

ORDINANCE NO. F-1579

AN ORDINANCE AMENDING ORDINANCES E-3143 AND F-1282, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT"

WHEREAS, on September 2, 1986, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3143, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development for the construction and use of commercial improvements on the property legally described herein within the City limits of Wheaton, Illinois, consisting of approximately 30 acres and commonly located at the northwest corner of Naperville and Butterfield Roads; and

WHEREAS, on May 21, 2007, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1282, "AN ORDINANCE AMENDING ORDINANCE NO. E-3143 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT" ("Amended Ordinance"), which amended the plans referred to in Ordinance NO. E-3143 to accommodate a drive-through ATM kiosk in the shopping center parking lot; and

WHEREAS, following the enactment of the Original and Amended Ordinance, an application has been made to further amend the signage and landscaping plans contained in the Original Ordinance to relocate signage, remove existing landscaping and install new landscaping along Naperville Road and at the intersection of Naperville and Butterfield Roads all as a result of the Illinois Department of Transportation's taking of property along the Naperville Road right-of-way to facilitate the reconstruction of the Naperville and Butterfield Roads intersection; 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, DuPage County, Illinois, pursuant to its home rule powers, as follows:

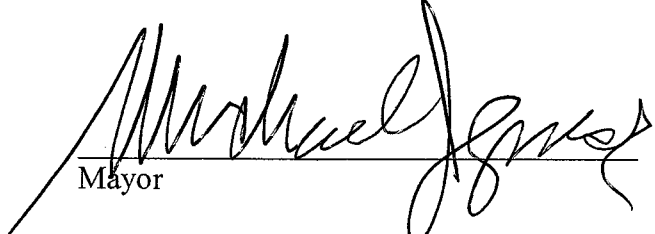
Section 1: An amendment to the Original and Amended Ordinance is hereby granted to: relocate a multi-tenant monument sign at the Naperville Road entrance to the southwest, relocate a multi-tenant monument sign at the Naperville Road entrance to the west, relocate a shopping center monument sign at the northwest corner of Naperville and Butterfield Roads to the northwest; and remove existing landscaping and install new landscaping along Naperville Road and at the intersection of Naperville and Butterfield Roads all as a result of the Illinois Department of Transportation's taking of property along the Naperville Road right-of-way to facilitate the reconstruction of the Naperville and Butterfield Roads intersection in substantial

compliance with the plans entitled "Danada West Signage Plan", prepared by Marchris Engineering, Schaumburg, IL, dated April 7, 2011 and "Danada Square West Landscaping Plan", prepared by Ground Pros, Elmhurst, IL, sheets 1-3, dated June 2, 2011.

Section 2: In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

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

Section 4: 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 Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Scalzo
Councilman Suess

Nays: None

Absent: Councilwoman Ives

Motion Carried Unanimously

Passed: August 1, 2011
Published: August 2, 2011

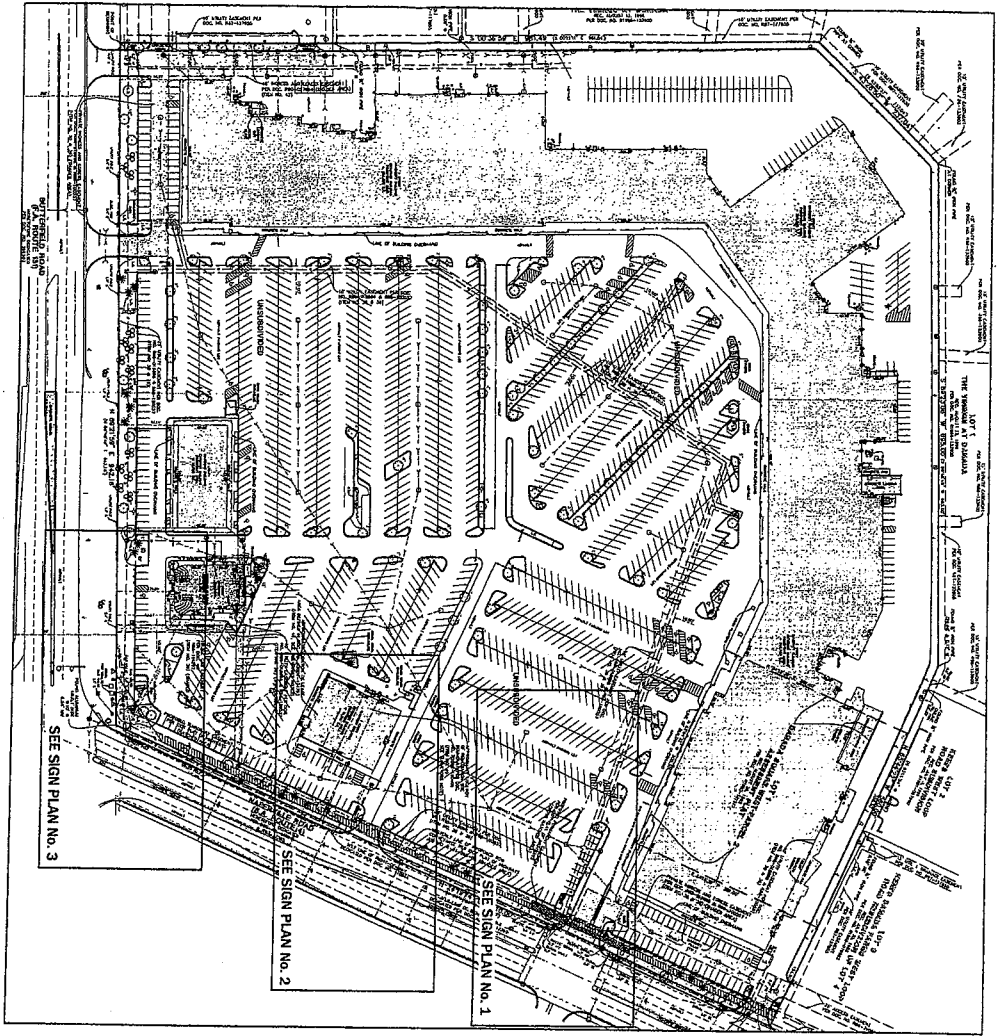
EXHIBIT "A"

Legal description:

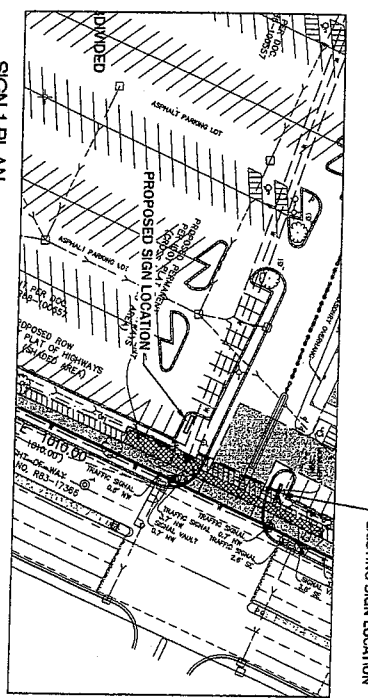
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 33, 117.36 FEET TO THE NORTH LINE OF BUTTERFIELD ROAD (F.A. ROUTE 131) AS DEDICATED BY DOCUMENT NO. 396982; THENCE NORTH 89 DEGREES 48 FEET 49 INCHES EAST ALONG THE NORTH LINE OF SAID BUTTERFIELD ROAD, 663.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID BUTTERFIELD ROAD, NORTH 89 DEGREES 48 FEET 49 INCHES EAST, 942.16 FEET TO THE WESTERLY LINE OF NAPERVILLE ROAD (S.A. ROUTE 4) AS DEDICATED BY DOCUMENT NO. R83-17365; THENCE NORTH 24 DEGREES 44 FEET SIX INCHES EAST ALONG THE WESTERLY LINE OF SAID NAPERVILLE ROAD, 1010.00 FEET; THENCE NORTH 65 DEGREES 15 FEET 54 INCHES WEST, 560.00 FEET; THENCE SOUTH 89 DEGREES 48 FEET 49 INCHES WEST, 695.00 FEET; THENCE SOUTH 43 DEGREES 55 FEET 27 INCHES WEST, 237.04 FEET; THENCE SOUTH 0 DEGREES 11 FEET 11 INCHES EAST, 981.84 FEET TO THE POINT OF BEGINNING.

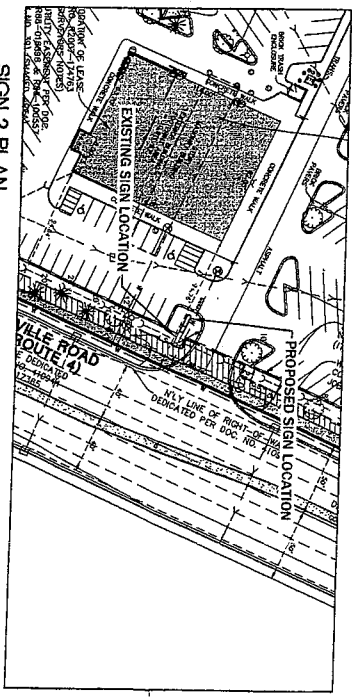
OVERALL SITE PLAN
SCALE 1" = 80'



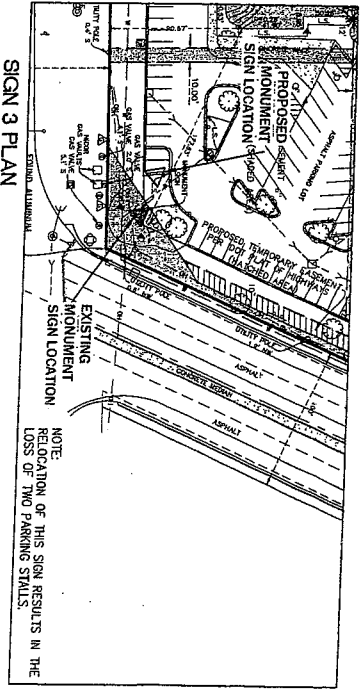
SIGN 1 PLAN
SCALE 1" = 40'



SIGN 2 PLAN
SCALE 1" = 40'



SIGN 3 PLAN
SCALE 1" = 40'



SIGN PLAN



1
JOB NO. 11-0224



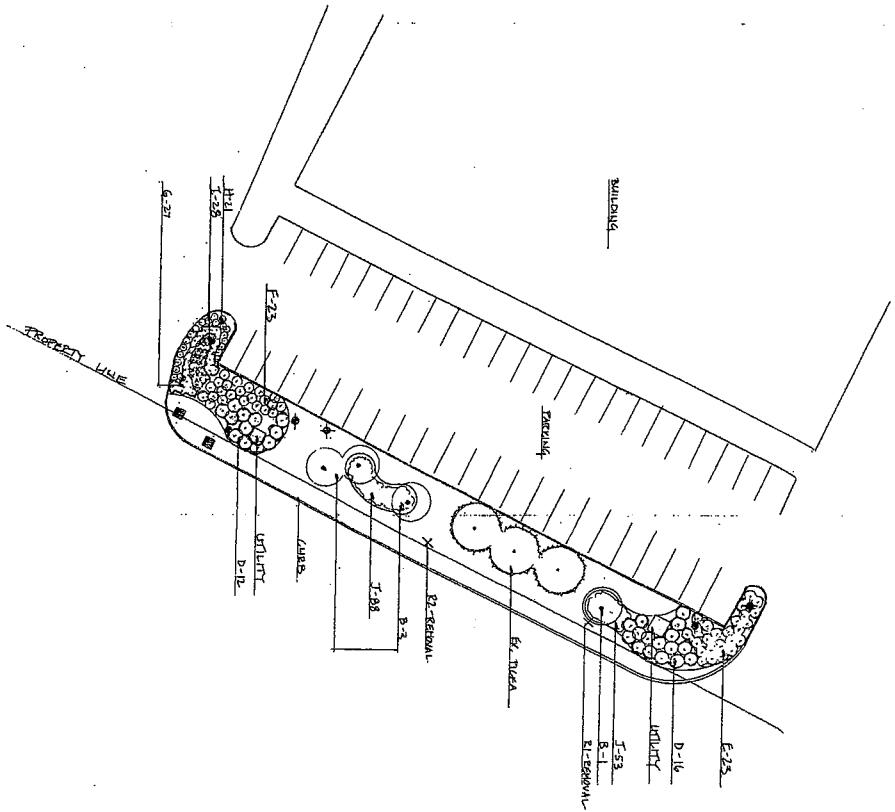
MARCHRIS ENGINEERING, LTD.
CONSULTING ENGINEERS AND PLANNERS
100 East State Parkway - Schaumburg, IL 60193 TEL: 847-885-8957 FAX: 847-885-2252
www.marchris.com

SIGN PLAN	DESIGN: JEZ	DRAFTING: PDI
	SCALE: AS NOTED	DATE: APRIL 7, 2011

DANADA WEST SIGN PLAN
WHEATON, ILLINOIS

DATE	DESCRIPTION

SECTION 1



- Symbols:**
- Utility Pole
 - ▲ Hydrant
 - ▲ Manhole
 - Traffic Light

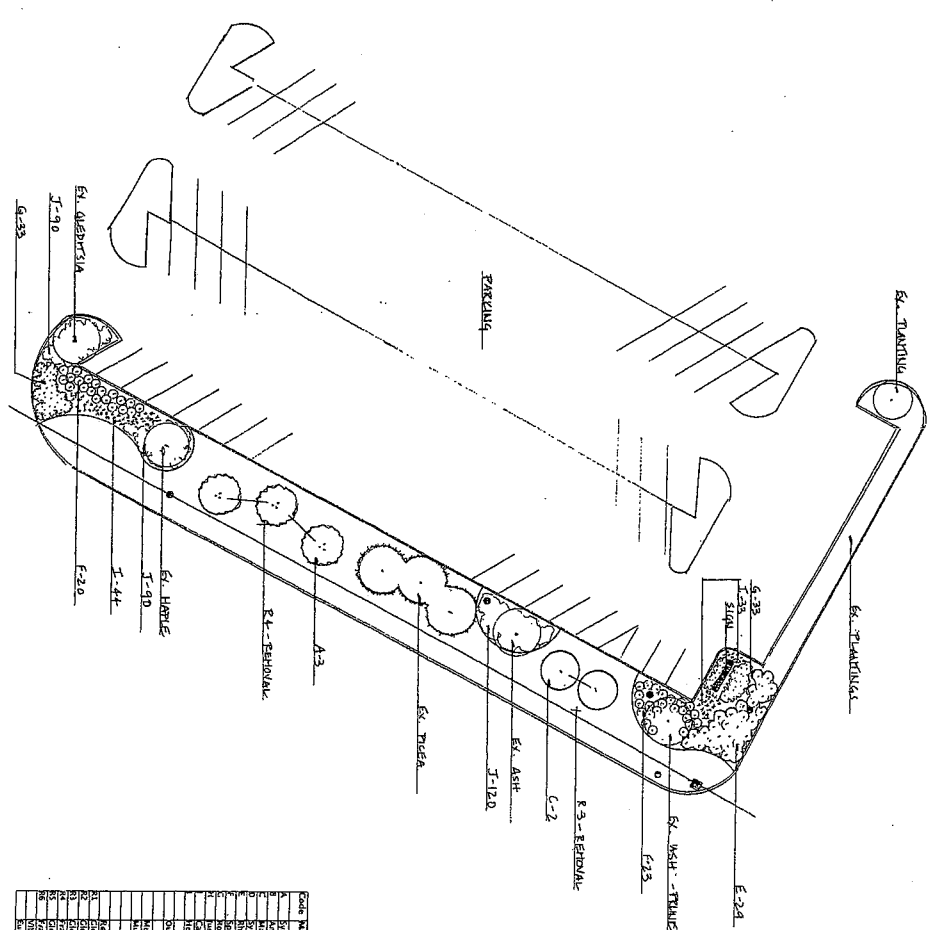
Ground Pros Inc.
 410 West 1st
 Des Moines, IA 50319
 Phone: 515-281-1111
 Fax: 515-281-1112
 E-mail: info@groundpros.com
 Website: www.groundpros.com

Code	Description	Quantity	Section 1	Section 2	Section 3
1	Grass	1000	1000	0	0
2	Flowers	500	500	0	0
3	Shrub	100	100	0	0
4	Tree	50	50	0	0
5	Light Pole	1	1	0	0
6	Hydrant	1	1	0	0
7	Manhole	1	1	0	0
8	Traffic Light	0	0	0	0
9	Utility Pole	0	0	0	0
10	Other	0	0	0	0

ANNOUCE PLANNING
 21 ANNOUCE SQUARE WEST
 WINSTON, IL 60189
 DATE: 6-2-2011
 SCALE: 1"=50'-0"



SECTION 2



- Symbol**
- Utility Pole
 - Light Pole
 - Hydrant
 - Manhole
 - Traffic Light

Code	Material	Size	Section 1	Section 2	Section 3
1	Gravel	3/4" - 1 1/2"	100	100	100
2	Asphalt	4"	100	100	100
3	Concrete	4"	100	100	100
4	Rebar	1/2"	100	100	100
5	Formwork	2"	100	100	100
6	Excavation	4"	100	100	100
7	Backfill	3/4"	100	100	100
8	Compaction	1"	100	100	100
9	Grading	1"	100	100	100
10	Drainage	4"	100	100	100
11	Manhole	36"	100	100	100
12	Hydrant	4"	100	100	100
13	Light Pole	4"	100	100	100
14	Utility Pole	4"	100	100	100
15	Manhole	36"	100	100	100
16	Traffic Light	4"	100	100	100

Ground Pros Inc.
 604 West 10th Street
 Vancouver, BC V6H 1T8
 Tel: 604-681-7777
 Fax: 604-681-7778
 Website: www.groundpros.com

AMENDMENT NO. 02
 120 DANADA SQUARE WEST
 WHEATON, IL 60189
 DATE: 6-2-2011
 SCALE: 1"=30'-0"

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