

**ORDINANCE NO. F-0395**

**AN ORDINANCE GRANTING A SETBACK VARIATION FOR A POLE IDENTIFICATION SIGN ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS  
624-632 W. ROOSEVELT ROAD**

WHEREAS, written application has been made requesting a setback variation from Article 23.7.1(5) of the City of Wheaton Zoning Ordinance to allow the construction of a pole identification sign with a setback off of Delles Road of 7 feet in lieu of the required 10 feet on a piece of property legally described herein and commonly known as 624-632 W. Roosevelt Road, Wheaton, Illinois 60187; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Wheaton Board of Zoning Appeals on April 27, 1999 to consider the variation request and the Wheaton Board of Zoning Appeals has recommended approval of the zoning variation.

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: Pursuant to the findings of fact as determined by the Wheaton Board of Zoning Appeals, a variation to Article 23.7.1(5) of the City of Wheaton Zoning Ordinance is granted to allow the construction of a pole identification sign with a setback off of Delles Road of 7 feet in lieu of the required 10 feet in full compliance with the site plan and sign elevation plan prepared by J & S Electric and Sign, Inc., 1705 E. Wilson Avenue, Batavia, IL 60510 dated March 16, 1999 and subject to the following conditions and requirements:

- a. Prior to the issuance of a sign permit the owner shall provide a revised sign elevation plan which reduces the amount of copy on the proposed sign to include only the name of the business and a smaller selection of items sold by such business. The revised sign elevation plan shall be subject to the approval of the Director of Planning.
- b. The City and owner have been informed by the Illinois Department of Transportation of their plans for an improvement to Illinois Route 38 from Myrtlewood Lane to West Street/Warrenville Road. These improvements, anticipated to commence during March 2001, will necessitate the acquisition of right-of-way adjacent to the subject property. At such time additional right-of-way is acquired which would render the proposed sign non-conforming with respect to its setback, the proposed sign shall be removed by the owner within 30 days of the acquisition of the right-of-way.
- c. In the event that the sign is not removed by the owner within the 30 day period, the City may remove the sign at the owners expense.

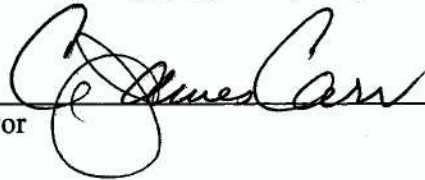
The property that is subject of this variation is legally described as:

LOTS 1, 2 AND 3 IN BLOCK 1 IN SWIGERT'S SUNSET TERRACE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT 237203, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 05-20-204-019

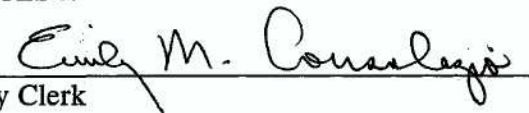
The subject property is commonly known as 624-632 W. Roosevelt Road, Wheaton, Illinois 60187.

Section 2: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 3: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote:

Ayes:

Councilman Mork  
Councilwoman Davenport  
Councilman Eckhoff  
Councilman Gresk  
Mayor Carr  
Councilman Johnson  
Councilwoman Johnson

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: October 4, 1999  
Published: October 5, 1999