

ORDINANCE NO. F-1755

AN ORDINANCE AMENDING THE NUMBER OF TOWNHOMES WHICH MAY BE CONSTRUCTED AS PART OF THE COURTHOUSE SQUARE PROJECT

WHEREAS, on September 20, 2004, the Wheaton City Council approved Ordinance No. F-0950 “AN ORDINANCE REZONING PROPERTY FROM I-1 INSTITUTIONAL TO R-7 RESIDENTIAL AND GRANTING A SPECIAL USE PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY BORDERED BY THE ILLINOIS PRAIRIE PATH RIGHT-OF-WAY, WASHINGTON STREET, NAPERVILLE ROAD, WILLOW AVENUE AND REBER STREET (NATIONAL LOUIS UNIVERSITY/ COURTHOUSE PROPERTY)” recorded as Document Number R2004-271416 on October 21, 2004 in the office of the DuPage County Recorder; and

WHEREAS, on March 21, 2005, the Wheaton City Council approved Ordinance No. F-1014 “AN ORDINANCE AMENDING ORDINANCE NO. F-0950 ENTITLED AN ORDINANCE REZONING PROPERTY FROM I-1 INSTITUTIONAL TO R-7 RESIDENTIAL AND GRANTING A SPECIAL USE PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY BORDERED BY THE ILLINOIS PRAIRIE PATH RIGHT-OF-WAY, WASHINGTON STREET, NAPERVILLE ROAD, WILLOW AVENUE AND REBER STREET (NATIONAL LOUIS UNIVERSITY/COURTHOUSE PROPERTY)” recorded as Document Number R-2005-074148 on April 12, 2005 in the office of the DuPage Recorder, and

WHEREAS, on January 3, 2006, the Wheaton City Council approved Ordinance No. F-1121 “AN ORDINANCE GRANTING FINAL PUD APPROVAL FOR THE COURTHOUSE SQUARE PROJECT” recorded as Document Number R2006-030243 on 2/17/2006 in the office of the DuPage County Recorder; and

WHEREAS, on June 7, 2010, the Wheaton City Council approved Ordinance No. F-1495 “AN ORDINANCE AMENDING VARIOUS PLANS AS THEY PERTAIN TO THE TOWNHOME PORTION OF THE COURTHOUSE SQUARE PROJECT” which reduced the number of units to be constructed from 50 to 46. That ordinance also allowed flexibility for the residences to be either 20, 22 or 24 feet wide, based on market demands; and

WHEREAS, the developer is seeking to further amend the PUD Site Plan and Architectural Plans as they pertain to Phases 4, and 5 of the townhome portion of the project to allow for the construction of wider units which may result in a reduction of up to 3 residences from the approved 46 units. Because of this, the developer is seeking an amendment to the PUD for the townhome portion of the Courthouse Square project which would provide the ability to reduce the total number of townhomes from 46 to no less than 43.

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers as follows:

Section 1: The real property, legally described in Exhibit A, which is attached hereto and

incorporated herein, has been and continues to be zoned in the R-7 Residential Zoning District classification, with a special use permit for a Planned Unit Development.

Section 2: The last “Whereas” paragraph of this Ordinance is incorporated herein as if fully set forth as a description of the minimum number of Townhouses which may be constructed in the townhome’s section of Courthouse Square pursuant this amendment. This amendment shall allow flexibility in the width of the townhomes constructed as set forth below so long as the minimum number of townhomes is not less than 43.

Section 3: The following plans as they pertain to Phases 4, and 5 of the townhome portion of the project are hereby approved in lieu of those described in Section 2 of Ordinance No. F-1495:

1. Site Plan entitled “Courthouse Square – Phases 4 & 5” dated January 15, 2014
2. Building Elevation Plans entitled “Courthouse Square Townhomes” prepared by Derrick Architecture, Wheaton, IL dated January 14, 2014 and revised January 15, 2014.

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


Mayor

ATTEST:


City Clerk

Roll Call Vote:

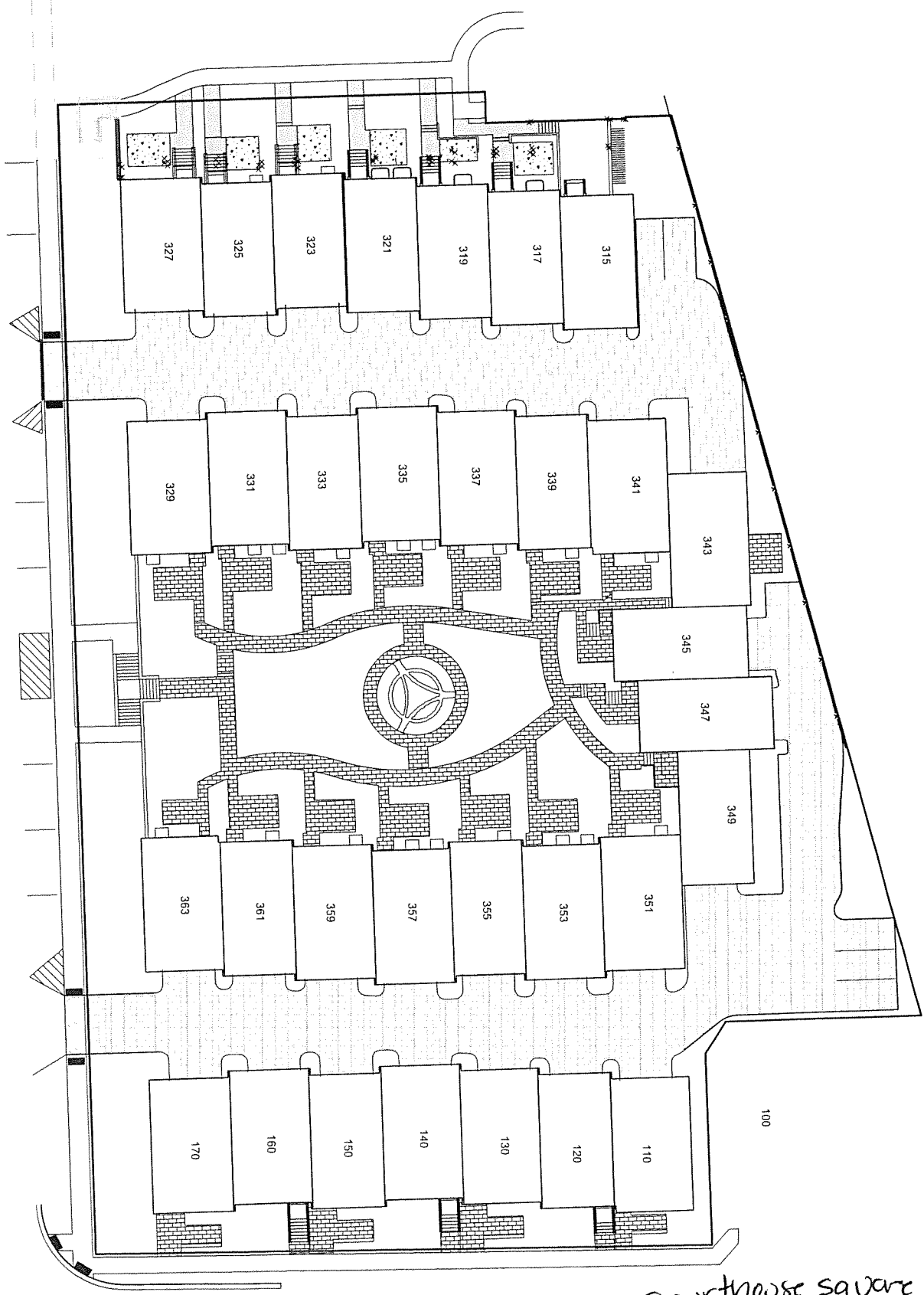
Ayes: Councilman Scalzo
Councilman Prendiville
Councilman Rutledge
Councilman Saline
Mayor Pro Tem Suess
Councilwoman Pacino Sanguinetti

Nays: None

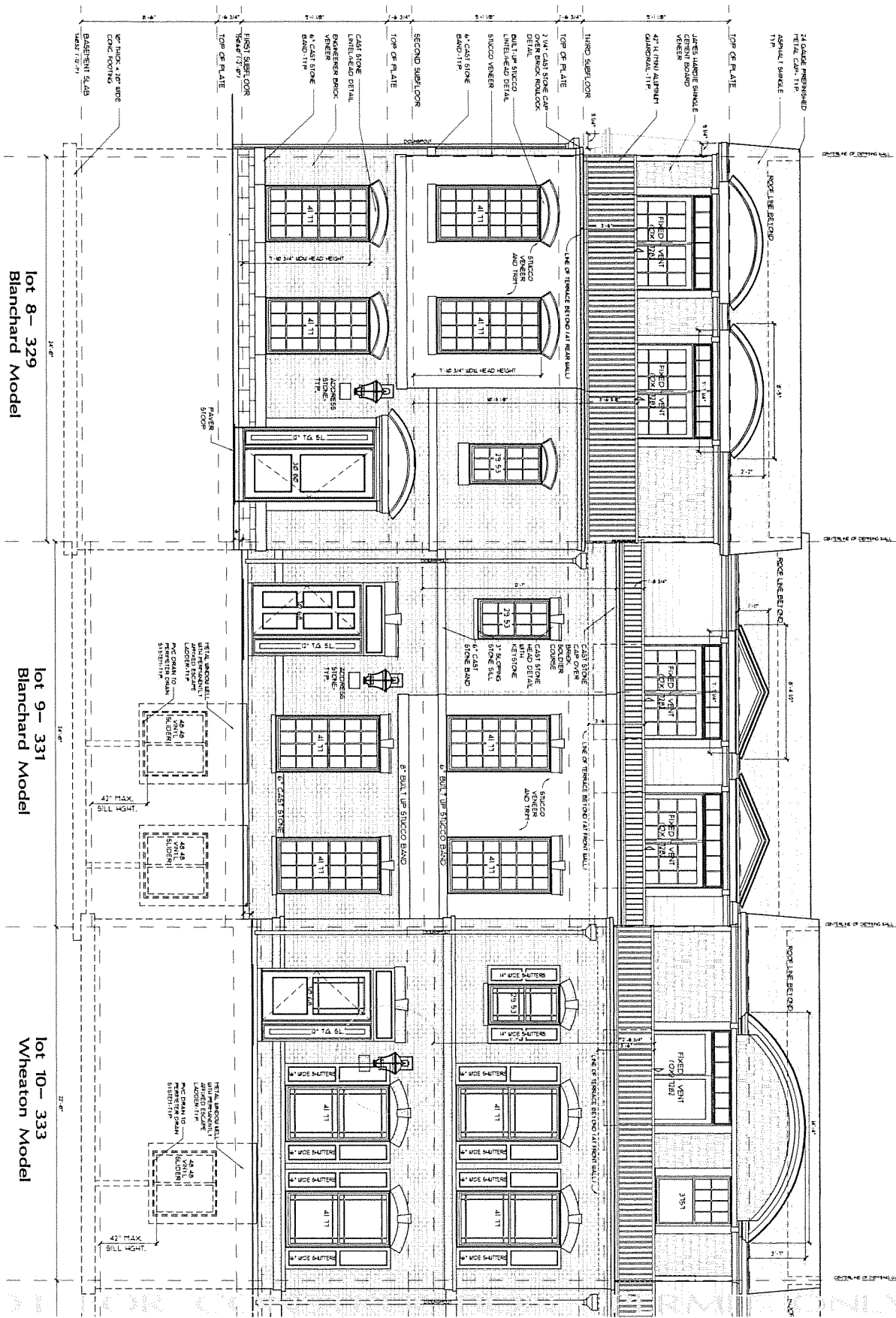
Absent: Mayor Gresk

Motion Carried Unanimously

Passed: January 21, 2014
Published: January 22, 2014



Courthouse Square
Phases 4 & 5
1/15/14



Lot 8-329
Blanchard Model

Lot 9-331
Blanchard Model

Lot 10-333
Wheaton Model

Courtyard elevation - SOUTH
SCALE: 3/8" = 1'-0"

SHEET
A201a
 DRAWN BY: [Name]
 DATE: [Date]
 SCALE: [Scale]
 PROJECT: [Project Name]
 SHEET NO. [Number]



AIRHART CONSTRUCTION
 500 EAST ROOSEVELT RD.
 WEST CHICAGO IL 60615
 (630) 293-3000
Courthouse Square Townhouses
 Units 329, 331, 333, 335, 337, 339
Wheaton Illinois

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/13	[Name]
2	FOR PERMIT RESUBMITTAL	11/15/14	[Name]

DERICK ARCHITECTURE
 184 SOUTH GABLES BLVD
 WHEATON, ILLINOIS 60187
 TEL: 630-770-9999
 FAX: 630-770-9990
 WWW.DERICKARCHITECTURE.COM
 ALL RIGHTS RESERVED



DERRICK ARCHITECTURE
 100 NORTH GARDEN BLVD
 WILMINGTON, DELAWARE 19801
 P: 302.472.6000 F: 302.472.6009
 WWW.DERRICKARCHITECTURE.COM
 ALL RIGHTS RESERVED

FOR PERMIT RESUBMITTAL 1-15-2014

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/14/13
2	FOR PERMIT RESUBMITTAL	1-15-2014
3		
4		

AIRHART CONSTRUCTION
 500 EAST ROOSEVELT RD. (630) 293-3000
 WEST CHICAGO IL 60615
Courthouse Square Townhomes
 Units 329, 331, 333, 335, 337, 339
 Wheaton Illinois



PROJECT INFORMATION
 DRAWN BY: JPH
 CHECKED BY: JPH
 PROJECT NO.: 134
 SHEET: A201b

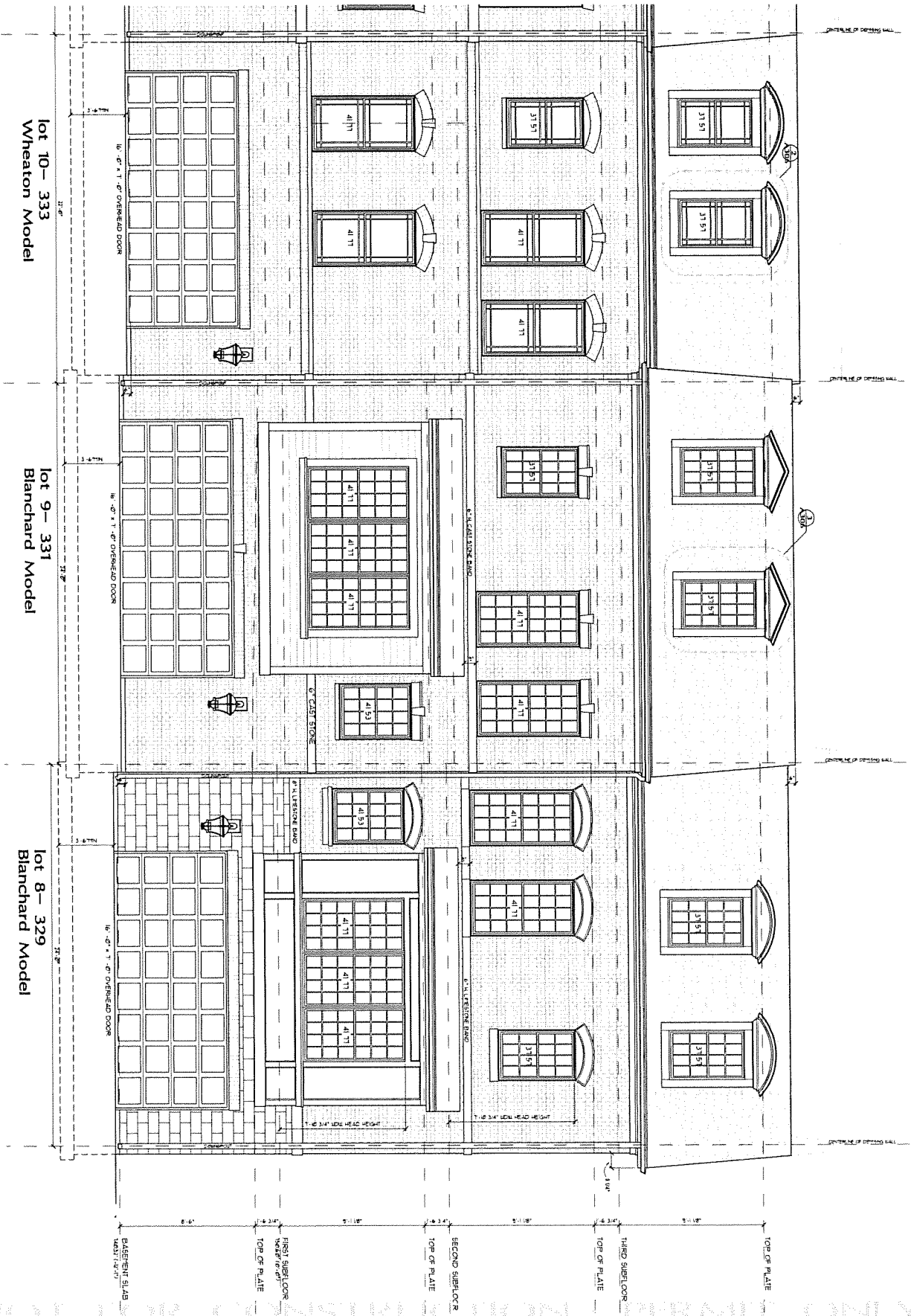


courtyard elevation - NORTH
 SCALE: 3/8" = 1'-0"

lot 11 - 335
 Blanchard Model

lot 12 - 337
 Blanchard Model

lot 13 - 339
 Wheaton Model



lot 10- 333
Wheaton Model

lot 9- 331
Blanchard Model

lot 8- 329
Blanchard Model

Garage elevation - SOUTH
SCALE: 3/8" = 1'-0"

A2026

DATE: 11/15/13
SCALE: AS SHOWN
PROJECT: AIRHART CONSTRUCTION
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
DATE: 11/15/13
SCALE: AS SHOWN
PROJECT: AIRHART CONSTRUCTION

AIRHART CONSTRUCTION
500 EAST ROOSEVELT RD.
WEST CHICAGO IL 60685
(630) 293-3000

Courthouse Square Townhomes
UNITS 329, 331, 333, 335, 337, 339
Wheaton Illinois

DERICK ARCHITECTURE
554 SOUTH GARDNER BLVD
WILMINGTON, ILLINOIS 60491
PH: 630.292.8284
FAX: 630.292.8282
WWW.DERICKARCHITECTURE.COM

DERICK ARCHITECTURE
FOR PERMIT RESUBMITTAL 1-15-2014



DRAWN	LED
DATE	8/14/14
SCALE	AS SHOWN
NUMBER	104

SHEET: **A202a**

