

ORDINANCE NO. F-0060

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 and E-4007 WHICH AMENDED THE
ORIGINAL ORDINANCE - WYNDEMERE RETIREMENT COMMUNITY (ASSISTED LIVING) -
CENTRAL DU PAGE HEALTH SYSTEM

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 DuPage County Recorder of Deeds; Ordinance No. E-3729 recorded on January 14, 1992 as Document Number R92-7951 in the Office of the DuPage County Recorder of Deeds; and Ordinance No. E-4007 recorded on July 11, 1994 as Document Number R94-149554 in the Office of the DuPage County Recorder of Deeds; authorizing the construction and use of an independent living/congregate care facility with 342 independent living units, 40 assisted living units, 26 townhomes, for a total of 408 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; and

WHEREAS, due to changing market conditions, application has now been made to amend the special use permit for planned unit development approved by the **ORIGINAL ORDINANCE** in order to reduce the number of independent living units to be constructed in Phase 2 of the approved building program and increase the number of assisted living units to be constructed in Phase 2, resulting in a decrease in the overall building square footage and a reduction in height from four stories to three stories; 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 ORDINANCE** is granted in order to reduce the number of independent living units to be constructed in Phase 2 of the approved building program and increase the number of assisted living units to be constructed in Phase 2, resulting in a decrease in the overall building square footage and a reduction in height from four stories to three stories; the following paragraph is added to, and included in, Section 3 of the **ORIGINAL ORDINANCE**:

"U. The special use permit for a planned unit development granted in this **ORIGINAL ORDINANCE** is amended to reduce the number of independent living units to be constructed in Phase 2 of the planned unit development from 127 to 75 and

increase the number of assisted living units to be constructed in Phase 2 from 40 to 71; this modification will result in a decrease in the total number of independent living units from 343 to 291, a decrease in the overall building square-footage from 646,777 square feet to 613,805 square feet, and a reduction in height from four stories to three stories, all in compliance with the 'Site Development Plan and Statistics, Number SD-1', bearing dates of January 4, 1991, April 2, 1991, April 10, 1991, September 5, 1991, and August 14, 1996, prepared by Charles O. Griffin, ENGELBRECHT & GRIFFIN, Architects, Des Moines, Iowa."

Section 2: In all other respects, the terms and provisions of the ORIGINAL ORDINANCE and Ordinance Nos. E-3729 and E-4007 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.

ATTEST:

Emily M. Consalago
City Clerk

Ayes:



Mayor

Roll Call Vote:

Councilwoman Davenport
Councilman Eckhoff
Mayor Carr
Councilman Gresk
Councilman Mork
Councilwoman Culler

Nays:

None

Absent:

Councilwoman Johnson

Motion Carried Unanimously

Passed: September 16, 1996

Published: September 17, 1996

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 31 AND 34 IN KEIM'S RESUBDIVISION OF WHEATON PARK MANOR, 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 R89-094349.

200 WYNDEMERE CIRCLE

05-18-439-029