

**ORDINANCE NO. F-1583**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBERS E-3324, E-3812 AND F-1274 PERTAINING TO A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 2030 SOUTH NAPERVILLE ROAD/ MCDONALDS**

**WHEREAS**, on May 16, 1988, the City of Wheaton, Illinois, (“City”) enacted Ordinance No. E-3324, “AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A MCDONALD’S FAST FOOD RESTAURANT – KEIM’S DANADA FARMS WEST RESUBDIVISION OF LOT 4” (“original ordinance”) authorizing the issuance of a special use permit for a planned unit development for the construction and use of a 5,150 square foot McDonald’s fast food restaurant with a drive-through window on the property legal described on Exhibit “A” attached hereto and commonly known as 2030 South Naperville Road, Wheaton, Illinois; and

**WHEREAS**, on August 3, 1992, the City enacted Ordinance No. E-3812, “AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3324, “AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A MCDONALDS FAST FOOD RESTAURANT – KEIM’S DANADA FARMS WEST RESUBDIVISION OF LOT 4”, DATED MAY 16, 1988 (OUTDOOR CHILDREN’S PLAY AREA)” to amend the original ordinance allowing the construction of an outdoor children’s play area (“playplace”) in front of the restaurant on the subject property; and

**WHEREAS**, on April 16, 2007, the City enacted Ordinance No. F-1274, “AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBERS E-3324 AND E-3812 PERTAINING TO A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 2030 SOUTH NAPERVILLE ROAD/ MCDONALDS” to amend the original ordinance and the first amended ordinance allowing the reconfiguration of the drive-through to provide dual order lanes, construction of a 20 square foot addition to the building, elimination of eight parking spaces, and replacement of the outdoor children’s play area with an outdoor seating area; and

**WHEREAS**, following the enactment of the original ordinance and the first and second amended ordinances, an application has been made to further amend the special use permit for planned unit development to allow the exterior of the building to be remodeled by removing the gable roof and extending the existing wall with brick veneer, removing the bay windows and replacing them with new windows, and constructing a stone arcade to the front and non drive thru side of the restaurant; 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:** Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, the original ordinance and first and second amended ordinances for planned unit development are hereby further amended, to allow the exterior of the building to be

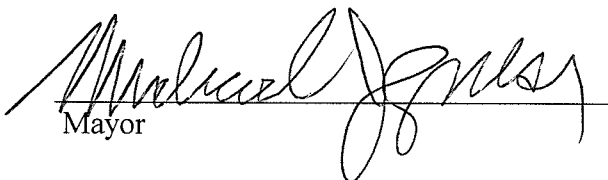
remodeled by removing the gable roof and extending the existing wall with brick veneer, removing the bay windows and replacing them with new windows, and constructing a stone arcade to the front and the non drive through side of the restaurant on the subject property in substantial compliance with the plans entitled "Major Remodel Project, Canopy Version - Parapet", sheets SP-1, SP-2, D1.1, D1.2 and A2, prepared by URS Corporation, Southfield, Michigan, dated July 6, 2011, and in further compliance with the following conditions, restrictions, and requirements:

1. The color and method of staining shall be subject to the reasonable approval of the City.

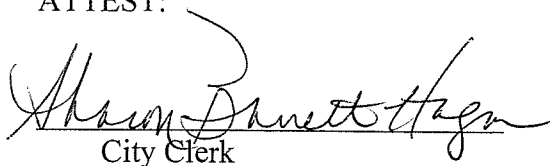
**Section 2:** In all other respects, the terms, conditions and provisions of the original and amended ordinances are ratified and remain in full force and effect.

**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.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis  
Councilman Rutledge  
Mayor Gresk  
Councilwoman Pacino Sanguinetti  
Councilman Scalzo  
Councilman Suess  
Councilwoman Ives

Nays: None

Absent: None

Motion Passed Unanimously

Passed: September 6, 2011  
Published: September 7, 2011

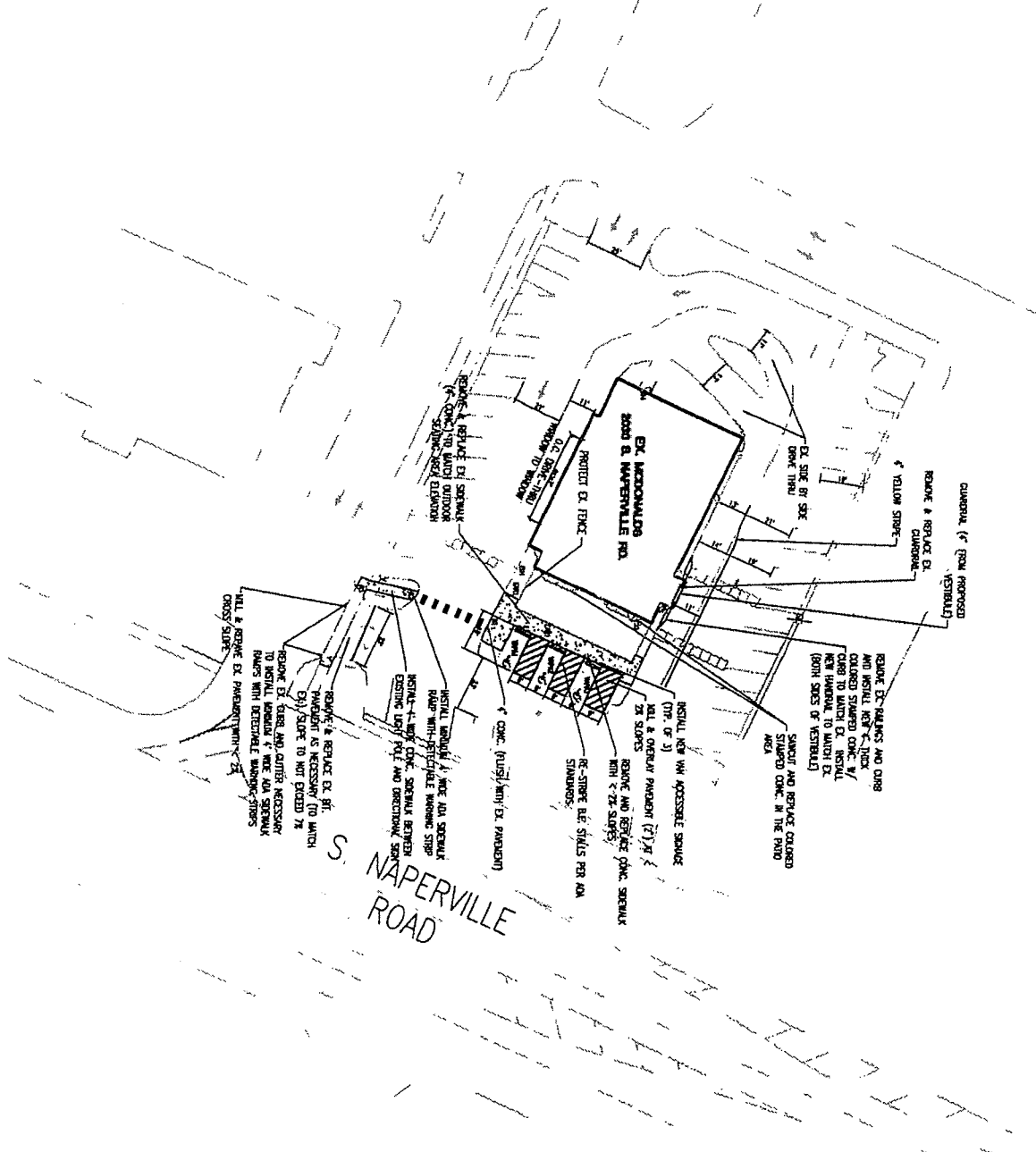
**EXHIBIT "A"**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, THE NORTHWEST QUARTER OF SECTION 33 AND THE NORTHEAST HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF DANADA FARMS WEST LOOP SUBDIVISION AS RECORDED BY DOCUMENT R87-137955 DATED SEPTEMBER 17, 1987, THENCE NORTH 24 DEGREES 44 MINUTES 6 SECONDS EAST ALONG THE WEST R.O.W. OF NAPERVILLE ROAD AS RECORDED BY DOCUMENT 419044 AND R83-17365, 160.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65 DEGREES 15 MINUTES 54 SECONDS WEST ALONG A LINE PARALLEL TO AND 150.00 FEET NORTHEASTERLY OF THE SOUTH LINE OF LOT 4 OF AFOREMENTIONED DANADA FARMS WEST LOOP SUBDIVISION 305.00 FEET; THENCE NORTH 24 DEGREES 44 MINUTES 6 SECONDS EAST ALONG A LINE PARALLEL TO AND 305.000 FEET WESTERLY OF THE WEST R.O.W. OF NAPERVILLE ROAD 201.00 FEET THENCE SOUTH 65 DEGREES 15 MINUTES 54 SECONDS EAST PARALLEL TO THE PENULTIMATE COURSE 305.00 FEET TO A POINT ON THE WEST R.O.W. OF NAPERVILLE ROAD; THENCE SOUTH 24 DEGREES 44 MINUTES 6 SECONDS WEST ALONG THE WEST R.O.W. OF NAPERVILLE ROAD 201.00 FEET TO THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-28-300-017

The subject property is commonly known as McDonalds Restaurant, 2030 South Naperville Road, Wheaton, IL 60187.



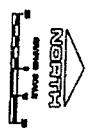
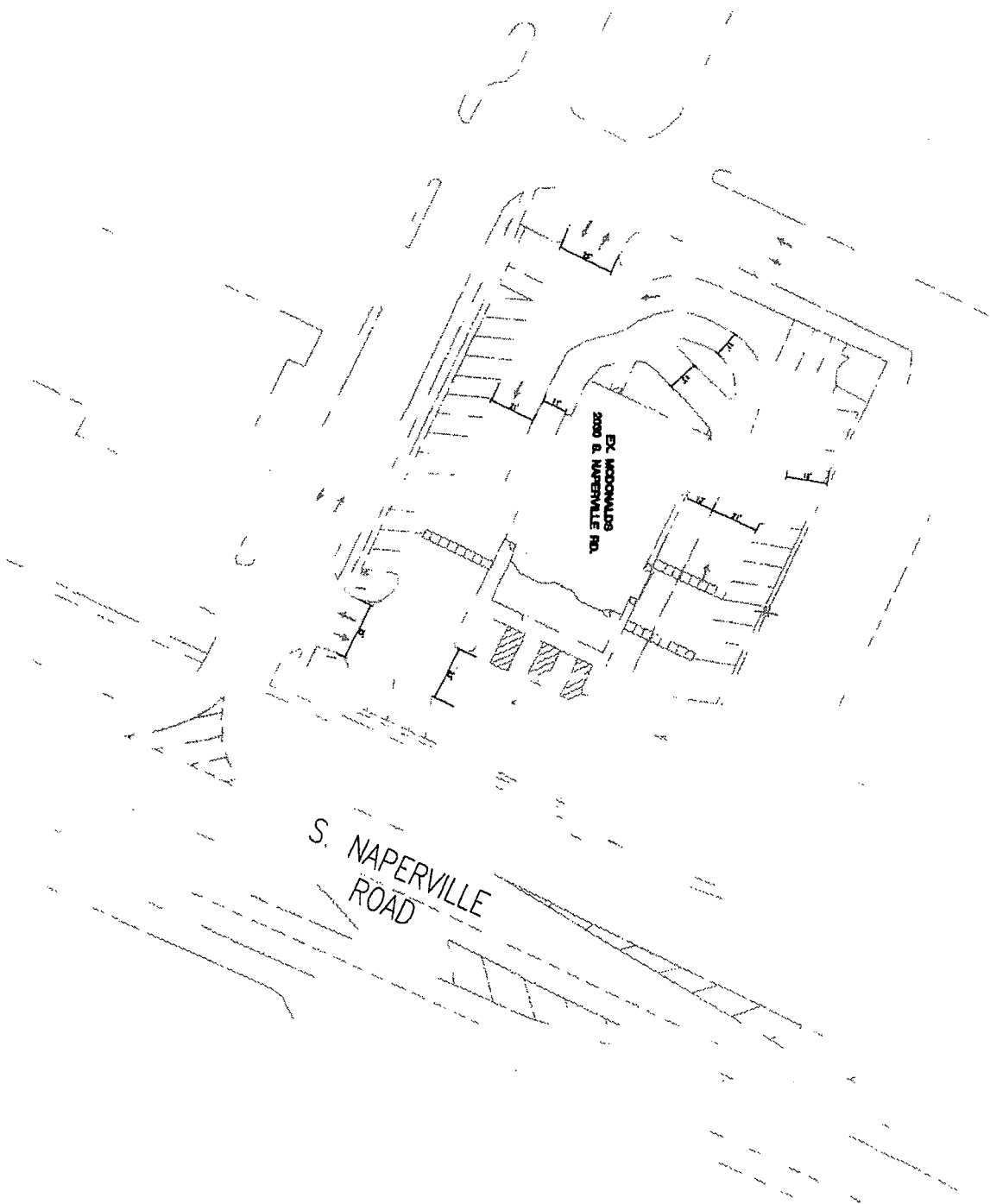
SP.1

DATE: 07/24/2011  
 MAJOR REMODEL PROJECT  
 CHOPPY VERSION - PARAPET

McDonald's USA, LLC  
 27777 Franklin Road, Suite 2000  
 Southfield, MI 48034  
 tel: 248.204.5800 fax: 248.204.5801  
 http://www.usacorp.com

Architecture #265  
 Engineering #1215

REV	DATE	BY	CHKD	DESCRIPTION
01-10-11				OWNER REVIEW
07-07-11				OWNER REVIEW
06-08-11				PRE OWNER REVIEW



TITLE <b>MAJOR REMODEL PROJECT          CANOPY VERSION - PARAPET</b>	DATE OF ISSUE 07/04/2011	PROJECT NO. <b>McDonald's USA, LLC</b>	DRAWN BY Architecture #285 Engineering #1213
	CHECKED BY JAY	PROJECT NO. 21777 Franklin Road, Suite 2000 Southfield, MI 48034 1st 248.204.5900 Fax 248.204.5801 <a href="http://www.usmccorp.com">http://www.usmccorp.com</a>	DATE 07/04/11



- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.
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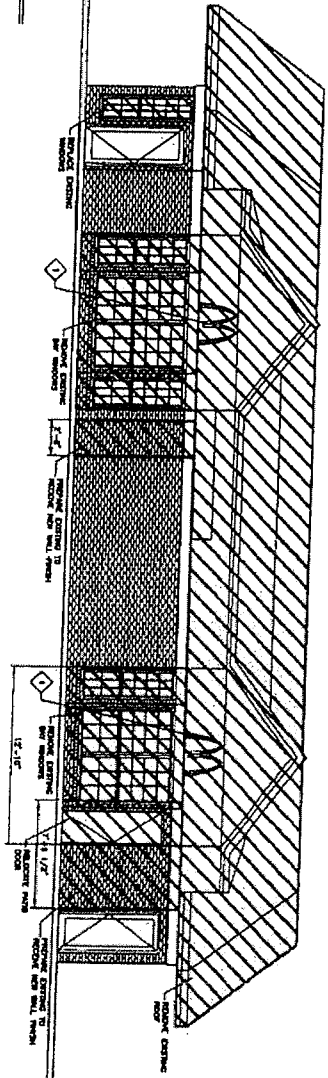
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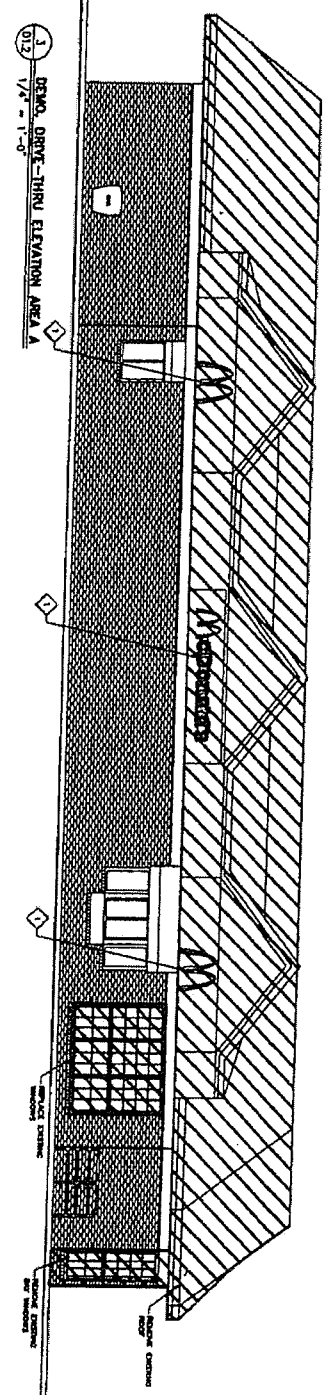
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1/4" = 1'-0"  
FRONT FRONT ELEVATION

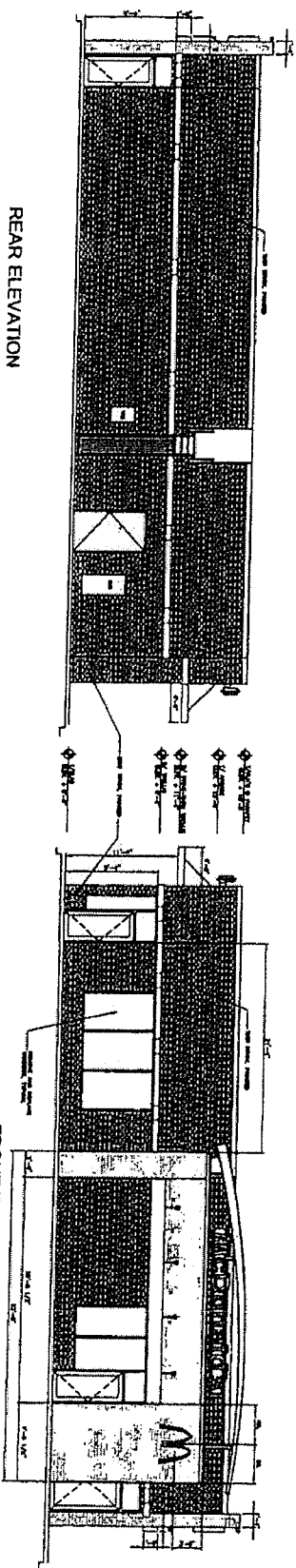


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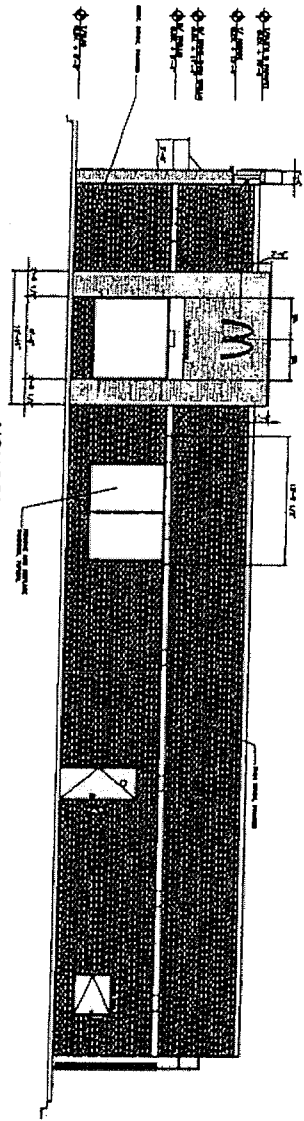


11775847 012 1/4" = 1'-0" FRONT FRONT ELEVATION	MAJOR REMODEL PROJECT CANOPY VERSION - PARAPET	07/06/2011 07/06/2011	McDonald's USA, LLC 27777 Franklin Road, Suite 2000 Gaithersburg, MD 20878 Tel: 244.204.5900 Fax: 244.204.5901 http://www.urscorp.com	Architecture #265 Engineering #1213	07-15-11 smc ready
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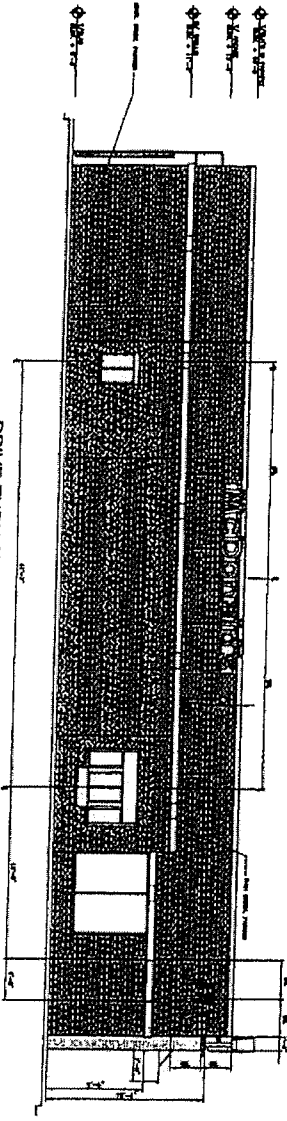




REAR ELEVATION



NON DRIVE-THRU SIDE ELEVATION



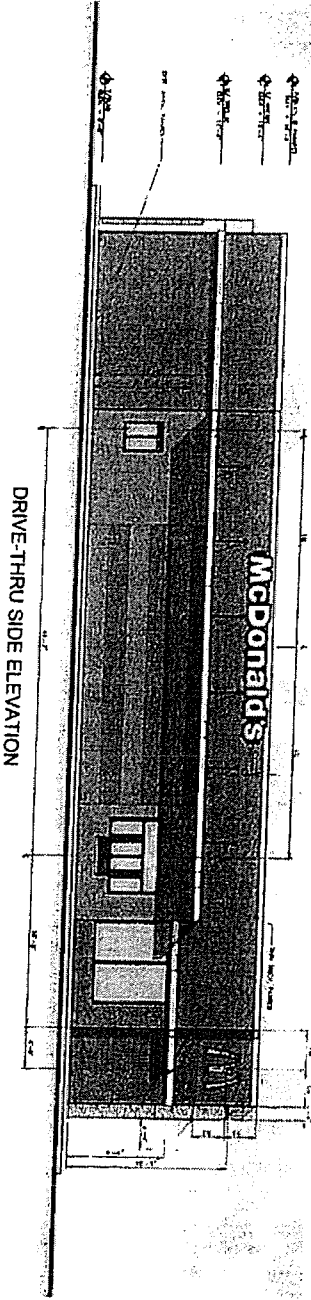
DRIVE-THRU SIDE ELEVATION

FRONT ELEVATION

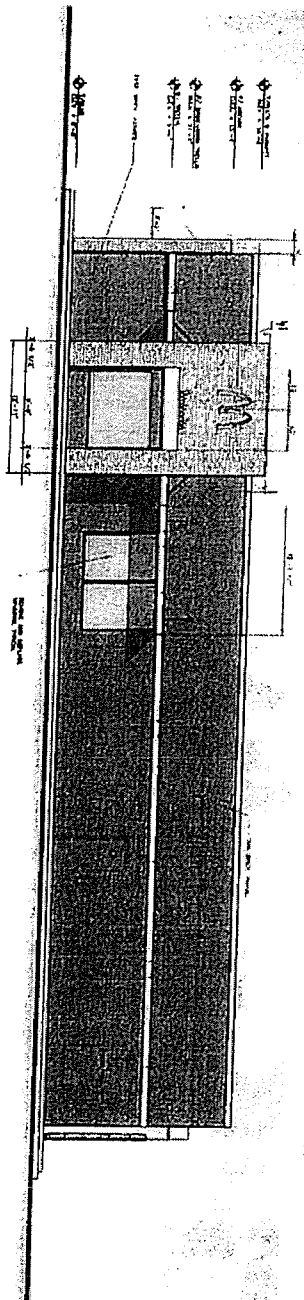
COLOR AND MATERIAL TO BE SELECTED BY REGIONAL MANAGER & OWNER/OPERATOR

121069 - 2030 S. NAPERVILLE RD. WHEATON, IL

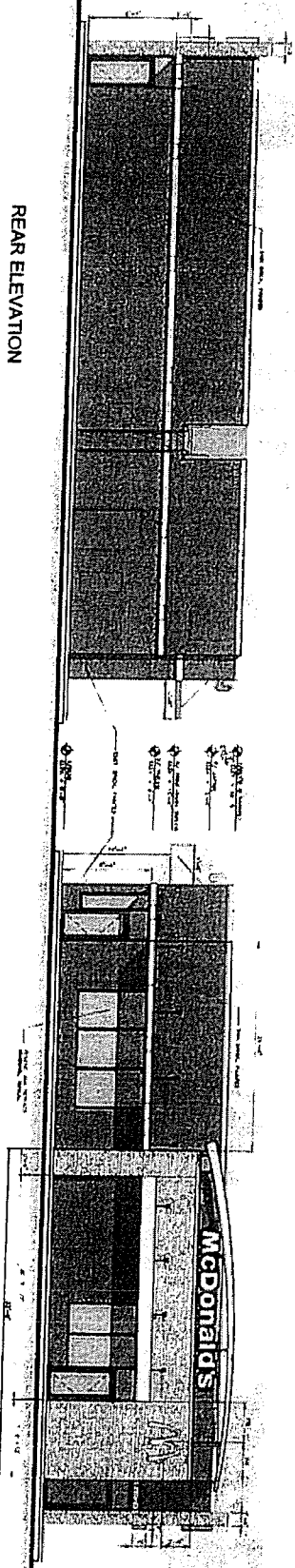
<b>A2</b> SHEET NO. REVISION ELEVATIONS	PROJECT MAJOR REMODEL PROJECT CANOPY VERSION - PARAPET	SHEET NO. 121069	SHEET REVISION 2030 S. Naperville Rd.	PROVIDED FOR <b>McDonald's USA, LLC</b> 27777 Franklin Road, Suite 2000 Southfield, MI 48034 MI 248.204.5800 fax 248.204.5801 http://www.urscorp.com	ARCHITECT BY Architecture #285 Engineering #1215 <b>URS Corporation</b> 27777 Franklin Road, Suite 2000 Southfield, MI 48034 MI 248.204.5800 fax 248.204.5801 http://www.urscorp.com	DATE 06/30/2011	DATE 07-15-11	REVISION 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	DESCRIPTION 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	BY
	SHEET NO. 121069	SHEET REVISION 2030 S. Naperville Rd.	PROVIDED FOR <b>McDonald's USA, LLC</b> 27777 Franklin Road, Suite 2000 Southfield, MI 48034 MI 248.204.5800 fax 248.204.5801 http://www.urscorp.com	ARCHITECT BY Architecture #285 Engineering #1215 <b>URS Corporation</b> 27777 Franklin Road, Suite 2000 Southfield, MI 48034 MI 248.204.5800 fax 248.204.5801 http://www.urscorp.com	DATE 06/30/2011	DATE 07-15-11	REVISION 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	DESCRIPTION 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100	BY	



DRIVE-THRU SIDE ELEVATION



NON DRIVE-THRU SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION

121069 - 2030 S. NAPERVILLE RD. WHEATON, IL

CLASH AND MATERIAL TO BE SELECTED BY ARCHITECT AND OWNER IN CONSULTATION

SHEET NO. <b>A2</b> TOTAL SHEETS 12	DATE 07/14/2011	PROJECT NO. 121069	PROJECT NAME 2030 S. NAPERVILLE RD. WHEATON, IL	CLIENT McDonald's USA, LLC	ARCHITECT URS Corporation 27777 Franklin Road, Suite 2000 Southfield, MI 48034 Tel: 248.204.9900 Fax: 248.204.9901 http://www.urscorp.com
	DESIGNER [Blank]	CHECKED BY [Blank]	DATE 07/14/2011	PROJECT NO. 121069	PROJECT NAME 2030 S. NAPERVILLE RD. WHEATON, IL