

ORDINANCE NO. O-2021-32

AN ORDINANCE AMENDING ORDINANCES E-3143, F-1282, F-1579 AND F-1598, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD. DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT"

WHEREAS, on September 2, 1986, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3143, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development for the construction and use of commercial improvements on the property legally described herein attached as Exhibit "A" within the City limits of Wheaton, Illinois, consisting of approximately 30 acres and commonly located at the northwest corner of Naperville and Butterfield Roads; and

WHEREAS, on May 21, 2007, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1282, "AN ORDINANCE AMENDING ORDINANCE NO. E-3143 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT" ("Amended Ordinance"), which amended the plans referred to in Ordinance NO. E-3143 to accommodate a drive-through ATM kiosk in the shopping center parking lot; and

WHEREAS, on August 1, 2011, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1579, "AN ORDINANCE AMENDING ORDINANCES E-3143 and F-1282, AN ORDINANCE AMENDING ORDINANCE NO. E-3143 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT" ("Second Amended Ordinance"), which amended the signage and landscaping plans contained in the Original Ordinance to relocate signage, remove existing landscaping and install new landscaping along Naperville Road and at the intersection of Naperville and Butterfield Roads all as a result of the Illinois Department of Transportation's taking of property along the Naperville Road right-of-way to facilitate the reconstruction of the Naperville and Butterfield Roads intersection; and

WHEREAS, on November 7, 2011, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1598, "AN ORDINANCE AMENDING ORDINANCES E-3143, F-1282, F-1579 and F-1598, AN ORDINANCE AMENDING ORDINANCE NO. E-3143 - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHWEST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS – CENTENNIAL PROPERTIES, LTD/ DANADA FARMS WEST C-3 GENERAL BUSINESS DISTRICT" ("Third Amended Ordinance"), which amended the signage and landscaping plans contained in the Original Ordinance to further amend the signage and landscaping plans contained in the Original Ordinance, Amended Ordinance and Second Amended Ordinance to replace an existing sign along Butterfield Road with a sign that will match the architectural style of the signs previously approved in the Second Amended Ordinance; and

WHEREAS, following the enactment of the Original Ordinance, Amended Ordinance, Second Amended Ordinance and Third Amended Ordinance, an application has been made to further amend the architectural plans contained in the Original Ordinance, Amended Ordinance, Second Amended

Ordinance and Third Amended Ordinance to permit the re-positioning / brand refresh of the center thru certain architectural updates and enhancements and the City has determined that the requested amendment is a major amendment 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, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original Ordinance, Amended Ordinance, Second Amended Ordinance and Third Amended Ordinance is hereby granted to permit the re-positioning / brand refresh of the center thru certain architectural updates and enhancements in substantial compliance with the plans attached hereto as Exhibit "B" entitled "DANADA SQUARE WEST RE-POSITIONING" prepared by OKW Architects dated June 02, 2021.

Section 2: In all other respects, the terms and provisions of the Original Ordinance, Amended Ordinance, and Last Amended Ordinance are ratified and remain in full force and effect.

Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 4: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:


City Clerk


Mayor

Roll Call Vote

Ayes: Councilman Weller
Councilman Barbier
Councilwoman Bray-Parker
Councilman Brown
Mayor Suess
Councilwoman Fitch
Councilwoman Robbins

Nays: None

Absent: None

Motion Carried Unanimously

EXHIBIT "A"

Legal description:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, AND THE NORTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 33, 117.36 FEET TO THE NORTH LINE OF BUTTERFIELD ROAD (F.A. ROUTE 131) AS DEDICATED BY DOCUMENT NO. 396982; THENCE NORTH 89 DEGREES 48 FEET 49 INCHES EAST ALONG THE NORTH LINE OF SAID BUTTERFIELD ROAD, 663.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID BUTTERFIELD ROAD, NORTH 89 DEGREES 48 FEET 49 INCHES EAST, 942.16 FEET TO THE WESTERLY LINE OF NAPERVILLE ROAD (S.A. ROUTE 4) AS DEDICATED BY DOCUMENT NO. R83-17365; THENCE NORTH 24 DEGREES 44 FEET SIX INCHES EAST ALONG THE WESTERLY LINE OF SAID NAPERVILLE ROAD, 1010.00 FEET; THENCE NORTH 65 DEGREES 15 FEET 54 INCHES WEST, 560.00 FEET; THENCE SOUTH 89 DEGREES 48 FEET 49 INCHES WEST, 695.00 FEET, THENCE SOUTH 43 DEGREES 55 FEET 27 INCHES WEST, 237.04 FEET; THENCE SOUTH 0 DEGREES 11 FEET 11 INCHES EAST, 981.84 FEET TO THE POINT OF BEGINNING.

PIN # 05-28-300-027, 028

EXHIBIT "B"

DANADA SQUARE WEST RE-POSITIONING

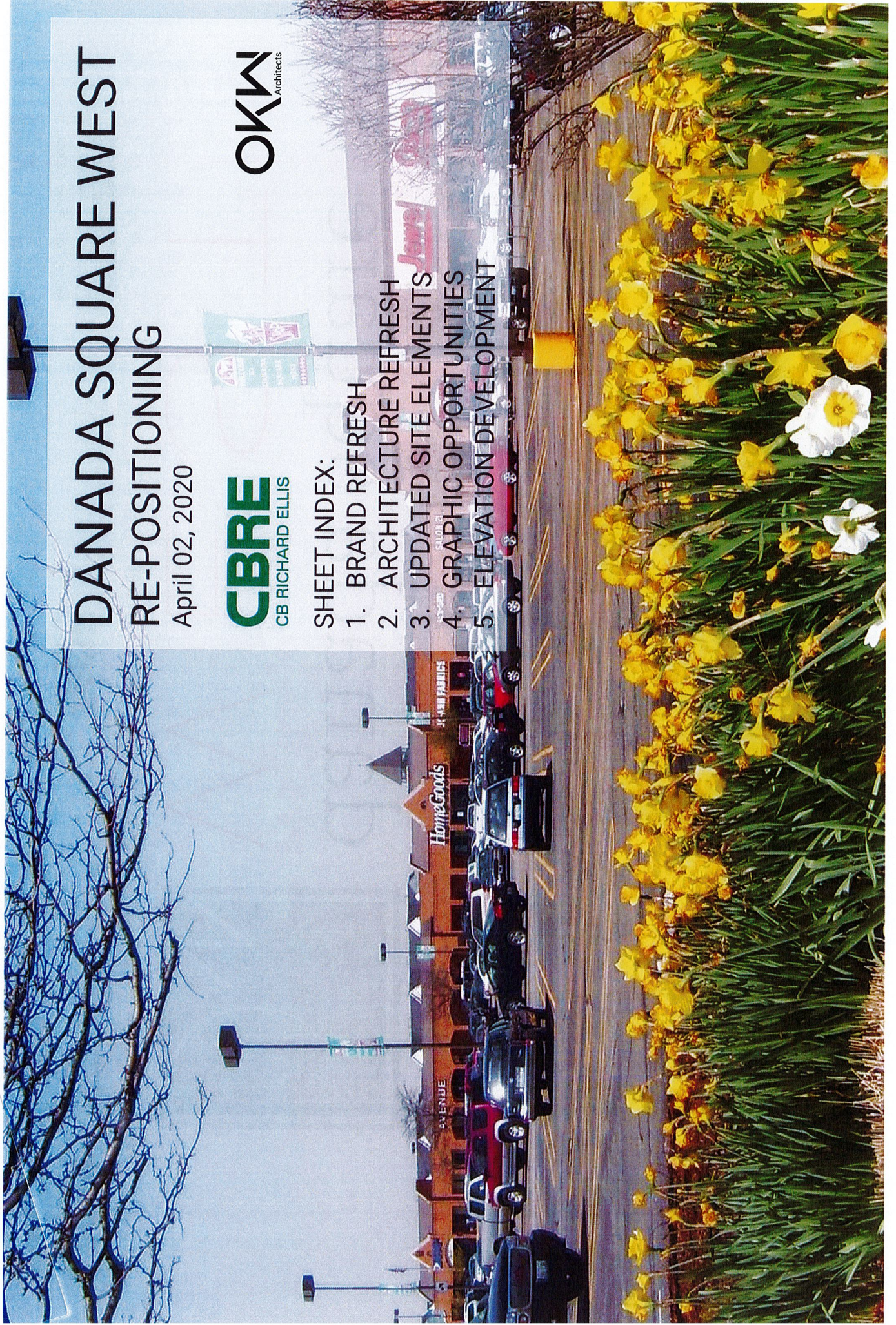
April 02, 2020

CBRE
CB RICHARD ELLIS

OKW
Architects

SHEET INDEX:

1. BRAND REFRESH
2. ARCHITECTURE REFRESH
3. UPDATED SITE ELEMENTS
4. GRAPHIC OPPORTUNITIES
5. ELEVATION DEVELOPMENT

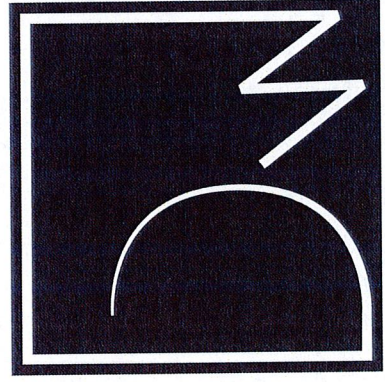


BRAND REFRESH
UP PLAY WEST

CURRENT LOGO



PROPOSED LOGO

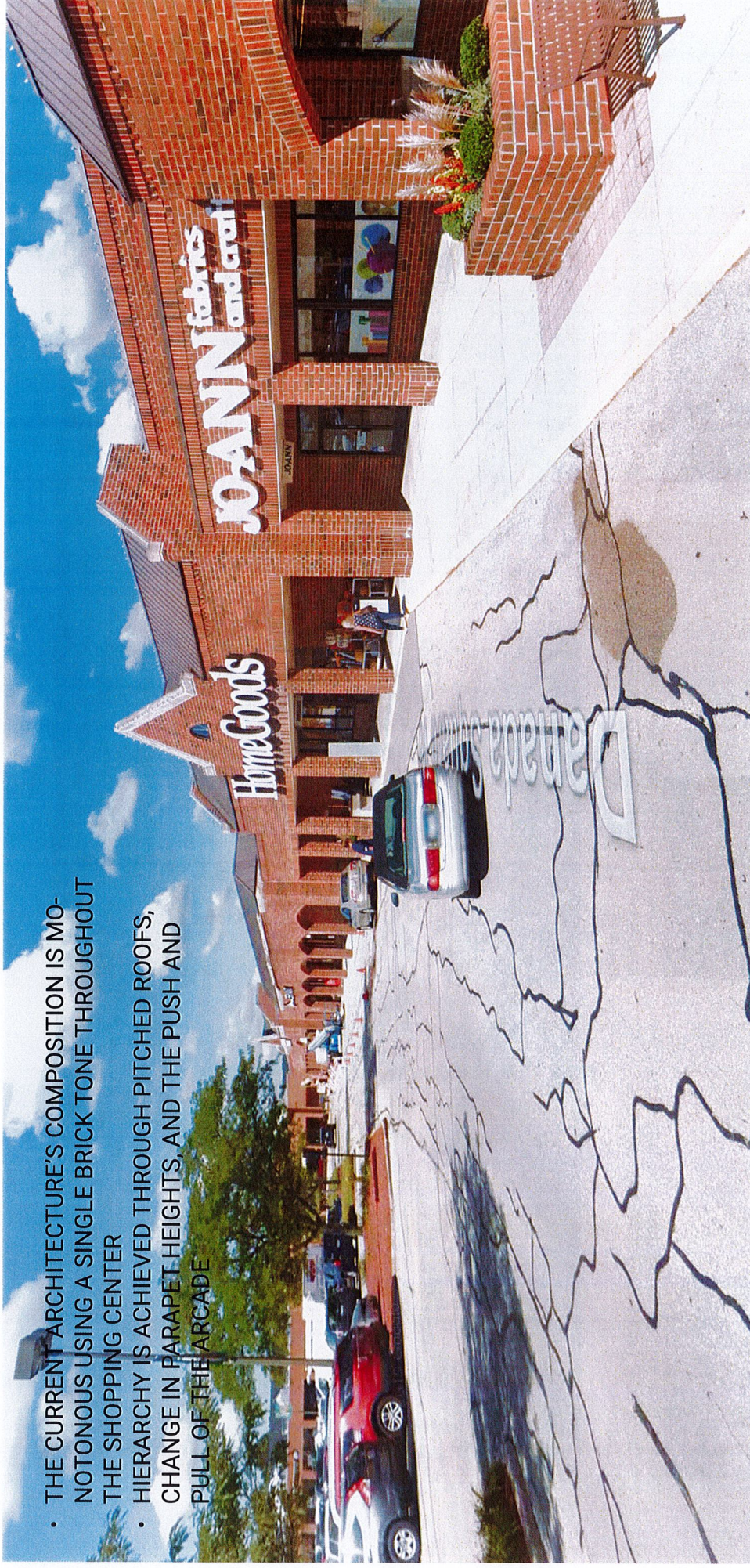


danada square
WEST

ARCHITECTURE REFRESH

EXISTING CONDITIONS

- THE CURRENT ARCHITECTURE'S COMPOSITION IS MOTONOUS USING A SINGLE BRICK TONE THROUGHOUT THE SHOPPING CENTER
- HIERARCHY IS ACHIEVED THROUGH PITCHED ROOFS, CHANGE IN PARAPET HEIGHTS, AND THE PUSH AND PULL OF THE ARCADE



ARCHITECTURE REFRESH

ARCHITECTURE



WHITE STAIN APPLIED TO PORTIONS OF CENTER WITH GABLE AND HIP ROOFS WITH GREY STAIN ON BRICK DETAILING



GREY STAIN APPLIED TO BRICK DETAILING ON REMAINDER OF SHOPPING CENTER AND PORTION OF BRICK BELOW STOREFRONT

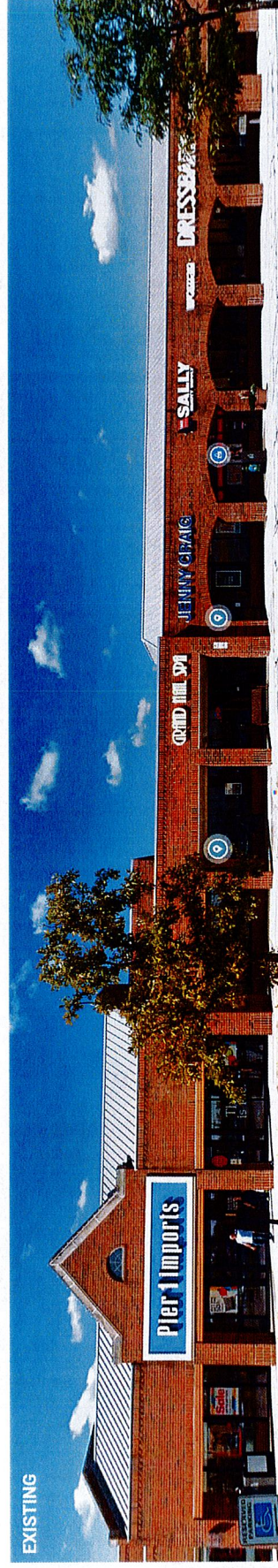


EXISTING BRICK PIER REMOVED AT FLAT ROOF AREAS AND REPLACED WITH NEW GFRP COLUMN COVERS

PROPOSED



EXISTING



OKW
Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

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CB RICHARD ELLIS

DANADA SQUARE WEST
REPOSITIONING
Wheaton, IL

April 02, 2020 Project #: 20003

ARCHITECTURE REFRESH

SIGNAGE & LIGHTING

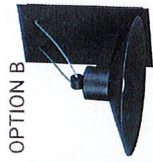


1 METAL SIGNAGE PLATE ON STAND OFFS WITH INTERNALLY ILLUMINATED SIGNAGE AT ALL TENANTS

2

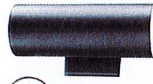


OPTION A



OPTION B

3

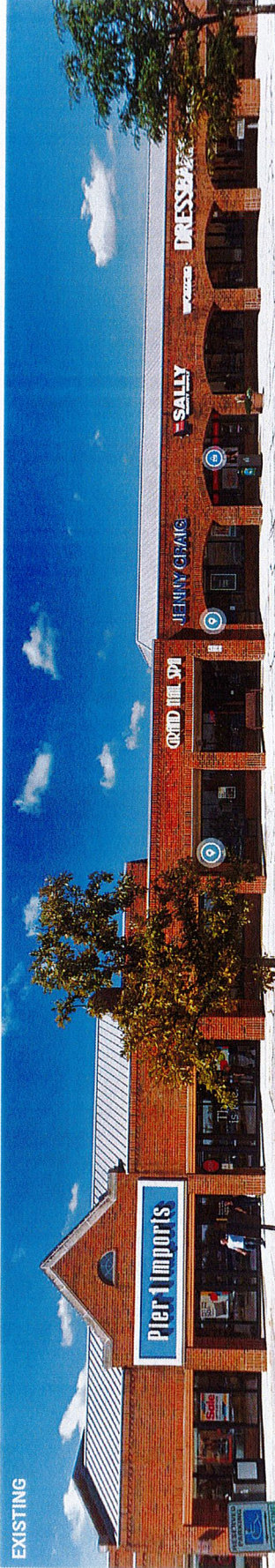


3 NEW DECORATIVE WALL SCONCES AT ANCHOR TENANTS AND PORTIONS OF THE SHOPPING CENTER WITH A HIP ROOF

PROPOSED



EXISTING



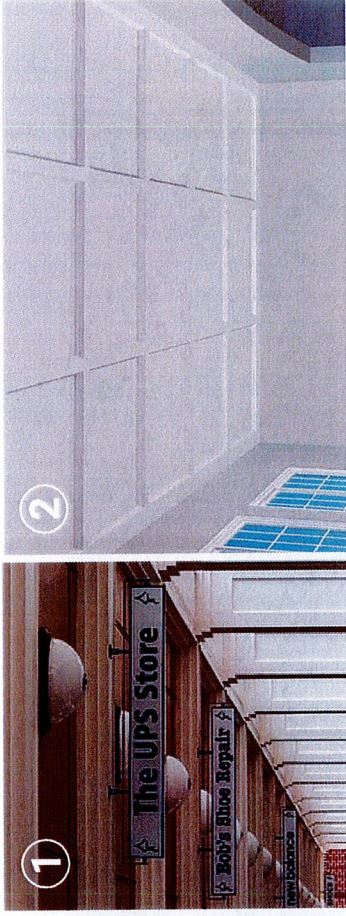
OKW Architects
600 W. Jackson, Suite 250
Chicago, IL 60661

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CB RICHARD ELLIS

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REPOSITIONING
Wheaton, IL
April 02, 2020 Project #: 20003

ARCHITECTURE REFRESH

ARCADE TREATMENT



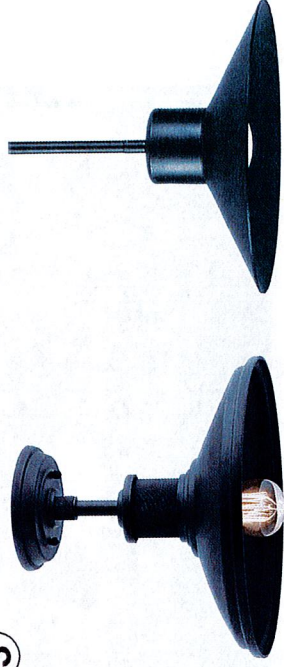
1 NEW BLADE SIGNS HUNG FROM CEILING

2 APPLIED TRIM CEILING DETAILING AT ANCHOR TENANTS

3

OPTION A

OPTION B

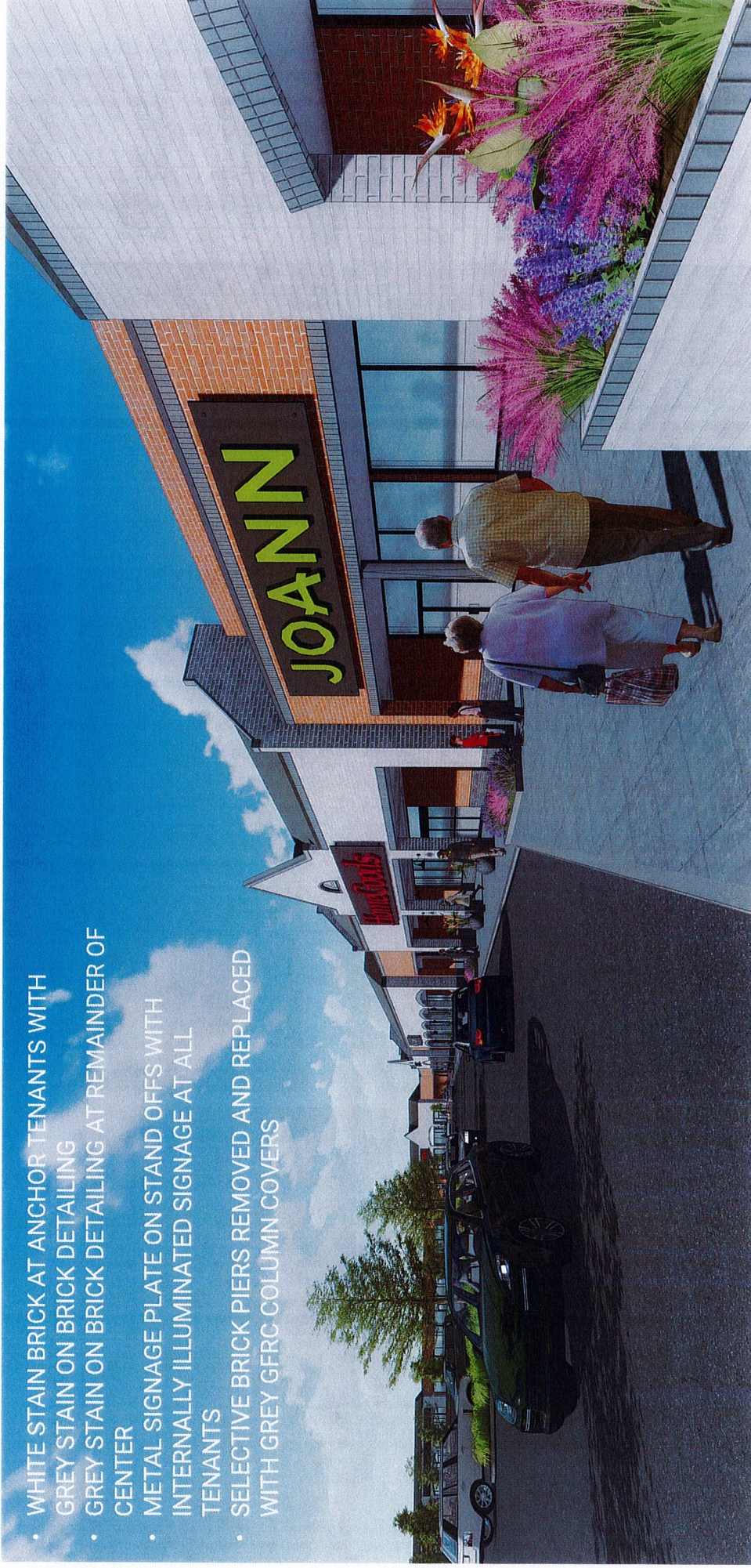


NEW DECORATIVE CEILING LIGHT FIXTURE AT ANCHOR TENANTS

ARCHITECTURE REFRESH

PROPOSED INTERVENTION

- WHITE STAIN BRICK AT ANCHOR TENANTS WITH GREY STAIN ON BRICK DETAILING
- GREY STAIN ON BRICK DETAILING AT REMAINDER OF CENTER
- METAL SIGNAGE PLATE ON STAND OFFS WITH INTERNALLY ILLUMINATED SIGNAGE AT ALL TENANTS
- SELECTIVE BRICK PIERS REMOVED AND REPLACED WITH GREY GERC COLUMN COVERS



OKW
Architects
600 W. Jackson, Suite 250
Chicago, IL 60661

CBRE
CB RICHARD ELLIS

DANADA SQUARE WEST
REPOSITIONING
Wheaton, IL
April 02, 2020 Project #: 20003

UPDATE SITE ELEMENTS

PYLONS



EXISTING PYLON

OKW Architects
 600 W. Jackson, Suite 250
 Chicago, IL 60661



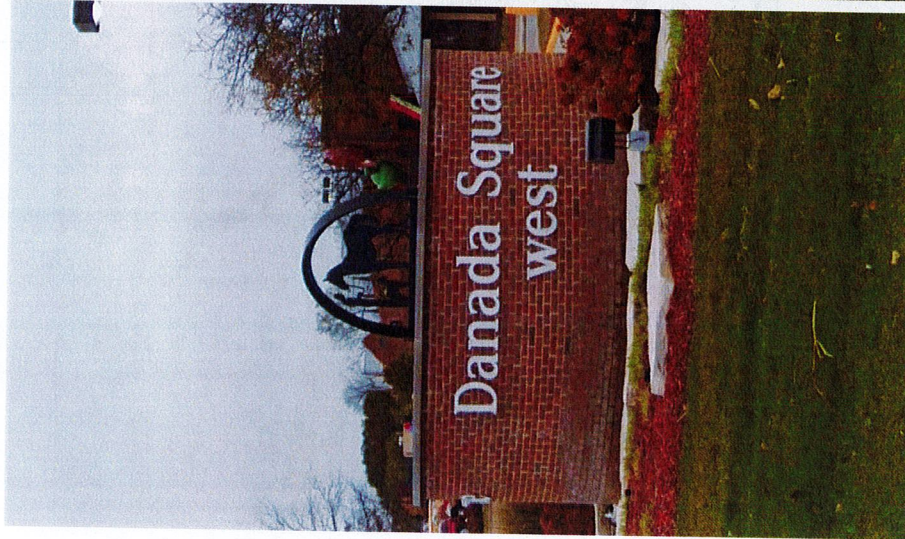
PROPOSED PYLON

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 REPOSITIONING
 Wheaton, IL
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UPDATE SITE ELEMENTS

INTERSECTION ELEMENT



EXISTING ELEMENT



PROPOSED ELEMENT
OPTION 1



PROPOSED ELEMENT
OPTION 2

- NEW METAL SCULPTURE OF NEW BRANDING
- GREY STAIN APPLIED TO EXISTING BRICK
- WHITE STAIN APPLIED TO EXISTING BRICK
- NEW PIN-MOUNTED SIGNAGE
- REPLACE EXISTING FOUNTAIN WITH LANDSCAPING

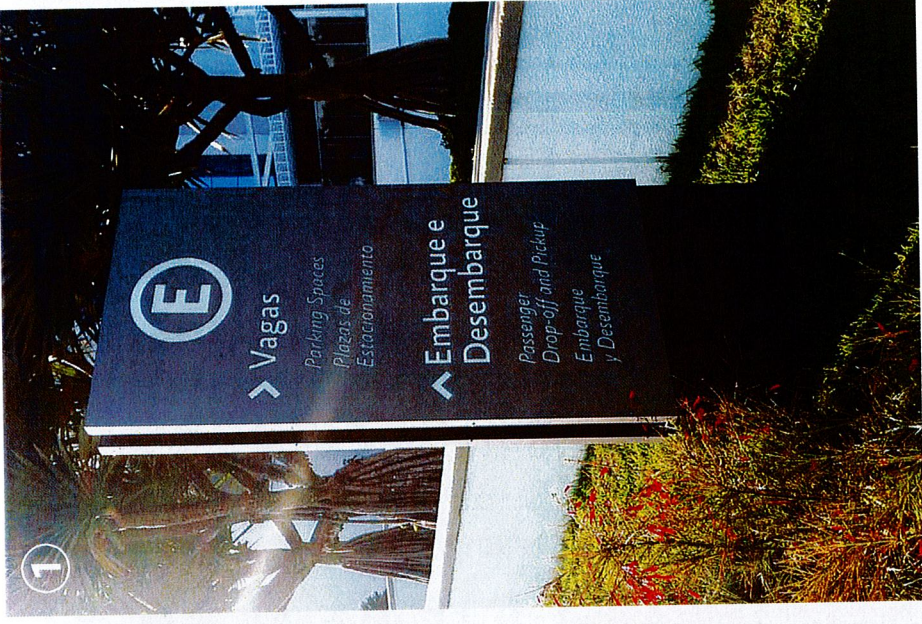
UPDATE SITE ELEMENTS

SITE WAYFINDING



OKW Architects
600 W. Jackson, Suite 250
Chicago, IL 60661

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INTERNALLY ILLUMINATED WAYFINDING PYLONS WITH NEW BRANDING

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Wheaton, IL
April 02, 2020 Project #: 200003

GRAPHIC OPPORTUNITIES

BRANDING AND WAYFINDING



1 WAYFINDING PAINTED ON BRICK

OKW Architects
 OKW ARCHITECTS
 600 W. Jackson, Suite 250
 Chicago, IL 60661

CBRE
 CB RICHARD ELLIS

DANADA SQUARE WEST
 REPOSITIONING
 Wheaton, IL
 April 02, 2020 Project #: 20003

GRAPHIC OPPORTUNITIES

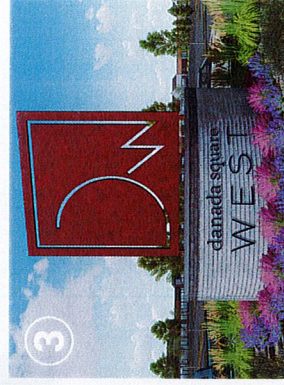
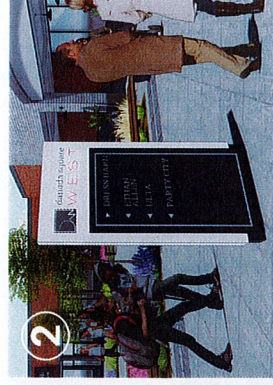
TENANT SIGNAGE

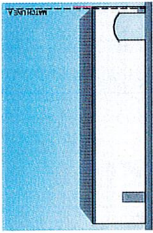


1 TENANT SPECIFIC GRAPHICS PAINTED ON SOLID BRICK WALLS BEYOND ARCADE

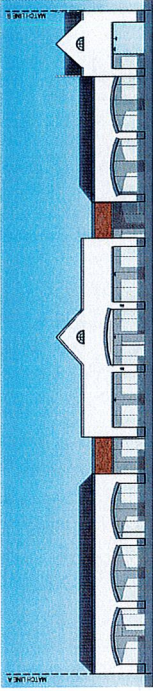
UPDATED SITE ELEMENTS & GRAPHIC OPPORTUNITIES

LOCATIONS

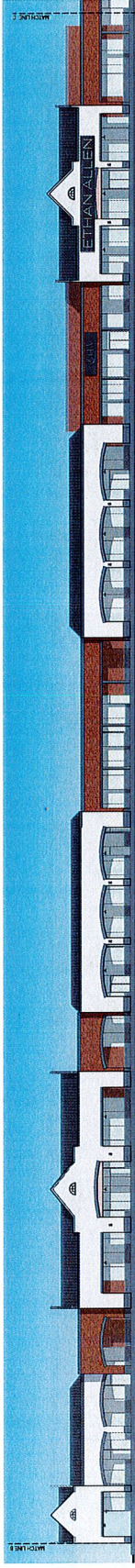




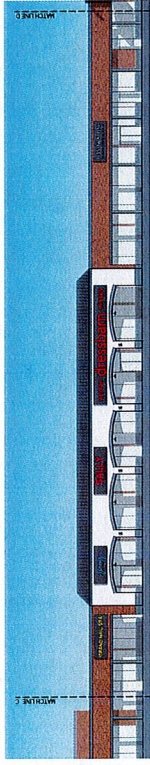
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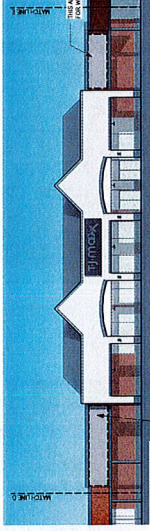
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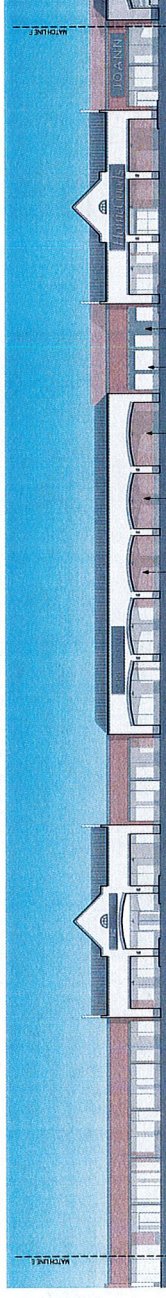
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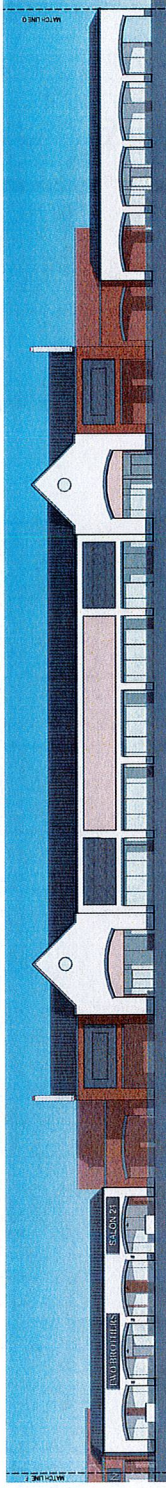
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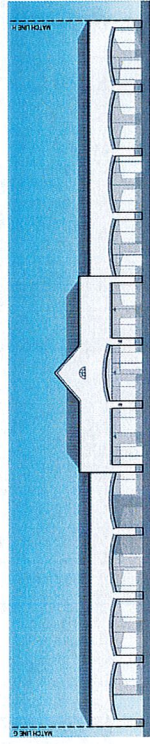
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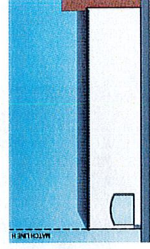
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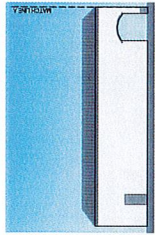
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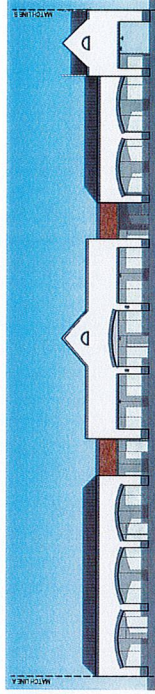
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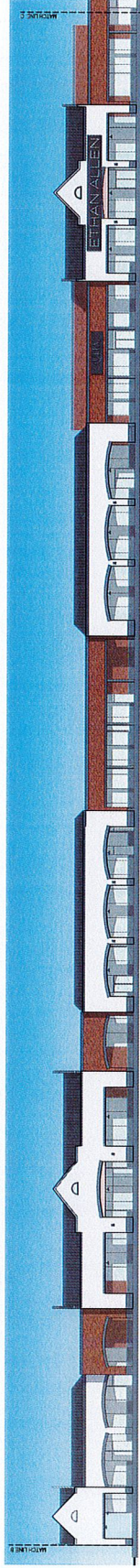
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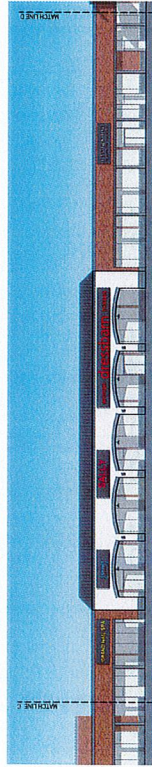
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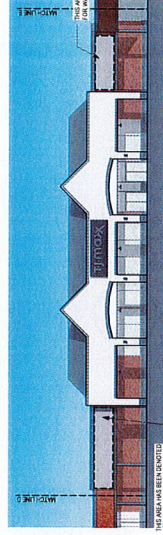
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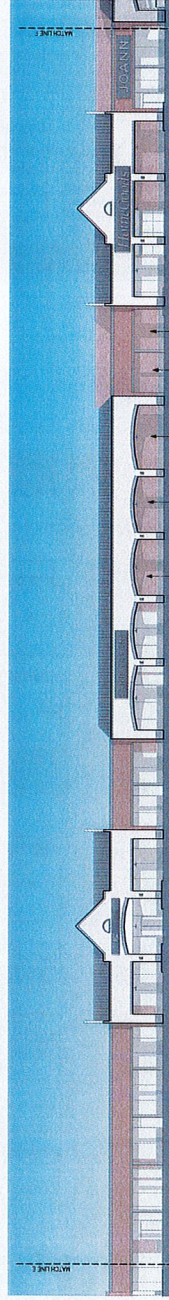
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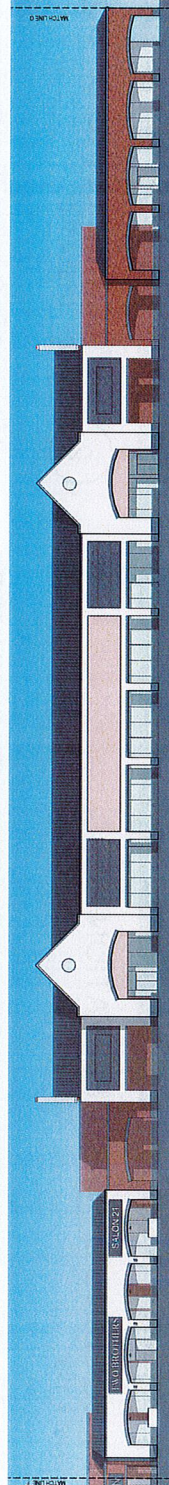
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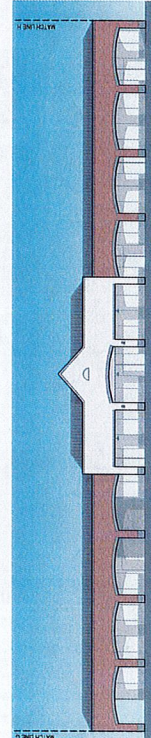
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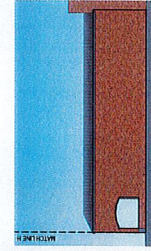
6 BUILDING C - SOUTH ELEVATION 1
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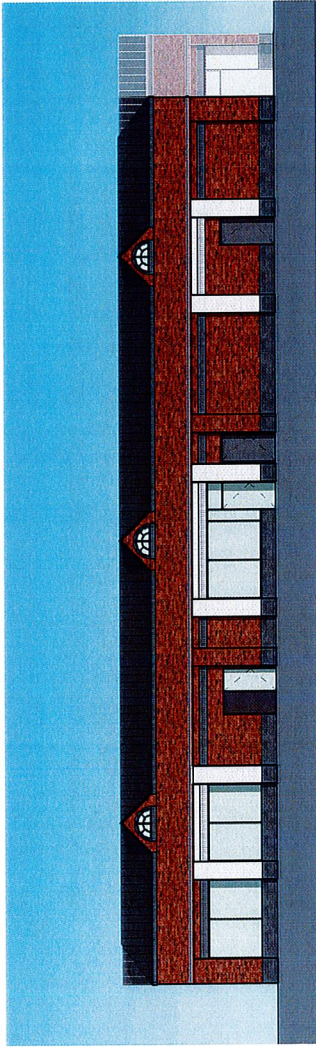
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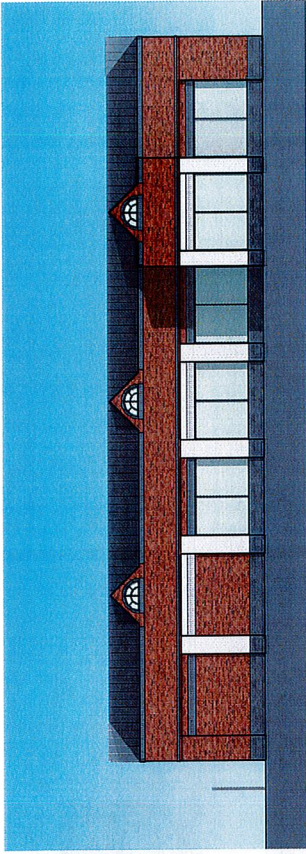
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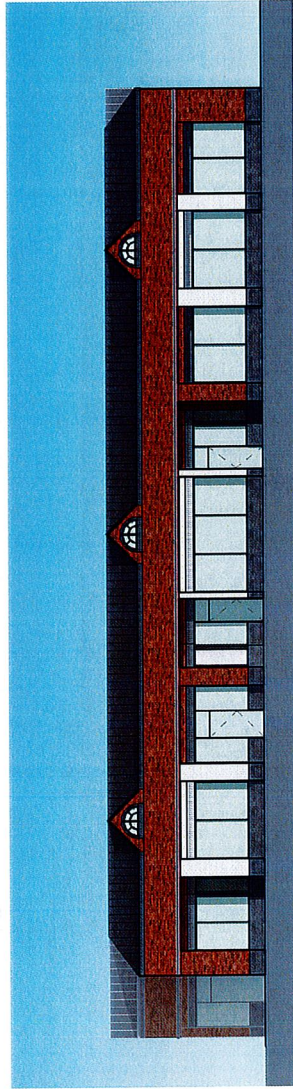
9 BUILDING C - NORTH ELEVATION
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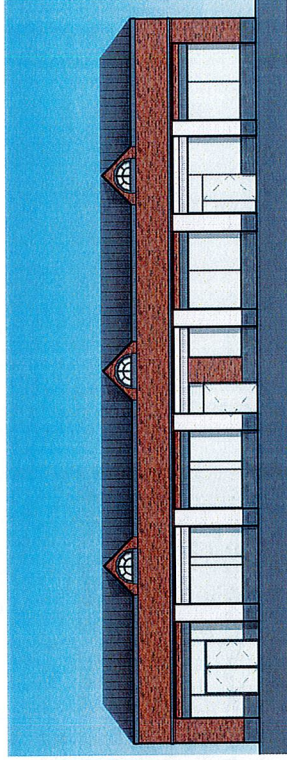
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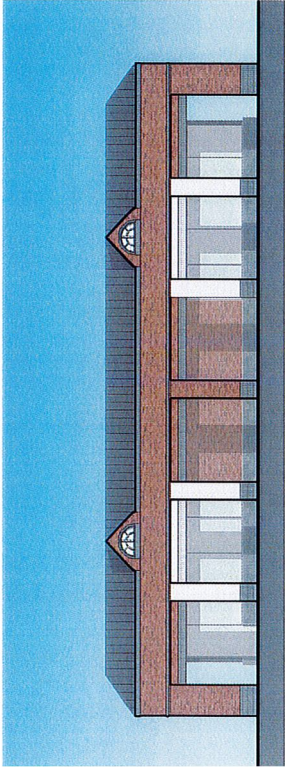
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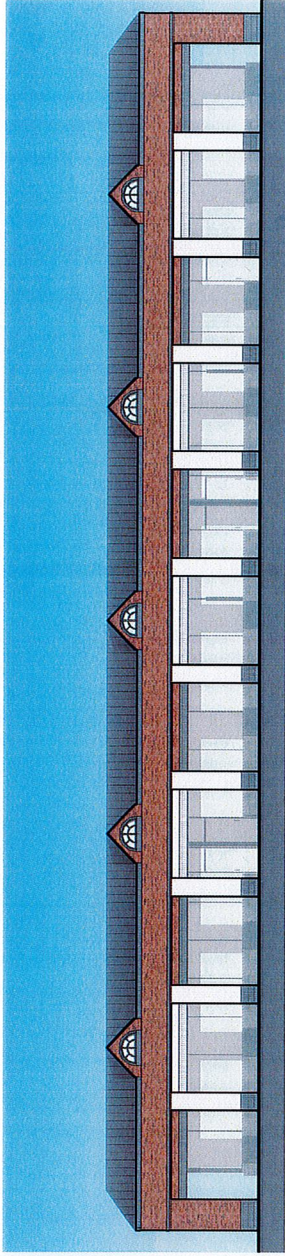
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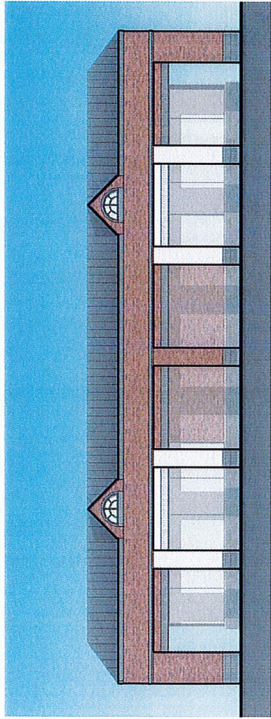
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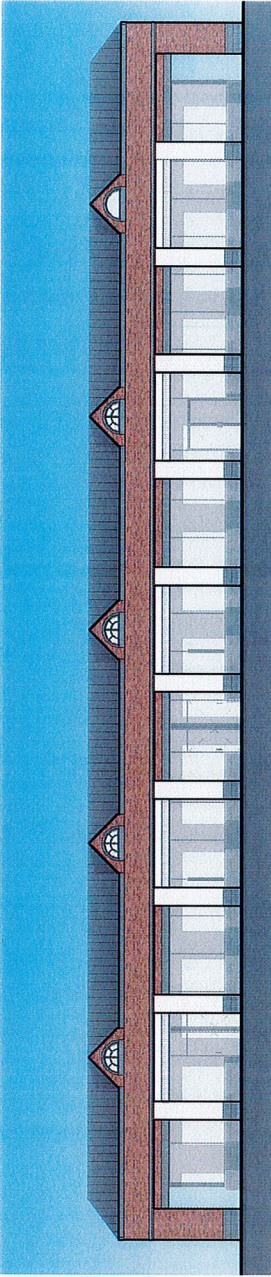
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2 OUTLOT BUILDING F - SOUTH ELEVATION
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3 OUTLOT BUILDING F - EAST ELEVATION
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4 OUTLOT BUILDING F - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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