ORDINANCE NO. F-1648

AN ORDINANCE GRANTING A PLANNED UNIT DEVELOPMENT (PUD) ALLOWING THE CONSTRUCTION OF A 6-STORY, 306-UNIT APARTMENT COMPLEX ON THE VACANT BLOCK BOUNDED BY WESLEY STREET ON THE NORTH, SCOTT STREET ON THE EAST, FRONT STREET ON THE SOUTH AND CROSS STREET ON THE WEST - MORNINGSIDE WHEATON LLC

WHEREAS, written application has been to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, by the issuance of a Planned Unit Development (PUD) allowing the construction of a 6-story, 306-unit apartment complex on the vacant block bounded by Wesley Street on the North, Scott Street on the East, Front Street on the South and Cross Street on the West, all on the property legally described herein within the city limits of Wheaton, Illinois, ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on January 24, 2012 and February 14, 2012 to consider the Planned Unit Development (PUD) allowing the construction of a 6-story, 306-unit apartment complex; and the Planning and Zoning Board voted 3-2 in favor of the application; and

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 following described property has been and continues to be zoned and classified in the C-4 CBD Perimeter Commercial District zoning classification:

PARCEL 1: THAT PART OF LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1986 AS DOCUMENT NUMBER R86-122510, AND ALL OF LOT 5 OF BLOCK 5 OF THE ORIGINAL TOWN OF WHEATON RECORDED AS DOCUMENT NUMBER 7256 AND ALL OF LOT 1 OF CROSS AND FRONT ASSESSMENT PLAT RECORDED SEPTEMBER 17, 1952 AS DOCUMENTS 662395, ALL DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS WEST ALONG AN ASSUMED BEARING, BEING THE NORTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION, 80.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES18 MINUTES 31 SECONDS EAST 256.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE SOUTH 74 DEGREES 52 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE 328.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE NORTH 00 DEGREES 35 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION AND THE WEST LINE OF SAID LOT 1 OF CROSS AND FRONT ASSESSMENT PLAT AND ALSO THE WEST LINE OF SAID LOT 5 IN BLOCK 5 OF THE PLAT OF THE ORIGINAL TOWN OF WHEATON, 334.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 41 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION, 315.21 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION

ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1986 AS DOCUMENT NUMBER R86-122510, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS WEST ALONG AN ASSUMED BEARING, BEING THE NORTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION, 80.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREE 18 MINUTES 31 SECONDS EAST 256.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE NORTH 74 DEGREES 52 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE 80.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION 237.03 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-304-008; -024; -026; -027

The subject property is commonly known as the vacant block bounded by Wesley Street on the North, Scott Street on the East, Front Street on the South and Cross Street on the West, Wheaton, IL.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a Planned Unit Development (PUD) allowing the construction of a 6-story, 306-unit apartment complex is hereby granted in full compliance with the following plans: "Wheaton 121 - Public Improvements Plan, Landscape Plans, Site Plan, Floor Plans and Exterior Elevations" prepared by FitzGerald Associates Architects, Chicago, IL, sheets G100, T1-00, L1-00, L2-00, A0, A1.0, A1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7 and A1.8, dated May 14, 2012 and in further compliance with the following conditions, restrictions, and requirements:

1. The applicant shall include green initiatives in the construction of the building which are aligned with the standards of the National Green Building Standard (NGBS).

2. The applicant shall provide a system for tenant recycling within the building.

Section 3: Prior to the issuance of a Site Development Permit and/or Stormwater Management Permit, the applicant shall submit final engineering plans prepared in conformance with the requirements set forth in the development agreement between the City and the applicant for the project and subject to the reasonable approval of the Director of Engineering.

Section 4: The Plat of Consolidation, entitled "Wheaton 121 Plat of Consolidation, prepared by Spaceco, Inc., Rosemont, IL dated March 29, 2012 and revised May 16, 2012" is hereby approved.

Section 5: All Ordinances or parts of Ordinances in conflict with these provisions are repealed.

Section 6: This Ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law. The Planned Unit Development zoning approved by this Ordinance shall expire and the property shall return to its C-4 base zoning without further

action of the City Council if the construction of the 6-story, 306 unit apartment complex, (Improvements) is not completed within thirty six (36) months of the issuance of a building permit for the Improvements.

Mayor

ATTEST:

City Clerk

Roll Call Vote:

Ayes: Councilman Scalzo
Councilman Suess
Councilman Mouhelis
Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti

Nays: None

Absent: Councilwoman Ives

Motion Carried Unanimously

Passed: July 2, 2012
Published: July 3, 2012

WHEATON 121

121 NORTH CROSS STREET
WHEATON, ILLINOIS 60187

MORNINGSIDE WHEATON, LLC

ENTITLEMENT - NOT FOR CONSTRUCTION - MAY 14, 2012

PROJECT TEAM

OWNER

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www.MorningsideUSA.com
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memartin@morningsideusa.com
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jckapustiak@spaceinc.com
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DES PLAINES, ILLINOIS 60018
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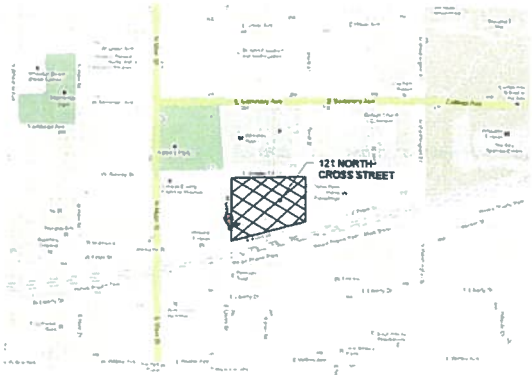
DRAWING LIST

GENERAL	
G100	COVER SHEET
PUBLIC IMPROVEMENTS	
T1-00	PUBLIC IMPROVEMENTS PLAN
LANDSCAPE	
L1-00	STREETSCAPE PLAN
L2-00	COURTYARD PLAN
ARCHITECTURAL	
A0	SITE PLAN
A1.0	GROUND LEVEL
A1.1	FIRST LEVEL
A1.2	SECOND LEVEL
A1.3	THIRD LEVEL
A1.4	FOURTH LEVEL
A1.5	FIFTH LEVEL
A1.6	SIXTH LEVEL
A1.7	EXTERIOR ELEVATIONS
A1.8	EXTERIOR ELEVATIONS

PROJECT LOCATION



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CONSULTANT:

12013

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CLIENT:
MORNINGSIDE
WHEATON, LLC
223 WEST ERIE ST, 3RD FL
CHICAGO, IL 60654

MORNINGSIDE

ENTITLEMENT-
NOT FOR CONSTRUCTION
MAY 14, 2012-REV 1

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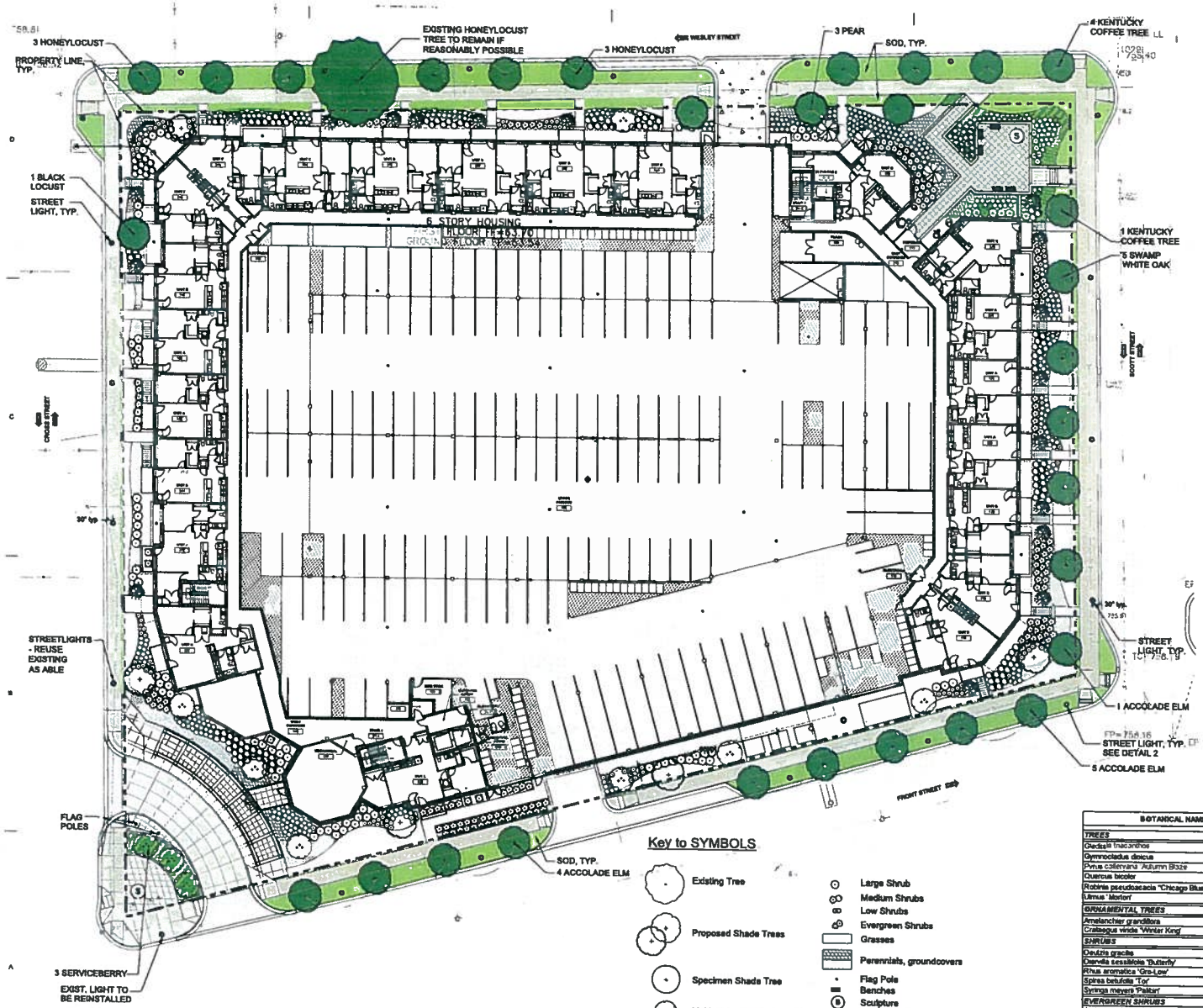
TITLE SHEET

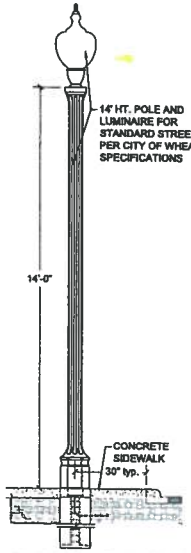
G100



1 PUBLIC IMPROVEMENTS PLAN
Scale: 1" = 20'-0"

NORTH 0 10 20 40

NOTE: 8 EXISTING STREETLIGHTS TO BE RE-USED ON SITE.



SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION

2 STREET LIGHT SECTION, TYP.
Scale: 1/2" = 1'-0"

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
TREES			
Gleditsia triacanthos	Honeylocust	3" cal	B&B
Gymnocladus dioicus	Kentucky Coffee Tree	3" cal	B&B
Pyrus calleryana 'Autumn Blaze	Autumn Blaze Pear	2.5"	B&B
Quercus bicolor	Swamp White Oak	3" cal	B&B
Robinia pseudoacacia 'Chicago Blues'	Chicago Blues Black Locust	2 1/2"	B&B
Ulmus 'Morton'	Accolade Elm	3" cal	B&B
ORNAMENTAL TREES			
Amelanchier grandiflora	Serviceberry	2.5"	single stem
Crataegus viridis 'Winter King'	Winter King Hawthorn	7' m.s	B&B
SHRUBS			
Deutzia gracilis	Slender Deutzia	5 gal	
Diervilla tessilifolia 'Butterfly'	Butterfly Bush-honeysuckle	5 gal	
Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18"	
Spirea betulifolia 'Tor'	Birchleaf Spirea	24"	
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	30"	
EVERGREEN SHRUBS			
Juniperus chinensis Pfitzeriana Kelley's Compact	Kelley's Compact Juniper	5 gallon	
PERENNIALS, GROUNDCOVERS & GRASSES			
Allum tanguticum 'Summer Beauty'	Summer Beauty Nodding Onion	1 gal	
Rudbeckia 'Kelita's Little Suzy'	Dwarf Black-eyed Susan	1 gal	
Sesleria autumnalis	Moergrass	1 gal	

3 PUBLIC IMPROVEMENTS PLANT LIST

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1	City of Wheaton Review	5/7/2013

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PUBLIC IMPROVEMENTS PLAN

T1-00

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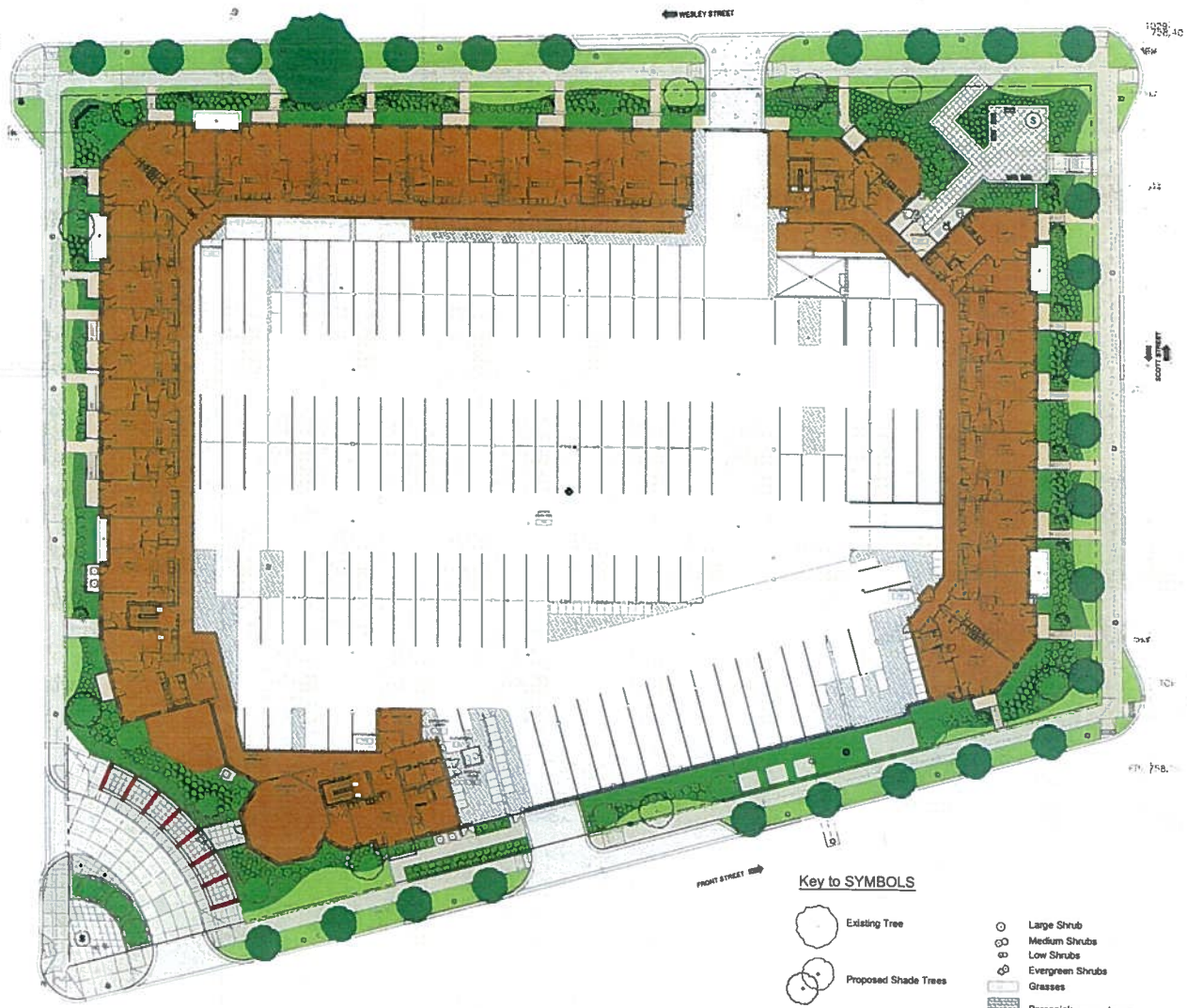

1 STREETSCAPE PLAN
Scale: 1" = 20'-0"

NORTH
0 10 20 40

Key to SYMBOLS

- Existing Tree
- Proposed Shade Trees
- Specimen Shade Tree
- Multi-stem Ornamental Tree
- Single-stem Ornamental Tree
- Specimen Deciduous Shrub
- Large Shrub
- Medium Shrubs
- Low Shrubs
- Evergreen Shrubs
- Grasses
- Perennials, groundcovers
- Flag Pole
- Benches
- Sculpture
- Street lights
- Existing Street lights
- Plaza Concrete Paving with scoring
- Rocks

Botanical Name	Common Name	Size
SHADE TREES & ORNAMENTAL TREES		
Acer x freemanii 'Marmo'	Marmo Maple	3"
Acer platanoides 'Fairview'	Fairview Norway Maple	2" m.s.
Amelanchier grandiflora m. laevis	Serviceberry	2.5"
Catalpa speciosa	Catalpa	3"
Cornus alternifolia	Pagoda Dogwood	7' m.s.
Cornus mas	Cornelian Cherry Dogwood	7' ms
Crataegus viridis 'Winter King'	Winter King Hawthorn	7' m.s.
Gleditsia triacanthos var. inermis	Thornless Honeylocust	3"
Gymnocladus dioicus	Kentucky Coffeetree	3"
Malus x 'Red Jewel'	Red Jewel Crabapple	7' m.s.
Malus 'Sugar Tyme'	Sugar Tyme Crabapple	7' m.s.
Malus 'Zumi'	Zumi Crabapple	1.5"
Quercus bicolor	Swamp White Oak	2 1/2"
Quercus macrocarpa	Bur Oak	2 1/2"
Quercus rubra	Red Oak	2 1/2"
Robinia pseudoacacia 'Chicago Blues'	Chicago Blues Black Locust	2 1/2"
Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7' m.s.
Ulmus 'Morton'	Accolade Elm	3"
EVERGREEN TREES		
Juniperus virginiana 'Canaert'	Canaert Red Cedar	7'
Picea abiesa	Serbian Spruce	7'
Pinus cembra	Swiss Stone Pine	7'
EVERGREEN SHRUBS		
Juniperus chinensis Pfitzeriana Kallay's Compact	Kallay's Compact Juniper	5 gallon
Pinus mugo var. mugo	Mugo Pine	30" high
SHRUBS		
Deutzia gracilis	Slender Deutzia	5 gal
Clethra alnifolia 'Butterfly'	Butterfly Sweet Summersweet	5 gal
Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	30"
Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	15"
Rhus copallina var. latifolia 'Morton'	Prairie Fire Shining Sumac	5 gal
Spiraea bullata 'To'	Dwarf Spirea	24"
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	30"
Syringa patula 'Miss Kim'	Miss Kim Lilac	30"
Viburnum dentatum 'Little Joe'	Little Joe Arrowwood	24"
Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood	30"
Viburnum sieboldii	Siebold Viburnum	30"
PERENNIALS, GROUNDCOVERS & GRASSES		
Acorus calamus	Wild Ginger	1 @ 12" o.c.
Allium tanguteum 'Summer Beauty'	Summer Beauty Hardy Onion	1 gal
Caryopteris mastacanthus 'Ingwersen's Variety'	Ingwersen's Variety Caryopteris	18" o.c
Hemerocallis 'Stella D'Oro'	Stella D'Oro Repeat Daylily	1 gal
Heuchera 'Autumn Bride'	Autumn Bride Alumroot	12" o.c.
Liriope spicata	Lily Turf	2" pot 10" o.c.
Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 gal
Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.
Perskatum 'Hamelin'	Dwarf Fountain Grass	1 gal
Rudbeckia 'Goldsturm'	Dwarf Black-eyed Susan	1 gal
Sedum sieboldii	Stonecrop	1 gal

2 STREETSCAPE PLANT PALETTE

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STREETSCAPE PLAN

L1-00

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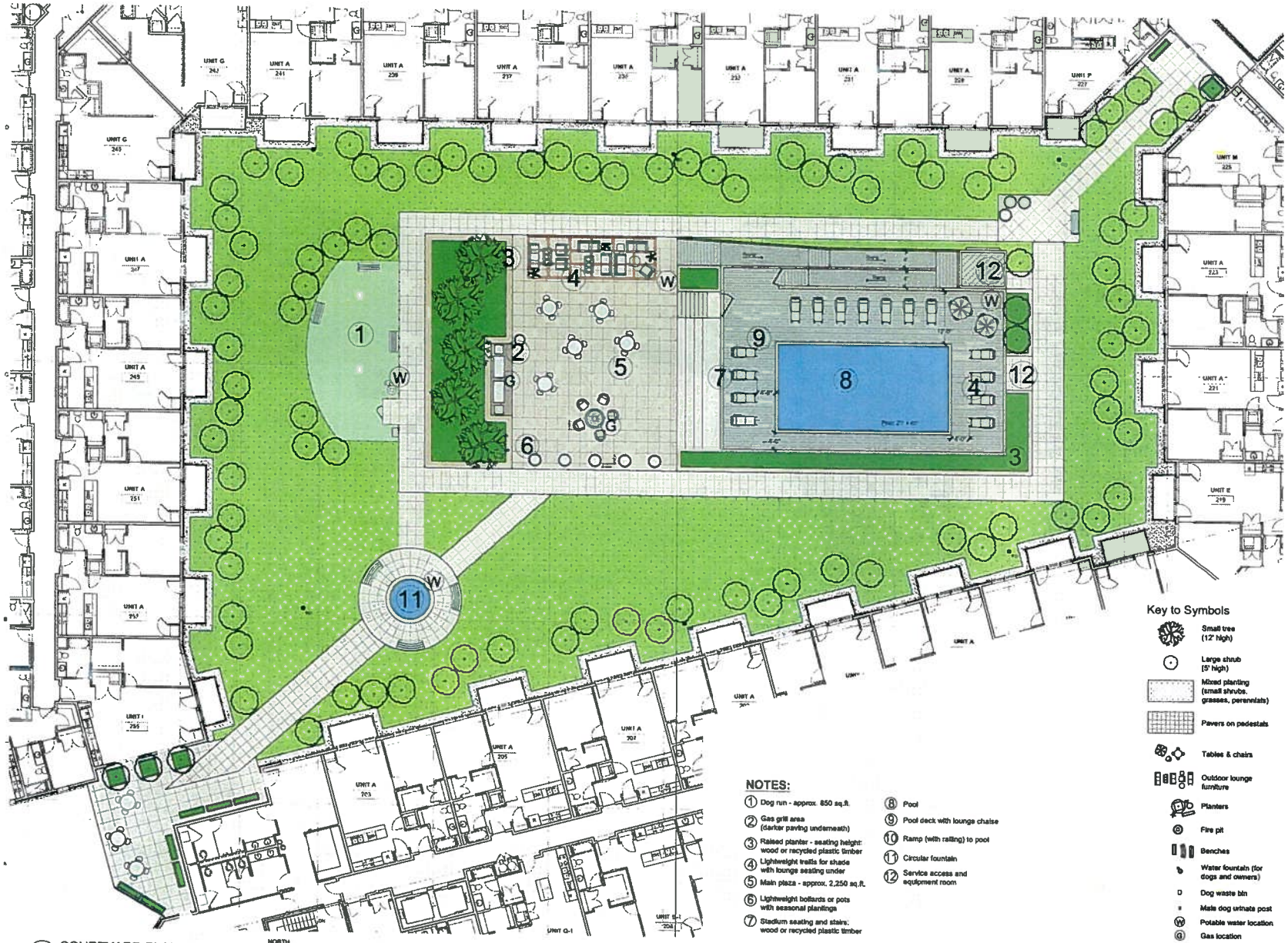

1 COURTYARD PLAN
Scale: 1" = 10'-0"

NOTES:

1. Dog run - approx. 850 sq.ft.
2. Gas grill area (darker paving underneath)
3. Raised planter - seating height: wood or recycled plastic timber
4. Lightweight trellis for shade with lounge seating under
5. Main plaza - approx. 2,250 sq.ft.
6. Lightweight bollards or pots with seasonal plantings
7. Stadium seating and stairs: wood or recycled plastic timber
8. Pool
9. Pool deck with lounge chaise
10. Ramp (with railing) to pool
11. Circular fountain
12. Service access and equipment room

Key to Symbols

- Small tree (12' high)
- Large shrub (5' high)
- Mixed planting (small shrubs, grasses, perennials)
- Pavers on pedestals
- Tables & chairs
- Outdoor lounge furniture
- Planters
- Fire pit
- Benches
- Water fountain (for dogs and owners)
- Dog waste bin
- Male dog urinate post
- Potable water location
- Gas location

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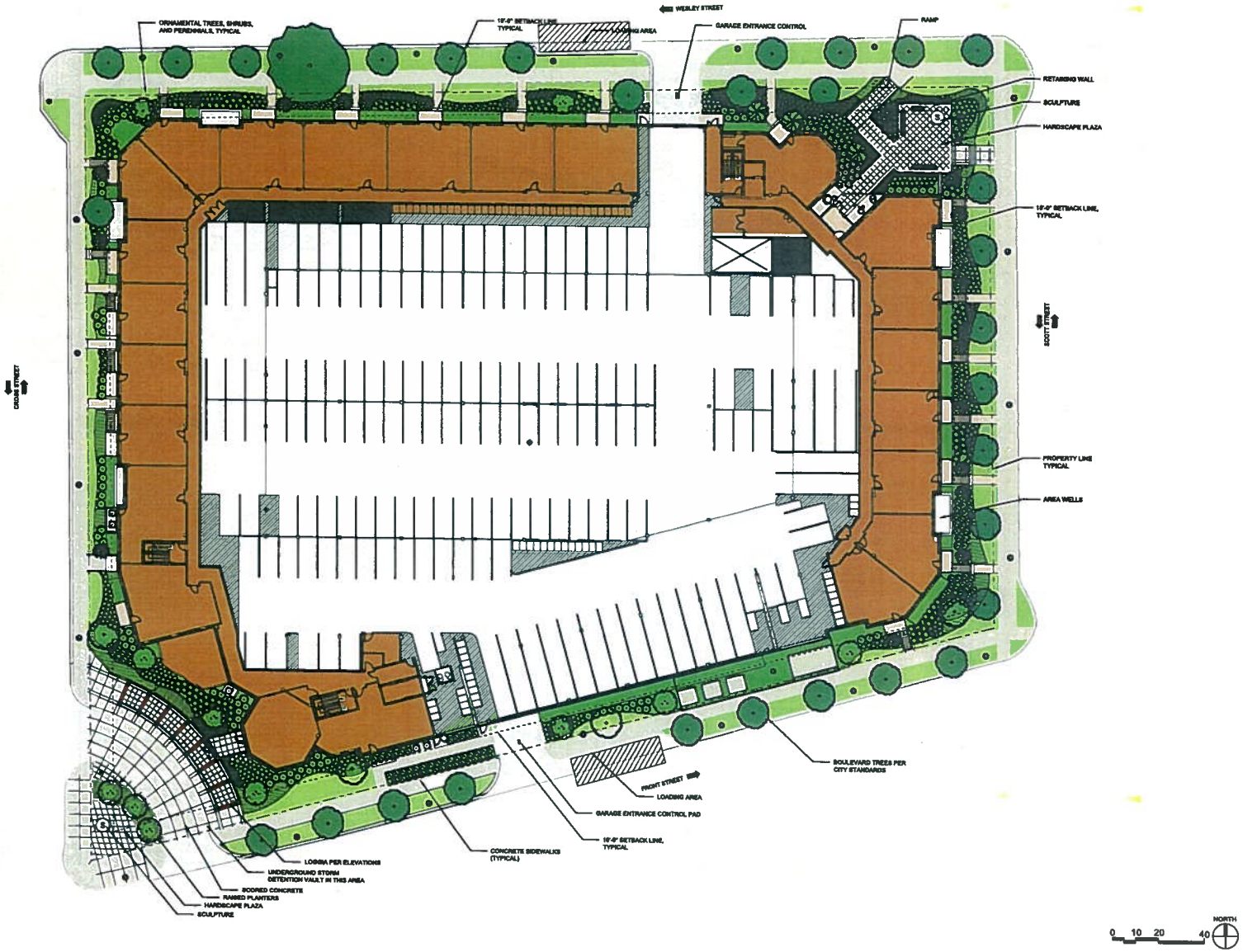
1	City of Wheaton Review	5/7/2013

COURTYARD PLAN

L2-00



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MAY 14, 2012

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SITE PLAN

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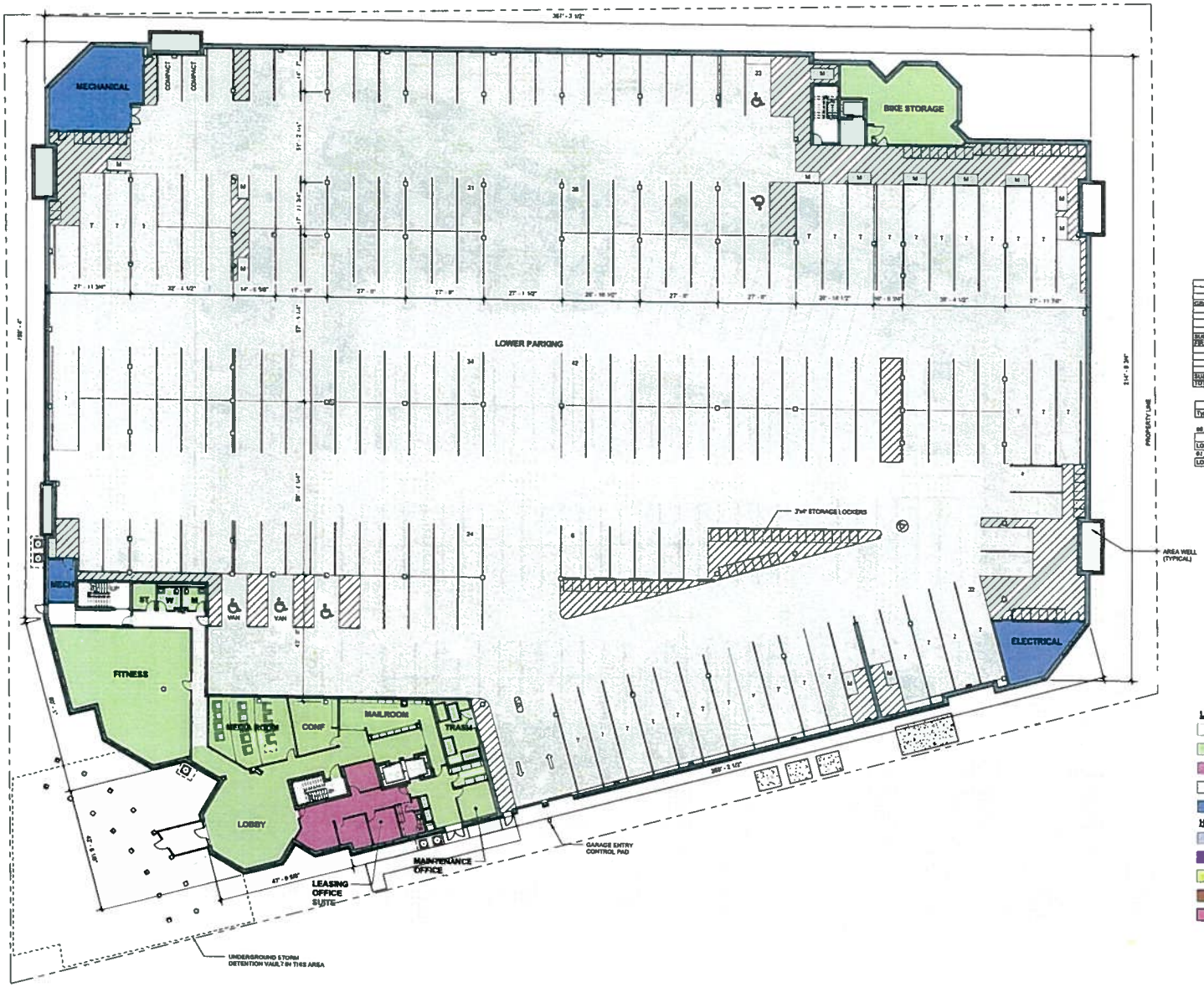

PARKING COUNT			
	TYPE	STALLS	SPACES
GROUND FLOOR			
	COMPACT	2	2
	ACCESSIBLE	5	5
	TANDEM	32	64
	SINGLE	161	161
SUBTOTAL		200	232
FIRST FLOOR			
	COMPACT	8	8
	ACCESSIBLE	7	7
	TANDEM	46	92
	SINGLE	91	91
SUBTOTAL		143	183
TOTAL		343	415

415 TOTAL PARKING STALLS

STORAGE LOCKER COUNT	
Type Commonly	Count
00_GROUND FLOOR	
	123
LOCKER	134
01_1st FLOOR	
LOCKER	132

389 TOTAL STORAGE LOCKERS

LEGEND

- CIRCULATION
- COMMON
- LEASING OFFICE
- PARKING
- MECHANICAL

HOUSING

- 1 BEDROOM/1 BATHROOM
- 2 BEDROOM/1 BATHROOM
- 2 BEDROOM/2 BATHROOM
- 3 BEDROOM/2 BATHROOM
- STUDIO

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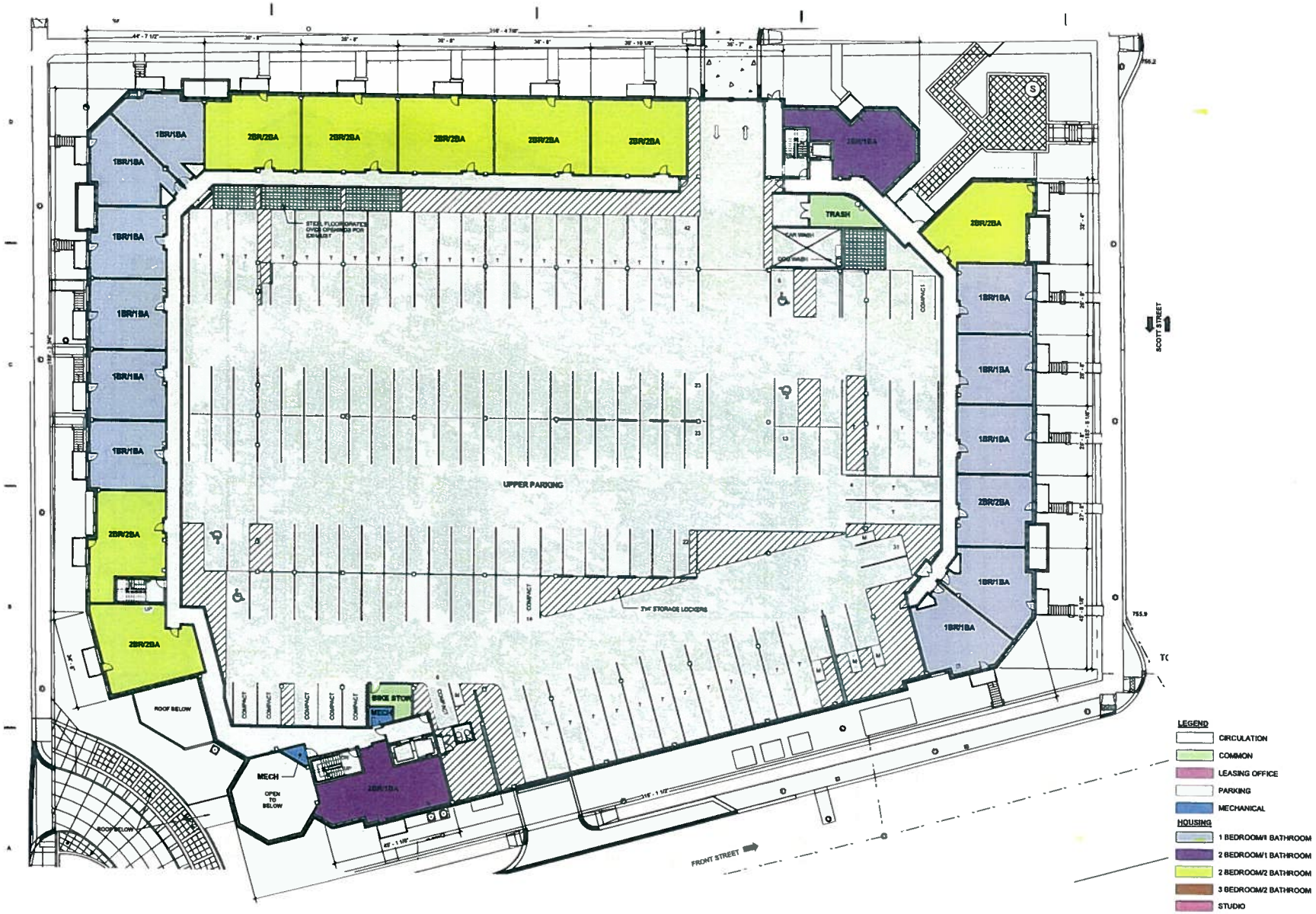
GROUND LEVEL

A1.0



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NOT FOR CONSTRUCTION
MAY 14, 2012

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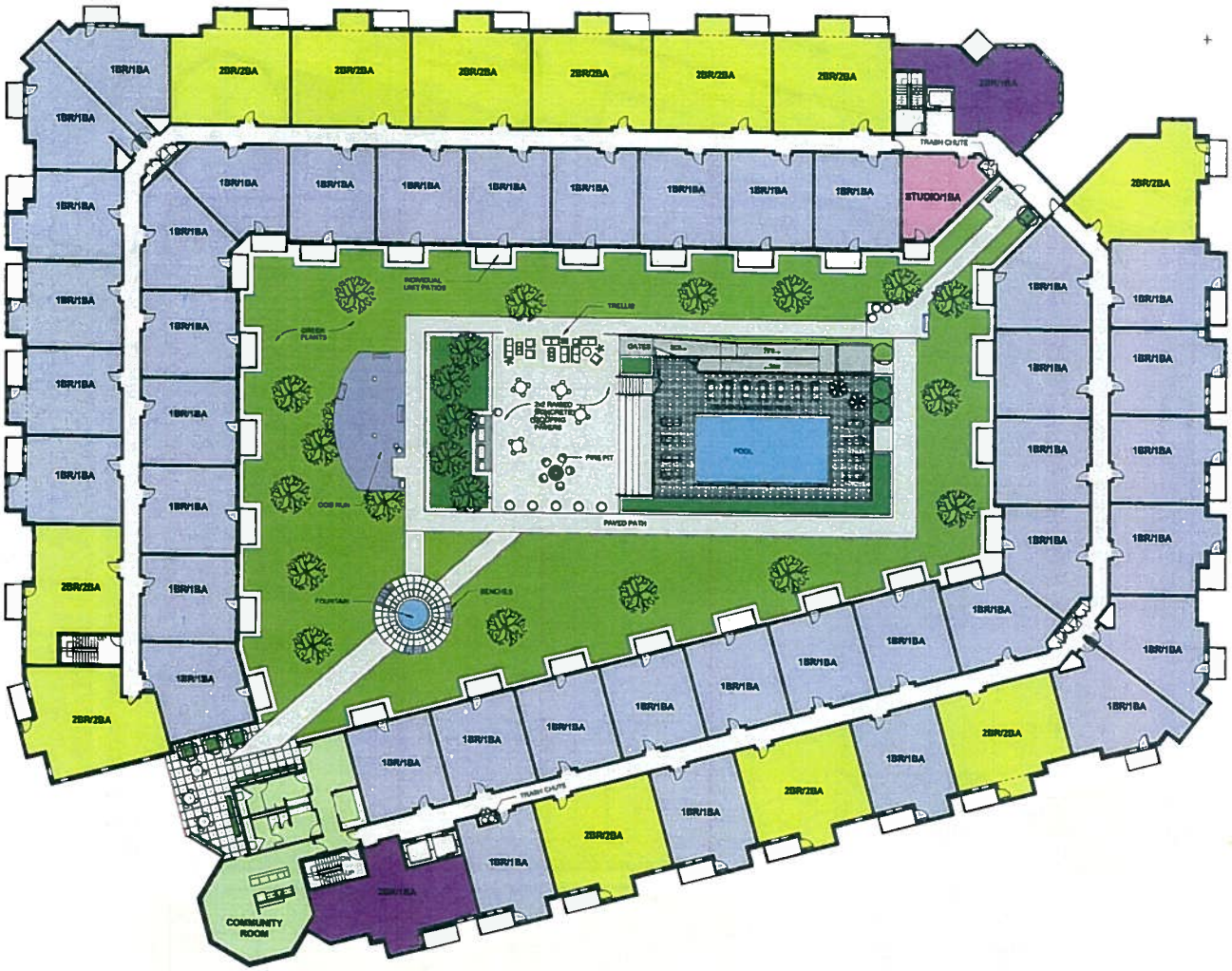
Do Not scale drawings

FIRST LEVEL

A1.1



LEGEND

- CIRCULATION
- COMMON
- LEASING OFFICE
- PARKING
- MECHANICAL

HOUSING

- 1 BEDROOM/1 BATHROOM
- 2 BEDROOM/1 BATHROOM
- 2 BEDROOM/2 BATHROOM
- 3 BEDROOM/2 BATHROOM
- STUDIO

SEE A1.3 FOR TYPICAL LAYOUT DIMENSIONS

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912 W. Lake St. t 312-563-9100
Chicago, Illinois f 312-563-1919
www.fitzgeraldassociates.net

CONSULTANT:

12013

WHEATON 121
LUXURY RENTALS & LOFTS
121 NORTH CROSS ST
WHEATON, IL 60187

CLIENT:
MORNINGSIDE WHEATON, LLC
223 WEST ERIE ST, 3RD FL
CHICAGO, IL 60654

MORNINGSIDE

ENTITLEMENT-
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MAY 14, 2012

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Do Not scale drawings

SECOND LEVEL

A1.2

LEGEND

- CIRCULATION
- COMMON
- LEASING OFFICE
- PARKING
- MECHANICAL

HOUSING

- 1 BEDROOM/1 BATHROOM
- 2 BEDROOM/1 BATHROOM
- 2 BEDROOM/2 BATHROOM
- 3 BEDROOM/2 BATHROOM
- STUDIO

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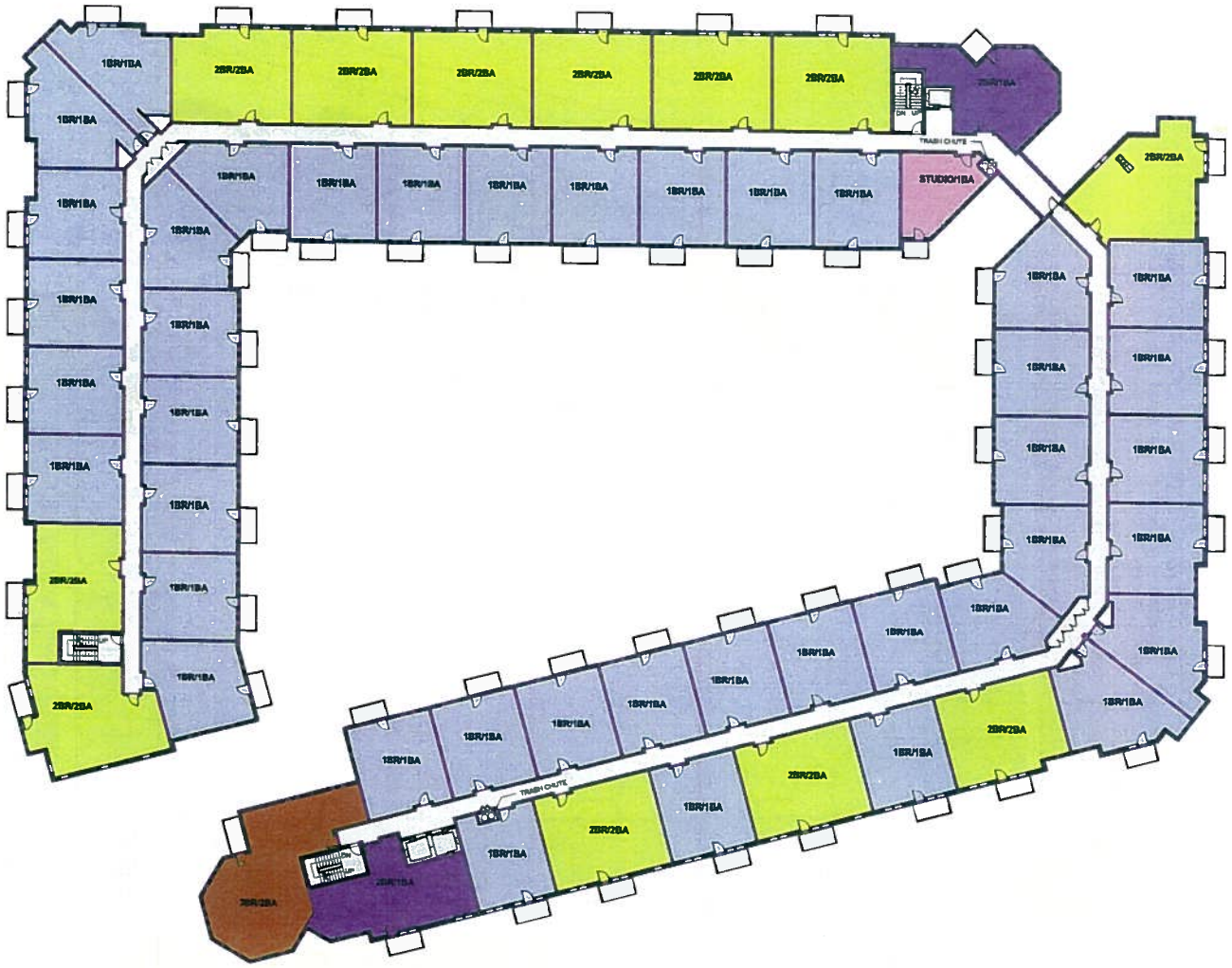
Do not scale drawings

THIRD LEVEL

A1.3



LEGEND

- CIRCULATION
- COMMON
- LEASING OFFICE
- PARKING
- MECHANICAL

HOUSING

- 1 BEDROOM/1 BATHROOM
- 2 BEDROOM/1 BATHROOM
- 2 BEDROOM/2 BATHROOM
- 3 BEDROOM/2 BATHROOM
- STUDIO

SEE A1.3 FOR TYPICAL LAYOUT DIMENSIONS

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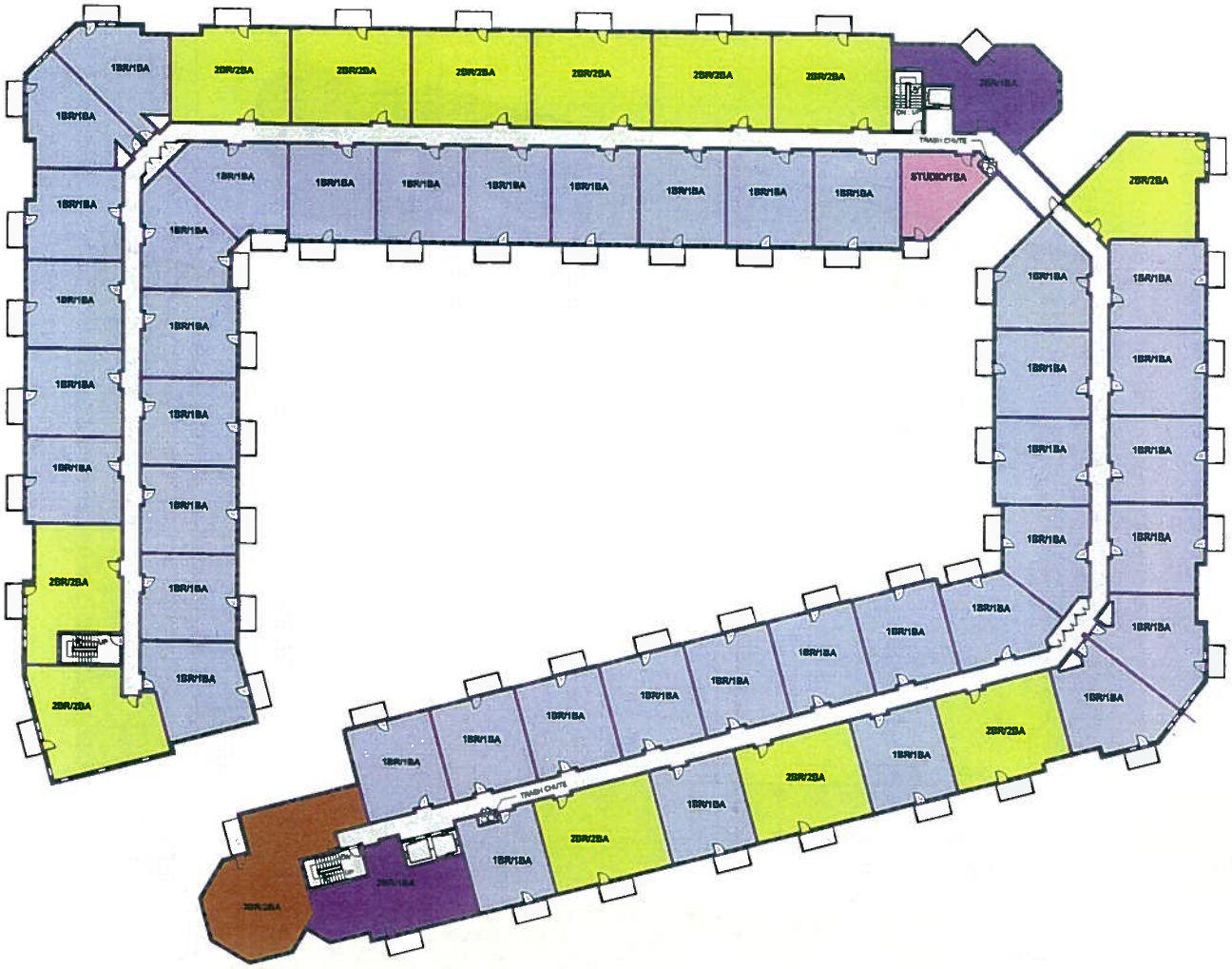
Do not scale drawings

FOURTH LEVEL

A1.4



LEGEND

- CIRCULATION
- COMMON
- LEASING OFFICE
- PARKING
- MECHANICAL

HOUSING

- 1 BEDROOM/1 BATHROOM
- 2 BEDROOM/1 BATHROOM
- 2 BEDROOM/2 BATHROOM
- 3 BEDROOM/2 BATHROOM
- STUDIO

SEE A1.3 FOR TYPICAL LAYOUT DIMENSIONS

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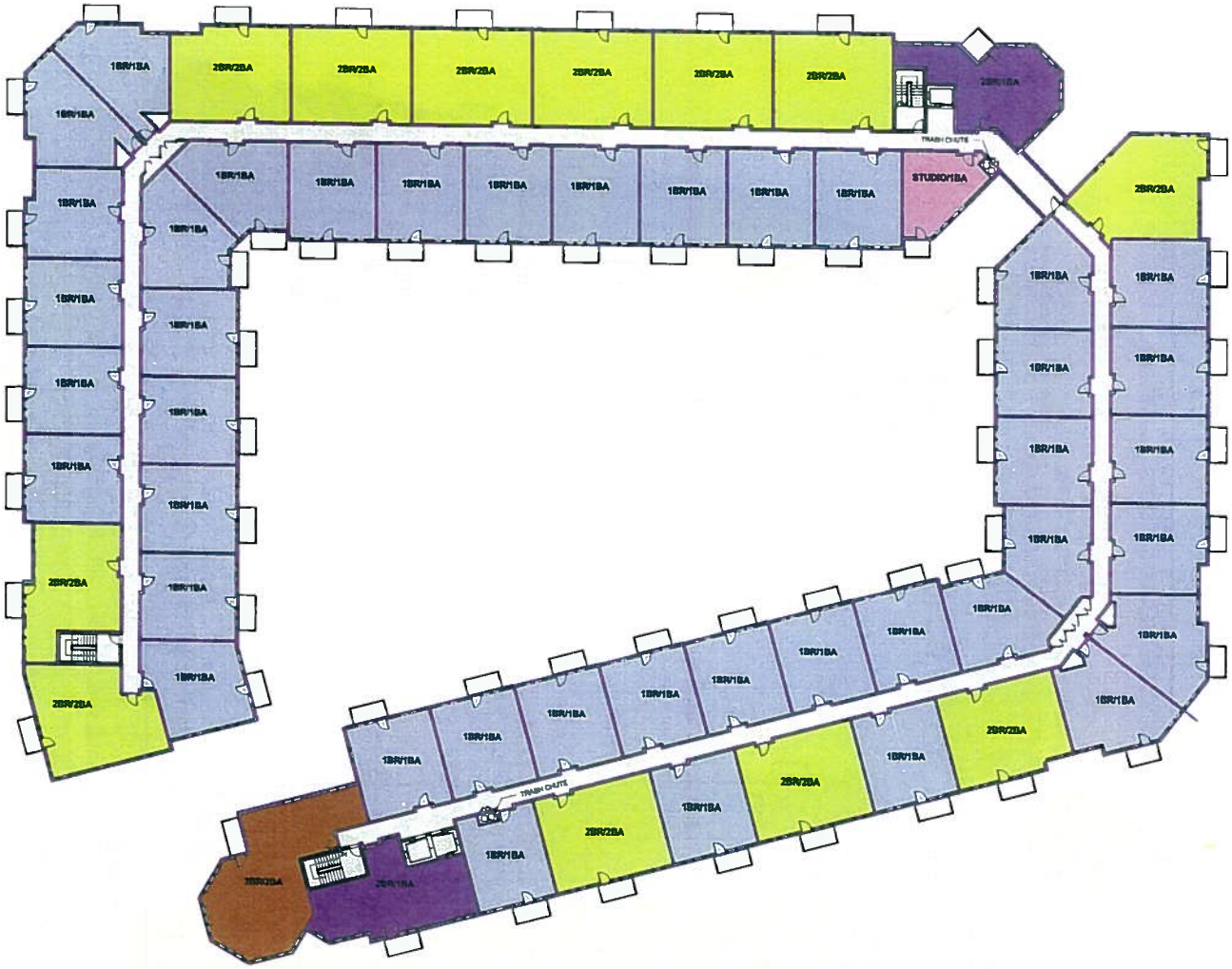
Do Not scale drawings

FIFTH LEVEL

A1.5



LEGEND

- CIRCULATION
- COMMON
- LEASING OFFICE
- PARKING
- MECHANICAL

HOUSING

- 1 BEDROOM/1 BATHROOM
- 2 BEDROOM/1 BATHROOM
- 2 BEDROOM/2 BATHROOM
- 3 BEDROOM/2 BATHROOM
- STUDIO

SEE A1.3 FOR TYPICAL LAYOUT DIMENSIONS

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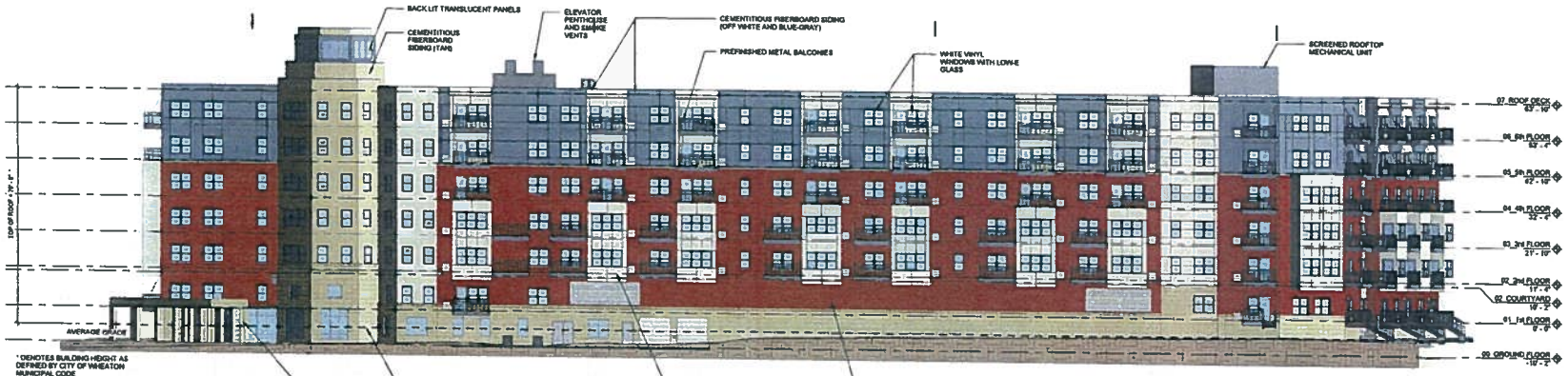
SIXTH LEVEL

A1.6



* DENOTES BUILDING HEIGHT AS DEFINED BY CITY OF WHEATON MUNICIPAL CODE

C1 SOUTH ELEVATION
1/16" = 1'-0"

B1 EAST ELEVATION
1/16" = 1'-0"

* DENOTES BUILDING HEIGHT AS DEFINED BY CITY OF WHEATON MUNICIPAL CODE

A1 WEST ELEVATION
1/16" = 1'-0"

* DENOTES BUILDING HEIGHT AS DEFINED BY CITY OF WHEATON MUNICIPAL CODE

A4 WEST ELEVATION
1/16" = 1'-0"

* DENOTES BUILDING HEIGHT AS DEFINED BY CITY OF WHEATON MUNICIPAL CODE

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ENTITLEMENT-
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Do Not scale drawings

EXTERIOR ELEVATIONS

A1.7

C1 NORTH ELEVATION
1/16" = 1'-0"

B1 COURTYARD NORTH ELEVATION
1/16" = 1'-0"

B4 COURTYARD EAST ELEVATION
1/16" = 1'-0"

A1 COURTYARD SOUTH ELEVATION
1/16" = 1'-0"

A4 COURTYARD WEST ELEVATION
1/16" = 1'-0"

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Do Not scale drawings.

EXTERIOR ELEVATIONS

A1.8

WHEATON 121
PLAT OF CONSOLIDATION

PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS

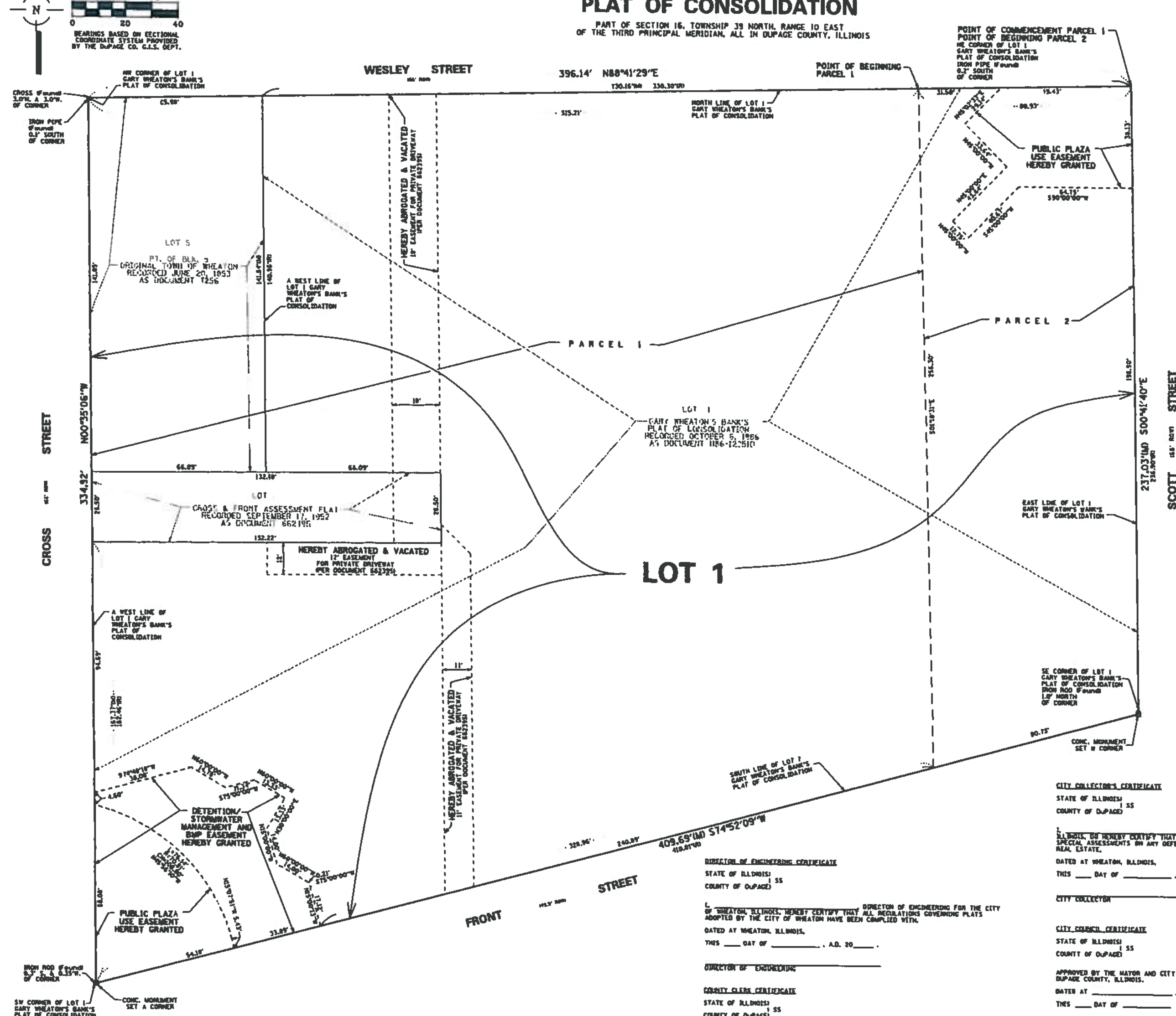
TAX P.I.N. PER TITLE COMMITMENT:
05-16-304-008 05-16-304-024
05-16-304-026 05-16-304-027

SCALE 1" = 20'
0 20 40

BEARINGS BASED ON SECTIONAL COORDINATE SYSTEM PROVIDED BY THE DUPAGE CO. G.I.S. DEPT.

PUBLIC PLAZA USE EASEMENT PROVISIONS:

PUBLIC PLAZA USE EASEMENT SHALL RUN IN FAVOR OF THE CITY OF WHEATON TO PERMIT PUBLIC USE AND ENJOYMENT OF THE PLAZAS AND SEATING AREAS DURING THE HOURS STARTING AT 7 AM AND ENDING AT 1 PM, DAILY.



PLAT SUBMITTED BY CERTIFICATE

THIS PLAT SUBMITTED FOR RECORDING BY:

NAME: ______

BUSINESS: ______

ADDRESS: ______

CITY: ______

STATE/ZIP: ______

DATE: ______

PREPARED FOR:
MORNINGSIDE GROUP
223 WEST ERIE STREET
3RD FLOOR
CHICAGO, IL 60654

PROPERTY DESCRIPTION

PARCEL 1:

THAT PART OF LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1986 AS DOCUMENT NUMBER R86-122510, AND ALL OF LOT 5 OF BLOCK 3 OF THE ORIGINAL TOWN OF WHEATON RECORDED AS DOCUMENT NUMBER 7256 AND ALL OF LOT 1 OF CROSS AND FRONT ASSESSMENT PLAT RECORDED SEPTEMBER 17, 1952 AS DOCUMENT NUMBER 662395, ALL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS WEST ALONG AN ASSUMED BEARING, BEING THE NORTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION, 80.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 18 MINUTES 31 SECONDS EAST 256.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE SOUTH 74 DEGREES 52 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE 328.96 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE NORTH 00 DEGREES 35 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1 OF CROSS AND FRONT ASSESSMENT PLAT AND ALSO THE WEST LINE OF SAID LOT 5 IN BLOCK 3 OF THE PLAT OF THE ORIGINAL TOWN OF WHEATON, 334.92 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 88 DEGREES 41 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION, 315.21 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1986 AS DOCUMENT NUMBER R86-122510, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE SOUTH 88 DEGREES 41 MINUTES 29 SECONDS WEST ALONG AN ASSUMED BEARING, BEING THE NORTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION, 80.93 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 31 SECONDS EAST 256.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE NORTH 74 DEGREES 52 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE 80.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION; THENCE NORTH 00 DEGREES 41 MINUTES 40 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 IN GARY WHEATON BANK'S PLAT OF CONSOLIDATION 237.03 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

OVERALL LOT 1 AREA=115,355 SQ.FT. OR 2.602 AC.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT HE/SHE/THEY HAS/HAVE CAUSED THE SAME TO BE SURVEYED, CONSOLIDATED AND PLATTED FOR THE USES AND PURPOSES INDICATED THEREIN AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. THIS IS ALSO TO CERTIFY THAT THE PROPERTY IS WHOLLY LOCATED WITHIN COMMUNITY UNIT SCHOOL DISTRICT #200.

DATED THIS ____ DAY OF ____________, A.D. 20____.

____
OWNER
MORNINGSIDE WHEATON, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
225 WEST ERIE STREET, 3RD FLOOR
CHICAGO, ILLINOIS 60654

NOTARY'S CERTIFICATE

STATE OF ________)
) SS
COUNTY OF ________)

I, ____________________, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ____________________ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF ____________, A.D. 20 ____.

____
NOTARY PUBLIC

MY COMMISSION EXPIRES: ______________

DETENTION/STORMWATER MANAGEMENT AND BMP EASEMENT PROVISIONS:

ALL EASEMENTS INDICATED AS DETENTION AND/OR STORMWATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND IT'S SUCCESSOR'S AND ASSIGN'S ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE CITY OF WHEATON, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE @ THE OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE CITY OF WHEATON ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE CITY OF WHEATON, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF IT'S SUCCESSORS AND ASSIGN'S AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON.

THE ABOVE EASEMENT PROVISIONS SHALL ALSO APPLY TO THE MAINTENANCE AND INSPECTION OF THE BEST MANAGEMENT PRACTICES (BMP) DESIGN AND DETENTION FACILITY AS OUTLINED IN THE FINAL STORMWATER MANAGEMENT REPORT FOR WHEATON PREPARED BY SPACECO, INC., DATED MARCH 14, 2012 AND PLANS TITLED "FINAL ENGINEERING PLANS FOR WHEATON 121" PREPARED BY SPACECO, INC., DATED MARCH 11,2015. THE OWNER SHALL KEEP AN INSPECTION AND MAINTENANCE LOG ON THE PREMISES AND SHALL MAKE THIS AVAILABLE TO THE CITY OF WHEATON UPON REQUEST.

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) ST
COUNTY OF ________)

THE UNDERSIGNED, PARKWAY BANK AND TRUST COMPANY, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE 9TH DAY OF JANUARY, A.D. 2012, AS DOCUMENT NUMBER R2012-003266, HEREBY CONSENTS TO THE CONSOLIDATION STATED HEREON.

DATED THIS ____ DAY OF ____________, A.D. 20____.

BY: ______________________________

____
PRINTED NAME AND TITLE

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60706

ATTEST: ______________________________

____
PRINTED NAME AND TITLE

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF ________)

I, ______________________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ______________________________ AND OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ____ DAY OF ____________, A.D. 20____.

____
NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF ________)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF ____________, 20____.

____
OWNER OR ATTORNEY

____
ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT WE HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

WE FURTHER DECLARE THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN, AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17043C0605H WITH EFFECTIVE DATE DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF ____________, 20____ IN ROSEMONT, ILLINOIS.

____
C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2641
LICENSE EXPIRES: 11-30-2012

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) ST
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. ____________ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID ON THIS ____ DAY OF ____________ A.D. ____, AT ____ O'CLOCK.

____
RECORDER OF DEEDS

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ____________________, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, HEREBY CERTIFY THAT ALL REGULATIONS GOVERNING PLATS ADOPTED BY THE CITY OF WHEATON HAVE BEEN COMPLIED WITH.

DATED AT WHEATON, ILLINOIS,

THIS ____ DAY OF ____________, A.D. 20____.

____
DIRECTOR OF ENGINEERING

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ____________________, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS.

THIS ____ DAY OF ____________, A.D. 20____.

____
COUNTY CLERK

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, ____________________, COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS AGAINST THE ABOVE DESCRIBED REAL ESTATE.

DATED AT WHEATON, ILLINOIS,

THIS ____ DAY OF ____________, A.D. 20____.

____
CITY COLLECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS.

DATED AT ____________, ILLINOIS.

THIS ____ DAY OF ____________, A.D. 20____.

BY: ______________________________
MAYOR

BY: ______________________________
CITY CLERK

FOR REVIEW
PURPOSES ONLY

REVISIONS:
05/16/2012

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	03/28/2012
JOB NO:	3424
FILENAME:	24Consolidation.dgn
SHEET	1 OF 1