

## ORDINANCE NO. F-1801

**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 AND F-0164 AND F-1515 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; and 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; 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 and F-0164 and F-1515 amending the ORIGINAL ORDINANCE in various ways; and

**WHEREAS**, application has now been made to amend the special use permit for a planned unit development approved by the ORIGINAL ORDINANCE, and thereafter amended, in order to allow the construction and use of 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.

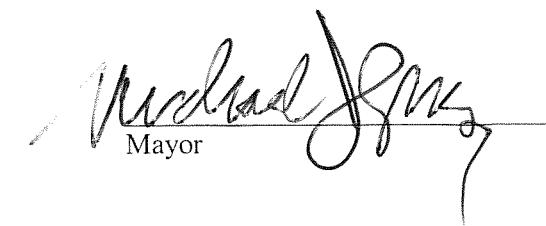
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** The special use permit for the planned unit development granted by the ORIGINAL ORDINANCE is amended to allow the construction and use of additional guest parking spaces, in full compliance with the site plan dated February 17, 2014, prepared by SPACECO Inc., Rosemont, IL.

**Section 2:** In all other respects, the terms and provisions of the ORIGINAL ORDINANCE and Ordinance Nos. E-3729, E-4007, F-0060 and F-0164 and F-1515 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.



Michael J. Gresk  
Mayor

ATTEST:



Alan Bennett Hogan  
City Clerk

Roll Call Vote

Ayes: Councilman Rutledge  
Mayor Gresk  
Councilman Scalzo  
Councilman Suess

Nays: None

Absent: Councilman Prendiville  
Councilman Saline  
Councilwoman Pacino Sanguinetti

Motion Carried Unanimously

Passed: July 21, 2014  
Published: July 22, 2014

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.

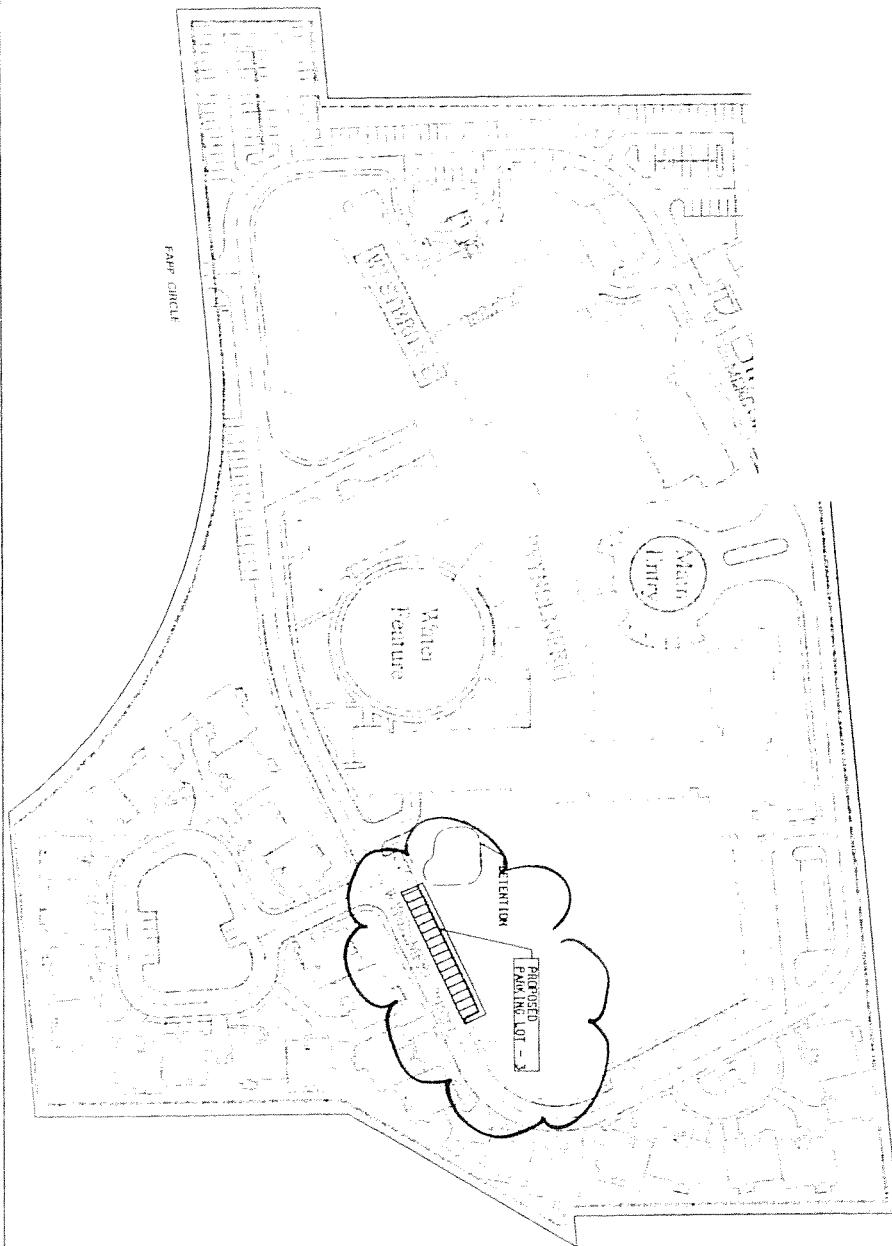
The subject property is commonly known as 200 Wyndemere Circle, Wheaton, IL 60187.

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

COUNTY FARM ROAD

MAP CIRCLE

PAGE THREE



PLANNED UNIT DEVELOPMENT EXHIBIT  
WYNDEMERE  
PARKING LOT EXPANSION  
WHEATON, ILLINOIS

WYNDEMERE  
PARKING LOT EXPANSION  
WHEATON, ILLINOIS



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