

ORDINANCE NO. F-1548

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NOS. E-3399 AND E-1473 “AN ORDINANCE GRANTING A SPECIAL USE PERMIT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS LOT 1 IN KEIM’S DANADA FARMS WEST LOOP SUBDIVISION – BURGER KING” - WALGREENS

WHEREAS, the City of Wheaton, Illinois, (“City”), has previously enacted City Ordinance No. E-3399 (“Original Ordinance”) recorded on March 10, 1989 as Document No. R89-027306 in the Office of the DuPage County Recorder which granted a special use permit for a planned unit development to allow the construction and use of a restaurant with a single drive-thru service lane, on the subject property described in the Original Ordinance; and

WHEREAS, the City enacted City Ordinance No. F-1473 (“Amended Ordinance”) recorded on February 25, 2010 as Document No. R2010-266626 in the Office of the DuPage County Recorder application which amended the special use permit for planned unit development approved in the Original Ordinance in order to demolish the existing restaurant on the property commonly known as 2020 South Naperville Road and legally described herein (“Subject Property”) in order to construct a new drug store with a single drive-thru service lane and an electronic message board; and

WHEREAS, following the enactment of the Original and Amended Ordinance, an application has been made to further amend the sign plan referenced in Ordinance No. F-1473 in order to incorporate the addition of an Aldi Food Market panel on the Subject Property’s project identification signage located at the corner of West Loop Drive and Naperville Roads; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 of the Wheaton Zoning Ordinance.

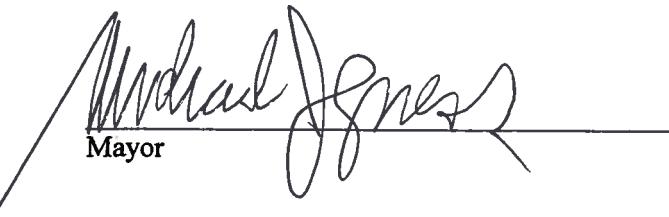
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original and Amended Ordinance is hereby granted to incorporate the addition of an Aldi Food Market panel on the Subject Property’s project identification signage located at the corner of West Loop Drive and Naperville Roads in substantial compliance with the plans entitled *“Aldi; Wheaton, IL”, prepared by Doyle General Sign Contractors, Addison, IL, sheets 1 of 1, dated December 2, 2010* and attached hereto as Exhibit ‘A’.

Section 2: In all other respects, the terms and conditions of the original ordinance are ratified and remain in full force and effect.

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.



Michael Jones
Mayor

ATTEST:



Aaron Bentz-Hagan
City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Mayor Gresk
Councilman Prendiville
Councilman Scalzo
Councilwoman Corry
Councilman Levine

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: February 22, 2011
Published: February 23, 2011

LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN KEIM'S DANADA FARMS WEST LOOP RESUBDIVISION OF LOT 4, BEING A RESUBDIVISION OF LOT 4 IN DANADA FARMS WEST LOOP SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 28, THE NORTHWEST QUARTER OF SECTION 33 AND THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID KEIM'S DANADA FARMS WEST LOOP RESUBDIVISION OF LOT 4 RECORDED JULY 20, 1988 AS DOCUMENT 88-79082, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A RECIPROCAL PERPETUAL NON-EXCLUSIVE EASEMENT CREATED BY GRANT OF EASEMENT DATED JULY 14, 1988 AND RECORDED JULY 20, 1988 AS DOCUMENT R88-079082 BY BANK OF WHEATON, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 5, 1985 AND KNOWN AS TRUST NUMBER 4701 AND BANK OF WHEATON, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1985 AND KNOWN AS TRUST NUMBER 4702, FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM PARCEL 1 OVER, UPON, AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

THE SOUTH 15 FEET AND THE WEST 30 FEET (EXCEPT THE SOUTH 15 FEET) OF LOT 2; THE NORTH 15 FEET AND THE WEST 25 FEET, EXCEPT THE NORTH 15 FEET, OF THE EAST 70 FEET OF LOT 3, ALL IN KEIM'S DANADA FARMS WEST LOOP RESUBDIVISION OF LOT 4, AFORESAID.

P.I.N.: 05-28-300-016

The subject property is commonly known as 2020 South Naperville Road, Wheaton, IL 60189.

(1) D/F H.O. Fluorescent Int. Illuminated Display
W= 1'



WHITE LEVAN FACES W/ FIRST SURFACE APPLIED GRAPHICS TO
MATCH TENANT CORPORATE SPECIFICATIONS

SIGN AREA = 70.84SF
8.67 x 8.17

| | | | | | |
|---------|------|------------|---------|------|------------|
| CLIENT | ALDI | DESIGNER | JRS | SUBS | TD |
| ADDRESS | | DATE | NOTED | DATE | 12.02.2010 |
| | | PRINT. No. | #1770.5 | | SHEET No. |
| | | | | | 1 of 1 |

| | |
|--|------|
| CUSTOMER APPROVAL | DATE |
| The sign will be original and unmodified in content and design. It will be the property of The Client and will not be sold, leased, or modified in any way without the written consent from an authorized officer of The Contractor. The rights to this design may be protected. | |

| | |
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| DATE | REVISION |
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|----------------------------------|
| DOYLE |
| GENERAL SIGN CONTRACTORS |
| 222 INTERSTATE RD. P.O. BOX 1063 |
| ADDISON, IL 60101 |
| 800-543-4400 |
| FAX 800-543-4400 |

Kieffer
A CO. INC.

SHEBOYGAN OFFICE
PO BOX 1087
3322 WASHINGTON AVENUE
SHEBOYGAN, WI
53081-1087
State Headquarters, Wisconsin, U.S.A.

CUSTOMER

Walgreens

LOCATION

Store #13861

Wheaton, IL

DESIGNED BY: LMK

ACCT REP: LB

DATE: 6 / 22 / 10

APPROVED BY: _____

DATE: _____

© 2010 KIEFFER & CO. INC.
This is an original implementation drawing
submitted for use in connection with a
product being planned for you by
Kieffer & Co. Inc. It is the property of
Kieffer & Co. Inc. It is to be used
solely for the purpose of the
implementation of Kieffer & Co. Inc.

Specs & details added

Face layout change - PHARMACY added

LMK

8/4/10

LMK

8/7/10

LMK

8/17/10

C59589

**D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT SIGN
w/ ELECTRONIC MESSAGE CENTER**

NOTE:
MASONRY WORK WILL BE DONE
PRIOR TO INSTALLATION OF
Walgreens LO CABINET
MASONRY OPENING DIMENSIONS
ARE CRITICAL AND MUST BE HELD.

13'-0"

9'-0" M.O. (MUST HOLD!)

1 1/2" -
dium. revet

8'-0" E.M.C. & Cobhns

NEW 6-08 SCRIPT

SEE FACE
COLOR DETAIL

11'-0" brick pier centers

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Exhibit 21d