

ORDINANCE NO. F-1871

AN ORDINANCE GRANTING AN EXTENSION OF TIME FOR THE SPECIAL USE PERMIT APPROVED BY ORDINANCE NO. F-1640, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW THE CONSTRUCTION AND USE OF A SENIOR HOUSING DEVELOPMENT AT 219 EAST PARKWAY DRIVE – SUPPORTIVE LIVING SERVICES"

WHEREAS, on May 21, 2012, the City Council adopted Ordinance No. F-1640 ("Original Ordinance") which granted a special use permit for a planned unit development ("PUD") to allow the construction and use of a senior housing development at 219 East Parkway Drive; ("Subject Property"); and

WHEREAS, in December of 2014, as the proposed changes to the plan did not significantly alter the PUD in terms of density, floor area ratio, landscape, building height, dwelling unit type, provisions of open space, or the physical relationships of elements of the PUD, City Staff, pursuant to Section 5.11.F of the Wheaton Zoning Ordinance, approved an administrative amendment to the Original Ordinance; and

WHEREAS, the current owner, CA Senior Living ("Owner"), is seeking an extension of time on the validity of the Original Ordinance the Subject Property; and

WHEREAS, Article 4.4 of the City of Wheaton Zoning Ordinance states that no planned unit development shall be valid for a period longer than three years if work is not substantially commenced within the applicable period of authorization and diligently pursued; and

WHEREAS, Article 4.4 of the City of Wheaton Zoning Ordinance states that the City Council may, upon written application and for good cause shown, in their sole discretion, grant extensions of time not to exceed one year each; and

WHEREAS, Owner currently has financing in place, and they aim to commence construction on the Subject Property in August 2015 with the facility is targeted for completion 14 months later in October 2016; and

WHEREAS, Owner is not altering the use of the site in any manner, nor would their use of the Subject Property have any different impacts on surrounding uses than existed with the Original Ordinance and that they seek to operate on the property full accordance with all requirements and conditions of the Original Ordinance and subsequent administratively approved amendment to the Original Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Wheaton, Du Page County, Illinois, that a one year extension of time is hereby granted for the special use permit approved by Ordinance No. F-1640.

Section 1: The subject property is legally described as:

LOTS 1 AND 2 IN PARKWAY TERRACE RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE

THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
SEPTEMBER 5, 1990, AS DOCUMENT R90-116072, IN DUPAGE COUNTY, ILLINOIS.

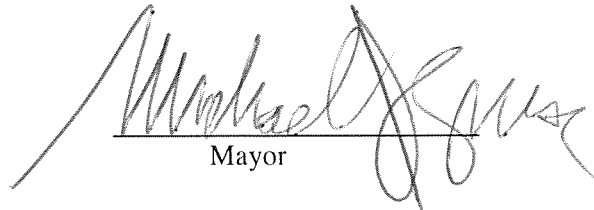
P.I.N.: 05-09-108-051

The Subject Property is commonly known as 219 East Parkway Drive, Wheaton, IL 60187.

Section 2: All conditions and requirements of Ordinance No. F-1640 and subsequent administratively approved amendment to the Original Ordinance shall 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 Scalzo
Councilman Sues
Councilwoman Fitch
Councilman Rutledge
Mayor Gresk
Councilman Saline

Nays: None

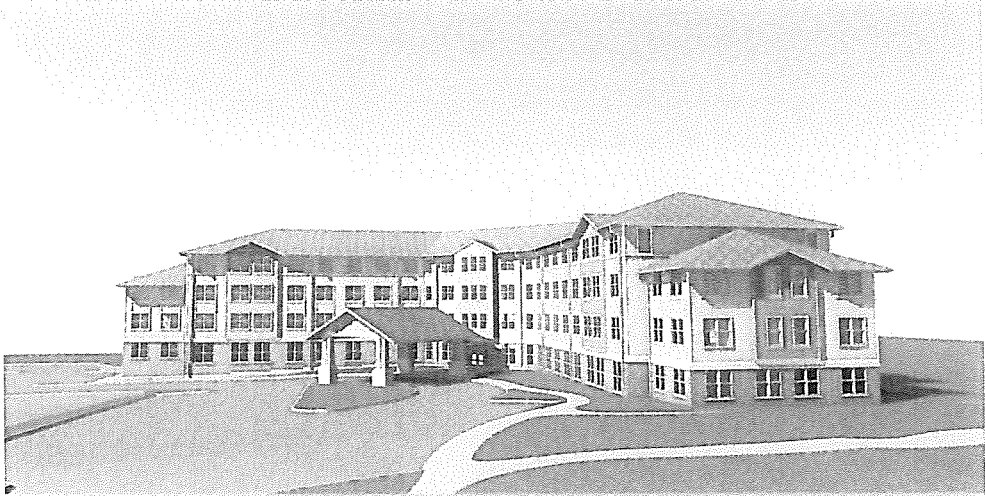
Absent: Councilman Prendiville

Motion Carried Unanimously

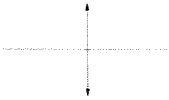
Passed: June 15, 2015
Published: June 16, 2015

Wheaton Senior
Living
219 East Parkway
Wheaton, IL 60187

Perspective View
1



PUD 2012



PUD 2015



GA 15 Wheaton Property Owner, LLC
Owner

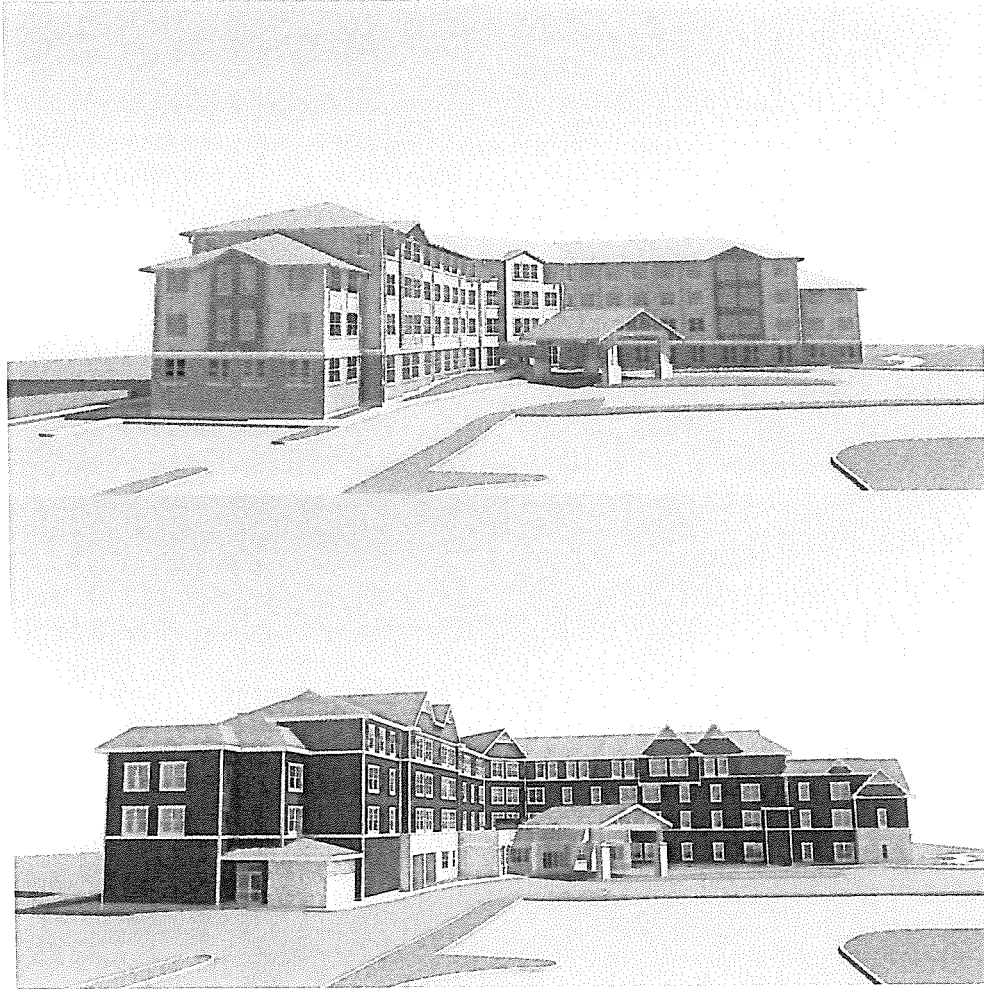


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GA 15
PUD 2012
PUD 2015

Wheaton Senior
Living
219 East Parkway
Wheaton, IL 60187

Perspective View
2



PUD 2012



PUD 2015

CA 219 Wheaton Property Owner, LLC
Owner

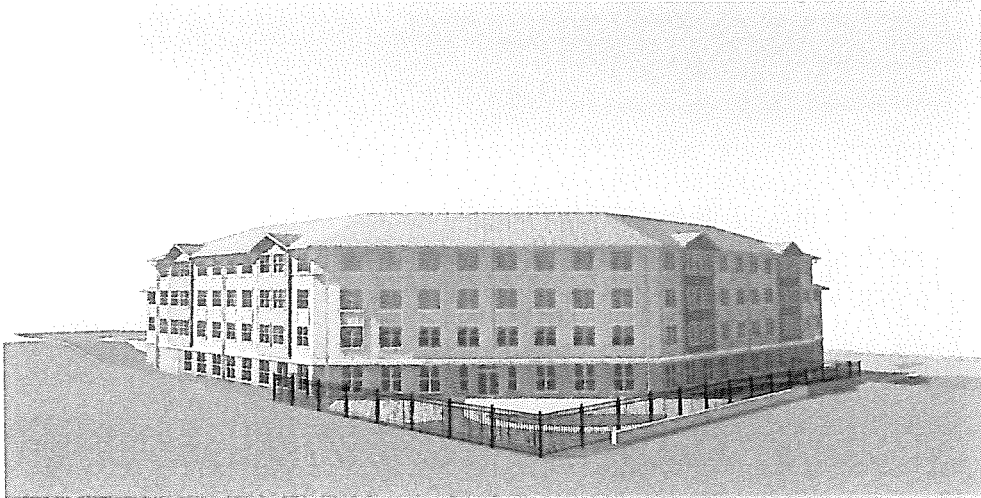


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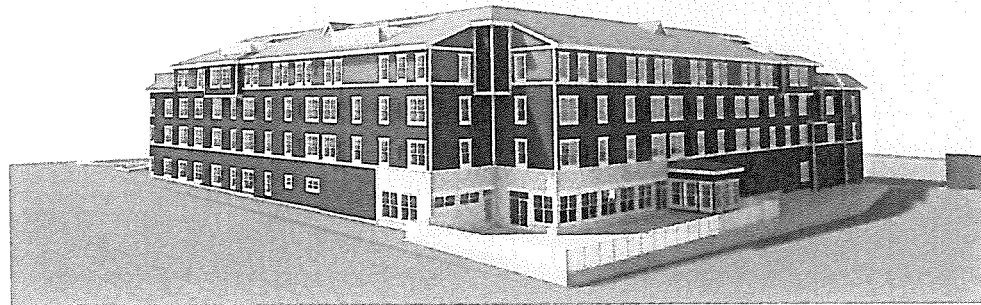
Wheaton Senior
Living
219 East Parkway
Wheaton, IL 60187

Perspective View
3



PUD 2013

PUD 2015



CAVS Wheaton Property Owner, LLC
Owner



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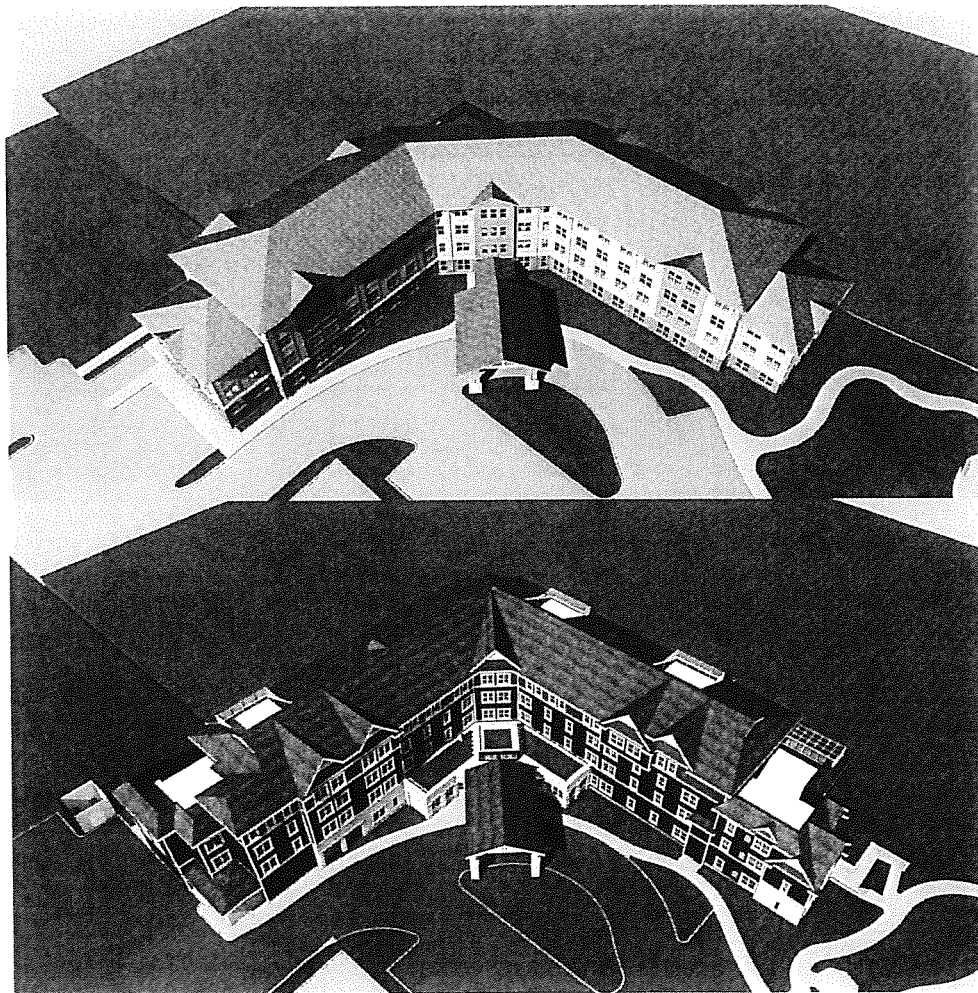
© 2015
PUD 2015

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Perspective View

4

Scale



PUD 2012

PUD 2015

CA 75 Wheaton Property Owner, LLC
Owner



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