	

Winfield Fire Dist.:	*No Comments Received.*
Sch. Dist. 200:	*No Comments Received.*
Forest Preserve:	"We do not have any comments."

LAND USE:

Location	**Zoning**	**Existing Use**	**LUP**
Subject	R-4 SF RES	HEALTHCARE	INSTITUTIONAL
North	CITY OF WHEATON	HOUSE	CITY OF WHEATON
South	CITY OF WHEATON	HOUSE	CITY OF WHEATON
East	CITY OF WHEATON	MULTI-FAMILY	CITY OF WHEATON
West	CITY OF WHEATON	MULTI-FAMILY	CITY OF WHEATON

- Limestone wall with individual letter sign, internal halo-illumination

Cap height of logotype is 13"

35'-0"

MASONRY WALL AREA IS 122.7 SQ FT +/-

SIGN AREA IS 20 SQ FT +/-

3'-6"

Northwestern Medicine

EM2-1 - Iconic Brand Wall **This is a one-sided sign.**

AREA OF FACE AND BASE IS 77.09 +/- PER SIDE

TOTAL SIGN AREA IS 15 SQ FT +/- PER SIDE

Cap height of lettering is 5 1/2"

5'-6"

13'-11"

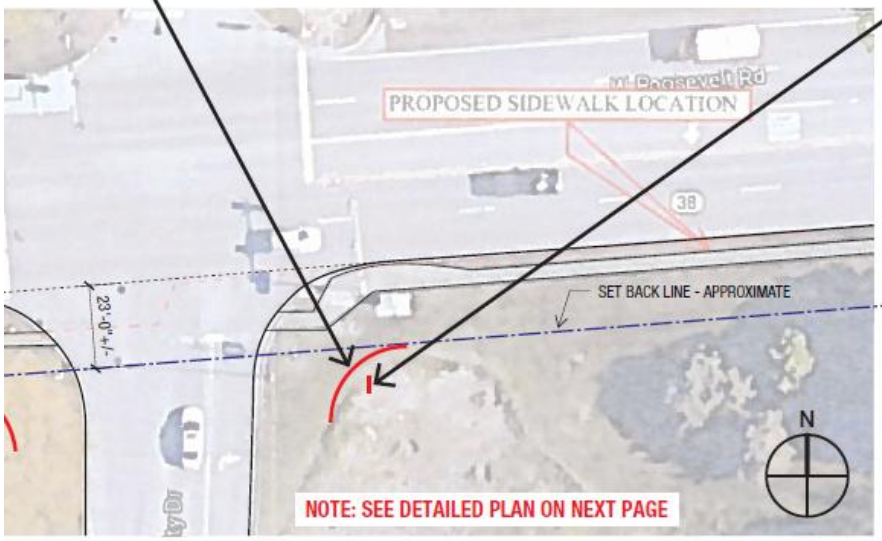
Marianjoy Rehabilitation Hospital

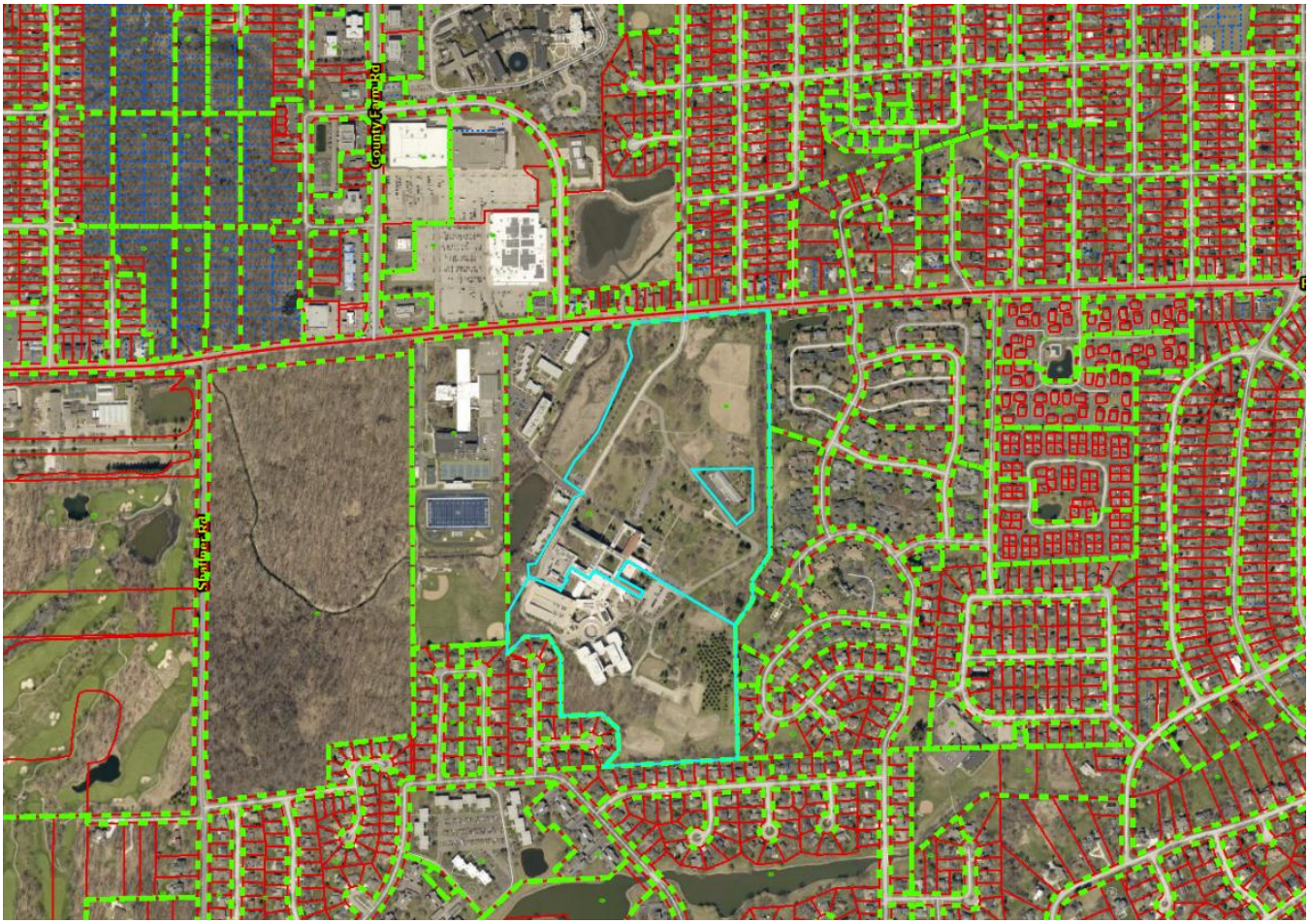
26W171 Roosevelt Road

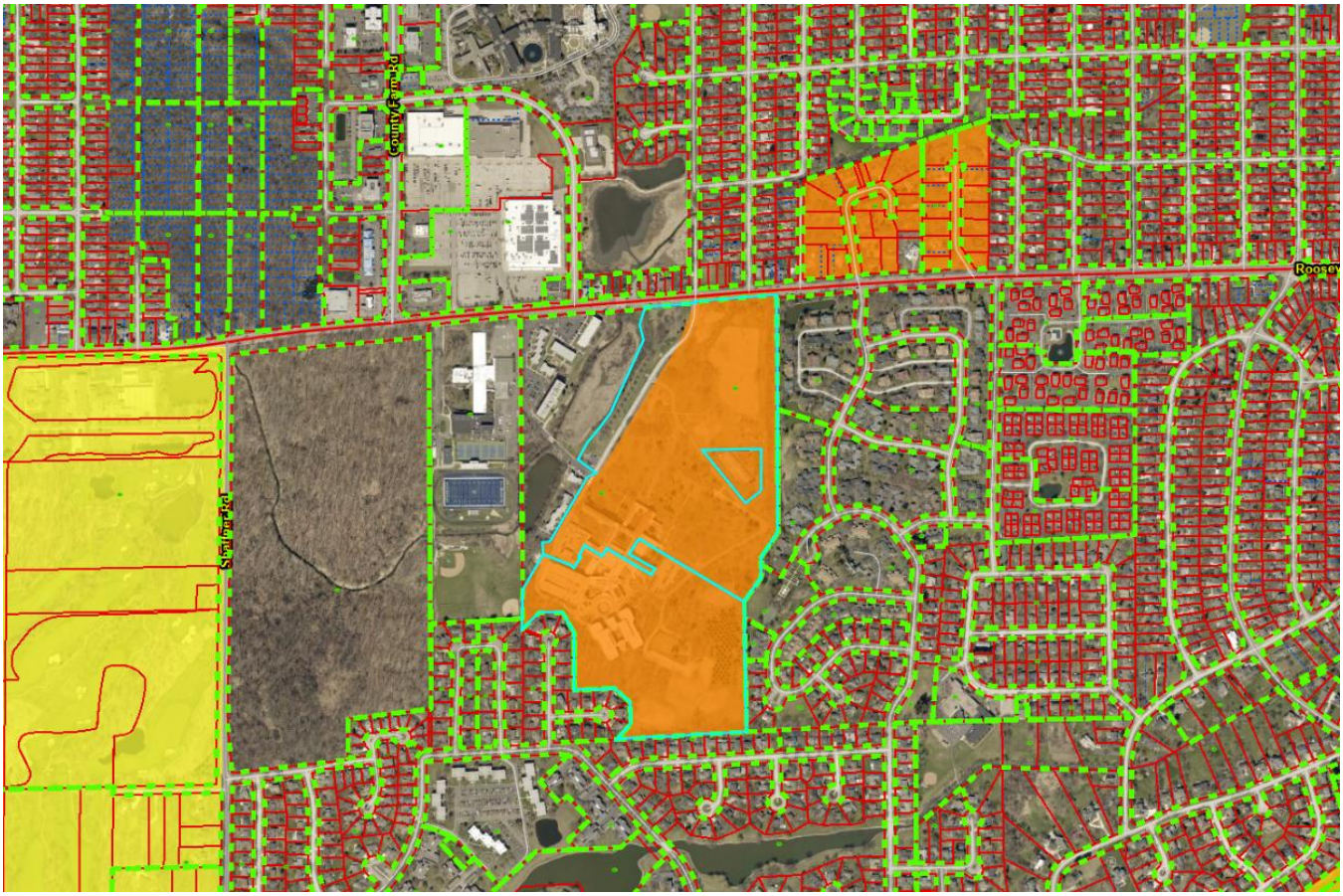
EW1-1 - Iconic Site ID

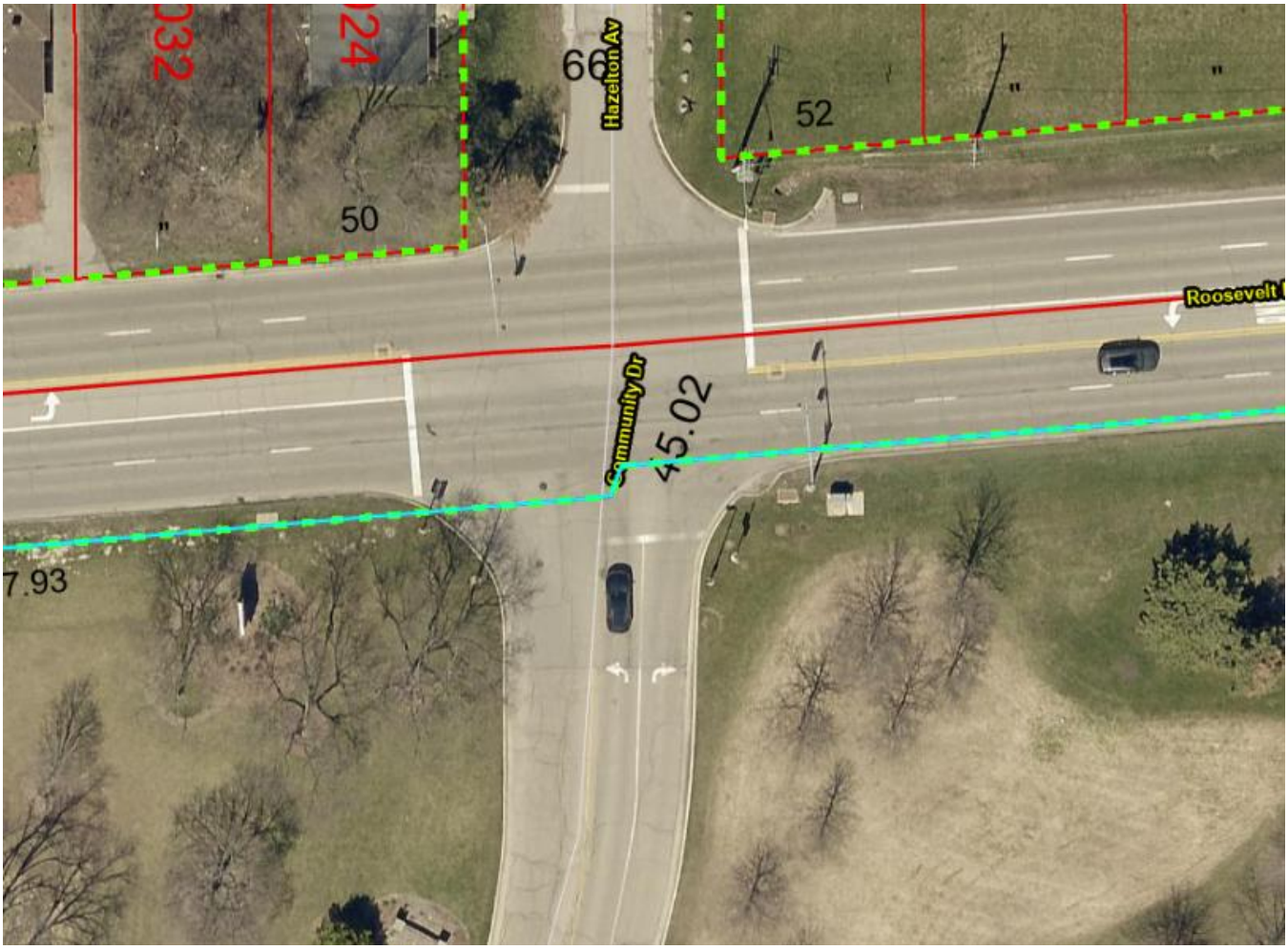
This is a two-sided sign.

- Painted panel ID sign with push-through white acrylic lettering, internal backlit illumination (graphics only)




County Farm Rd
Shallow Rd


County Farm Rd
Roosev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Roosevelt
Community Dr
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7.93

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Caitlyn R. Culbertson
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caitlyn.culbertson@elrodfriedman.com

June 16, 2025

Via Email:
Hearing Officer
DuPage County
Building and Zoning Department
c/o Jessica R. Infelise Datzman, Zoning Administration Coordinator
421 AN. County Farm Road
Wheaton, Illinois 60187
Jessica.Infelise@dupagecounty.gov

Re: Application for Sign Variations
Zoning Petition ZONING-25-000034
Northwestern Medicine Marianjoy Rehabilitation Hospital

Dear Hearing Officer:

On behalf of our client, Marianjoy Rehabilitation Hospital and Clinics, Inc., d/b/a Northwestern Medicine Marianjoy Rehabilitation Hospital ("***Petitioner***"), the owner of a portion of the property commonly known as the Wheaton Franciscan Sisters--Marianjoy Campus ("***Subject Property***"), we respectfully submit this application for variations from the DuPage County Zoning Ordinance to allow the installation of a masonry monument sign and two-sided monument sign on the Subject Property ("***Requested Relief***"). The Subject Property consists of two parcels, one owned by Wheaton Franciscan Sisters Corporation ("***WFSC***") (PIN 05-19-201-006) and the other by Petitioner (PIN 05-19-201-007). WFSC has consented to the filing of this zoning application.

The Requested Relief is part of a larger project to update signage and make improvement to the Subject Property as whole, including the WFSC portion. Petitioner proposes to install new signage at the intersection of Community Drive and Roosevelt Road. One masonry monument sign and one two-sided monument sign would be placed on each side of Community Drive, with the name of the owner of that parcel (Petitioner on one and WFSC on the other) and address information.

Petitioner seeks the following three specific sign variations (***"Variations"***):

1. Variation to increase the height of the proposed monument sign from the permitted six feet to approximately 13 feet 11 inches;
2. Variation to allow two signs on the southeast corner of the intersection of Roosevelt Road and Community Drive, on the Subject Property; and
3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft.

In support of the petition for the Requested Relief, below please find Petitioner's statements as to the standards required by the Zoning Ordinance for the granting of variations. As described in

more detail below, strict application of the County's Zoning Ordinance will impose undue restrictions on Petitioner's effort to modernize the Subject Property and create an aesthetically pleasing entryway. Because of the dual ownership of the Subject Property and nature of the entryway, strict compliance with the applicable sign regulations would cause an undue hardship to Petitioner in limiting its ability to attract and conduct business on the Subject Property.

Variation Standards of Review

The Zoning Board of Appeals or the Zoning Hearing Officer is authorized to recommend to the County Board approval of variations when the standards of review are met, as set forth in Section 37-1411.3 of the Zoning Ordinance. The Variations requested satisfy all of the standards of review in the Zoning Ordinance as set forth below.

1. **That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.**

The dual ownership, location and nature of the entryway to the Subject Property presents unique and unusual circumstances. Currently, the Subject Property has one existing ground entry sign. The fact that the Subject Property has multiple distinct owners and operators necessitates multiple identification signs. Importantly, the separate signage is intended to better direct emergency vehicles and patients towards the hospital on the Subject Property. Further, the location of the Subject Property and entryway along Roosevelt Road, a major thoroughfare in the County, means that clear and visible signage is needed to direct residents and visitors to the site. In order to comply with all setback requirements and ensure that no vehicular or pedestrian site lines were obstructed, the proposed signs are tucked back and angled along Community Drive. Traffic moves very quickly along Roosevelt Road and, therefore, in order to ensure drivers can safely view the signage, taller and larger signs are practically necessary. Additionally, due to the multiple owners and operators on the Subject Property, there is a greater risk of inability to clearly view each entity name and address if the sign or typeface is too small.

Petitioner is seeking the ability to utilize creative and flexible approaches for signage at this important location in the County. The Variations are necessary to achieve an aesthetically pleasing, visually interesting, and highly visible entry to the Subject Property, and to ensure that drivers passing by take notice of the signs in a safe and natural manner.

Petitioner has worked very hard to limit the need for sign relief to the relatively minor relief represented by the requested Variations. The proposed signage is shorter than the existing signage by approximately five inches. Further, although there are technically two signs being requested, Petitioner is proposing two elements - a vertical element and a horizontal element - that are separate pieces but make up one cohesive sign. Denying the Variations would impose undue hardship on Petitioner's ability to conduct and attract business and it would adversely impact that Petitioner's ability to position the Subject Property for a vibrant and successful future in the County.

2. **That the granting of any Variations is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.**

As described in the Sign Plan, the attractive, appropriately-scaled signage is in character with the existing streetscape within and surrounding the Subject Property. The proposed signage creates

an attractive, modernized entryway consistent with the improvements to the Subject Property and the aesthetics of the neighborhood.

The Variations are in harmony with the purpose and intent of the Zoning Ordinance. The proposed signs are compatible with the surrounding architecture and land uses and create a more attractive business and economic climate in this important area of the County. The proposed signage is more in line with the character and appearance of the buildings in and around the Subject Property than the existing ground sign. The signs will be structurally sound and attractive, and the materials and colors used for the sign will align with the overall aesthetic of the Subject Property. Further, as stated below, the Variations will pose no risk to traffic or other safety hazards.

3. **That the granting of the Variations will not:**

   i. **Impair an adequate supply of light and air to the adjacent property;**
   ii. **Increase the hazard from fire or other dangers to said property;**
   iii. **Diminish the value of land and buildings throughout the County;**
   iv. **Unduly increase traffic congestion in the public streets and highways;**
   v. **Increase the potential for flood damages to adjacent property;**
   vi. **Incur additional public expense for flood protection, rescue, or relief; or**
   vii. **Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.**

The Variations are designed to be eye-catching yet appropriately-scaled and understated, and will pose no risk to traffic or other safety hazards. The proposed signs comply with all setback requirements and will not interfere with any vehicular site lines, nor will they impede vehicular or pedestrian circulation through the Subject Property or surrounding roadways. The Variations will not impair an adequate supply of light and air to the adjacent property or increase the hazard from fire, flooding, or other dangers to adjacent properties. The Requested Relief will continue to enhance the Subject Property and will have no deleterious effect on the values of the properties surrounding the Subject Property.

The Requested Relief is consistent with all applicable criteria and standards for approval of variations. Based on the information in this letter and application previously submitted, we respectfully request that the Hearing Officer recommend that the County Board approve the requested Variations.

Please contact my colleague Caitlyn Culbertson or me if you have any questions or require additional information. Thank you for your consideration of this request.

Sincerely,

[redacted]

Hart M. Passman

Sent:	Tuesday, June 17, 2025 8:23 AM
To:	Infelise, Jessica; DuPage County Chair; LaPlante, Lynn; Ozog, Mary; Eckhoff, Grant; Stran, Jim; Polewski, Genevieve; Winklebleck, David; Heffter, Clayton; Furey, David; Michael DeSmedt; 'Kevin Stough'; Jennifer Meyer; 'admin@winfieldfpd.org'; jeff.schuler@cusd200.org; Gary Muehlfelt; Milton Clerk; Milton Supervisor; Andrea Rosedale; Phil Suess; Mike Dzugan; cbarrett; Peter Krumins (Winfield Com. Dev.)
Cc:	Hoss, Paul; Schwalm, Eileen
Subject:	Re: DuPage County Zoning Notification - ZONING-25-000034 NW Marianjoy Rehabilitation

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Ms. Infelise,

On June 16, 2025, the Wheaton City Council reviewed DuPage County Zoning Petition ZONING-25-000034 from Northwestern Medicine Marianjoy Rehabilitation Hospital for a sign variance. The Mayor and City Council unanimously directed City staff to inform the County that Wheaton has no objection or concern regarding the petition. They found that if the property were within city limits, one sign, not exceeding 19 feet in height and 72 square feet on either side of the sign face, would be permissible. Given the diverse activities on the site, the request for two signs was deemed justified.

Please do not hesitate to contact me with any questions you may have.

James Kozik, AICP
Director of Planning and Economic Development
City of Wheaton
www.wheaton.il.us
630.260.2008 desk
630.688.2000 cell