

ORDINANCE NO. F-0397

**AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NO. F-0256,
"AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT
DEVELOPMENT FOR A RESIDENTIAL DEVELOPMENT ON A CERTAIN PIECE OF
PROPERTY COMMONLY LOCATED AT 333 W. WESLEY STREET/WHEATON
TOWNHOMES/CENTRUM PROPERTIES, INC." DATED JULY 6, 1998**

WHEREAS, on July 6, 1998, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-0256, recorded on July 31, 1998 as Document Number R98-154038 ("original ordinance"), authorizing the development of townhomes on the property legally described in the original ordinance and commonly known as 333 West Wesley Street, Wheaton, Illinois; and

WHEREAS, following the enactment of the original ordinance, the owner/developer has requested the reduction in the number of townhome units from 34 to 33, together with certain other architectural aesthetic modifications from the provisions recited in the original ordinance; and

WHEREAS, application has been made to amend the original ordinance and special use permit to provide for the modifications recited in this ordinance; and the City has determined that the amendment to the original ordinance may be implemented without public hearing, pursuant to the provisions of the Wheaton Zoning Ordinance.

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

Section 1: The original ordinance is amended by deleting all reference to the number of townhome units as being "34" and adding and including in lieu thereof the number of townhome units as "33".

Section 2: The following architectural and/or aesthetic modifications to the proposed townhome units maybe implemented: the stone base of the building, front and side walls, may be constructed of a rough stone wall with a random-coursed ashlar pattern (Citadel stone); Landscape walls will be of the same material and bond; the smooth pre-cast columns at the unit entrances may be changed to a battered stone column with the same pattern as the wall base; stone arches may be added over the unit entrances; the third floor and corner bay exterior material may be horizontal stained cedar siding; the roof overhangs may be extended and decorative brackets may be added at the roof line; and a wood trellis may be added on top of the two-story bay elements, all as more specifically illustrated in the architectural rendering and site plan entitled Site Plan dated June 14, 1999, and entitled Building 1, 2 (Building 4 similar), Building 3, and Building 5 dated August 2, 1999, all prepared by Hirsch Assoc., LLC, 225 West Hubbard Street, Chicago, Illinois 60610, which is incorporated into this ordinance by this reference as though fully set forth herein.

Section 3: All provisions contained in the original ordinance which are inconsistent with the terms and provisions recited in this amending ordinance are repealed and the provisions of this amending ordinance shall be effective for the construction and development of the townhomes.

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

ATTEST:

Emily M. Connelley
City Clerk

James Carr
Mayor

Ayes:

Roll Call Vote:

Councilwoman Davenport
Councilman Eckhoff
Councilman Gresk
Mayor Carr
Councilwoman Johnson
Councilman Mork

Nays:

None

Absent:

Councilman Johnson

Motion Carried Unanimously

Passed: October 18, 1999

Published: October 19, 1999