

**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.

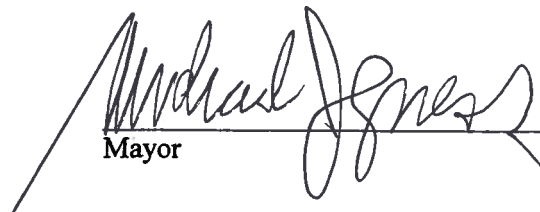
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

**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.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote:

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

Nays: None

Absent: Councilman Sues

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.







# Existing Sign

## D/F INTERNALLY ILLUMINATED MULTI-TENANT MONUMENT SIGN W/ ELECTRONIC MESSAGE CENTER

**Kieffer**  
SIGNAGE  
SHERBOURNE OFFICE  
PO BOX 1087  
1522 WASHINGTON AVENUE  
CANTON, OH 44705-1087  
Phone: 330.282.1087  
Fax: 330.282.1088  
Sales: 330.282.1089  
Service: 330.282.1090

**Walgreens**  
CUSTOMER

**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 EXISTING UNILLUMINATED SIGN  
AND THE EXISTING UNILLUMINATED SIGN  
HAS BEEN REPAIRED FOR THE NEW  
ILLUMINATED SIGN. THE EXISTING  
ILLUMINATED SIGN IS TO BE  
REMOVED. CONTACT THE OWNER  
FOR APPROVAL BEFORE THE SIGN  
IS REMOVED.



REVISION	DATE	NAME
1	6/22/10	LMK
2	6/22/10	LMK

Face layout change - PHARMACY added

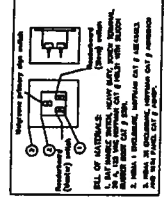
Specs & Details added

COMPANION FILES

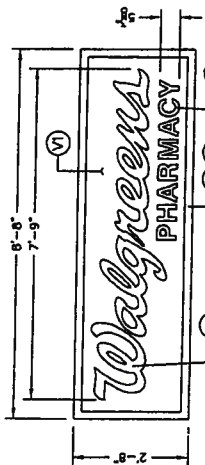
SHEET 1 OF 1

C59589

**NOTE:**  
MASONRY WORK WILL BE DONE  
PRIOR TO INSTALLATION OF  
WALGREENS I.D. CABINET.  
MASONRY OPENING DIMENSIONS  
ARE CRITICAL AND MUST BE HELD.

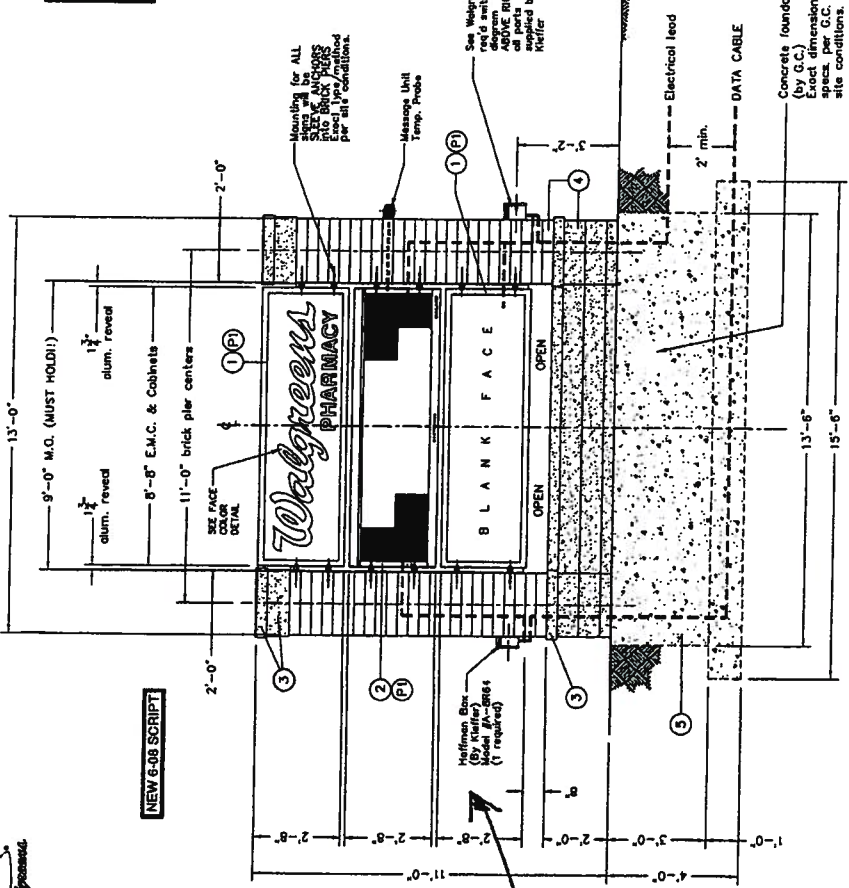


**SIDE VIEW**  
3/8" = 1'-0"



**FACE COLOR DETAIL**  
1/2" = 1'-0"

**COLOR SCHEDULE:**  
3M translucent vinyl films applied to 1st surface of WHITE Polycarbonate faces.  
① #74-3830-53 urethane enamel finish  
② Cardinal RED 5/g Match #313 Dark Bronze  
③ WHITE copy



**FACE VIEW**  
3/8" = 1'-0"

**NOTE:** No welding can be done on or within the operation of the unit and with either both manufacturer and Kieffer warranty. Responsibility of damaged units due to welding will fall upon the installer.

**Electrical Requirements**  
EACH I.D. CABINET (perft) F30172/OW/HO Fluorescent Lamps (perft) Amps  
Message Center (2.55) amps per cabinet  
Combined (5.16) amps  
Total sign Amps (perft) (3) 20 amp / 120 volt circuit req'd.

- General Specifications:**
- D/F Internally Illuminated I.D. Cabinets will be fabricated using tubular aluminum framing w/ 1.5" offset .75" H Type extruded aluminum retainers. Faces will be White Polycarbonate decolorated on first surface w/ 3M translucent films SEE COLOR SCHEDULE. Illumination to be provided by vertically mounted fluorescent lamps.
  - D/F 'DAKTRONICS' Electronic Message Center - ALL RED. Filler panels as required - point Dk. Bronze to match sign cabinet.
  - PRE-CAST STONE CAPS to match building (by G.C.)
  - BRICK PIERS and C.M.U. BASE to match building (by G.C.)
  - CONCRETE FOUNDATION - per site conditions and engineering specifications (by G.C.)



8-10-10  
COPY

Expanding side