

**ORDINANCE NO. F-2024**

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. E-3422, “AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A SHOPPING CENTER AND MOVIE THEATRE - DANADA FARMS EAST/RICE LAKE (WHEATON 7 JOINT VENTURE)” AND ORDINANCE NOS. E-3433, E-3607, E-3636, E-3641, E-4141, F-0061, F-1170, F-1296, F-1371, F-1540, F-1590, F-1622 and F-1699**

**RICE LAKE SQUARE SHOPPING CENTER**  
**PETE’S FRESH MARKET**

**WHEREAS**, The City of Wheaton, Illinois, (“City”), has previously enacted City Ordinance No. E-3422 (“ORIGINAL ORDINANCE”) recorded on March 10, 1989 as Document No. R-89-027311 in the Office of the DuPage County Recorder which granted a special use permit for a planned unit development to allow the construction and use of a shopping center, movie theatre, and outlot buildings known as the Rice Lake Square Shopping Center; and

**WHEREAS**, Ordinance No. E-3433 (“AMENDED ORDINANCE”) recorded on March 10, 1989 as Document No. R89-027310 in the office of the DuPage County Recorder amended the ORIGINAL ORDINANCE; and

**WHEREAS**, Ordinance Nos. E-3607, E-3636, and E-3641 (“AMENDED ORDINANCES”) recorded on July 10, 1991 as Document No. R91-086754 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE;

**WHEREAS**, Ordinance No. E-4141 (“AMENDED ORDINANCE”) recorded on December 11, 1995 as Document No. R95-174498 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE; and

**WHEREAS**, Ordinance No. F-0061 (“AMENDED ORDINANCE”) recorded on September 19, 1996 as Document No. R96-154185, in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE; and

**WHEREAS**, Ordinance No. F-1170 (“AMENDED ORDINANCE”) recorded on July 17, 2007 as Document No. R2006-135457 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE to allow a reconfiguration of a monument sign adjacent to Butterfield Road; and

**WHEREAS**, Ordinance No. F-1296 (“AMENDED ORDINANCE”) recorded on August 28, 2007 as Document No. R2007-159373 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE to allow a reconfiguration of a monument sign adjacent to East Loop Road; and

**WHEREAS**, Ordinance No. F-1371 (“AMENDED ORDINANCE”) recorded on September 25, 2008 as Document No. R2008-144956 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE to allow a reconfiguration of a monument sign adjacent to East Loop Road opposite Jahns Drive; and

**WHEREAS**, Ordinance No. F-1540 (“AMENDED ORDINANCE”) recorded on March 7, 2011 as Document No. R2011-32361 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE to improve vehicular circulation and increase the amount of landscaping and pedestrian hardscape, and to modify the facade of the center by adding tower “lanterns” at key locations, roof lighting, new architectural elements at select anchor locations and improved arcade and architectural features; and

**WHEREAS**, Ordinance No. F-1590 (“AMENDED ORDINANCE”) recorded on November 10, 2011 as Document No. R2011-136542 in the Office of the DuPage County Recorder further amended the ORIGINAL ORDINANCE in order to replace all of the center’s monument signs with signs that will match the new architectural style of the center and to construct four, non-illuminated directional signs that will be located along the main drive aisle of the parking lot; and

**WHEREAS**, Ordinance No. F-1622 (“AMENDED ORDINANCE”) recorded on January 23, 2012 as Document No. R2012-9480 in the Office of the DuPage County Recorder amended the ORIGINAL ORDINANCE in order to renovate and expand the former Linens & Things retail building to a movie theater/restaurant concept; and

**WHEREAS**, and Ordinance No. F-1699 (“AMENDED ORDINANCE”) recorded on February 22, 2013 as Document No. R2013-02876 amended the ORIGINAL ORDINANCE to enclose an existing patio and add architectural elements to the existing Butterfield’s Restaurant building located at 351 Rice Lake Square which match the renovations recently performed on the shopping center; and

**WHEREAS**, application has now been made to amend the special use permit for a planned unit development approved in the ORIGINAL ORDINANCE and AMENDED ORDINANCES in order to allow a change in the façade and site plan of the former Whole Foods grocery store and Sports Authority to accommodate a Pete’s Fresh Market grocery store; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 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:** The following described property has been, and continues to be, zoned and classified in the C-5 Planned Unit Development District:

LOT 1 IN RICE LAKE SQUARE AT DANADASECOND PLAT OF RESUBDIVISION, A RESUBDIVISION OF LOT 1 IN RICE LAKE SQUARE PLAT OF RESUBDIVISION OF PART OF SECTION 28 AND THE NORTH 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RICE LAKE SQUARE AT DANADA SECOND PLAT OF RESUBDIVISION RECORDED DECEMBER 27, 1995 AS DOCUMENT NO. R95-182698 IN DUPAGE COUNTY, ILLINOIS. PIN 05-28-402-014

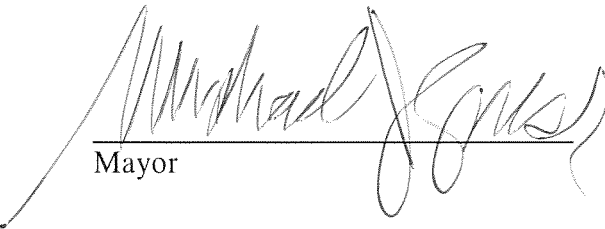
**Section 2:** An amendment to the ORIGINAL ORDINANCE and AMENDED ORDINANCES is granted in order to allow a change in the façade and site plan of the former Whole Foods grocery store and Sports Authority to accommodate a Pete’s Fresh Market grocery

store in substantial compliance with the plans entitled "Exterior Remodel and Addition to: Pete's Fresh Market – Phase I", Sheets PD-1, PD-2, and PD-3, bearing a last revision date of June 16, 2017, prepared by GEA Architects. Ltd., Oak Brook, IL, copies of which are attached hereto and incorporated herein as Exhibit A.

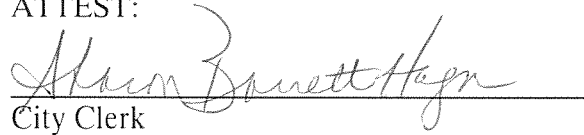
**Section 3:** In all other respects, the terms and conditions of the ORIGINAL ORDINANCE and AMENDED ORDINANCES are ratified and remain in full force and effect.

**Section 4:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 5:** 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

Roll Call Vote

Ayes: Councilman Scalzo  
Councilman Barbier  
Councilwoman Fitch  
Mayor Pro Tem Suess  
Councilman Rutledge

Nays: None

Absent: Mayor Gresk  
Councilman Prendiville

Motion Carried Unanimously

Passed: July 17, 2017  
Published: July 18, 2017

**EXHIBIT "A"**



**GSD & TECH INC.**  
 1000 W. 10th Street  
 Suite 100  
 Minneapolis, MN 55408  
 Phone: 612.338.1111  
 Fax: 612.338.1112  
 www.gsdtech.com

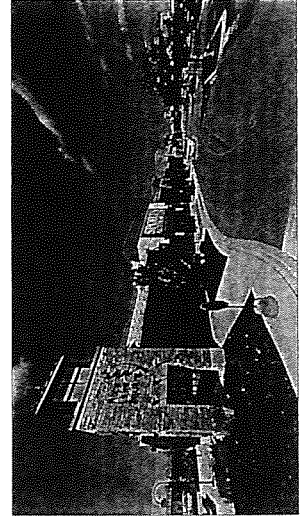
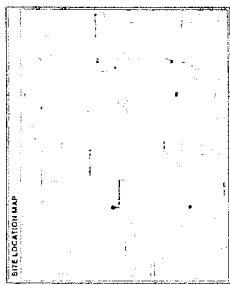
**GENERAL INFORMATION**  
 PROJECT: PETES FRESH MARKET - PHASE I  
 LOCATION: 181 NICE LAKE SQUARE, WILKINSON, MN 55393  
 DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**SITE INFORMATION**  
 SHEET NO.: PD-1  
 TOTAL SHEETS: 10  
 SCALE: AS SHOWN

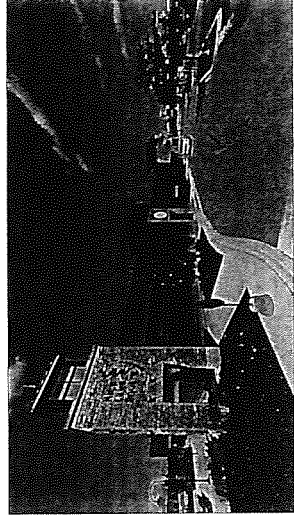
**PETES FRESH MARKET - PHASE I**  
 EXTERIOR REMODEL AND ADDITION TO  
 181 NICE LAKE SQUARE  
 WILKINSON, MN 55393

**PD-1**  
 11/15/11

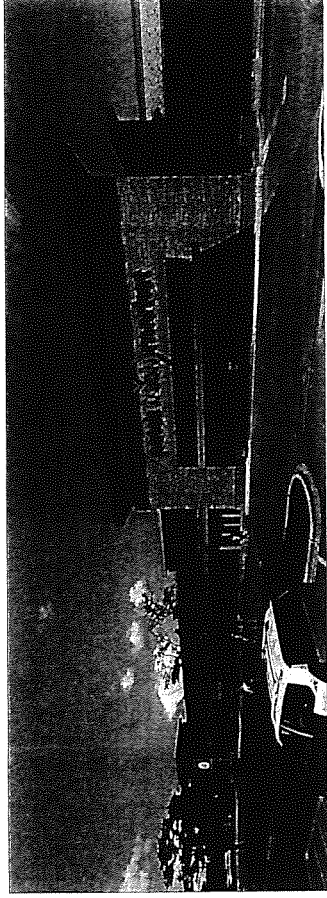
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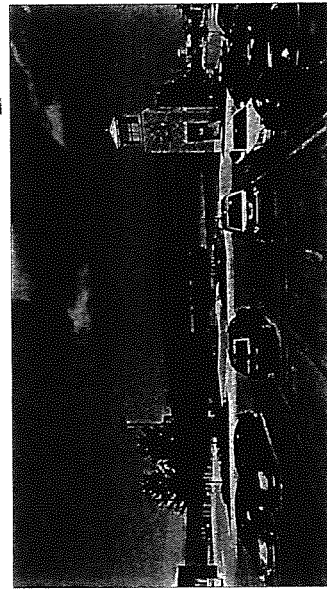
3 SOUTHWEST CORNER EXISTING CONDITIONS



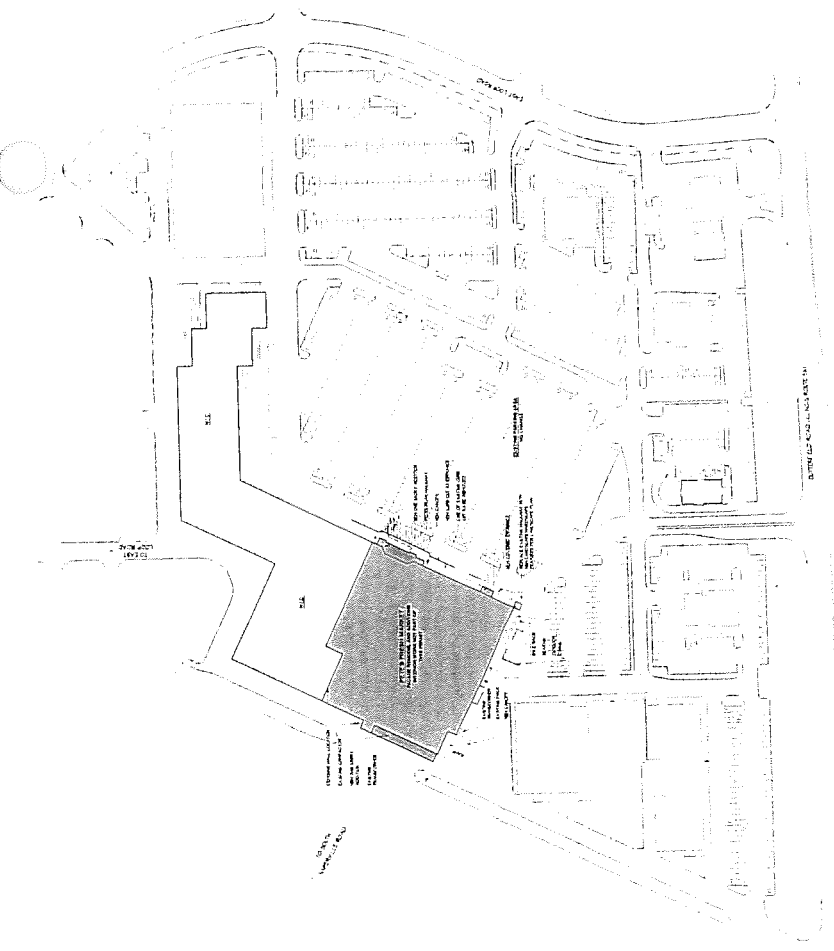
4 SOUTHWEST CORNER REMODELING



1 MAIN ENTRANCE REMODELING



2 SOUTH SIDE REMODELING



5 SITE LOCATION



SPC CONTRACTORS INC.  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
WWW.SPCCONTRACTORS.COM

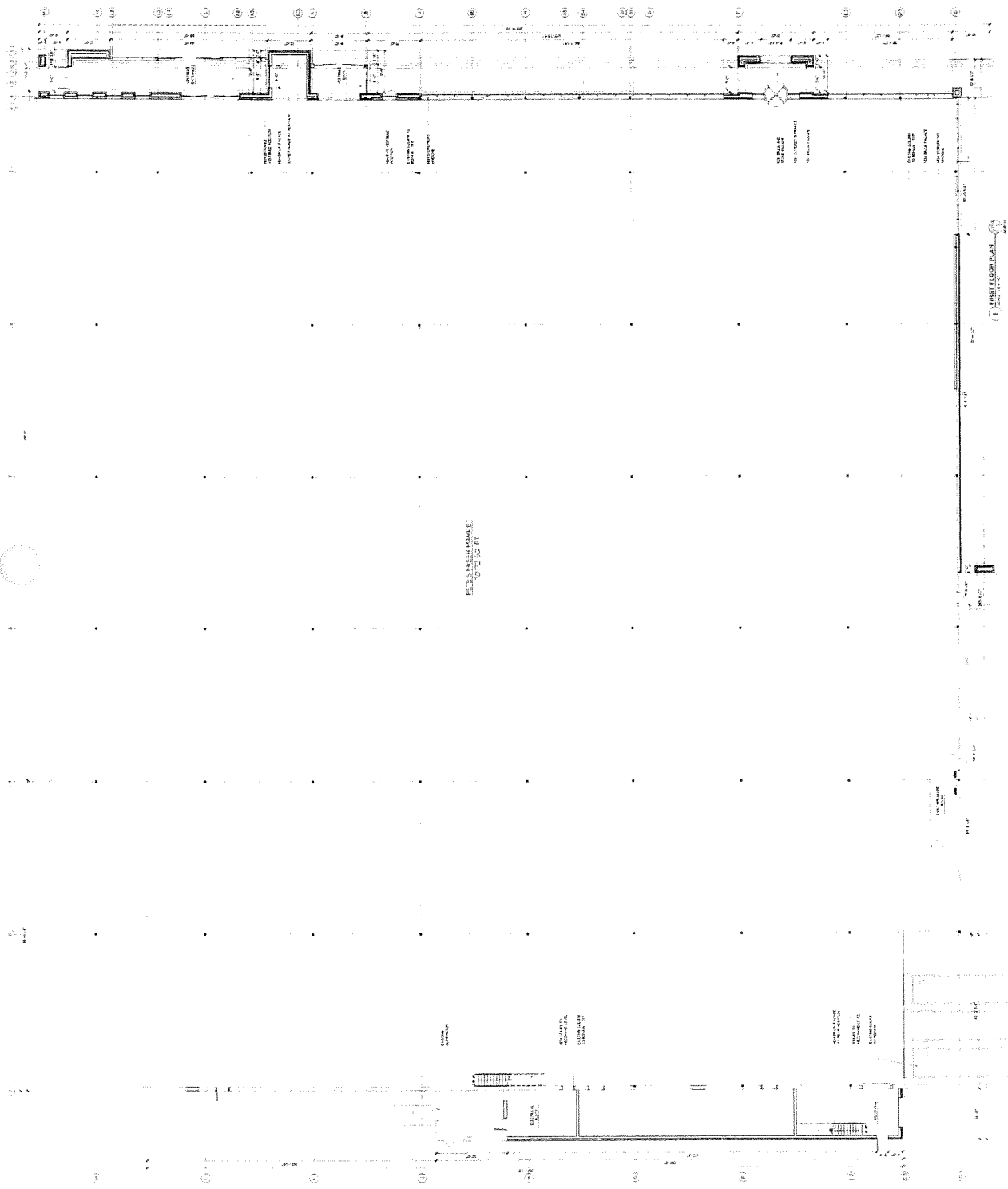
PROFESSIONAL SEAL AND SIGNATURE OF ARCHITECT  
DATE: 08/14/2018  
PROJECT: PETE'S FRESH MARKET - PHASE I  
SHEET: PD-2

15101 E. WHEATON, SUITE 100  
WHEATON, CO 80037  
PETE'S FRESH MARKET - PHASE I  
EXTERIOR REMODEL AND ADDITION TO  
EXISTING BUILDING

ARCHITECT: SPC CONTRACTORS INC.  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
WWW.SPCCONTRACTORS.COM

EXTERIOR REMODEL AND ADDITION TO  
EXISTING BUILDING  
PETE'S FRESH MARKET - PHASE I  
WHEATON, CO 80037

PD-2  
1ST FLOOR PLAN



1 1ST FLOOR PLAN  
10,710 SQ. FT.



**GPC Architects, Inc.**  
 1000 W. 10th Street  
 Suite 1000  
 Wichita, KS 67202  
 Phone: 316.261.1111  
 Fax: 316.261.1112  
 www.gpcarchitects.com

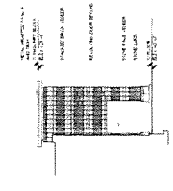
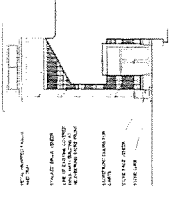
**PROJECT INFORMATION**  
 PROJECT NAME: PETES FRESH MARKET - PHASE I  
 PROJECT ADDRESS: 1515 W. JAWA STREET, WICHITA, KS 67202  
 PROJECT NUMBER: 2015-001

**DATE:** 08/10/2015  
**SCALE:** AS SHOWN  
**DESIGNED BY:** GPC ARCHITECTS, INC.  
**CHECKED BY:** GPC ARCHITECTS, INC.  
**DATE:** 08/10/2015

**DESCRIPTION:** EXTERIOR REMODEL AND ADDITION TO WHEATON 1515 JAWA SQUARE WICHITA, KS 67202

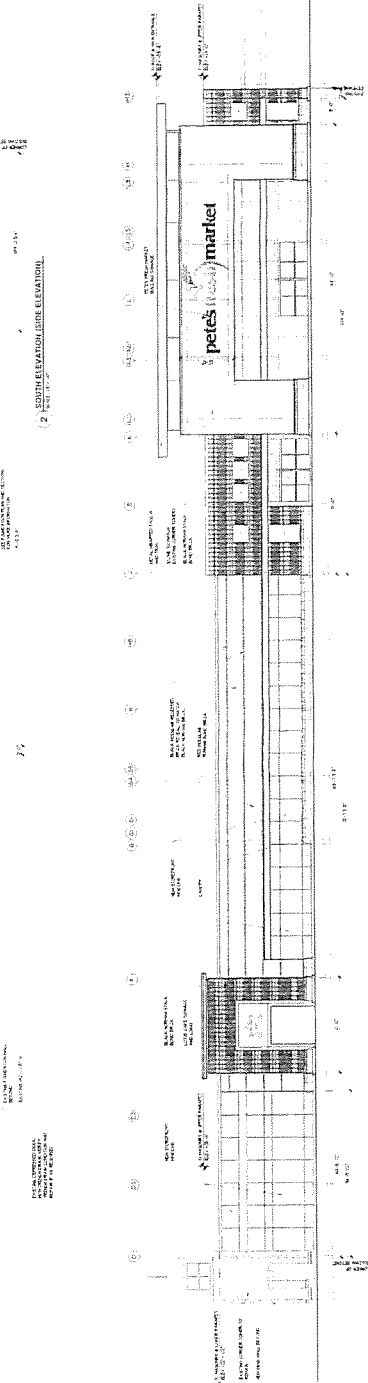
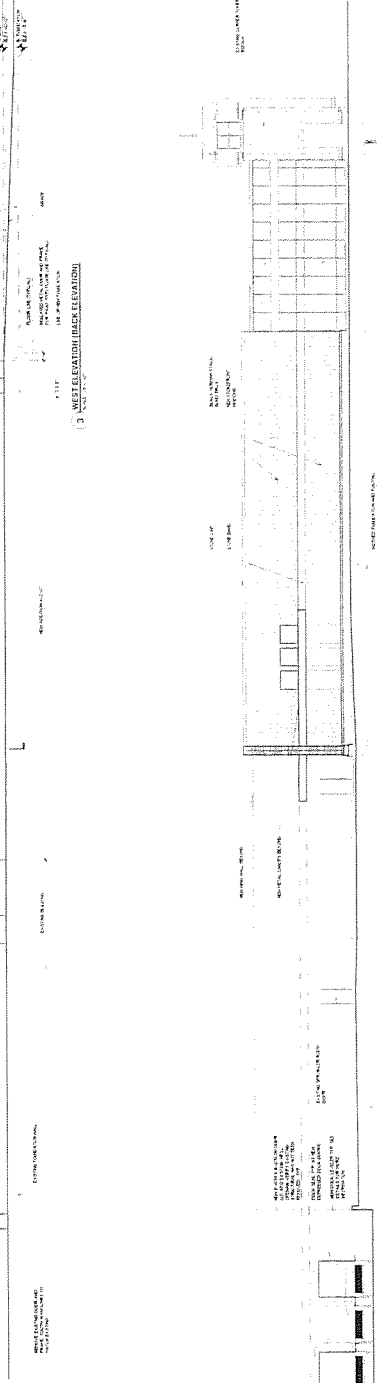
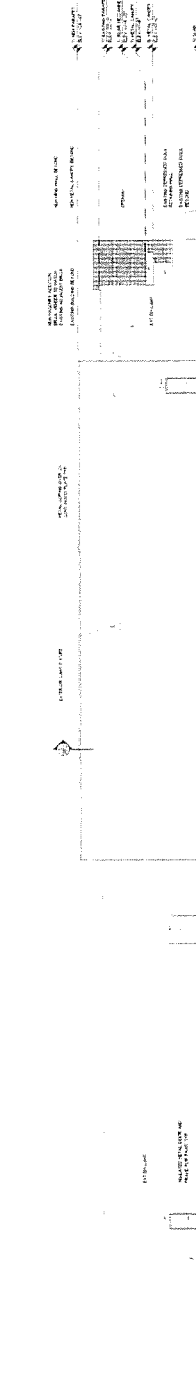
**PETES FRESH MARKET - PHASE I**  
 EXTERIOR REMODEL AND ADDITION TO WHEATON 1515 JAWA SQUARE WICHITA, KS 67202

**PD-3**  
 BUILDING ELEVATION



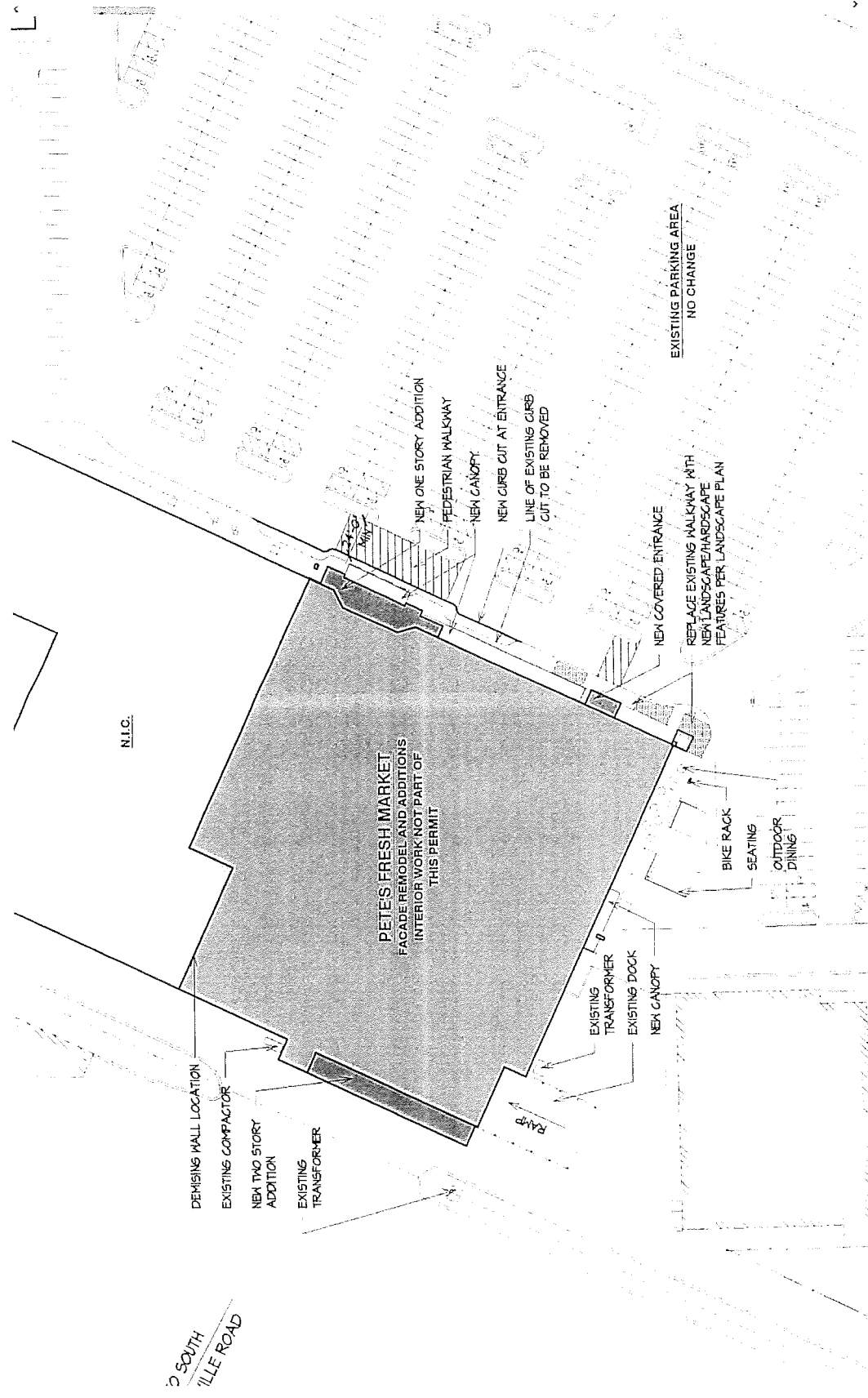
**4 NORTH ELEVATION (SIDE OF ENTRANCE)**

**5 WEST ELEVATION (PORTICO)**



**1 EAST ELEVATION (FRONT ELEVATION)**

**NOTES:**  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2015 INTERNATIONAL BUILDING CODE (IBC).  
 2. ALL MATERIALS SHALL BE OF EQUAL OR BETTER QUALITY THAN SHOWN.  
 3. ALL FINISHES SHALL BE AS SHOWN.  
 4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.  
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.  
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SCOPE.  
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED QUALITY.  
 9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SAFETY.  
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED ENVIRONMENTAL PROTECTION.



N.I.C.

PETE'S FRESH MARKET  
FACADE REMODEL AND ADDITIONS  
INTERIOR WORK NOT PART OF  
THIS PERMIT

DEMISING WALL LOCATION  
EXISTING COMPACTOR  
NEW TWO STORY  
ADDITION  
EXISTING  
TRANSFORMER

NEW ONE STORY ADDITION  
PEDESTRIAN WALKWAY  
NEW CANOPY  
NEW CURB CUT AT ENTRANCE  
LINE OF EXISTING CURB  
CUT TO BE REMOVED

EXISTING  
TRANSFORMER  
EXISTING DOCK  
NEW CANOPY

RAMP

NEW COVERED ENTRANCE  
REPLACE EXISTING WALKWAY WITH  
NEW LANDSCAPE/HARDSCAPE  
FEATURES PER LANDSCAPE PLAN

BIKE RACK  
SEATING  
OUTDOOR  
DINING

EXISTING PARKING AREA  
NO CHANGE

SOUTH  
TILLE ROAD