

## **ORDINANCE NO. F-1625**

### **AN ORDINANCE AMENDING ORDINANCES F-1251, F-1312, AND F-1536, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT - 303, 307 & 311 N. BLANCHARD STREET AND 1319 AVERY AVENUE/ AIRHART"**

**WHEREAS**, on February 7, 2007, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1251, "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT - 303, 307 & 311 N. BLANCHARD STREET AND 1319 AVERY AVENUE/ AIRHART" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development for the construction and use of a eighteen unit townhome development on the property legally described on Exhibit "A" attached hereto and commonly known as 301, 305, 309, 317, 321, and 321 N. Blanchard Street and 1311, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1331, 1335, 1337, and 1339 Avery Avenue, Wheaton, Illinois; and

**WHEREAS**, on November 19, 2007, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1312, "AN ORDINANCE AMENDING ORDINANCES F-1251, AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT - 303, 307 & 311 N. BLANCHARD STREET AND 1319 AVERY AVENUE/ AIRHART" ("Amended Ordinance"), which amended the site plan referred to in the Original Ordinance to accommodate a reconfiguration of the residences being built in the west and east building phase by modifying the seven unit building on the west side of the project into two, three unit buildings, and the three unit building on the east side of the project into a four unit building; and

**WHEREAS**, on January 18, 2011, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1536, "AN ORDINANCE AMENDING ORDINANCES F-1251 and F-1312, AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT - 303, 307 & 311 N. BLANCHARD STREET AND 1319 AVERY AVENUE/ AIRHART" ("Second Amended Ordinance"), which further amended the landscaping plan, elevation, and floor plans referenced in Ordinance No. F-1312 in an effort to improve the marketability of the development by the addition of front porches on the townhomes which front on Blanchard Street, removal of the side entries on the south facing units and construction of wraparound porches to improve the residential appearance of the buildings when viewed from the south, and the modification of the architectural design of the buildings from contemporary to traditional; and

**WHEREAS**, following the enactment of the Original, Amended, and Second Amended Ordinance, an application has been made to further amend the Planned Unit Development by constructing detached townhomes in lieu of attached townhomes; thereby reducing the density of the project by four units; 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: An amendment to the Original and Amended Ordinance is hereby granted to constructing detached townhomes in lieu of attached townhomes; thereby reducing the density of the project by four units in substantial compliance with the site plan and architectural elevation plans entitled "*College Station Illustrative Site Plan with Blanchard Court overlay*", prepared by Airhart Construction, West Chicago, IL, dated February 1, 2012 and "*Graham, McAlister, and Bethany*", prepared by Airhart Construction, West Chicago, IL, dated February 1, 2012.

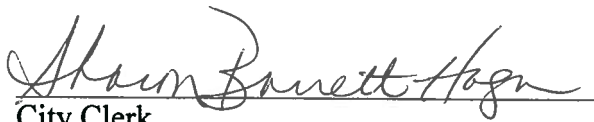
Section 2: In all other respects, the terms and provisions of the Original, Amended, and Second Amended Ordinance are ratified and remain in full force and effect.

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.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote

Ayes: Councilwoman Ives  
Councilman Mouhelis  
Councilman Rutledge  
Mayor Gresk  
Councilwoman Pacino Sanguinetti  
Councilman Scalzo  
Councilman Suess

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 6, 2012  
Published: February 7, 2012

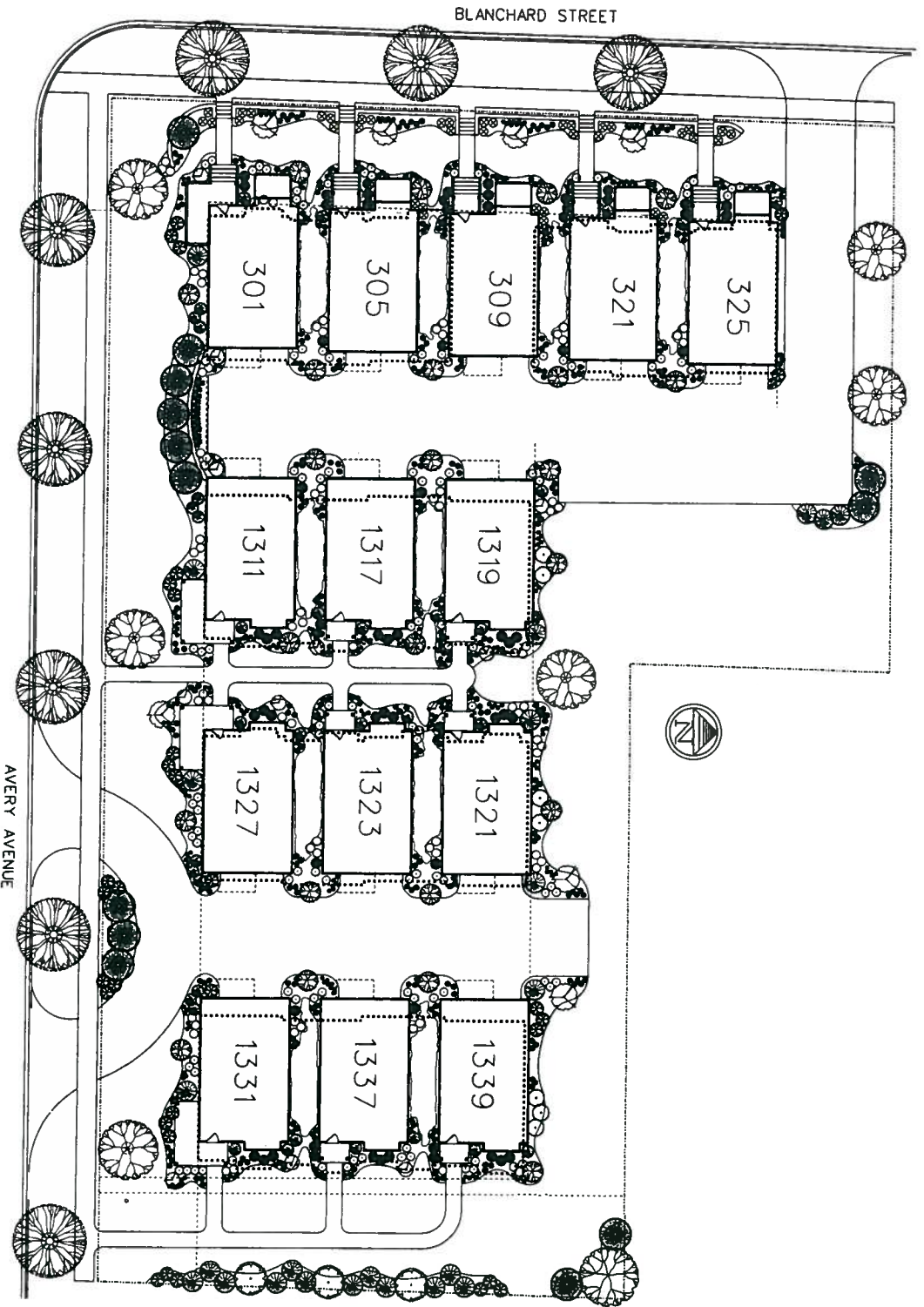
EXHIBIT "A"

Legal description:

LOTS 1 THROUGH 20 IN BLANCHARD COURT, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 1, 2007 AS DOCUMENT NO. 2007-143239, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-119-017, 018, 019, 024, & 025

Addresses: 301, 305, 309, 317, 321, and 321 N. Blanchard Street and 1311, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1331, 1335, 1337, and 1339 Avery Avenue, Wheaton, Illinois



BLANCHARD STREET

AVERY AVENUE

# COLLEGE STATION

ILLUSTRATIVE SITE PLAN  
WITH BLANCHARD COURT OVERLAY 3/1/12





Bethany





McAlister





Graham





1

2

3



4

5

6

