

ORDINANCE NO. O-2020-14

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3704, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED SOUTHEAST OF THE INTERSECTION OF COUNTY FARM AND MANCHESTER ROADS, BETWEEN MANCHESTER ROAD AND FAPP CIRCLE - WYNDEMERE RETIREMENT COMMUNITY/ CENTRAL DU PAGE HEALTH SYSTEM" ("ORIGINAL ORDINANCE"); AND ORDINANCES NOS. E-3729, E-4007, F-0060, F-0164, F-1515, F-1801 AND O-2019-19 WHICH AMENDED THE ORIGINAL ORDINANCE - WYNDEMERE LLC

WHEREAS, the City of Wheaton, Illinois ("City"), has previously enacted City Ordinance No. E-3704 ("Original Ordinance") recorded on July 10, 1991 as Document Number R91-86762 in the Office of the Du Page County Recorder of Deeds; Ordinance No. E-3729 recorded on January 14, 1992 as Document Number R92-7951 in the Office of the Du Page County Recorder of Deeds; Ordinance No. E-4007 recorded on July 11, 1994 as Document Number R94-149554 in the Office of the Du Page County Recorder of Deeds; Ordinance No. F-0060 recorded on September 19, 1996 as Document Number R96-154187 in the Office of the Du Page County Recorder of Deeds; Ordinance No. F-0164 recorded on October 9, 1997 as Document Number R97-154112 in the Office of the Du Page County Recorder of Deeds; Ordinance No. F-1515 recorded on November 3, 2010 as Document Number R2010-150444 in the Office of the Du Page County Recorder of Deeds; Ordinance No. F-1801 recorded on September 4, 2014 as Document Number R2014-080457 in the Office of the Du Page County Recorder of Deeds; and Ordinance No. O-2019-19 recorded on May 29, 2019 as Document Number R2019-041489 in the Office of the Du Page County Recorder of Deeds; authorizing the construction and use of an independent living/ congregate care facility with 216 independent living units, 77 assisted living units, 26 townhomes, for a total of 319 living units, and a 102-bed licensed health care facility on the property legally described on Exhibit A, attached hereto, and commonly known as 200 Wyndemere Circle, Wheaton, Illinois ("Amended Ordinances"); and

WHEREAS, following the enactment of the Original Ordinance and Amended Ordinances, an application has been made to further amend the existing planned unit development by allowing the construction and use of 65 additional guest parking spaces; and the City has determined that the requested amendment is a major amendment that is in substantial conformity with the approved planned unit development and may be implemented without public hearing, pursuant to the provisions of Section 5.11F 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: The special use permit for the planned unit development granted by the Original Ordinance and Amended Ordinances is further amended to allow the construction and use of 65 additional guest parking spaces, in full compliance with the following plans: "Planned Unit Development Exhibit, Wyndemere North Parking Expansion" prepared by SPACECO, Rosemont, IL, dated February 5, 2020, sheet 1-1; "Preliminary Site Improvement Plans, Wyndemere North Parking Expansion" prepared by SPACECO, Rosemont, IL, dated September 13, 2019, sheets 1-4; and "Conceptual Landscape Plan, Wyndemere North Parking Expansion" prepared by K M Talty Design, Winnetka, IL, dated September 19, 2019, sheet 1-1, subject to the following conditions:

1. Additional landscaping shall be added along the northern edge of the proposed parking lot per Article 6.6.2 of the Wheaton Zoning Ordinance subject to the reasonable approval of the Director of Planning and Economic Development.

2. Parking lot lighting shall be installed per Article 22.4.9 of the Wheaton Zoning Ordinance subject to the reasonable approval of the Director of Planning and Economic Development.

Section 2: In all other respects, the terms and provisions of the Original Ordinance 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 Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba

Nays: None

Absent: None

Motion Carried Unanimously

Passed: April 20, 2020
Published: April 21, 2020

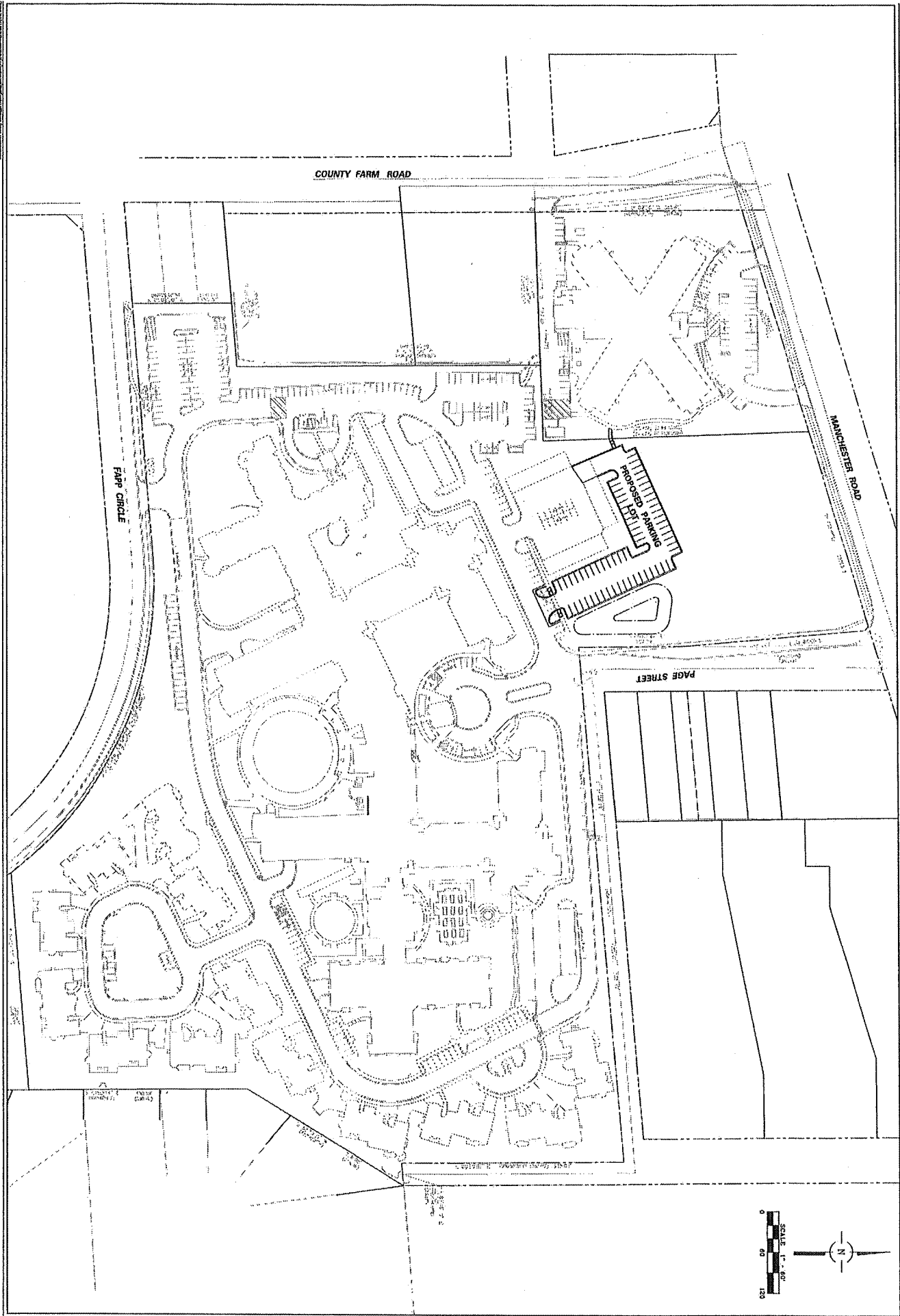
EXHIBIT A

LOT 1 IN WYNDEMERE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED IN DU PAGE COUNTY, ILLINOIS AS DOCUMENT NO. R95-004357.

The subject property is commonly known as 200 Wyndemere Circle, Wheaton, IL 60187.

P.I.N. 05-18-439-033





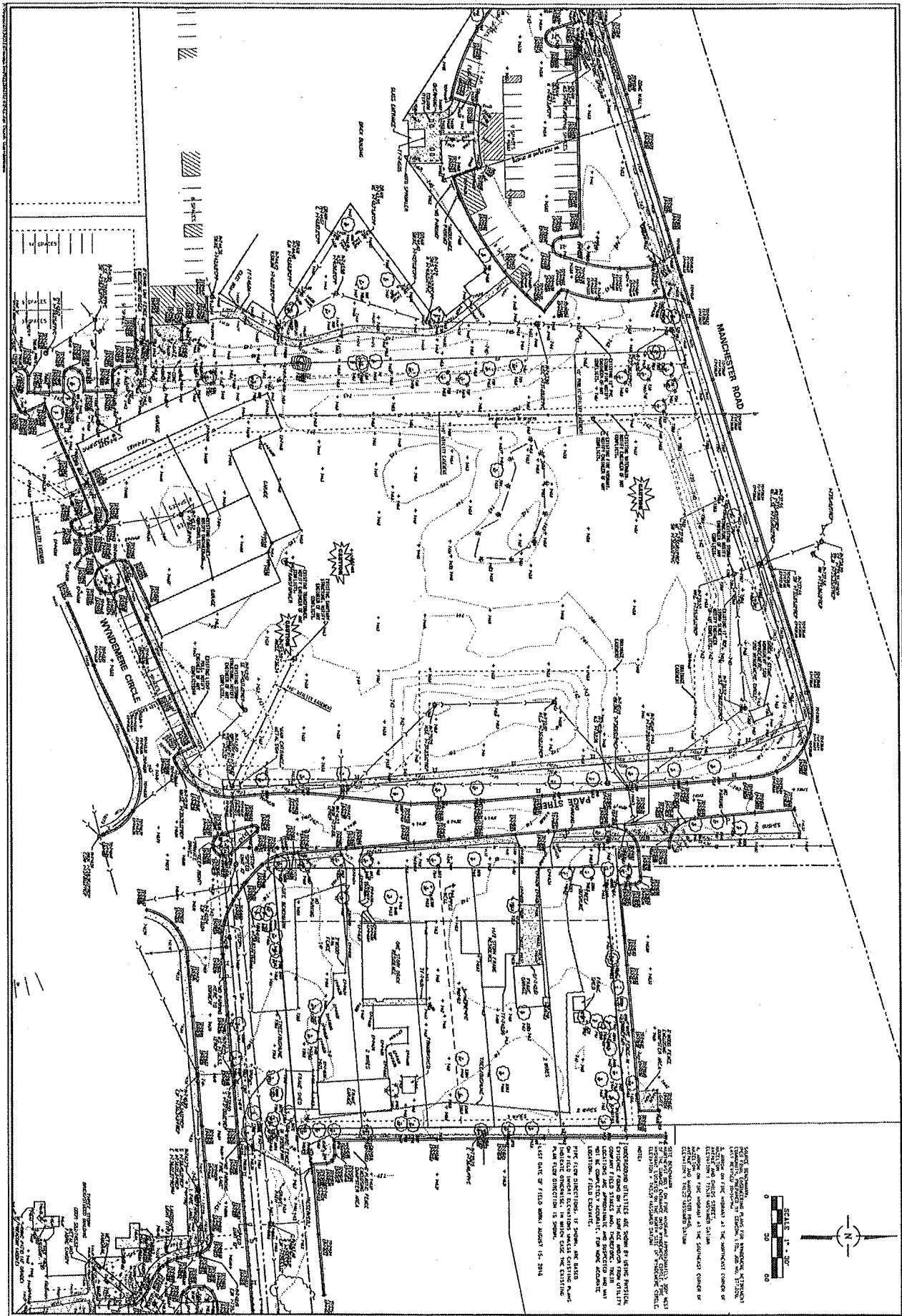
SHEET NO. 1 OF 1
 PUE
 DATE: 02/05/20
 JOB NO. 1855.00
 F. L. EDWARDS, INC.
 1555.0716C

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS
 F. L. EDWARDS, INC.
 1555.0716C
 1555.0716C

PLANNED UNIT DEVELOPMENT EXHIBIT
WYNDEMERE - NORTH
PARKING EXPANSION
 WHEATON, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS



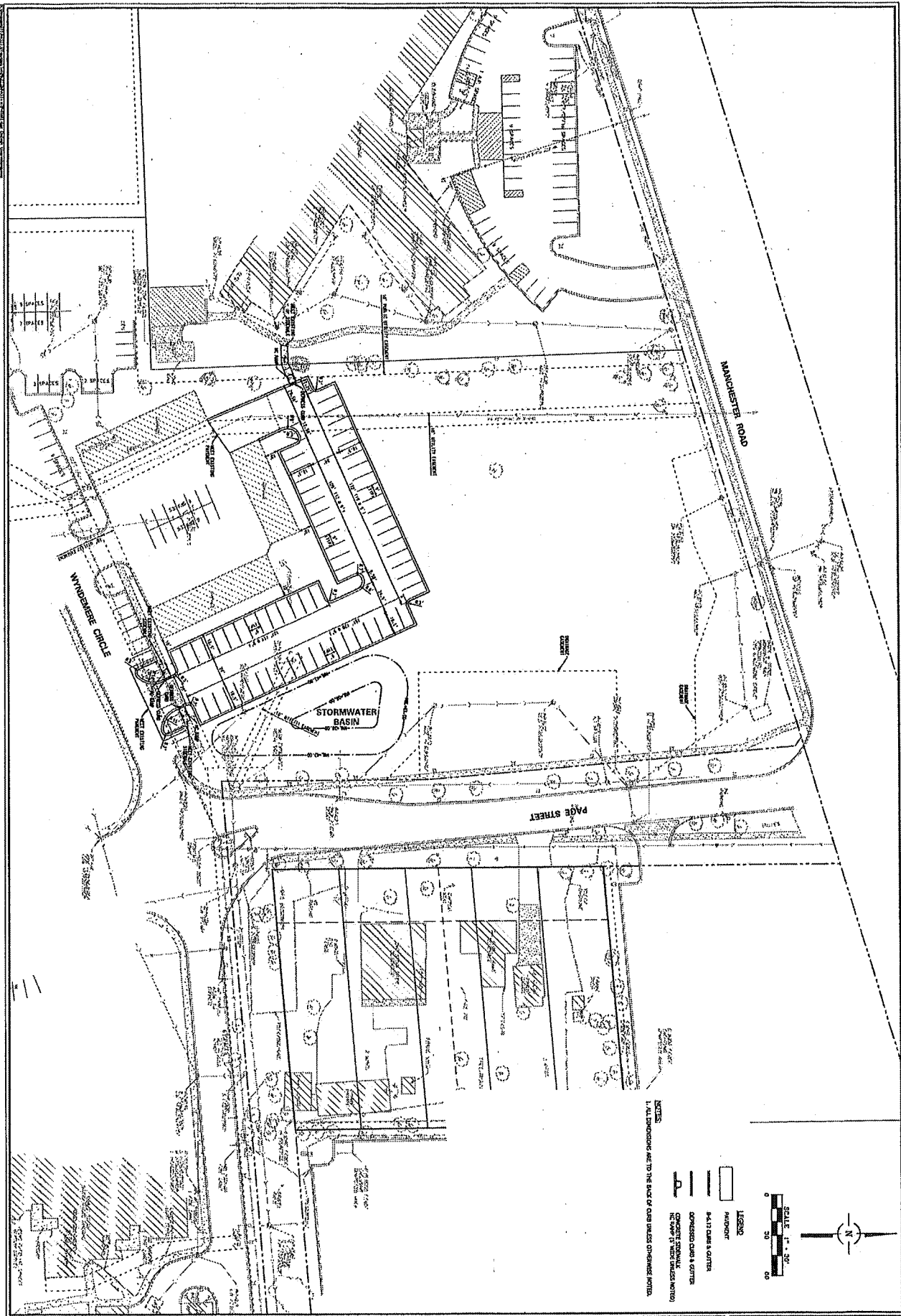
PROJECT NO.	153-100-4-1
DATE	01/27/70
DRAWN BY	SSA, JG
CHECKED BY	SSA, JG
SCALE	1" = 30'
SHEET	2 OF 22

ENGINEERING INCORPORATED
1531 W. 117th St.
Chicago, Ill. 60643
 Phone: (312) 437-4300

EXISTING CONDITIONS PLAN
WYNDERE - NORTH
PARKING EXPANSION
WHEATON, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS



NOTES
 1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED

LEGEND

- EASEMENT
- PAVED DRIVE & DRIVE
- COMPRESSED CURB & DRIVE
- COMPRESSED SIDEWALK
- 10' DRIVE 15' SIDEWALK WIDTHS

SCALE
 1" = 20'

North Arrow
 N

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

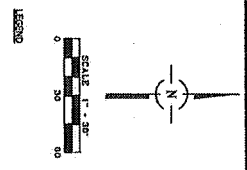
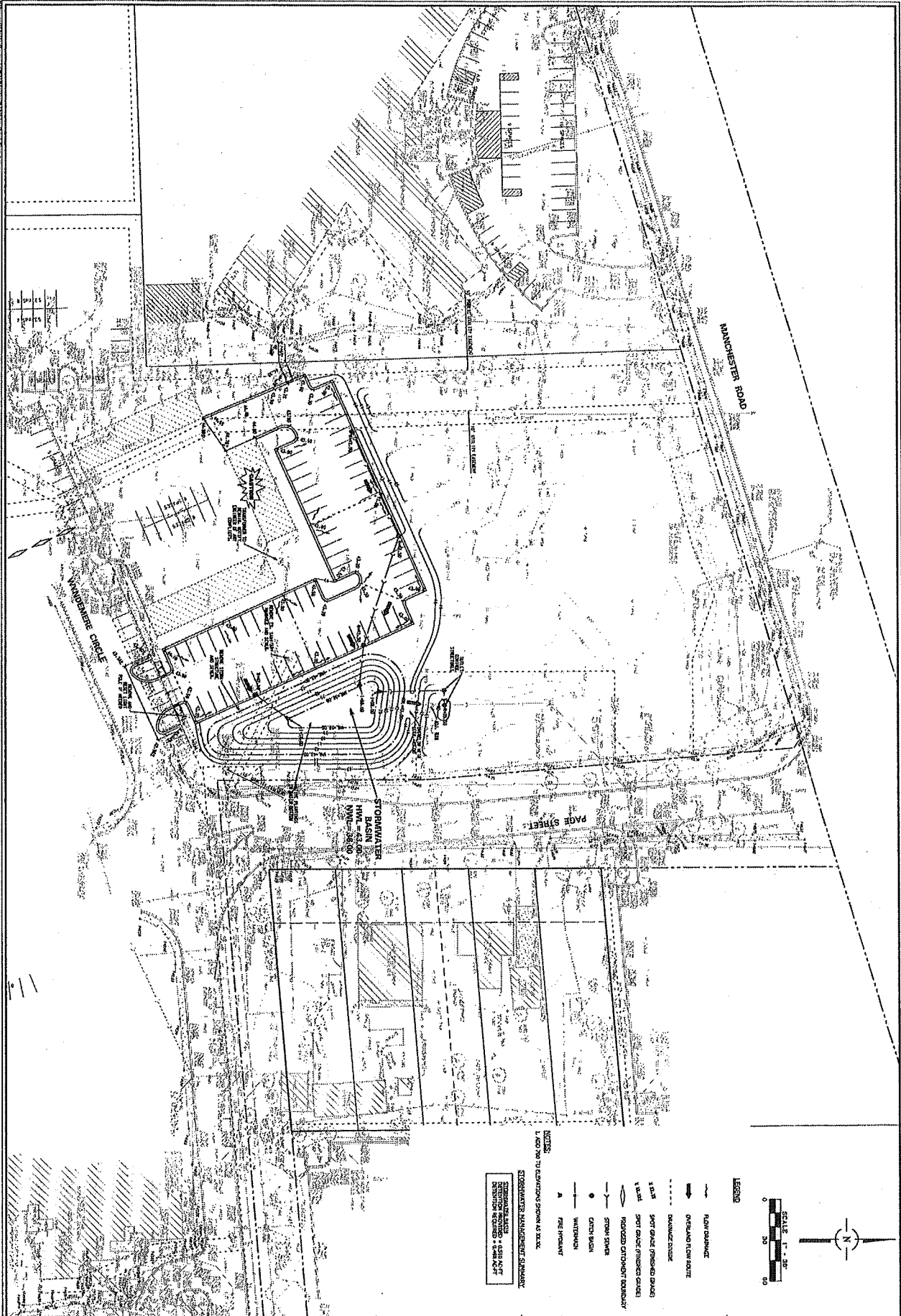
STANLEY ENGINEERING & SURVEYING, INC.
 1517 W. Higgins Road, Suite 110
 Rosemont, Illinois 60018
 Phone: (773) 447-4400 Fax: (773) 447-4010

PROJECT
 WYNDERE - NORTH
 05/14/07

SHEET
 3 OF 14
 GM1

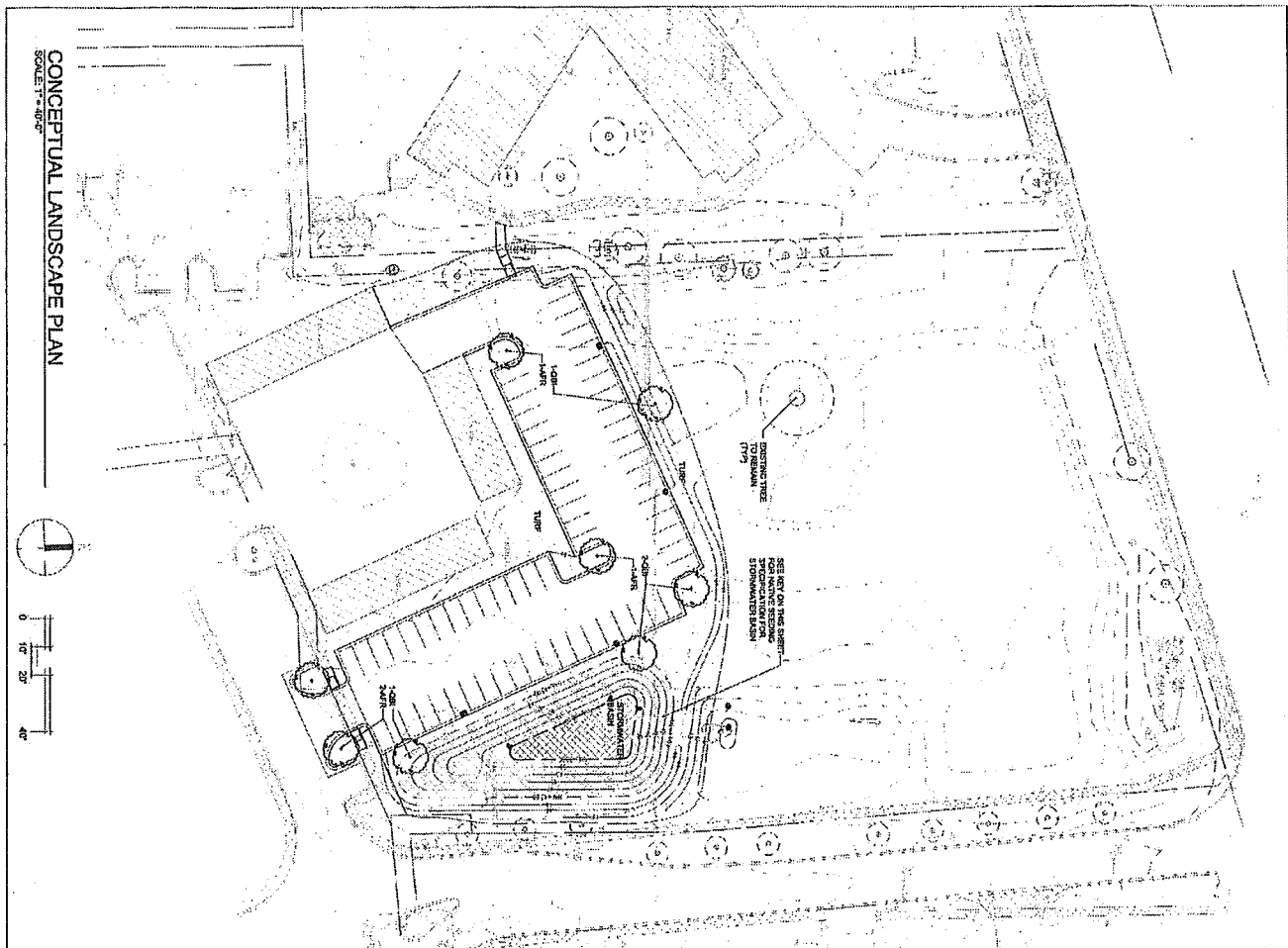
GEOMETRIC PLAN
WYNDERE - NORTH
PARKING EXPANSION
WHEATON, ILLINOIS

NO.	DATE	REMARKS



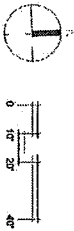
- LEGEND**
- FLOW DIRECTION
 - OVERLAND FLOW ROUTE
 - DRAINAGE CANAL
 - 1.5' GRASS SLOPE (PROPOSED) (EXISTING)
 - 1.5' GRASS SLOPE (EXISTING) (PROPOSED)
 - PROPOSED OVERFLOW DRAINAGE
 - STORM SEWER
 - GUTTER SEWER
 - WATER MAIN
 - FIRE HYDRANT
- NOTES:**
- 1. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
 - 2. SEE SHEET 100 FOR TO EXISTING STORM SEWER.
- STONEBRIAR MANAGERMENT SIGNATURE**
- DATE: 02/07/20
 DRAWN BY: J.S.S./J.M.C.
 CHECKED BY: J.S.S./J.M.C.

 S&S ENGINEERING CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS 3513 W. Higgins Road, Suite 100 Rosemont, Illinois 60018 Phone: (773) 444-4300 Fax: (773) 444-4304	GRADING AND UTILITY PLAN WYNDEMERE - NORTH PARKING EXPANSION WHEATON, ILLINOIS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REMARKS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REMARKS							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">REMARKS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REMARKS						
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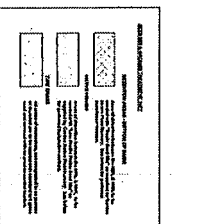
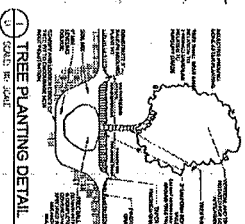
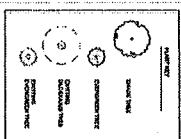
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=40'-0"



GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF HURDSMITH STANDARDS AND BE STORED, WIPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL MAINTAIN AWARENESS FROM THE LOCATION OF ALL BURIED UTILITIES THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED UTILITIES, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER ROAD MATERIAL IS TO BE ERECTED AROUND THE PERIMETER OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLAN LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTORS TO VERIFY LANDSCAPE ARCHITECT LAYOUT BEFORE ANY PLANT MATERIAL IS TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL THAT DOES NOT MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WEEL SHAVED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX 50% TOPSOIL, 50% SOIL. ADJUSTMENTS & PARTS RATIO'S, 1" THAT CORRECT, 1 PART SAND.
10. ALL BEDS TO BE REPAIRED WITH PLANTING MIX 50% TOPSOIL, 50% SOIL. ADJUSTMENTS & PARTS RATIO'S, 1" THAT CORRECT, 1 PART SAND.
11. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
12. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDOUS CAUSED BY SITE IMPROVEMENT OPERATIONS.
13. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BRANCHING OR BRUISING OF BARK OR SHAVING OF TREES. EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
14. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE CARRIED OFF SITE.
15. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.



Plant List	Quantity	Material	Notes
1	100	Grass	
2	50	Gravel	
3	20	Sand	
4	10	Soil	
5	5	Planting Mix	
6	2	Planting Material	
7	1	Planting Hole	
8	1	Planting Depth	
9	1	Planting Width	
10	1	Planting Length	
11	1	Planting Spacing	
12	1	Planting Orientation	
13	1	Planting Date	
14	1	Planting Method	
15	1	Planting Location	
16	1	Planting Notes	
17	1	Planting Details	

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