

ORDINANCE NO. O-2019-19

**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 AND F-1801 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; and Ordinance No. F-1801; 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 an addition to the existing Wyndemere Senior Building located at 200 Wyndemere Circle, consisting of 33 independent senior apartments; 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 April 23, 2019 to consider the issuance of an amendment to the existing PUD; and the Board has recommended the issuance of an amendment to the existing PUD.

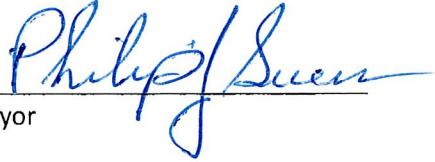
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

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 33 independent senior apartments for a total of 249 independent living units, 77 assisted living units, 26 townhomes and 102 healthcare beds on the 22.7034 acre site, in full compliance with the following plans: "Wyndemere IL Addition - B3 DD Set Preliminary Floor Plans and Elevations" prepared by SB&A Architects, Ames, IA, dated December 12, 2018, sheets A100, A101, A102, A120, A200 and A201; "Wyndemere C Phase Landscape Plan" prepared by McCallum Associates, Libertyville, IL, dated January 11, 2019, sheets L1.0, L2.0 and L3.0; and "Site Improvement Plans for Wyndemere Building Addition" prepared by SPACECO, Rosemont, IL, dated June 6, 2018, sheets C1-D4.

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

Ayes: Roll Call Vote
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilman Rutledge
Councilman Scalzo

Nays: None

Absent: None

Motion Carried Unanimously

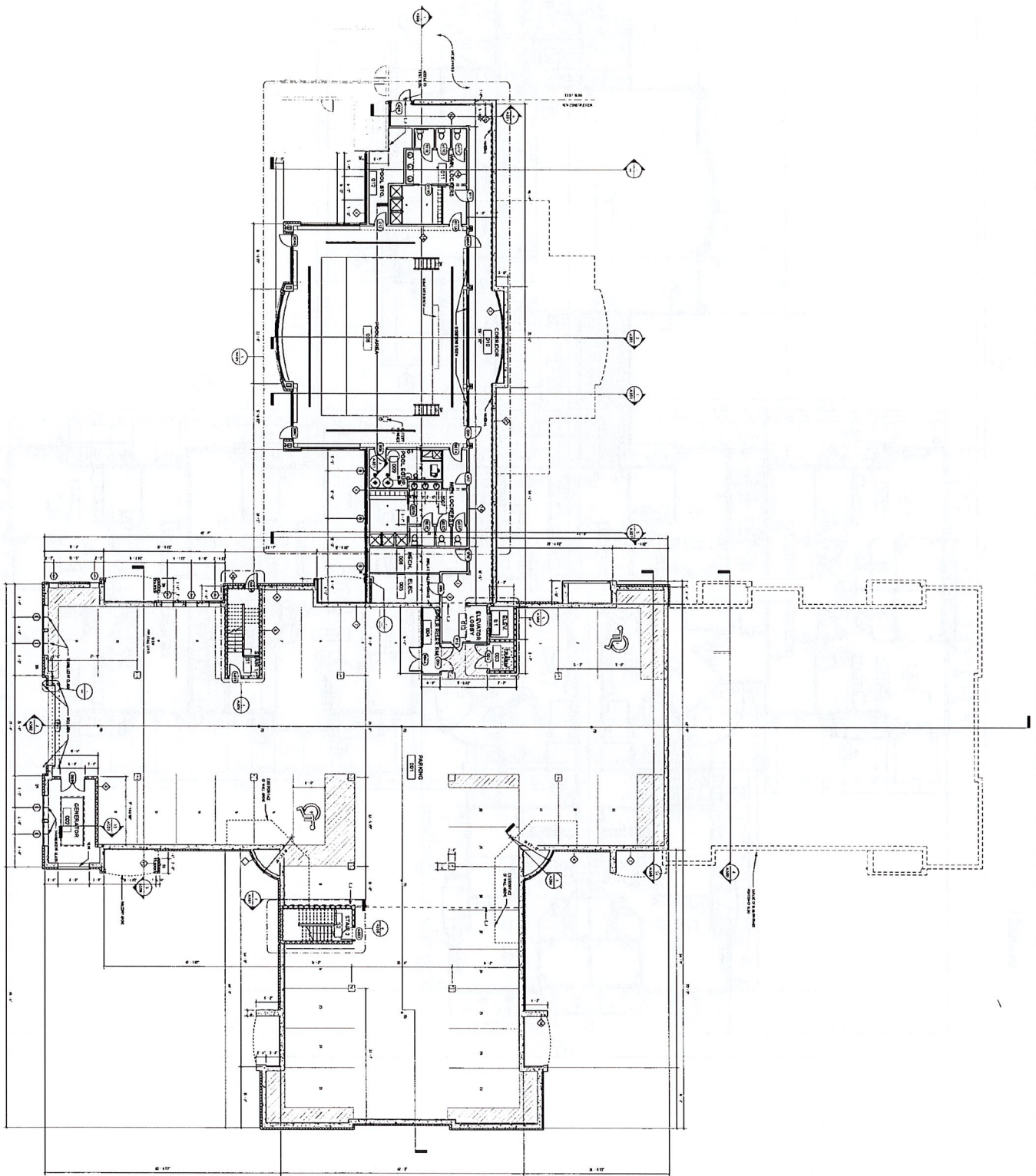
Passed: May 6, 2019
Published: May 7, 2019

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.

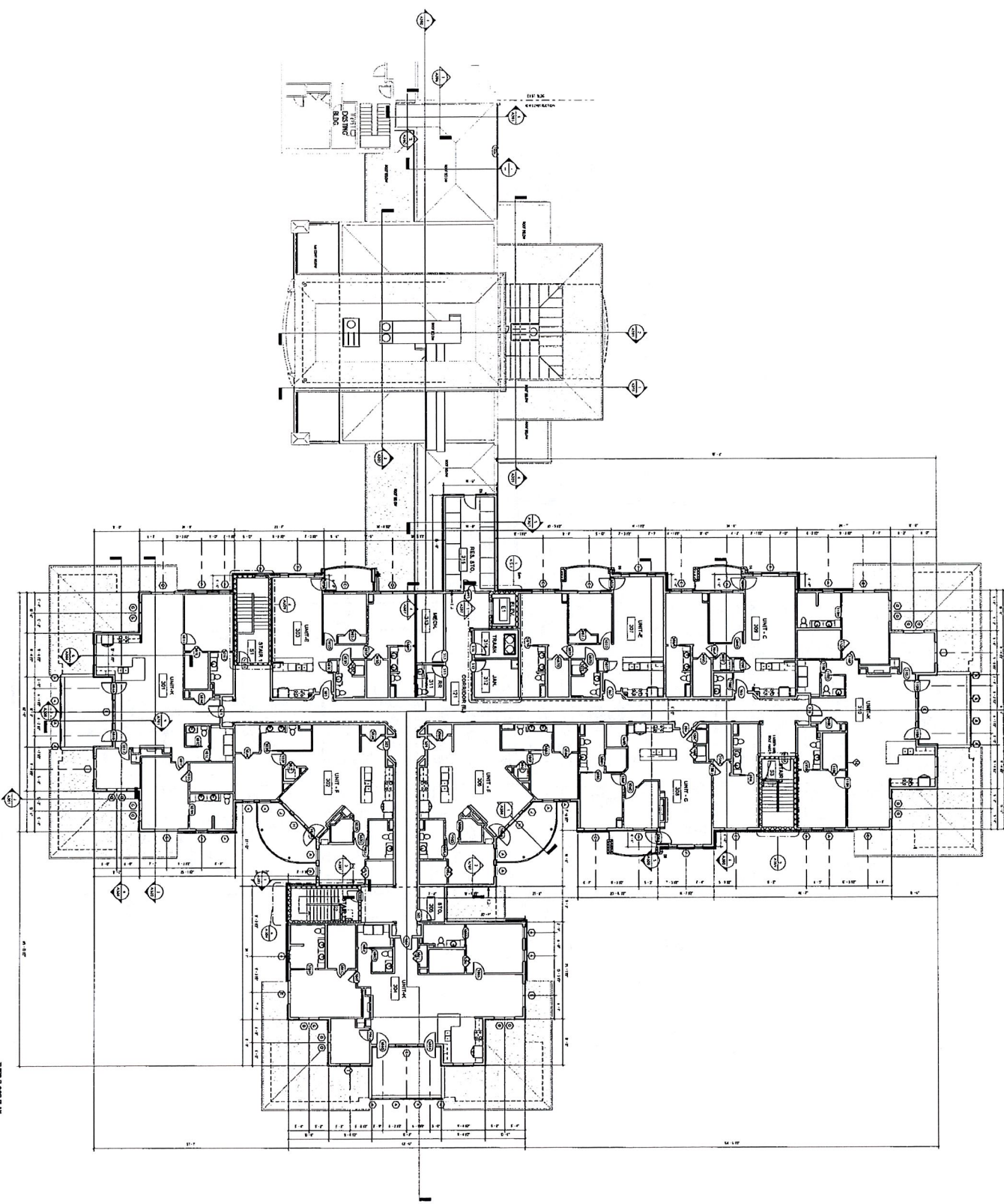
The subject property is commonly known as 200 Wyndemere Circle, Wheaton, IL 60187.

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



① SECOND FLOOR PLAN

PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION

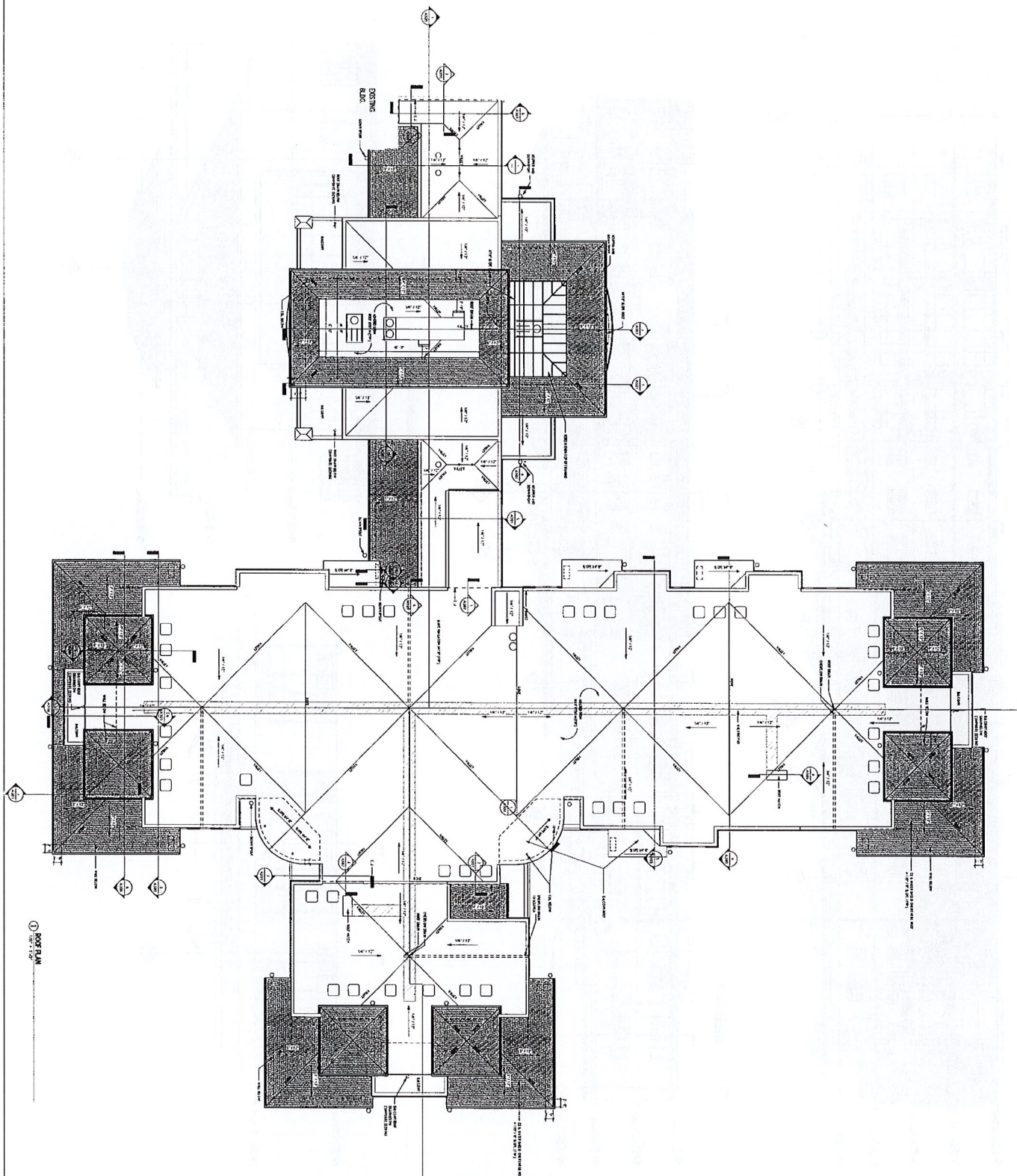
Project: WYNDEMERE IL ADDITION - B3 DD SET
 200 Wyndemere Circle
 Wheaton, IL 60187

Architect: S&B
 1000 N. LaSalle Ave.
 Suite 200
 Chicago, IL 60610
 Tel: (312) 467-1000
 Fax: (312) 467-1001
 Email: info@sandb.com
 Website: www.sandb.com

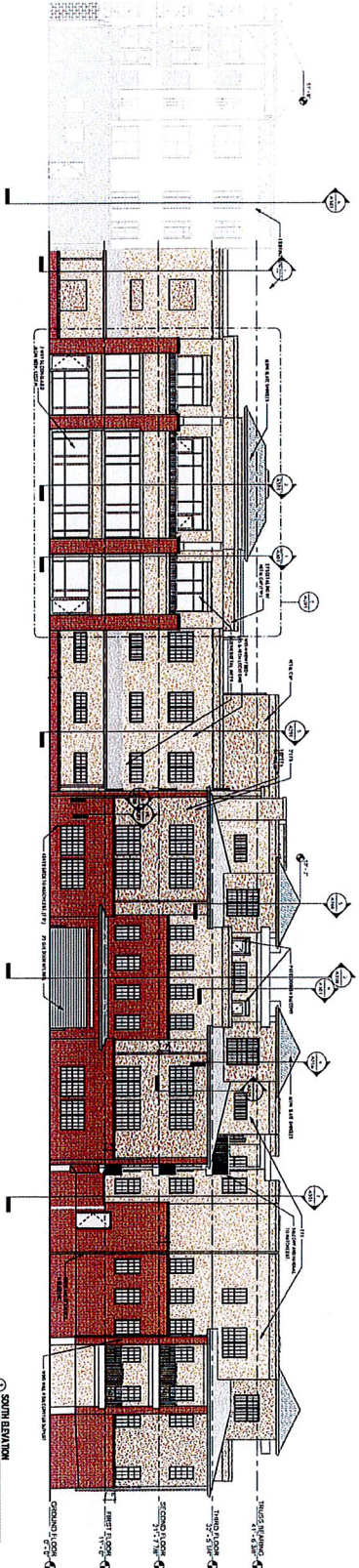
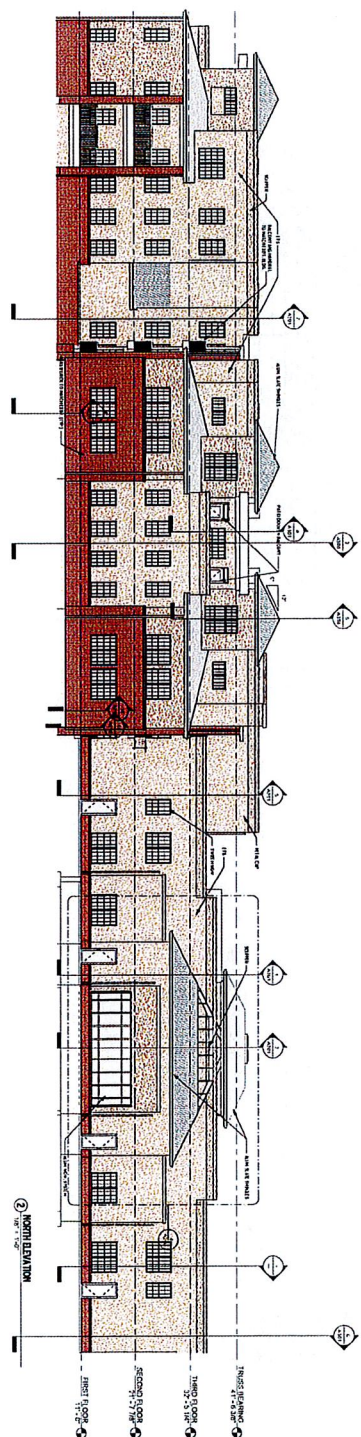
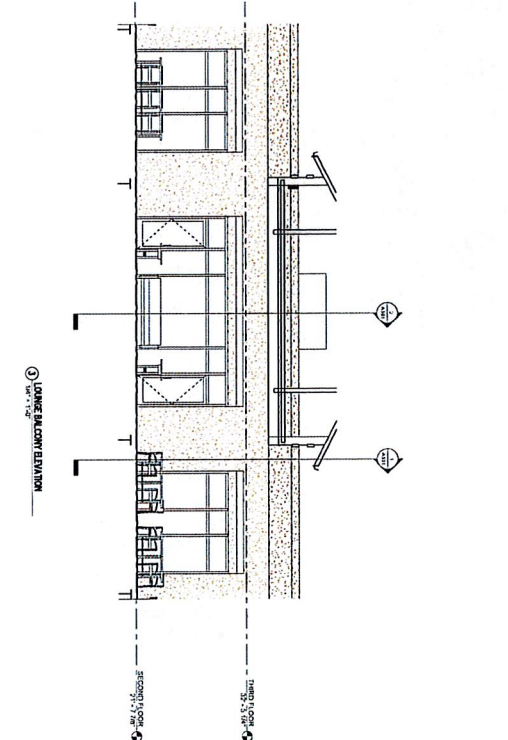
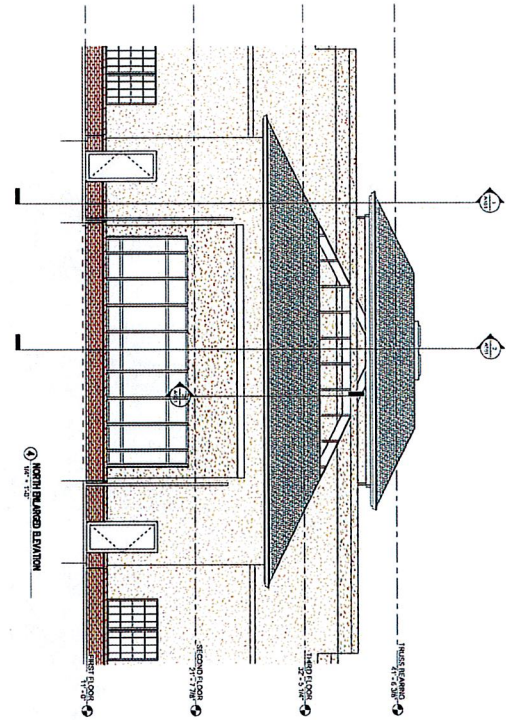
S&B
 1000 N. LaSalle Ave.
 Suite 200
 Chicago, IL 60610
 Tel: (312) 467-1000
 Fax: (312) 467-1001
 Email: info@sandb.com
 Website: www.sandb.com

Rev	Description	Date
1	Issue for Review	10/1/2010
2	Issue for Construction	10/1/2010

A103



PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY - NOT FOR CONSTRUCTION

Project: WYNDEMERE IL ADDITION - B3 DD SET

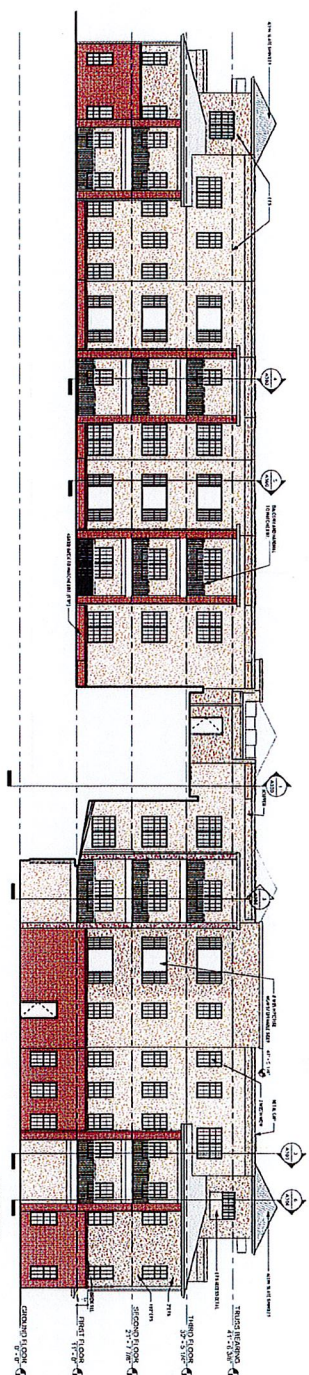
300 Wyndemere Circle
Wheaton, IL 60187

THE DESIGN PROFESSIONAL, ARCHITECT AND ALL
CONSULTANTS HAVE REVIEWED THE PROJECT
AND HAVE FOUND IT TO BE IN ACCORDANCE
WITH THE CITY OF WHEATON'S ZONING
ORDINANCES AND THE CITY OF WHEATON'S
SUBDIVISION MAP ACT. THE DESIGN
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ORDINANCES AND THE CITY OF WHEATON'S
SUBDIVISION MAP ACT.



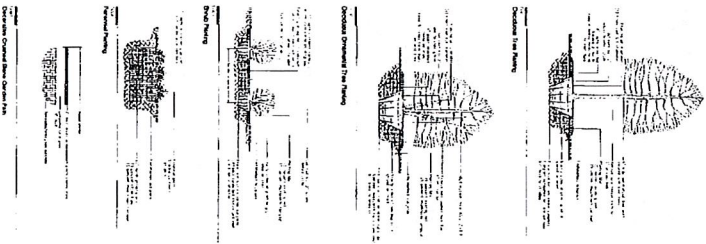
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3	WYNDEMERE IL ADDITION - B3 DD SET	1
4	WYNDEMERE IL ADDITION - B3 DD SET	1
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A200

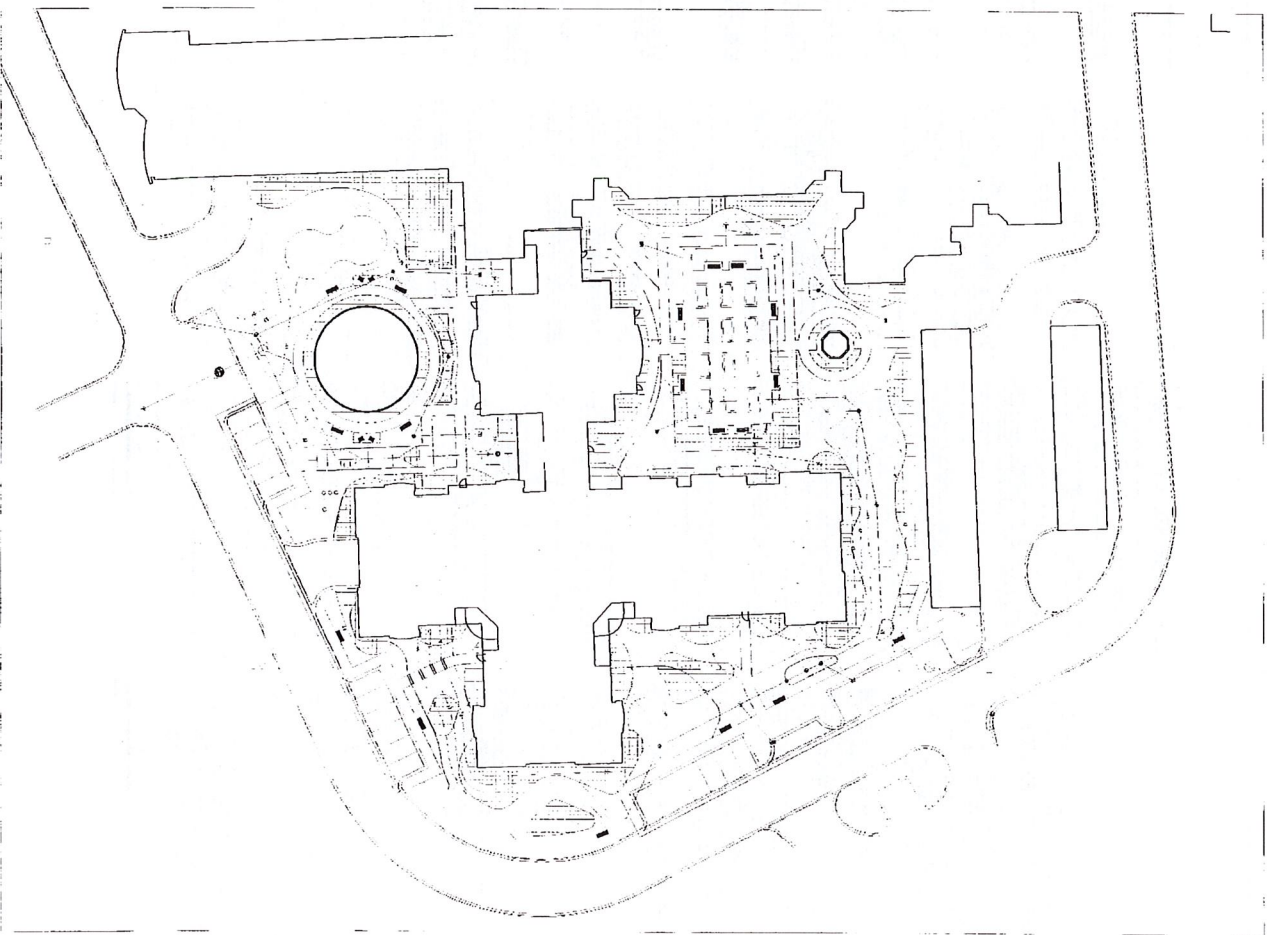


S&B

A M E T I C A N
S & B
167 S. Broad Ave. Ste. 100
Atlanta, GA 30334
Tel: 404-525-8666
Fax: 404-525-8666
www.sandb.com



This is a detailed architectural site plan of a large, irregularly shaped building complex, likely a government or institutional facility. The plan shows multiple interconnected buildings, numerous rooms, corridors, and courtyards. A large circular feature is prominent on the left side. The entire complex is surrounded by a perimeter wall and is adjacent to a road or highway on the right side. The drawing is a black and white line drawing with extensive annotations and labels.

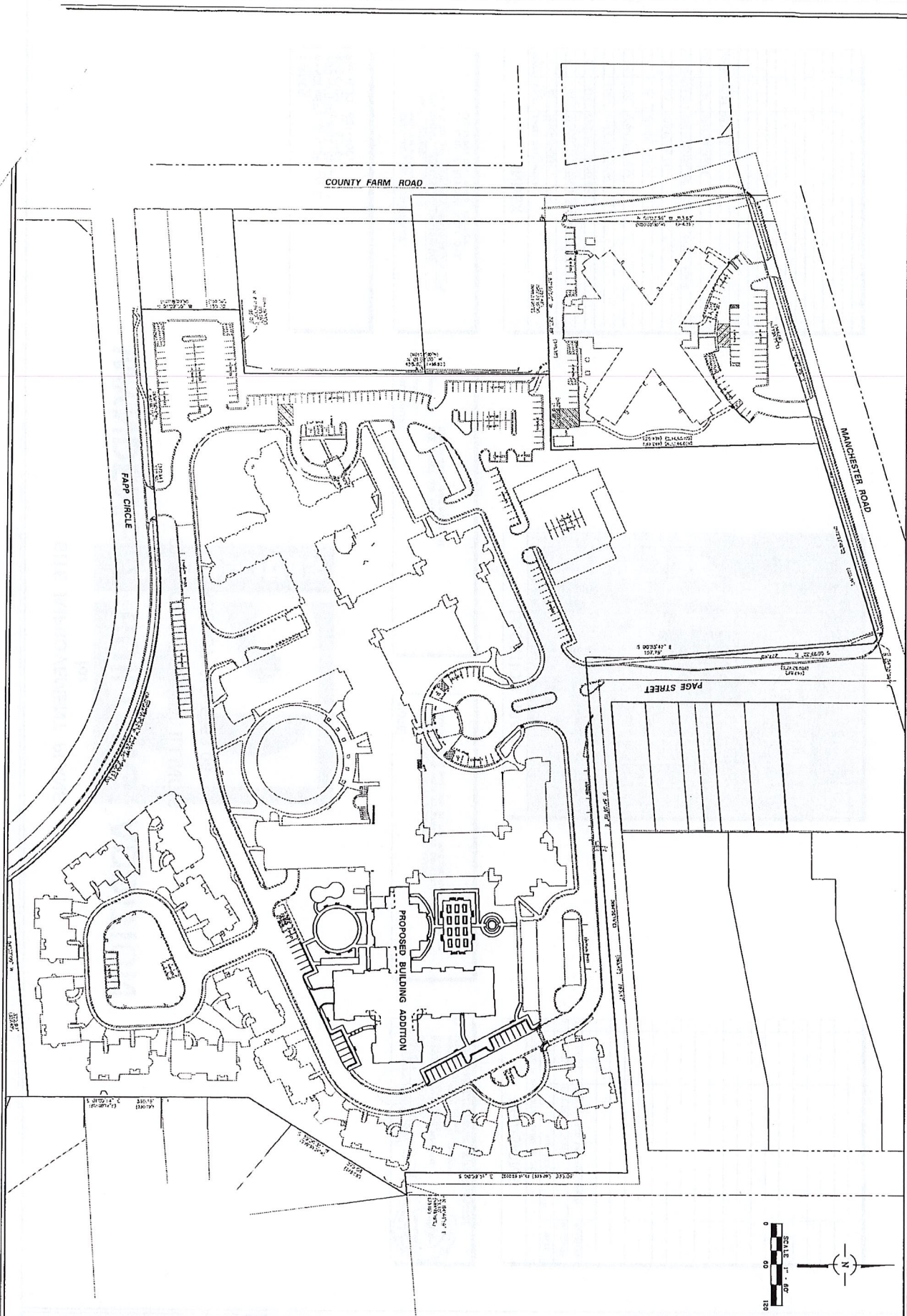


1 IRRIGATION NOTES

2 OVERALL IRRIGATION PLAN

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	1.00	10/10/2018	[Signature]	[Signature]	[Signature]
2	2.00	10/10/2018	[Signature]	[Signature]	[Signature]
3	3.00	10/10/2018	[Signature]	[Signature]	[Signature]
4	4.00	10/10/2018	[Signature]	[Signature]	[Signature]
5	5.00	10/10/2018	[Signature]	[Signature]	[Signature]
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7	7.00	10/10/2018	[Signature]	[Signature]	[Signature]
8	8.00	10/10/2018	[Signature]	[Signature]	[Signature]
9	9.00	10/10/2018	[Signature]	[Signature]	[Signature]
10	10.00	10/10/2018	[Signature]	[Signature]	[Signature]

C Phase
Construction Document Phase
Irrigation Plan



SPRINT 1553.0000 DATE: 01/03/08 JOB NO: 0553.08 SHEET: 1 OF 1 PUE	CONSULTING ENGINEERS SITE/PORTAL ENGINEERS LAND SURVEYORS 401 N. HANCOCK ROAD, SUITE 200 WHEATON, ILLINOIS 60187-5002 Phone: (708) 545-0002 Fax: (708) 545-0001	PLANNED UNIT DEVELOPMENT EXHIBIT WYNDEMERE BUILDING ADDITION WHEATON, ILLINOIS	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> <tr><td> </td><td> </td><td> </td></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>NO.</th> <th>DATE</th> <th>REMARKS</th> </tr> <tr><td> </td><td> </td><td> </td></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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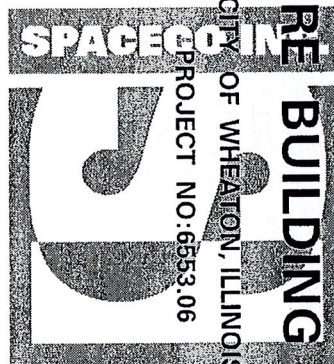
SITE IMPROVEMENT PLANS

for

WYNDEMERE BUILDING ADDITION

CITY OF WHEATON, ILLINOIS

PROJECT NO: 6553.06



OWNER
WYNDEMERE SENIOR CARE, LLC
200 WYNDEMERE CIRCLE
WHEATON, IL 60187
PH: (630) 681-4001

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY DEPT. OF
CITY, TOWNSHIP WHEATON, ILLINOIS TOWNSHIP
SEC. 1 & SEC. NO. 133N, 10E, SEC13 37A & 37A
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION:
SEE SHEET GN FOR
BENCHMARK INFORMATION

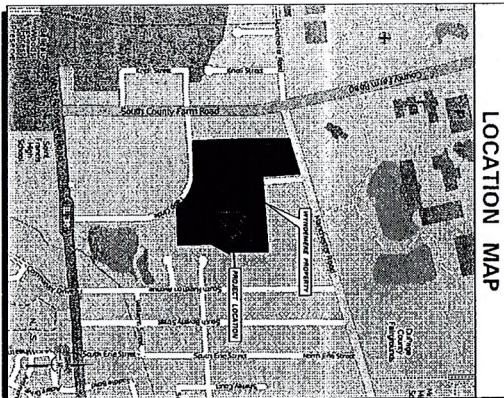
NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST
THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION
AND SHALL BE PRESENT IN THE PRECONSTRUCTION MEETINGS

02/15/19
DATE
BRETT W. DUFFY, P.E.
1-800-892-0123
PROFESSIONAL DESIGN FIRM NO. 184-00151
EXPIRATION DATE: 04/30/2019
EXPIRATION DATE: 11/30/2018
IN THE STATE OF ILL. THE EXPIRATION DATE OF SEAL OR NO DOCKET

INDEX

SHEET	SHEET DESCRIPTION
1	COVER SHEET
2	GN TYPICAL SECTIONS & GENERAL NOTES
3	ETI EXISTING CONDITIONS
4	DEMOL DESTRUCTION PLAN
5	GAI GEOMETRIC PLAN
6	GRI GRADING PLAN
7	UTI UTILITY PLAN
8-10	SEL-SE3 SOIL EROSION AND SEDIMENT CONTROL PLANS
11	SI SPECIFICATIONS
12-15	DETALS

LOCATION MAP



REVISIONS

#	ORIGINAL PLAN DATE: JUNE 6, 2018	REVISIONS	DATE
1	ALL	FOR OWNER REVIEW	01/08/19
2	5.12.13	PER SPACECO INC. FOR OWNER	02/15/19

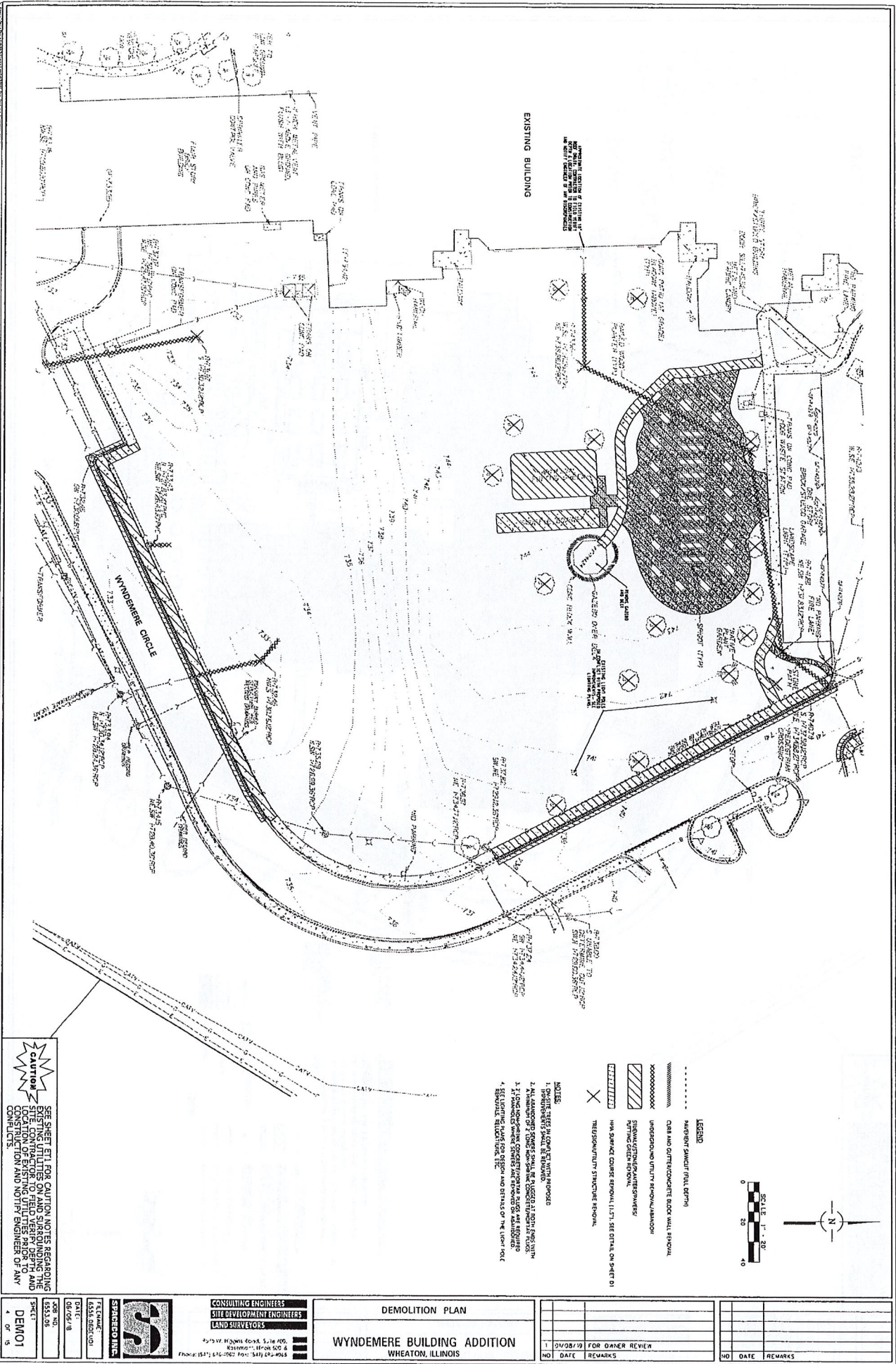
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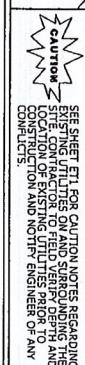
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ELEVATION = 743.58 ASSUMED DATUM

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6 OF 15

JOB NO.	DATE:	FR. CNAUT:	SPACECO INC.	
	05/05/18	6356 06CRO1		

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

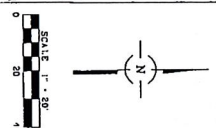
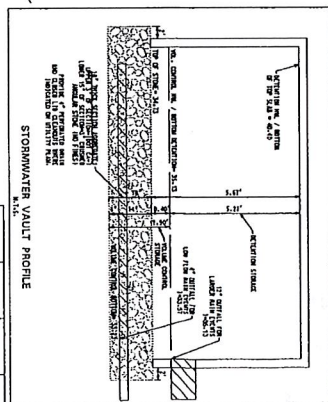
943 W. Higgins Road, Suite 100,
Rosemont, Illinois 60018
Phone: (847) 676-5045 Fax: (847) 676-0165

GRADING PLAN

WYNDEMERE BUILDING ADDITION
WHEATON, ILLINOIS

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NO.	DATE	REMARKS



The image contains two technical drawings of sanitary sewer profiles. The left drawing is a 'GRASE TRAP PROFILE' and the right drawing is a 'SANITARY SINKER PROFILE'. Both drawings show cross-sections of the respective structures with various dimensions and labels.

GRASE TRAP PROFILE:

- Vertical dimensions (from top to bottom): 35, 30, 25, 20, 15, 10, 5, 0, 5, 10, 15, 20, 25, 30, 35.
- Horizontal dimensions (from left to right): 10, 15, 20, 25, 30, 35.
- Labels: 'FLOOR FINISH', 'TRAP', 'DRAIN', 'WALL', 'CEILING', 'FLOOR', 'WALL', 'CEILING', 'FLOOR', 'WALL', 'CEILING'.

SANITARY SINKER PROFILE:

- Vertical dimensions (from top to bottom): 35, 30, 25, 20, 15, 10, 5, 0, 5, 10, 15, 20, 25, 30, 35.
- Horizontal dimensions (from left to right): 10, 15, 20, 25, 30, 35.
- Labels: 'FLOOR FINISH', 'SINKER', 'DRAIN', 'WALL', 'CEILING', 'FLOOR', 'WALL', 'CEILING', 'FLOOR', 'WALL', 'CEILING'.

[illegible]

SHEET:		SPACEC INC.		CONSULTING ENGINEERS	
				SITE DEVELOPMENT ENGINEERS	
DATE:		PERMIT NO.:		LAND SURVEYORS	
DATE:					
JOB NO.:					
ISSUE NO.:					
UTM					
7 OF 15					

P.O. Box 119999 Road 5, Suite 100
Mississauga, ON L4W 5G2 & C
Phone: (905) 545-0062 Fax: (905) 674-0065

UTILITY PLAN

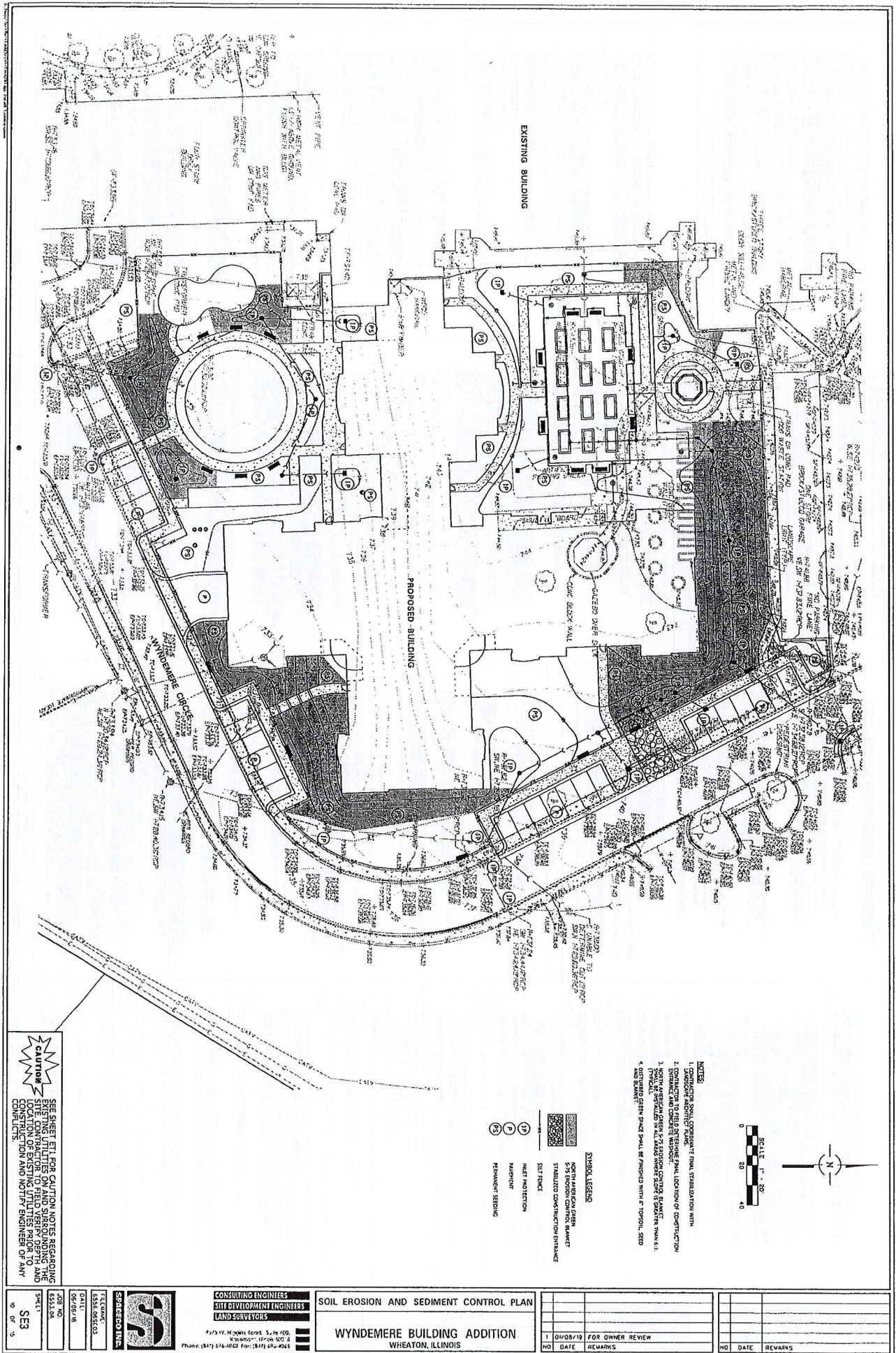
WYNDEMERE BUILDING ADDITION
WHEATON, ILLINOIS

1	01/08/19	FOR OWNER REVIEW			
NO	DATE	REMARKS	NO	DATE	REMARKS

PIPE PROTECTION - TYPICAL BROWN PLAN	LEVEL SPREADER	LEVEL SPREADER	RIGHT OF WAY INVERSION PLAN	PIPE DUCT TO FLAT AREA	PIPE DUCT TO CHANNEL
Notes: 1. The pipe shall be protected by a minimum of 18" of compacted fill. 2. The pipe shall be protected by a minimum of 18" of compacted fill. 3. The pipe shall be protected by a minimum of 18" of compacted fill. PLAN CODE: 68	Notes: 1. The spreader shall be constructed of compacted fill. 2. The spreader shall be constructed of compacted fill. 3. The spreader shall be constructed of compacted fill. PLAN CODE: 67	Notes: 1. The spreader shall be constructed of compacted fill. 2. The spreader shall be constructed of compacted fill. 3. The spreader shall be constructed of compacted fill. PLAN CODE: 66	Notes: 1. The right of way shall be protected by a minimum of 18" of compacted fill. 2. The right of way shall be protected by a minimum of 18" of compacted fill. 3. The right of way shall be protected by a minimum of 18" of compacted fill. PLAN CODE: 65	Notes: 1. The pipe duct shall be constructed of compacted fill. 2. The pipe duct shall be constructed of compacted fill. 3. The pipe duct shall be constructed of compacted fill. PLAN CODE: 64	Notes: 1. The pipe duct shall be constructed of compacted fill. 2. The pipe duct shall be constructed of compacted fill. 3. The pipe duct shall be constructed of compacted fill. PLAN CODE: 63

STABILIZED CONSTRUCTION CHANNEL PLAN	STABILIZED CONSTRUCTION CHANNEL PLAN	SLOPE PI PLAN	TEMPORARY SEDIMENT TRAP	SILT FENCE PLAN	SILT FENCE WITH WIRE SUPPORT PLAN	PIPE PROTECTION - FENCING
Notes: 1. The channel shall be constructed of compacted fill. 2. The channel shall be constructed of compacted fill. 3. The channel shall be constructed of compacted fill. PLAN CODE: 62	Notes: 1. The channel shall be constructed of compacted fill. 2. The channel shall be constructed of compacted fill. 3. The channel shall be constructed of compacted fill. PLAN CODE: 61	Notes: 1. The slope pi shall be constructed of compacted fill. 2. The slope pi shall be constructed of compacted fill. 3. The slope pi shall be constructed of compacted fill. PLAN CODE: 60	Notes: 1. The trap shall be constructed of compacted fill. 2. The trap shall be constructed of compacted fill. 3. The trap shall be constructed of compacted fill. PLAN CODE: 59	Notes: 1. The fence shall be constructed of compacted fill. 2. The fence shall be constructed of compacted fill. 3. The fence shall be constructed of compacted fill. PLAN CODE: 58	Notes: 1. The fence shall be constructed of compacted fill. 2. The fence shall be constructed of compacted fill. 3. The fence shall be constructed of compacted fill. PLAN CODE: 57	Notes: 1. The protection shall be constructed of compacted fill. 2. The protection shall be constructed of compacted fill. 3. The protection shall be constructed of compacted fill. PLAN CODE: 56

STABILIZED CONSTRUCTION CHANNEL PLAN	STABILIZED CONSTRUCTION CHANNEL PLAN	SLOPE PI PLAN	TEMPORARY SEDIMENT TRAP	SILT FENCE PLAN	SILT FENCE WITH WIRE SUPPORT PLAN	PIPE PROTECTION - FENCING
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SEE SHEET ETL FOR CAUTION NOTES REGARDING
EXISTING UTILITIES ON AND SURROUNDING THE
SITE. LOCATION OF EXISTING UTILITIES TO BE
CONSTRUCTION AND NOTIFY ENGINEER OF ANY
CONFLICTS.

CAUTION
SEE SHEET ETL FOR CAUTION NOTES REGARDING
EXISTING UTILITIES ON AND SURROUNDING THE
SITE. LOCATION OF EXISTING UTILITIES TO BE
CONSTRUCTION AND NOTIFY ENGINEER OF ANY
CONFLICTS.

SPRINGER INC.
TELEPHONE
FAX
DATE
DRAWN BY
CHECKED BY
APPROVED BY

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
515 N. WYNDERE DRIVE
WHEATON, ILLINOIS 60187
PHONE: (708) 441-1111

SOIL EROSION AND SEDIMENT CONTROL PLAN
WYNDERE BUILDING ADDITION
WHEATON, ILLINOIS

NO.	DATE	REMARKS
1	01/08/19	FOR OWNER REVIEW

NO.	DATE	REMARKS

EARTHWORK NOTES

1. THE UNITED STATES OF AMERICA is a country in North America. It is a large country with a lot of people. It has a lot of different kinds of people and a lot of different kinds of things. It is a very important country in the world.
2. THE UNITED STATES OF AMERICA is a country in North America. It is a large country with a lot of people. It has a lot of different kinds of people and a lot of different kinds of things. It is a very important country in the world.
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PAYING NOTES

- [illegible]

Sanitary Sewer Notes

- [illegible]

STANDARD SEARCH NOTICE

- [illegible]

- [illegible]

SIGNING AND PAVEMENT MARKING

- [illegible]

SANITARY SEWER NOTES

- [illegible]

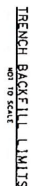
STORM SEWER NOTES

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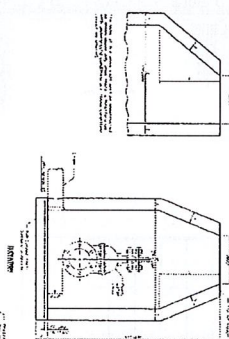
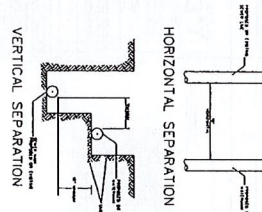
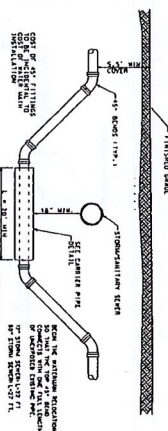
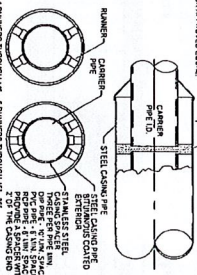
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- [illegible]

[illegible]



INSTALLATION IS NOT REQUIRED.

[illegible]

JOISTS

The joists are designed not to support roof loads or interior loads. The joists are precast concrete joists which are installed horizontally between the column, providing top bearing against the top flange of the column. The joist depth is 8 inches. The joist width varies from 6 to 10 inches depending upon the design load.

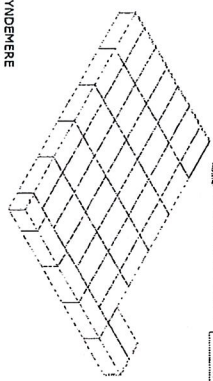
CLADDING

The cladding consists of a 1/2 inch thick galvanized steel deck attached to the underside of the joist by means of a 1/2 inch diameter bolt. The bolts are spaced at 12 inches on center.

Pipe Casing Detail, For Sewer & Water Lines



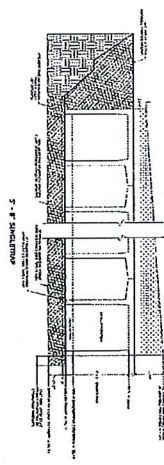
WYDEMERE
WHEATON, IL



1. The roof structure is designed to support a snow load of 20 psf.

NO.	DATE	REMARKS
1	01/08/19	FOR OWNER REVIEW
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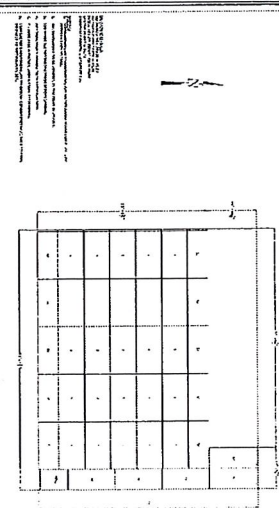
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1. The roof structure is designed to support a snow load of 20 psf.

NO.	DATE	REMARKS
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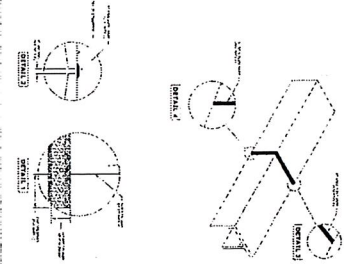
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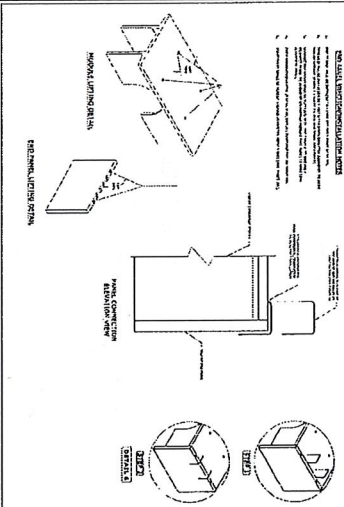
NO.	DATE	REMARKS
1	01/08/19	FOR OWNER REVIEW
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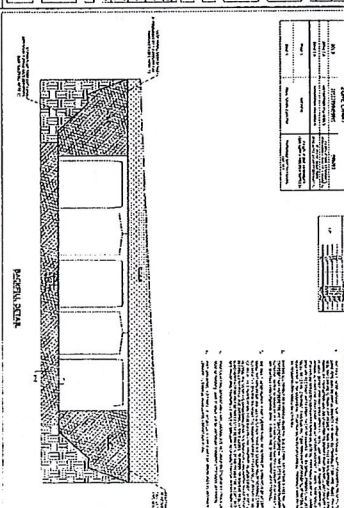
1. The roof structure is designed to support a snow load of 20 psf.



3.0

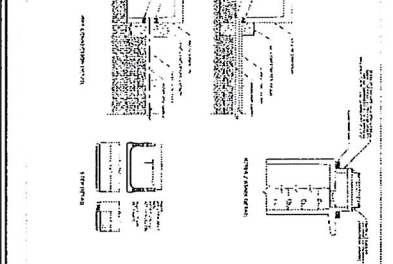


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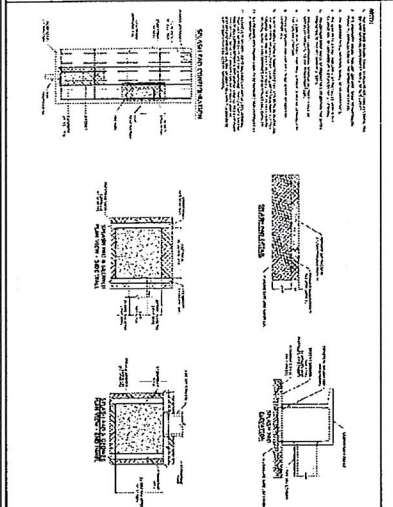


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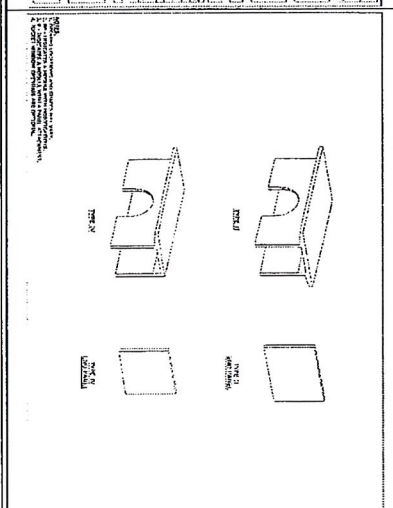
1. The roof structure is designed to support a snow load of 20 psf.



5.0



6.0



7.0

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

7/19/19
06/06/18
05/03/16

5 of 5

DETAILS - 4

WYDEMERE BUILDING ADDITION
WHEATON, ILLINOIS

NO.	DATE	REMARKS
1	01/08/19	FOR OWNER REVIEW
2		
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