

ORDINANCE NO. O-2020-14

**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, F-1801 AND O-2019-19 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; Ordinance No. F-1801 recorded on September 4, 2014 as Document Number R2014-080457 in the Office of the Du Page County Recorder of Deeds; and Ordinance No. O-2019-19 recorded on May 29, 2019 as Document Number R2019-041489 in the Office of the Du Page County Recorder of Deeds; 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 65 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 and Amended Ordinances is further amended to allow the construction and use of 65 additional guest parking spaces, in full compliance with the following plans: "Planned Unit Development Exhibit, Wyndemere North Parking Expansion" prepared by SPACECO, Rosemont, IL, dated February 5, 2020, sheet 1-1; "Preliminary Site Improvement Plans, Wyndemere North Parking Expansion" prepared by SPACECO, Rosemont, IL, dated September 13, 2019, sheets 1-4; and "Conceptual Landscape Plan, Wyndemere North Parking Expansion" prepared by K M Talty Design, Winnetka, IL, dated September 19, 2019, sheet 1-1, subject to the following conditions:

1. Additional landscaping shall be added along the northern edge of the proposed parking lot per Article 6.6.2 of the Wheaton Zoning Ordinance subject to the reasonable approval of the Director of Planning and Economic Development.

2. Parking lot lighting shall be installed per Article 22.4.9 of the Wheaton Zoning Ordinance subject to the reasonable approval of the Director of Planning and Economic Development.

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.


Philip J. Suess
Mayor

ATTEST:


Shawn Bennett
City Clerk

Roll Call Vote

Ayes:	Councilman Barbier Councilwoman Bray-Parker Councilwoman Fitch Mayor Suess Councilwoman Robbins Councilman Rutledge Councilman Zaruba
-------	---------------------------------------------------------------------------------------------------------------------------------------------------------

Nays:	None
-------	------

Absent:	None
---------	------

Motion Carried Unanimously

Passed: April 20, 2020
Published: April 21, 2020

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.

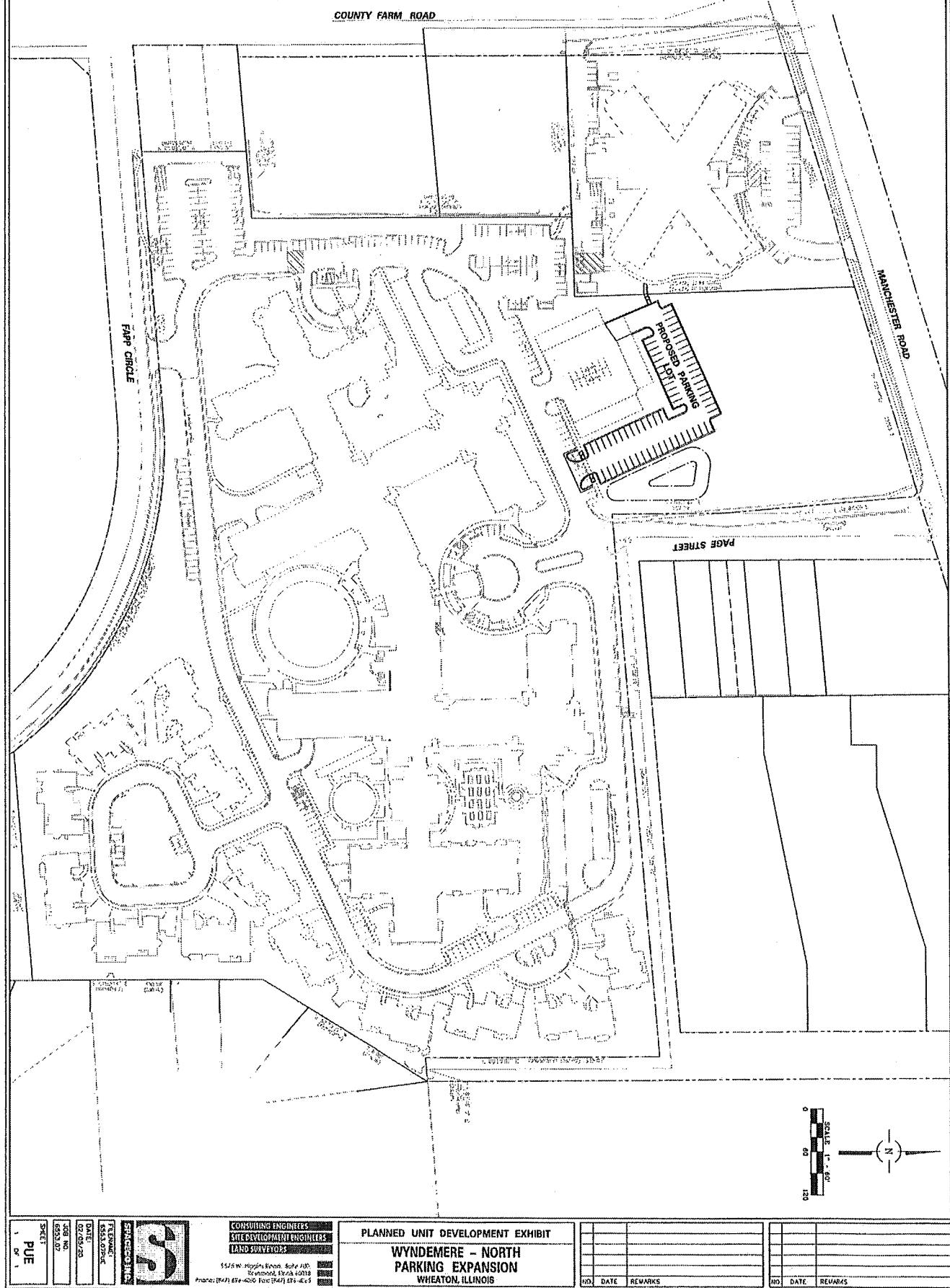
The subject property is commonly known as 200 Wyndemere Circle, Wheaton, IL 60187.

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

○

○

○



PRELIMINARY SITE IMPROVEMENT PLANS
for

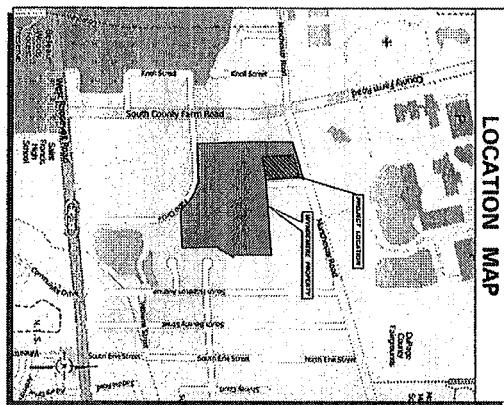
WYNDEMERE - NORTH PARKING EXPANSION

CITY OF WHEATON, ILLINOIS
PROJECT NO: 6553.07

OWNER
WYNDEMERE SENIOR CARE, LLC
200 WYNDEMERE CIRCLE
WHEATON, IL 60187
PHONE: (630) 690-6662

CALL JULIE, 690-692-0123
WITH THE FOLLOWING:
COUNTY: DuPage
CITY: Wheaton, IL, TOWNSHIP: WHEATON, SECTION: 1250, ROLL: SE12 S1/2, SEC: 1/2
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

INDEX	
SHEET ID	SHEET DESCRIPTION
1 C1	COVER SHEET
2 ECI	EXISTING CONDITIONS
3 GEM	GEOMETRIC PLAN
4 ENGI	ENGINEERING PLAN



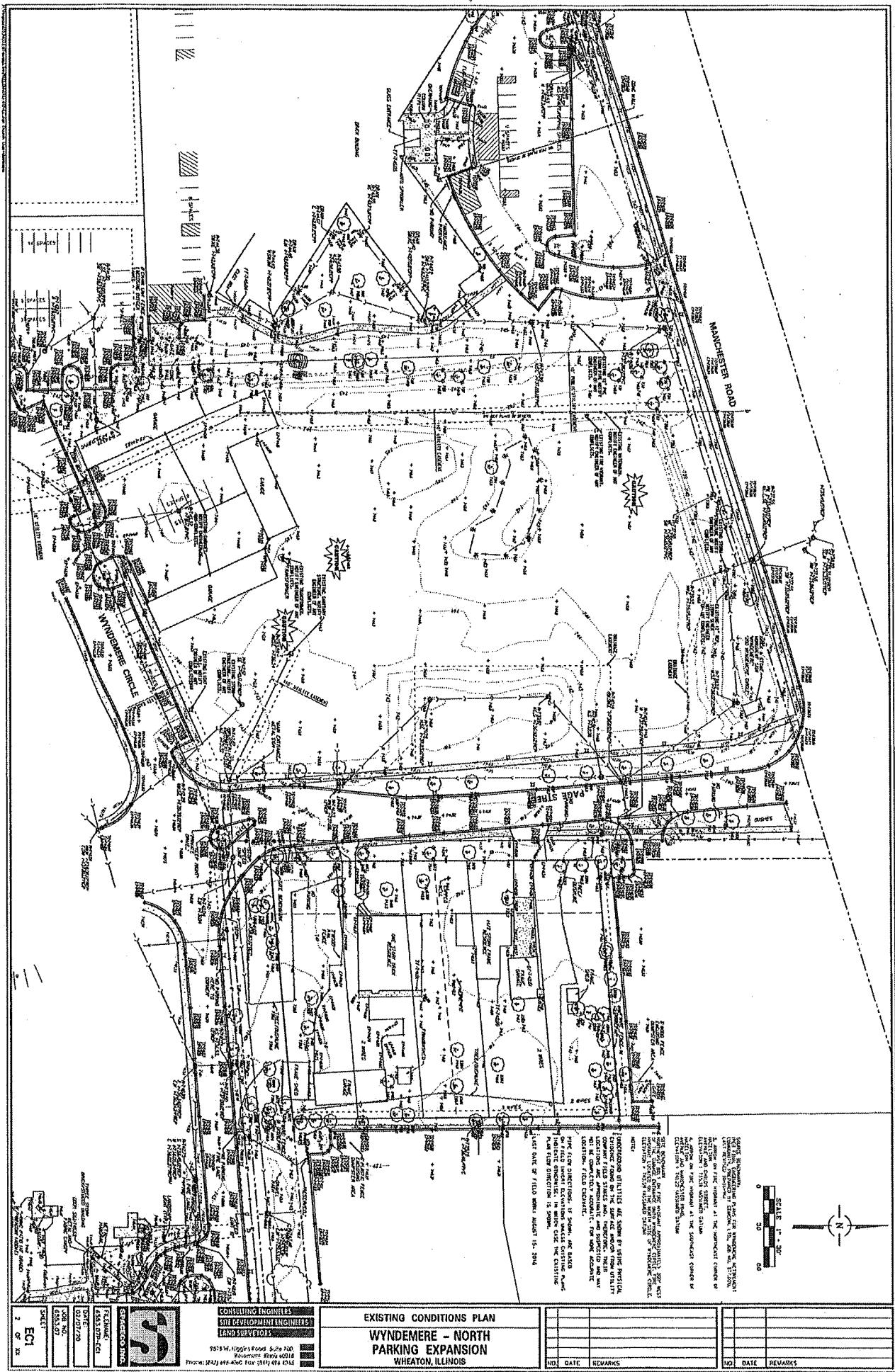
BENCHMARK	
ELEVATION:	SEE SHEET ECT FOR
DESCRIPTION:	BENCHMARK INFORMATION

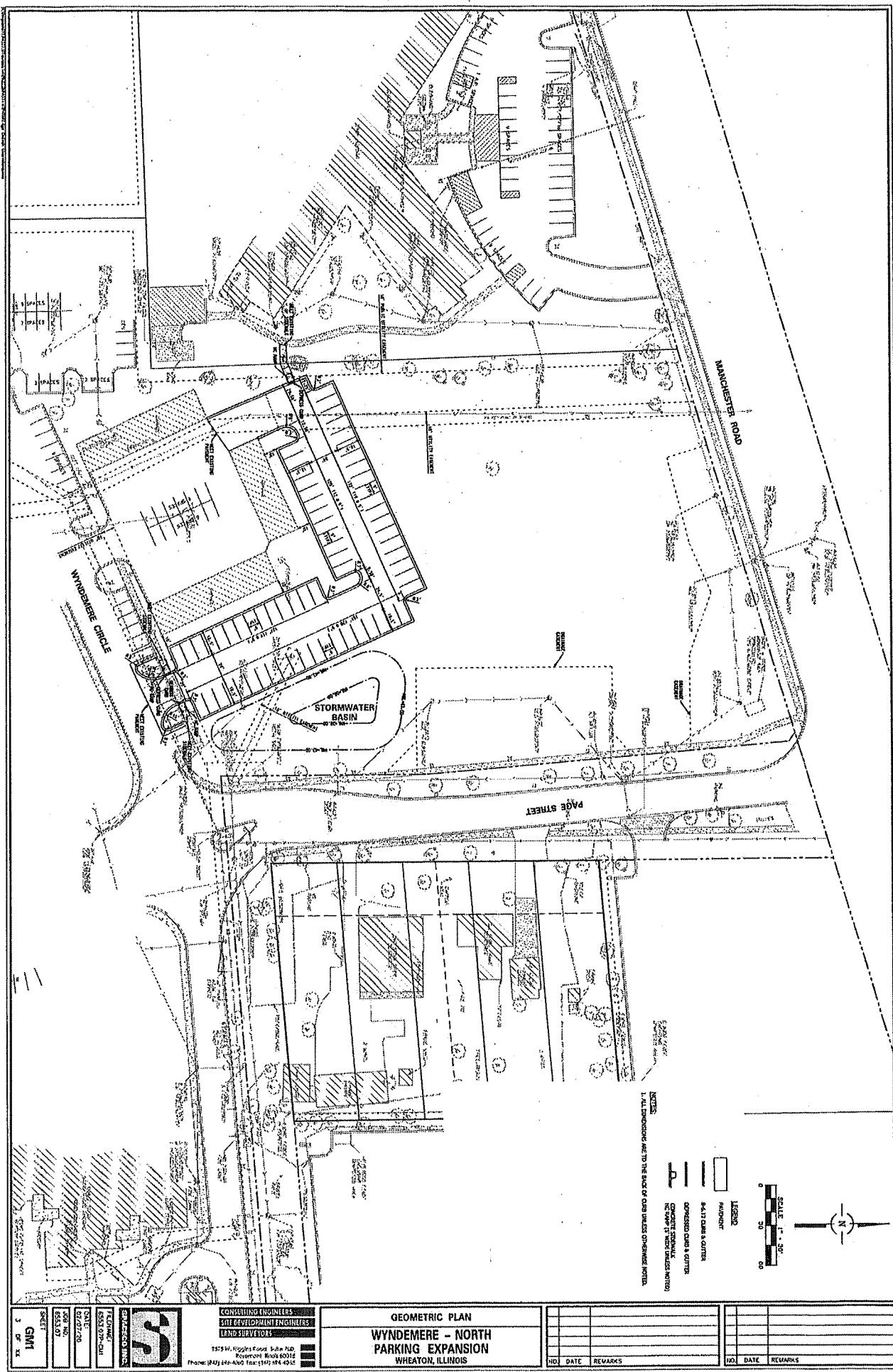
LEGEND	
1	STREET
2	WALKWAY
3	WALKWAY
4	WALKWAY
5	WALKWAY
6	WALKWAY
7	WALKWAY
8	WALKWAY
9	WALKWAY
10	WALKWAY
11	WALKWAY
12	WALKWAY
13	WALKWAY
14	WALKWAY
15	WALKWAY
16	WALKWAY
17	WALKWAY
18	WALKWAY
19	WALKWAY
20	WALKWAY
21	WALKWAY
22	WALKWAY
23	WALKWAY
24	WALKWAY
25	WALKWAY
26	WALKWAY
27	WALKWAY
28	WALKWAY
29	WALKWAY
30	WALKWAY
31	WALKWAY
32	WALKWAY
33	WALKWAY
34	WALKWAY
35	WALKWAY
36	WALKWAY
37	WALKWAY
38	WALKWAY
39	WALKWAY
40	WALKWAY
41	WALKWAY
42	WALKWAY
43	WALKWAY
44	WALKWAY
45	WALKWAY
46	WALKWAY
47	WALKWAY
48	WALKWAY
49	WALKWAY
50	WALKWAY
51	WALKWAY
52	WALKWAY
53	WALKWAY
54	WALKWAY
55	WALKWAY
56	WALKWAY
57	WALKWAY
58	WALKWAY
59	WALKWAY
60	WALKWAY
61	WALKWAY
62	WALKWAY
63	WALKWAY
64	WALKWAY
65	WALKWAY
66	WALKWAY
67	WALKWAY
68	WALKWAY
69	WALKWAY
70	WALKWAY
71	WALKWAY
72	WALKWAY
73	WALKWAY
74	WALKWAY
75	WALKWAY
76	WALKWAY
77	WALKWAY
78	WALKWAY
79	WALKWAY
80	WALKWAY
81	WALKWAY
82	WALKWAY
83	WALKWAY
84	WALKWAY
85	WALKWAY
86	WALKWAY
87	WALKWAY
88	WALKWAY
89	WALKWAY
90	WALKWAY
91	WALKWAY
92	WALKWAY
93	WALKWAY
94	WALKWAY
95	WALKWAY
96	WALKWAY
97	WALKWAY
98	WALKWAY
99	WALKWAY
100	WALKWAY
101	WALKWAY
102	WALKWAY
103	WALKWAY
104	WALKWAY
105	WALKWAY
106	WALKWAY
107	WALKWAY
108	WALKWAY
109	WALKWAY
110	WALKWAY
111	WALKWAY
112	WALKWAY
113	WALKWAY
114	WALKWAY
115	WALKWAY
116	WALKWAY
117	WALKWAY
118	WALKWAY
119	WALKWAY
120	WALKWAY
121	WALKWAY
122	WALKWAY
123	WALKWAY
124	WALKWAY
125	WALKWAY
126	WALKWAY
127	WALKWAY
128	WALKWAY
129	WALKWAY
130	WALKWAY
131	WALKWAY
132	WALKWAY
133	WALKWAY
134	WALKWAY
135	WALKWAY
136	WALKWAY
137	WALKWAY
138	WALKWAY
139	WALKWAY
140	WALKWAY
141	WALKWAY
142	WALKWAY
143	WALKWAY
144	WALKWAY
145	WALKWAY
146	WALKWAY
147	WALKWAY
148	WALKWAY
149	WALKWAY
150	WALKWAY
151	WALKWAY
152	WALKWAY
153	WALKWAY
154	WALKWAY
155	WALKWAY
156	WALKWAY
157	WALKWAY
158	WALKWAY
159	WALKWAY
160	WALKWAY
161	WALKWAY
162	WALKWAY
163	WALKWAY
164	WALKWAY
165	WALKWAY
166	WALKWAY
167	WALKWAY
168	WALKWAY
169	WALKWAY
170	WALKWAY
171	WALKWAY
172	WALKWAY
173	WALKWAY
174	WALKWAY
175	WALKWAY
176	WALKWAY
177	WALKWAY
178	WALKWAY
179	WALKWAY
180	WALKWAY
181	WALKWAY
182	WALKWAY
183	WALKWAY
184	WALKWAY
185	WALKWAY
186	WALKWAY
187	WALKWAY
188	WALKWAY
189	WALKWAY
190	WALKWAY
191	WALKWAY
192	WALKWAY
193	WALKWAY
194	WALKWAY
195	WALKWAY
196	WALKWAY
197	WALKWAY
198	WALKWAY
199	WALKWAY
200	WALKWAY
201	WALKWAY
202	WALKWAY
203	WALKWAY
204	WALKWAY
205	WALKWAY
206	WALKWAY
207	WALKWAY
208	WALKWAY
209	WALKWAY
210	WALKWAY
211	WALKWAY
212	WALKWAY
213	WALKWAY
214	WALKWAY
215	WALKWAY
216	WALKWAY
217	WALKWAY
218	WALKWAY
219	WALKWAY
220	WALKWAY
221	WALKWAY
222	WALKWAY
223	WALKWAY
224	WALKWAY
225	WALKWAY
226	WALKWAY
227	WALKWAY
228	WALKWAY
229	WALKWAY
230	WALKWAY
231	WALKWAY
232	WALKWAY
233	WALKWAY
234	WALKWAY
235	WALKWAY
236	WALKWAY
237	WALKWAY
238	WALKWAY
239	WALKWAY
240	WALKWAY
241	WALKWAY
242	WALKWAY
243	WALKWAY
244	WALKWAY
245	WALKWAY
246	WALKWAY
247	WALKWAY
248	WALKWAY
249	WALKWAY
250	WALKWAY
251	WALKWAY
252	WALKWAY
253	WALKWAY
254	WALKWAY
255	WALKWAY
256	WALKWAY
257	WALKWAY
258	WALKWAY
259	WALKWAY
260	WALKWAY
261	WALKWAY
262	WALKWAY
263	WALKWAY
264	WALKWAY
265	WALKWAY
266	WALKWAY
267	WALKWAY
268	WALKWAY
269	WALKWAY
270	WALKWAY
271	WALKWAY
272	WALKWAY
273	WALKWAY
274	WALKWAY
275	WALKWAY
276	WALKWAY
277	WALKWAY
278	WALKWAY
279	WALKWAY
280	WALKWAY
281	WALKWAY
282	WALKWAY
283	WALKWAY
284	WALKWAY
285	WALKWAY
286	WALKWAY
287	WALKWAY
288	WALKWAY
289	WALKWAY
290	WALKWAY
291	WALKWAY
292	WALKWAY
293	WALKWAY
294	WALKWAY
295	WALKWAY
296	WALKWAY
297	WALKWAY
298	WALKWAY
299	WALKWAY
300	WALKWAY
301	WALKWAY
302	WALKWAY
303	WALKWAY
304	WALKWAY
305	WALKWAY
306	WALKWAY
307	WALKWAY
308	WALKWAY
309	WALKWAY
310	WALKWAY
311	WALKWAY
312	WALKWAY
313	WALKWAY
314	WALKWAY
315	WALKWAY
316	WALKWAY
317	WALKWAY
318	WALKWAY
319	WALKWAY
320	WALKWAY
321	WALKWAY
322	WALKWAY
323	WALKWAY
324	WALKWAY
325	WALKWAY
326	WALKWAY
327	WALKWAY
328	WALKWAY
329	WALKWAY
330	WALKWAY
331	WALKWAY
332	WALKWAY
333	WALKWAY
334	WALKWAY
335	WALKWAY
336	WALKWAY
337	WALKWAY
338	WALKWAY
339	WALKWAY
340	WALKWAY
341	WALKWAY
342	WALKWAY
343	WALKWAY
344	WALKWAY
345	WALKWAY
346	WALKWAY
347	WALKWAY
348	WALKWAY
349	WALKWAY
350	WALKWAY
351	WALKWAY
352	WALKWAY
353	WALKWAY
354	WALKWAY
355	WALKWAY
356	WALKWAY
357	WALKWAY
358	WALKWAY
359	WALKWAY
360	WALKWAY
361	WALKWAY
362	WALKWAY
363	WALKWAY
364	WALKWAY
365	WALKWAY
366	WALKWAY
367	WALKWAY
368	WALKWAY
369	WALKWAY
370	WALKWAY
371	WALKWAY
372	WALKWAY
373	WALKWAY
374	WALKWAY
375	WALKWAY
376	WALKWAY
377	WALKWAY
378	WALKWAY
379	WALKWAY
380	WALKWAY
381	WALKWAY
382	WALKWAY
383	WALKWAY
384	WALKWAY
385	WALKWAY
386	WALKWAY
387	WALKWAY
388	WALKWAY
389	WALKWAY
390	WALKWAY
391	WALKWAY
392	WALKWAY
393	WALKWAY
394	WALKWAY
395	WALKWAY
396	WALKWAY
397	WALKWAY
398	WALKWAY
399	WALKWAY
400	WALKWAY
401	WALKWAY
402	WALKWAY
403	WALKWAY
404	WALKWAY
405	WALKWAY
406	WALKWAY
407	WALKWAY
408	WALKWAY
409	WALKWAY
410	WALKWAY
411	WALKWAY
412	WALKWAY
413	WALKWAY
414	WALKWAY
415	WALKWAY
416	WALKWAY
417	WALKWAY
418	WALKWAY
419	WALKWAY
420	WALKWAY
421	WALKWAY
422	WALKWAY
423	WALKWAY
424	WALKWAY
425	WALKWAY
426	WALKWAY
427	WALKWAY
428	WALKWAY
429	WALKWAY
430	WALKWAY
431	WALKWAY
432	WALKWAY
433	WALKWAY
434	WALKWAY
435	WALKWAY
436	WALKWAY
437	WALKWAY
438	WALKWAY
439	WALKWAY
440	WALKWAY
441	WALKWAY
442	WALKWAY
443	WALKWAY
444	WALKWAY
445	WALKWAY
446	WALKWAY
447	WALKWAY
448	WALKWAY
449	WALKWAY
450	WALKWAY
451	WALKWAY
452	WALKWAY
453	WALKWAY
454	WALKWAY
455	WALKWAY
456	WALKWAY
457	WALKWAY
458	WALKWAY
459	WALKWAY
460	WALKWAY
461	WALKWAY
462	WALKWAY
463	WALKWAY
464	WALKWAY
465	WALKWAY
466	WALKWAY
467	WALKWAY
468	WALKWAY
469	WALKWAY
470	WALKWAY
471	WALKWAY
472	WALKWAY
473	WALKWAY
474	WALKWAY
475	WALKWAY
476	WALKWAY
477	WALKWAY
478	WALKWAY
479	WALKWAY
480	WALKWAY
481	WALKWAY
482	WALKWAY
483	WALKWAY
484	WALKWAY
485	WALKWAY
486	WALKWAY
487	WALKWAY
488	WALKWAY
489	WALKWAY
490	WALKWAY
491	WALKWAY
492	WALKWAY
493	WALKWAY
494	WALKWAY
495	WALKWAY
496	WALKWAY
497	WALKWAY
498	WALKWAY
499	WALKWAY
500	WALKWAY

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

Sheet

C1

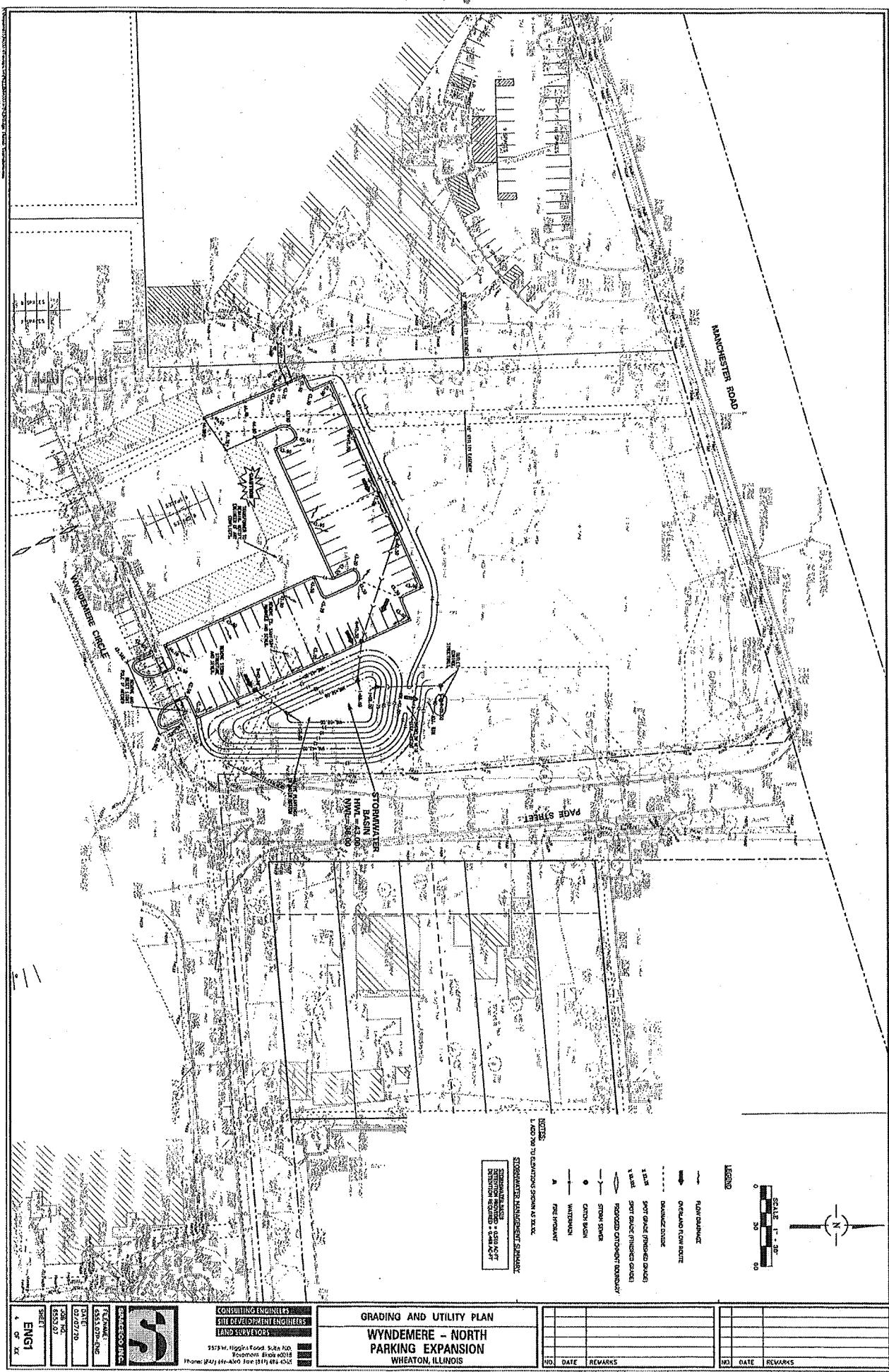




**CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS**
7575 W. Higgins Road, Suite 300, Skokie, IL 60077
(847) 675-4500, Fax: (847) 675-4512

GEOMETRIC PLAN
WYNDEMERE - NORTH
PARKING EXPANSION
WHEATON, ILLINOIS

 SaskTel CONSULTING ENGINEERS SITE DEVELOPMENT ENGINEERS LAND SURVEYORS EDGEMARSH INC. 7875 W. Highway 40, Suite 100 Rosemont, Illinois 60018 Phone: (847) 446-4400 Fax: (847) 446-4525		GEOMETRIC PLAN WYNDEMERE - NORTH PARKING EXPANSION WHEATON, ILLINOIS					
		HD	DATE	REMARKS	HD	DATE	REMARKS



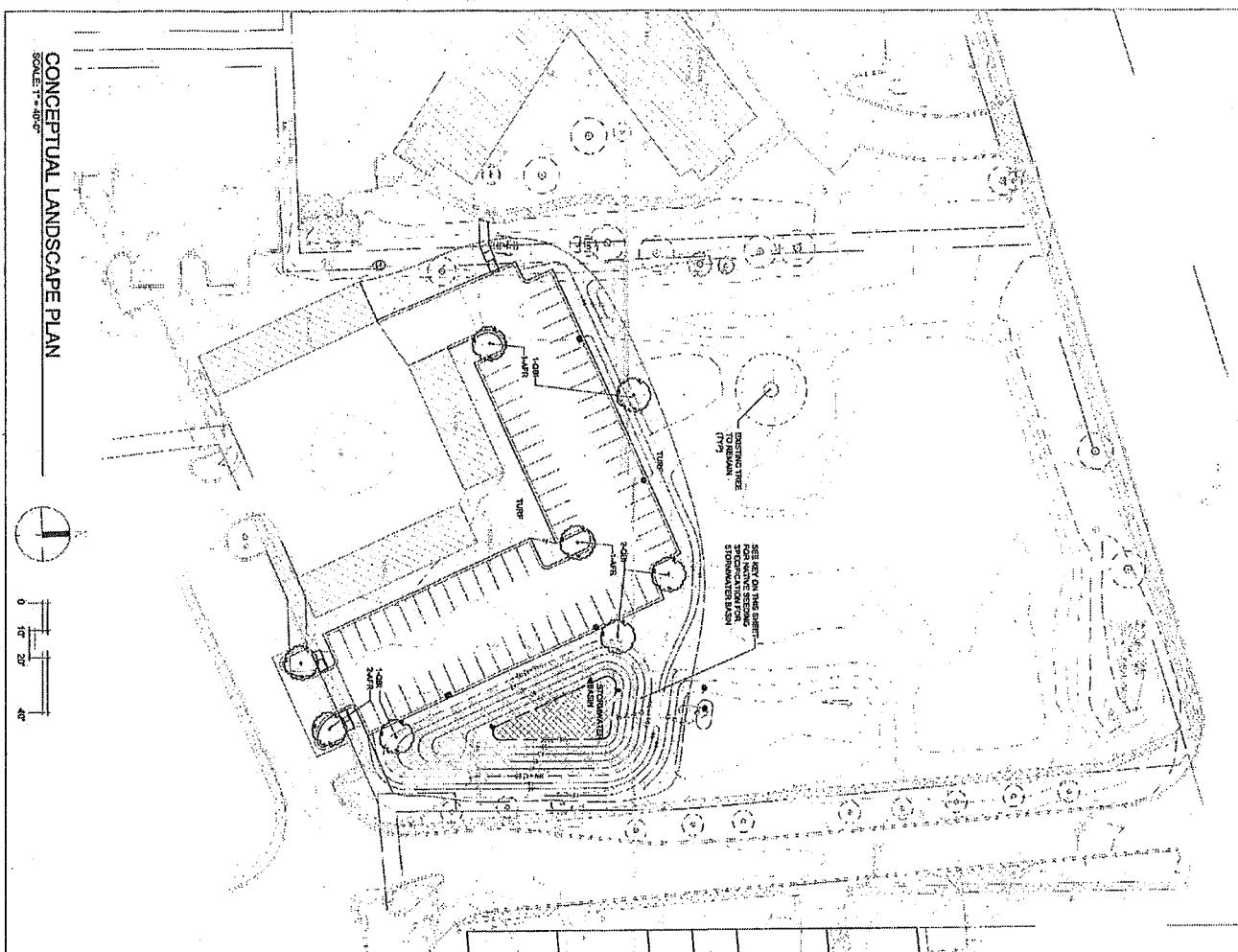
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
5575 W. Higgins Road, Suite 400
Beverly Hills 90210-2018
Phone: (310) 655-4000 Fax: (310) 655-4016

GRADING AND UTILITY PLANS

**WYNDEMERE - NORTH
PARKING EXPANSION**

WHEATON, ILLINOIS

NAME: SS.075-ENC
TEC: 107120
S/N: 53-07
SEE: ENGI



GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF HORTICULTURAL STANDARDS AND BE STACKED, WRAPPED, WATER-TIGHT AND BAGGED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL BURGLARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE UNABLE TO PAY FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPELINE DAMAGE DURING THE EXCAVATION OF THIS WORK.
3. FOUR FEET HIGH FENCING OR OTHER FENCE MATERIAL IS TO BE ERECTED AROUND THE SURFACE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHOULD BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLANSET.
8. ALL BED EDGES TO BE WELL SHAPED, STRAIGHT CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLANSET.
9. ALL PLANTING HEDS TO BE PREPARED WITH PLANTING MIX, 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOS, 1 PART COMPOST, 1 PART SAND)
10. ALL REPOSED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT BECOME DAMAGED.
11. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
12. PROTECT STRUCTURES, PAVEMENTS, UTILITIES AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, UNTILAR MOVEMENT, UNDERPINNING, WASHERS AND OTHER HAZARDS CAUSED BY SITE MARCHAGEMENT OPERATIONS.
13. CAREFULLY MAINTAIN PRESENT GRAVE AT BASE OF ALL EXISTING TREES TO REPAIR, PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRIERS WHERE INDICATED. PROTECT EXISTING TREES TO REPAIR AND AVOID UNNECESSARY CUTTING, DRILLING OR SAWING OF ROOTS, PRUNING OR BARK OR SNAGGING OF TREES. DESTROY TREES OR OTHER PLANT MATERIAL TO REPAIR SOILS IS STRICTLY PROHIBITED.
14. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE
15. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

WYNDEMERE - NORTH
PARKING LOT EXPANSION

M TALTY DESIGN
LANDSCAPE ARCHITECTURE
Wheaton, Illinois 60189
847.612.5154
www.mtaltdesign.com