

ORDINANCE NO. F-0389

AN ORDINANCE ISSUING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS MAIN STREET PLAZA SHOPPING CENTER, MAIN STREET AND GENEVA ROAD

WHEREAS, written application has been made to amend the planned unit development on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly located at Main Street and Geneva Road; and

WHEREAS, the owner of the property legally described in this ordinance is requesting an amendment to the planned unit development previously designated for this real estate to allow identification signs approximately 27 feet high and 100 square feet in area at each of the two entrances to the property on Geneva Road; the City has determined that this amendment to the planned unit development is a minor amendment which may be considered by the City Council.

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: The following-described property has been, and continues to be zoned and classified in the C-5 PUD Commercial District PUD Zoning Classification:

That part of Lot 2 of Kingsbridge, (A Subdivision in the East half of the Northwest Quarter of Section 9, Township 39 North, Range 10 East of the Third Principal meridian, recorded as Document R69-39760) described by beginning at the Norhteast corner of the Lot 1 of said Subdivision and running thence Easterly along the North Line of said Lot 2 (being the South line of Geneva Road), 690.0 Feet: thence Southerly parallel with the East line of said Lot 1, 621.48 feet to a point 70.0 feet North of the South Line of said Lot 2: thence Westerly parallel to the South line of said Lot 2, 320.0 feet to a point 70.0 feet North of a corner of said Lot 2; thence North parallel with the East line of said Lot 1: thence North of the East line of said Lot 2, 370.0 feet of the Southeast corner of said Lot 1; thence North on the East line of said Lot, 610.0 feet to the place of beginning, in DuPage County, Illinois.

P.I.N.: 05-09-102-038

This property is commonly located at Main Street and Geneva Road, Wheaton, Illinois 60187 ("Subject Property").

Section 2: Planned unit development zoning status has previously been enacted for the Subject Property and a special use for planned unit development is hereby issued to allow for shopping center use on the Subject Property in full compliance with the site plan/pylon signage elevation drawing prepared by Maemar P.C., 3311 Carriageway Dr., Arlington Heights, IL 60004, dated May 10, 1999 and bearing revision dates of May 24, 1999 and June 2, 1999, and in further compliance with the following:

A. Prior to the issuance of a sign permit, the owner/developer shall submit a revised site plan/pylon signage elevation drawing which provides for a 10 foot setback from the property line and provides that the tenant identification panels be metal with the sign message and/or logo only being able to transmit light.

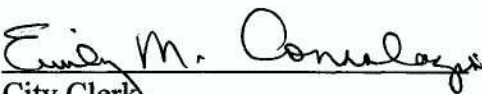
Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

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

Ayes:

Roll Call Vote:
Councilwoman Davenport
Councilman Gresk
Mayor Pro Tem Eckhoff
Councilman Johnson
Councilwoman Johnson
Councilman Mork

Nays:

None

Absent:

Mayor Carr

Motion Carried Unanimously

Passed: September 7, 1999
Published: September 8, 1999