

**ORDINANCE NO. O-2023-12**

**AN ORDINANCE AMENDING ORDINANCES E-3191, E-3328, F-1260, F-1578, F-1676, F-1935, F-1963  
AND O-2021-35 – DANADA SQUARE EAST SHOPPING CENTER - NORDSTROM RACK**

**WHEREAS**, on March 2, 1987, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. E-3191, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHEAST CORNER OF NAPERVILLE AND BUTTERFIELD ROADS - S & W ASSOCIATES/ DANADA FARMS EAST 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 21.7 acres and commonly located at the northeast corner of Naperville and Butterfield Roads; and

**WHEREAS**, the City Council has, from time to time, approved various amendments to Ordinance No. E-3191, via Ordinances E-3328, F-1260, F-1578, F-1676, F-1935, F-1963, and O-2021-35 ("Amended Ordinances"); and

**WHEREAS**, following the enactment of the Original and Amended Ordinances, an application has been made to further amend the existing Planned Unit Development (PUD) for the Danada Square East Shopping Center to alter the exterior building elevations contained in the Original Ordinance to allow the remodeling of the façade of Spokes, the former Charter Fitness and GameStop at 69, 71 and 73 Danada Square East to allow the occupancy of the aforementioned spaces by Nordstrom Rack in addition to the construction of a loading appendage and loading berth at the rear of the building 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 and Amended Ordinances is hereby granted to alter the exterior building elevations contained in the Original Ordinance to allow the remodeling of the façade of Spokes, the former Charter Fitness and GameStop at 69, 71 and 73 Danada Square East to allow the occupancy of the aforementioned spaces by Nordstrom Rack in addition to the construction of a loading appendage and loading berth at the rear of the building in substantial compliance with the plans attached hereto as Exhibit "B" entitled "DANADA SQUARE EAST EXTERIOR REFRESH / ALTERATION 69,71,73 DANADA SQUARE E. WHEATON, IL 60189 Sheets A0.0 – A4.0, prepared by Camburas & Theodore, Des Plaines IL dated 12/1/22".

**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 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.



Philip J. Suess  
Mayor

ATTEST:



Andrea Rosedale  
City Clerk

Roll Call Vote

Ayes:	Councilman Brown Mayor Suess Councilwoman Fitch Councilwoman Robbins Councilman Weller Councilman Barbier Councilwoman Bray-Parker
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Nays:	None
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Absent:	None
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Motion Carried Unanimously

Passed: March 6, 2023  
Published: March 7, 2023

## EXHIBIT "A"

## Legal description:

PART OF THE SOUTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 28; THENCE SOUTH 0 DEGREES 30 FEET, 40 INCHES WEST ALONG THE EAST LINE THEREOF 2,666.24 FEET TO A POINT ON THE NORTH LINE OF BUTTERFIELD ROAD (F.A. ROUTE 131); THENCE SOUTH 85 DEGREES, 4 FEET, 16 INCHES WEST ALONG SAID NORTH LINE, 1,311.51 FEET TO THE NORTHEAST CORNER OF THE PREMISES CONDEMNED FOR HIGHWAY PURPOSES BY COUNTY COURT CASE NO. 26046, SAID LINE BEING THE NORTH LINE OF BUTTERFIELD ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF SAID CONDEMNATION ON AN ARC TO THE RIGHT HAVING A RADIUS OF 34,277.48 FEET AND LENGTH OF 1,284.32 FEET TO A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE NORTH LINE OF SAID CONDEMNATION ON AN ARC TO THE RIGHT HAVING A RADIUS OF 34,277.48 FEET AND LENGTH OF 778.91 FEET; THENCE SOUTH 89 DEGREES, 48 FEET, 49 INCHES WEST ALONG THE NORTH LINE OF SAID CONDEMNATION, 178.66 FEET TO THE EASTERN LINE OF NAPERVILLE-PLAINFIELD ROAD AS DEDICATED ACCORDING TO THE PLAT RECORDED AS DOCUMENT NO. R83-17365; THENCE NORTH 24 DEGREES, 44 FEET, 6 INCHES EAST ALONG THE EASTERN LINE OF SAID NAPERVILLE-PLAINFIELD ROAD, 1,250.00 FEET; THENCE SOUTH 65 DEGREES, 15 FEET, 54 INCHES EAST, 864.62 FEET; THENCE SOUTH 24 DEGREES, 44 FEET, 6 INCHES WEST, 838.51 FEET TO THE NORTH LINE OF THE AFORESAID CONDEMNATION AND ALSO BEING THE NORTH LINE OF BUTTERFIELD ROAD; SAID POINT BEING THE POINT OF BEGINNING AND ALL IN DU PAGE COUNTY, ILLINOIS.

PIN # 05-28-309-001

EXHIBIT "B"

# DANADA SQUARE EAST

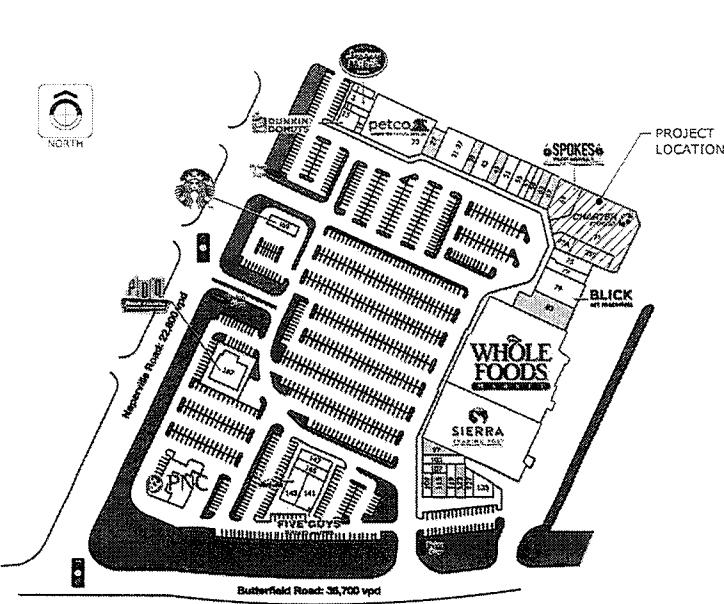
EXTERIOR REFRESH / ALTERATION  
69,71,73 DANADA SQUARE E.  
WHEATON, IL 60189

**CAMBURAS & THEODORE, LTD.**  
ARCHITECTURE | PLANNING | DESIGN | INTERIORS  
204-205 12th Avenue SW, Suite 200  
Calgary, Alberta T2R 0C6  
(403) 214-1200 | FAX (403) 214-6132  
[www.camburas.com](http://www.camburas.com)

**Mid-America Asset Management,  
Inc.**  
One Parkview Plaza, 8TH Floor  
Oakbrook Terrace, Illinois 60181  
(312) 967-7328  
**REAL ESTATE DEVELOPMENT  
ASSET MANAGEMENT  
INSURANCE**

DANADA SQUARE EAST  
27 DANADA SQUARE E., WHEATON, IL 60187

## SITE PLAN - PROJECT LOCATION



## PROJECT DIRECTORY

OWNER (AGENT)  
MID-AMERICA MANAGEMENT  
ONE PARKVIEW PLAZA,  
9TH FLOOR  
OAK BROOK, IL 60181

ARCHITECT  
CAMBURAS & THEODORE  
2454 E. DEMPSTER ST.  
SUITE 202  
DES PLAINES, IL 60016  
TEL: (847) 298-1525  
FAX: (847) 390-8130

MUNICIPALITY  
CITY OF WHEATON  
PLANNING DEPARTMENT  
303 W WESLEY STREET  
WHEATON, IL 60187  
(630) 260-2009

TENANT  
NORDSTROM RACK  
1700 7TH AVENUE  
SEATTLE, WA 98101

## SCOPE OF WORK

EXTERIOR ALTERATION OF AN EXISTING SHOPPING CENTER. THREE EXISTING TENANT SPACES WILL BE COMBINED TO CREATE ONE (1) NORDSTROM RACK RETAIL STORE. EXTERIOR IMPROVEMENTS INCLUDE ALTERATION OF AN EXISTING STOREFRONT TO ACCOMPLISH TENANTS PROTOTYPICAL / NATIONAL IDENTITY.

BACK OF HOUSE IMPROVEMENTS CONSIST OF INSTALLING NEW RECESSED TRUCK DOCK AND ENLARGING THE EXISTING COMPACTOR PAD.

**SHEET INDEX**

A0.0 COVER SHEET  
A1.0 FLOOR PLAN  
A2.0 SITE PLAN  
A3.0 PROPOSED AND EXISTING ELEVATIONS  
A4.0 PROPOSED AND EXISTING RENDERINGS

A0.0

ISSUE DATES	
TYPE	DATE
OWNER PERMIT SET	
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CONSTRUCTION SET	
ASHMONT SET	
DRAWN BY	
THE CHECKED BY	
PROJECT NUMBER	
<b>22-17002</b>	
DATE	
<b>12-1-2022</b>	

SHEET

CAMBURAS & THEODORE, LTD  
ARCHITECTURE | ENGINEERING | INTERIOR  
1000 Durango St, Suite 100  
Denver, CO 80202  
(303) 295-1120 | (800) 295-1120  
www.camburasandtheodore.com

These dimensions and configurations are approximate and are not to be used for construction. Actual dimensions and configurations may vary. This drawing is the property of the architect and is to be returned to the architect when no longer needed. It is not to be reproduced without the written consent of the architect. It is the property of the architect and is to be returned to the architect when no longer needed. It is not to be reproduced without the written consent of the architect.

DEVELOPERS: ILLINOIS

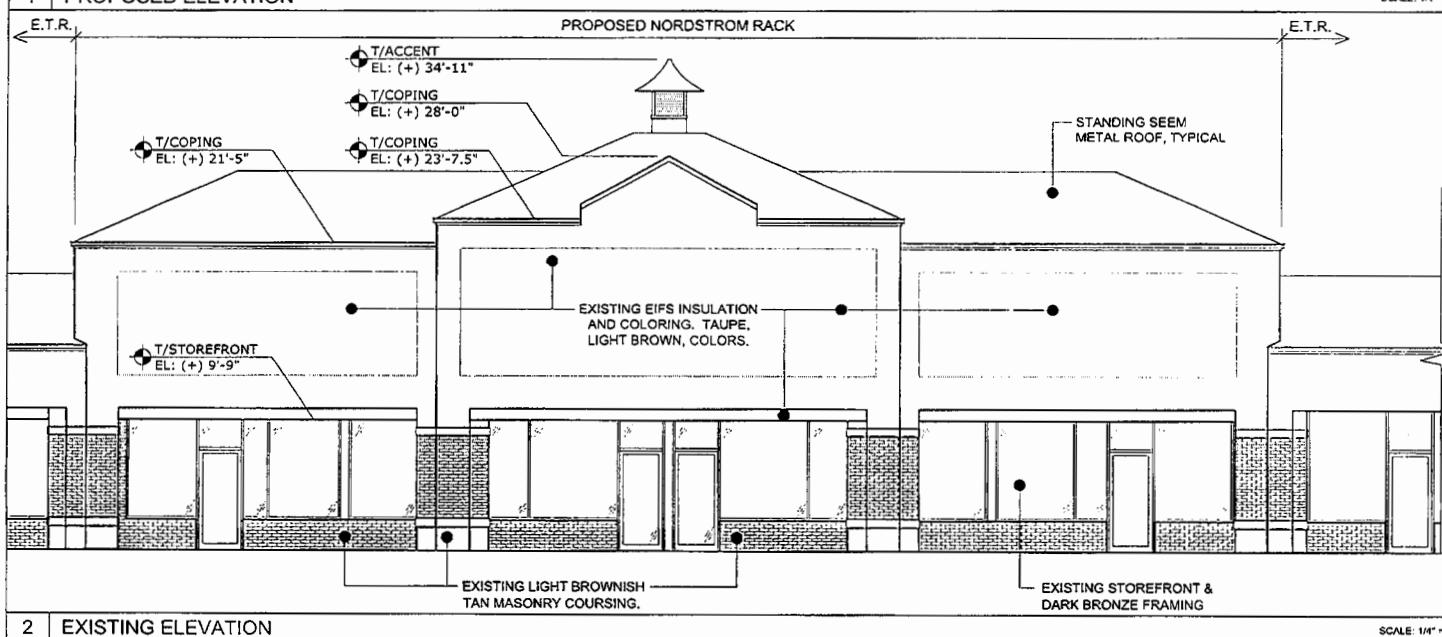
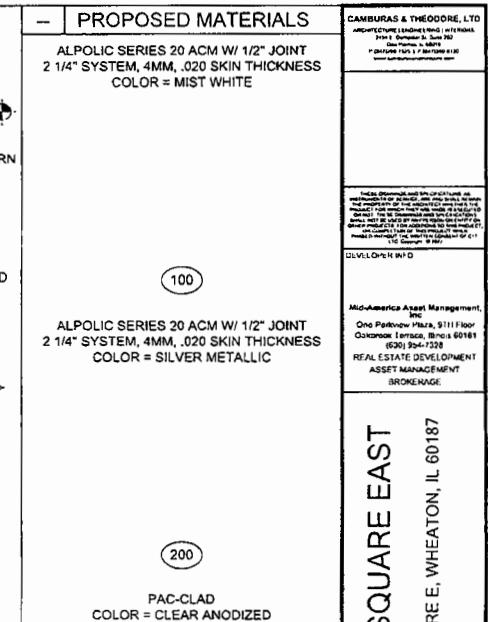
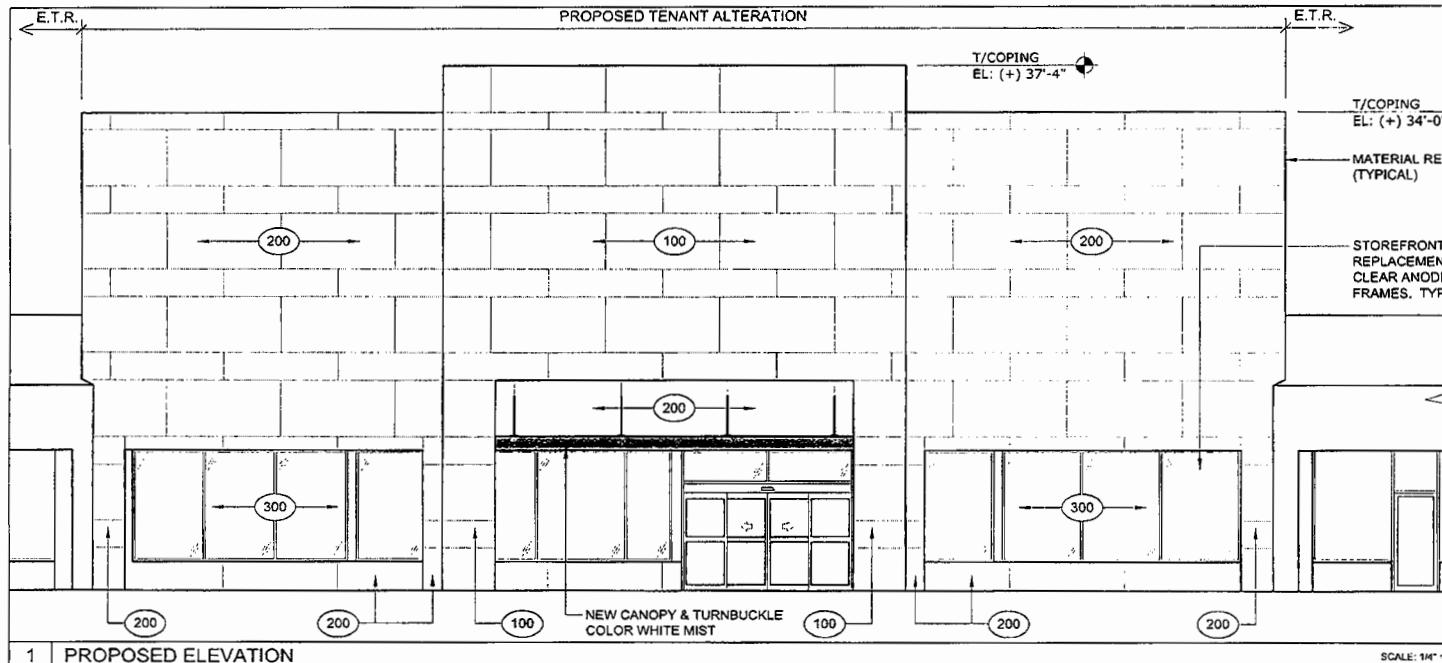
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LLC  
One Parkview Plaza, 9th Floor  
Oakbrook Terrace, Illinois 60181  
(708) 574-1000  
REAL ESTATE DEVELOPMENT  
ASSET MANAGEMENT  
BROKERAGE

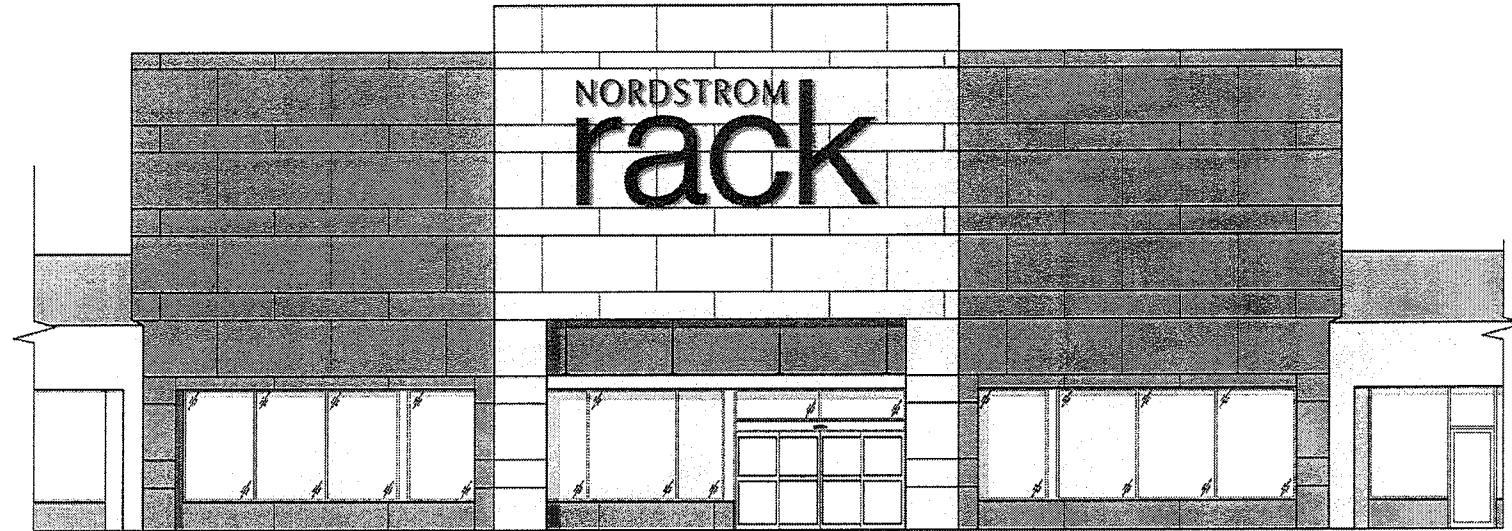
DANADA SQUARE EAST  
71 DANADA SQUARE E, WHEATON, IL 60187

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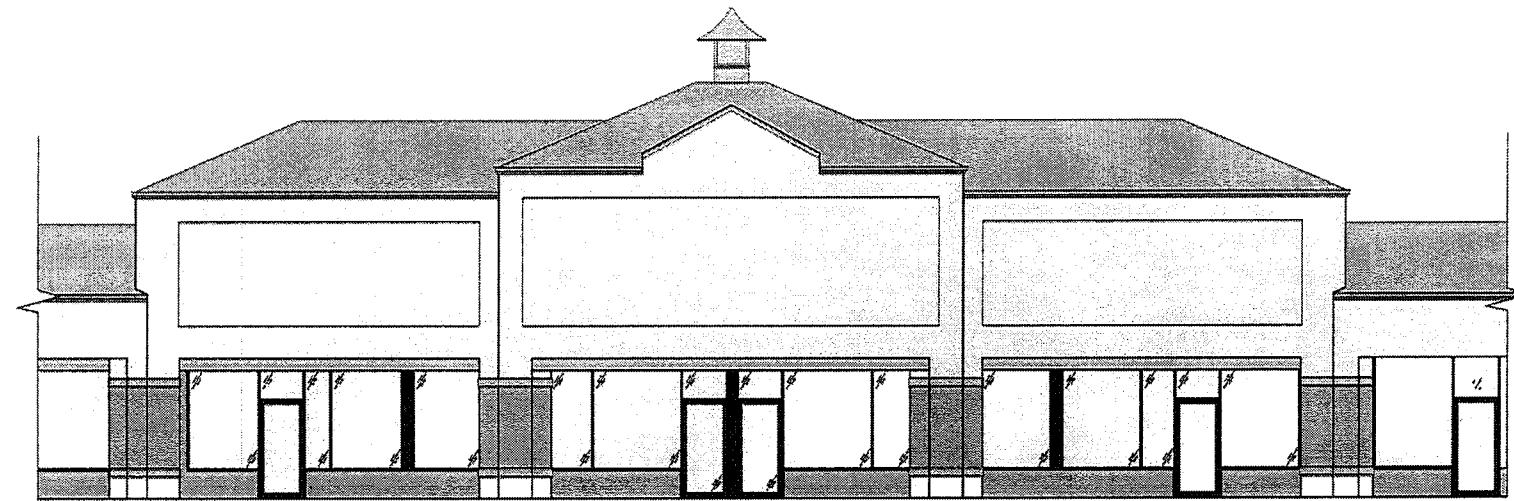






1 PROPOSED ELEVATION

SCALE: 1/4" = 1'-4"



## 2 EXISTING ELEVATION

SCALE: 1/4" = 1'-0"

A4.0

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DANADA SQUARE EAST  
27 DANADA SQUARE E, WHEATON, IL 60187

ISSUE DATES	
TYPE	DATE
CHURCH REVIEW SET	10/10/04
PERMIT SET	10/10/04
B10 SET	10/10/04
CONSTRUCTION SET	10/10/04
AS-BUILT SET	10/10/04
DRAWN BY	XX
CHECKED BY	XX

PROJECT NUMBER  
**22-17002**  
DATE  
**12-1-2022**

### COLORED RENDERING

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