

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.


Mayor

ATTEST:


City Clerk

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: March 6, 2023

Published: March 7, 2023

EXHIBIT "A"

Legal description:

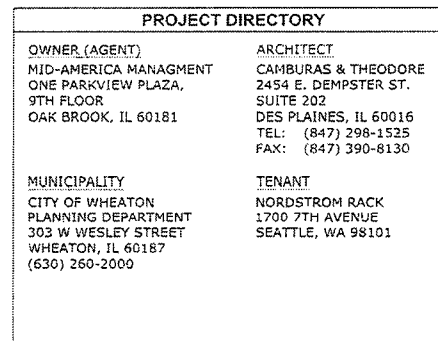
PART OF THE SOUTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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 EASTERLY 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

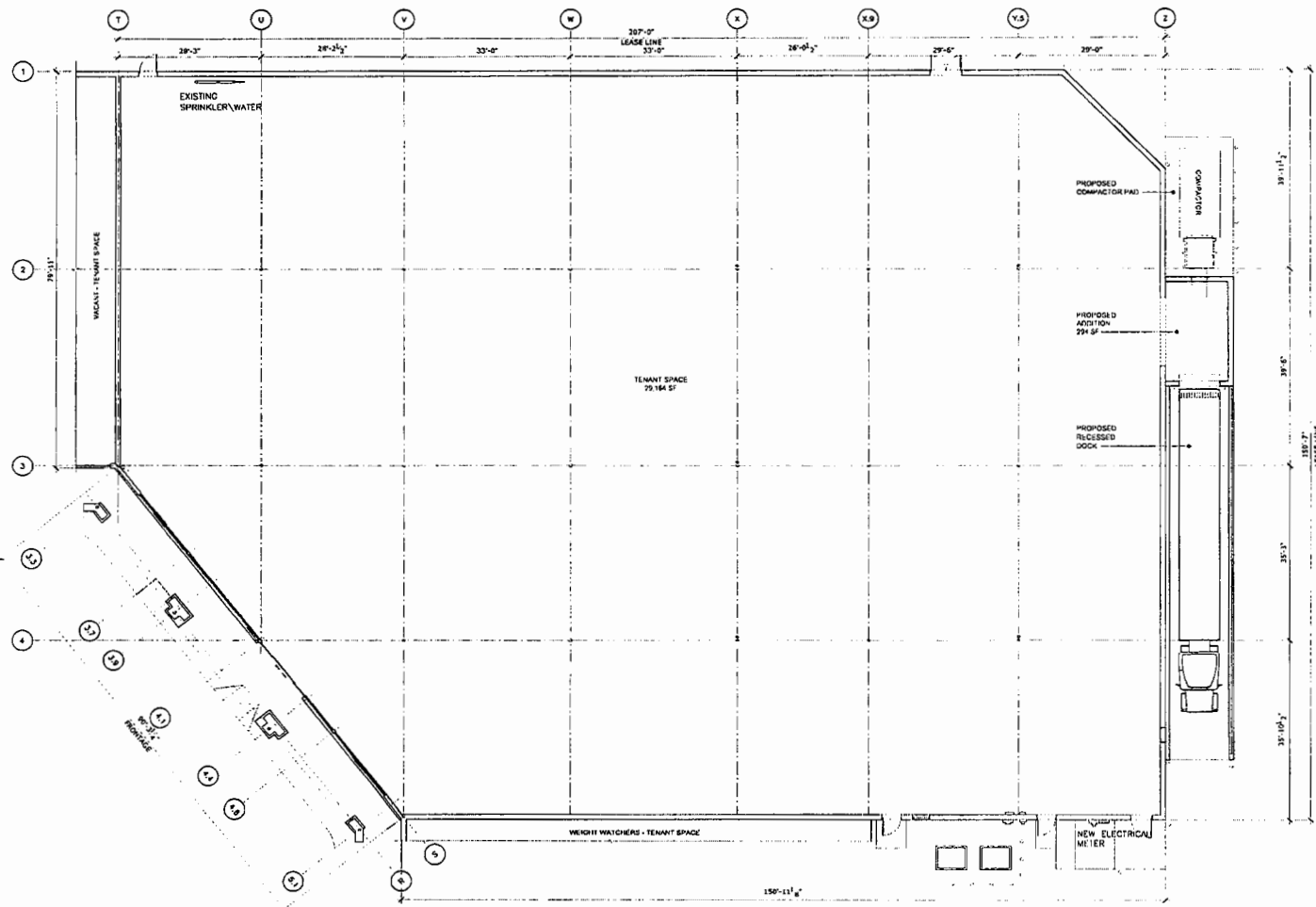
EXHIBIT "B"

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



SCOPE OF WORK	
<p>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.</p> <p>BACK OF HOUSE IMPROVEMENTS CONSIST OF INSTALLING NEW RECESSED TRUCK DOCK AND ENLARGING THE EXISTING COMPACTOR PAD.</p>	
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

A00



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REAL ESTATE DEVELOPMENT
ASSET MANAGEMENT
BROKER/AGE

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

REVISION DATES

NO.	DATE	TYPE
1	02-10-22	TENANT RFLY W. S/L
2	02-10-22	PLANNING SET
3	02-10-22	IMP SET
4	02-10-22	CONSTRUCTION SET
5	02-10-22	AS-BUILT SET

ISSUE DATES

TYPE	DATE
TENANT RFLY W. S/L	02-10-22
PLANNING SET	02-10-22
IMP SET	02-10-22
CONSTRUCTION SET	02-10-22
AS-BUILT SET	02-10-22

DESIGNED BY

PROJECT NUMBER

22-17002

DATE

02-10-2023

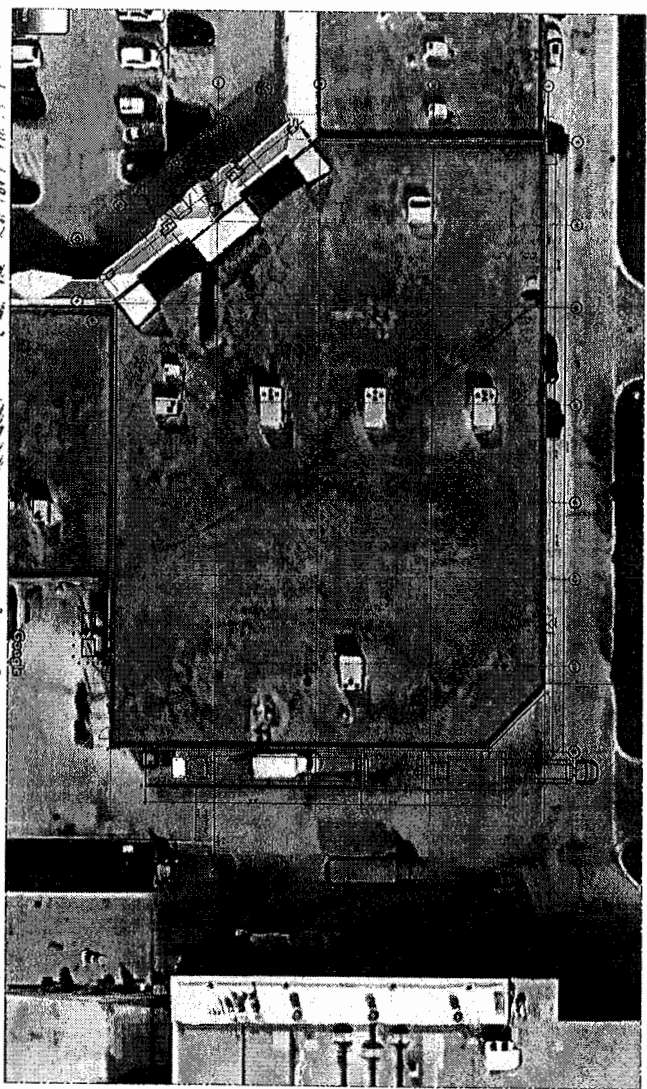
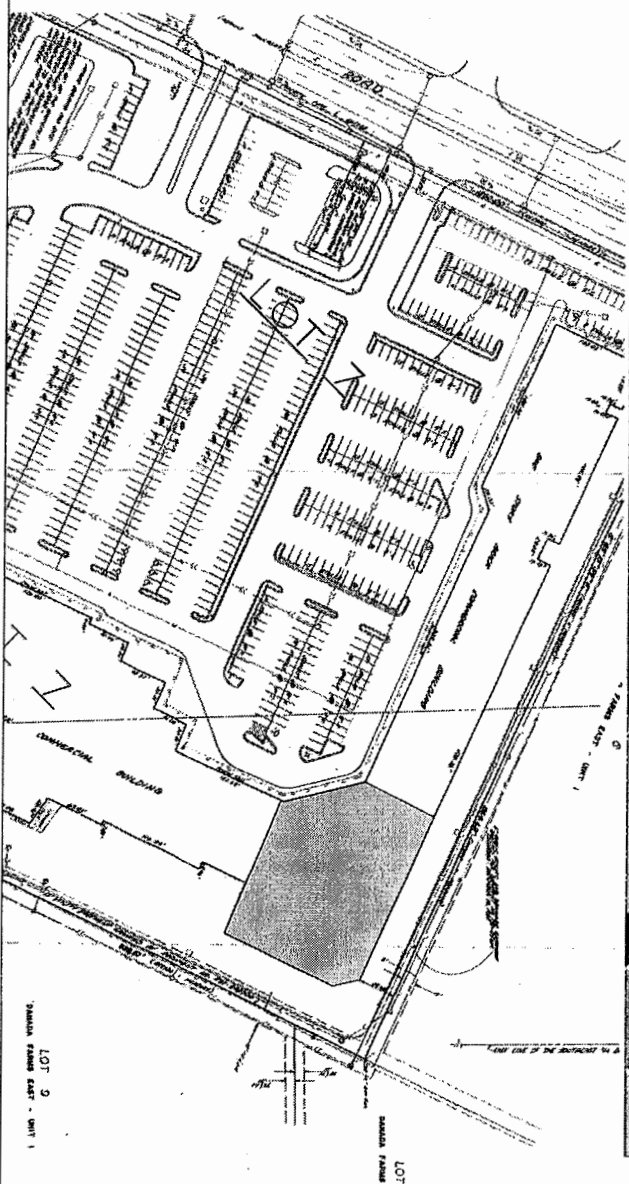
SHEET TITLE

FLOOR

PLAN

SHEET NUMBER

A1.0



SCALE: 3/32" = 1'-0"

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

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ARCHITECTURAL
 SITE PLAN

DATE: 02-10-2023

PROJECT NUMBER: 22-17002

PROJECT NAME: DANADA SQUARE EAST

ARCHITECT: MCA

SCALE: 3/32" = 1'-0"

DATE: 02-10-2023

PROJECT NUMBER: 22-17002

PROJECT NAME: DANADA SQUARE EAST

ARCHITECT: MCA

SCALE: 3/32" = 1'-0"

DATE: 02-10-2023

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PROJECT NAME: DANADA SQUARE EAST

ARCHITECT: MCA

SCALE: 3/32" = 1'-0"

DATE: 02-10-2023

PROJECT NUMBER: 22-17002

PROJECT NAME: DANADA SQUARE EAST

ARCHITECT: MCA

SCALE: 3/32" = 1'-0"

DATE: 02-10-2023

PROJECT NUMBER: 22-17002

PROJECT NAME: DANADA SQUARE EAST

ARCHITECT: MCA

SCALE: 3/32" = 1'-0"

DATE: 02-10-2023

PROJECT NUMBER: 22-17002

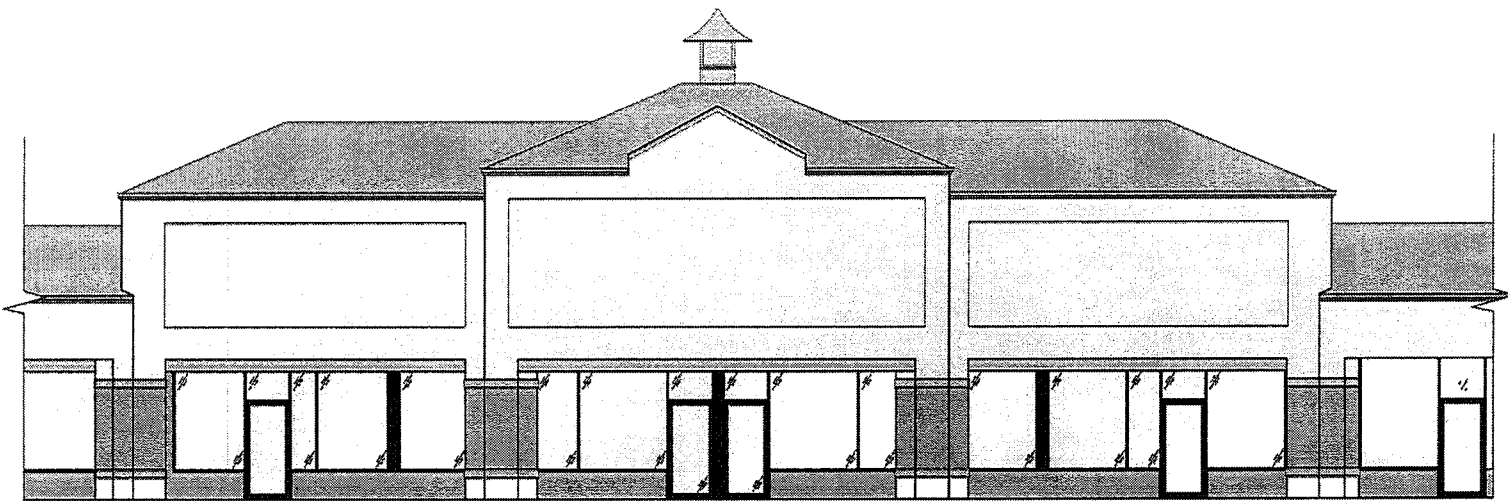
PROJECT NAME: DANADA SQUARE EAST

ARCHITECT: MCA



1 PROPOSED ELEVATION

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



2 EXISTING ELEVATION

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

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ASSET MANAGEMENT
BROKERAGE

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

REVISION DATES

NO.	DATE	TYPE

ISSUE DATES

TYPE	DATE
CONCEPT DESIGN SET	12-1-2022
PERMIT SET	12-1-2022
DD SET	12-1-2022
CONSTRUCTION SET	12-1-2022
AS-BUILT SET	

DRAWN BY: EX
CHECKED BY: EX

PROJECT NUMBER: 22-17002

DATE: 12-1-2022

SHEET TITLE:

COLOR RENDERING

SHEET MARK:

A4.0

