

#62

## ORDINANCE NO. F-0164

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 and F-0060 WHICH  
AMENDED THE ORIGINAL ORDINANCE - WYNDEMERE RETIREMENT COMMUNITY  
(ASSISTED LIVING) -  
CENTRAL DU PAGE HEALTH SYSTEM, (WYNDEMERE RETIREMENT COMMUNITY)

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; Ordinance No. E-4007 recorded on July 11, 1994 as Document Number R94-149554; and Ordinance No. F-0060 recorded on September 19, 1996 as Document Number R96-154187 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, thereafter, the City enacted Ordinance Nos. E-3729 and E-4007 and F-0060 amending the **ORIGINAL ORDINANCE** in various ways; and

WHEREAS, application has now been made to amend the special use permit for planned unit development approved by the **ORIGINAL ORDINANCE**, and thereafter amended, in order to construct twenty-two (22) covered garage spaces in three buildings located around a central courtyard; 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 allow the construction and use of twenty-two (22) covered garage spaces around a central courtyard generally located off of Wyndemere Circle on a portion of the Planned Unit Development previously designated for a proposed one-story health care facility. Construction of the proposed one-story health care facility is no longer necessary, as represented by the owner/developer, and therefore no longer

permitted; the following paragraph is added to, and included in, Section 3 of the **ORIGINAL ORDINANCE**:

"V. The special use permit for a planned unit development granted in this ORIGINAL ORDINANCE is amended to allow the construction and use of twenty-two (22) covered garage spaces around a central courtyard generally located off of Wyndemere Circle on a portion of the Planned Unit Development designated for a proposed one-story health care facility. Construction of the proposed one-story health care facility is no longer necessary, as represented by the owner/developer, and therefore no longer permitted.

All in compliance with the Site Plan entitled 'Garage/Parking Addition', dated June 30, 1997, prepared by Cemcon Ltd., Winfield, Illinois, and the Elevation Plan entitled, 'Assisted Living Facility at Wyndemere' site garage, dated June 30, 1997, prepared by Englebrecht & Griffin Architects P.C., DesMoines, Iowa."

Section 2: In all other respects, the terms and provisions of the ORIGINAL ORDINANCE and Ordinance Nos. E-3729 and E-4007 and F-0060 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.

  
James Caw

ATTEST:

Emily M. Connelly  
City Clerk

Ayes:

### Roll Call Vote:

**Councilwoman Davenport**  
**Councilman Eckhoff**  
**Councilman Gorsk**  
**Mayor Carr**  
**Councilman Johnson**  
**Councilwoman Johnson**  
**Councilman Mork**

Navy:

None

Absent:

None

### **Motion Carried Unanimously**

Passed: September 2, 1997

Published: September 3, 1997