

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

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to rezone certain real estate from the R-4 Residential zoning district to the R-5 Residential zoning district and for the issuance of a special use permit to allow the construction and use of a planned unit development consisting of 19 townhouses and the demolition of four existing structures (the application also includes a request to vacate the western half of that part of Summit Street adjacent to the property legally described in this ordinance) all on the property legally described herein within the city limits of Wheaton, Illinois, and commonly known as 303, 307, & 311 N. Blanchard Street and 1319 Avery Avenue.

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on November 28, 2006 to consider the zoning amendment and issuance of the special use permit; and the Board has recommended the zoning amendment and issuance of the special use permit;

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 Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, is amended by deleting the following-described property from the R-4 Residential District zoning classification and including it in the R-5 Residential District zoning classification with a Special Use Permit for a Planned Unit Development:

PARCEL 1:

THE NORTH 67 FEET OF THE SOUTH 201 FEET OF THE WEST 140 FEET OF BLOCK 2 IN JONATHON BLANCHARD'S SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 67 FEET OF THE SOUTH 134 FEET OF THE WEST 140 FEET OF BLOCK 2 IN JONATHON BLANCHARD'S SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738 IN DUPAGE COUNTY, ILLINOIS.

12007-035600

PARCEL 3:

THE SOUTH 67 FEET OF THE WEST HALF OF BLOCK 2 IN JONATHON BLANCHARD'S SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 67 FEET OF THE SOUTH 134 FEET OF THE EAST HALF OF BLOCK 2 IN JONATHON BLANCHARD'S SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 67 FEET OF THE EAST HALF OF BLOCK 2 IN JONATHON BLANCHARD'S SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 6:

THE WEST HALF OF SUMMIT STREET LYING EAST OF, AND ADJOINING THE SOUTH 134 FEET OF BLOCK 2 IN JONATHON BLANCHARD'S SUBDIVISION, IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1896 AS DOCUMENT 62738 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-119-017, 05-15-119-018, 05-15-119-019, 05-15-119-024,
05-15-119-025

This property is commonly known as 303, 307, & 311 N. Blanchard Street and 1319 Avery Avenue, Wheaton, IL 60187 ("subject property").

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a special use permit is hereby issued to allow for the construction and use of an 18 unit townhouse development, all on the subject property and in full compliance with the floor plans and building elevations entitled "Blanchard Court Townhomes," prepared by Airhart Construction, West Chicago, IL 60185; the site plan entitled "Blanchard Court – Site Plan" prepared by Jacob & Hefner Associates, P.C., Oak Brook Terrace, IL, 60181, dated February 1, 2007; and the landscape plan entitled "Blanchard Landscape Plan," prepared by Airhart Construction, West Chicago, IL, 60185, dated October 25, 2006, and in further compliance with

the following conditions, restrictions, and requirements:

1. This special use permit, and the conditions, restrictions, and requirements recited herein, shall be considered a declaration of restrictive covenants and shall be binding upon the subject property and its Owner(s), successors, assigns, and grantees; this ordinance shall be recorded in the Office of the Recorder of Deeds, Du Page County, Illinois, at the expense of the Owner.
2. The applicant shall submit a final engineering plan subject to the approval of the Director of Engineering.
3. The applicant shall submit a final landscape plan subject to the approval of the Director of Planning and Economic Development.
4. The vacation of the western half of Summit Street right of way lying east of and adjacent to 1319 Avery Avenue, Wheaton

Section 3: The demolition of the existing structures to be demolished shall be authorized by this Ordinance. Demolition of said structures, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a “neighbor meeting” at least 30 days prior to submitting an application for building demolition.

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.

James Carr

ATTEST:

Edgar M. Donnelley
City Clerk

R2007-035600

ROLL CALL VOTE:

Ayes: Councilman Mouhelis
Councilman Suess
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 5, 2007
Published: February 6, 2007



GOALS
SUBJECTIVE

BLANCHARD ST.

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Architectural site plan for a residential development. The plan shows property lines, contour lines (e.g., 748, 746, 744, 742, 740, 738, 736, 734, 732, 730, 728, 726, 724, 722, 720, 718, 716, 714, 712, 710, 708, 706, 704, 702, 700, 698, 696, 694, 692, 690, 688, 686, 684, 682, 680, 678, 676, 674, 672, 670, 668, 666, 664, 662, 660, 658, 656, 654, 652, 650, 648, 646, 644, 642, 640, 638, 636, 634, 632, 630, 628, 626, 624, 622, 620, 618, 616, 614, 612, 610, 608, 606, 604, 602, 600, 598, 596, 594, 592, 590, 588, 586, 584, 582, 580, 578, 576, 574, 572, 570, 568, 566, 564, 562, 560, 558, 556, 554, 552, 550, 548, 546, 544, 542, 540, 538, 536, 534, 532, 530, 528, 526, 524, 522, 520, 518, 516, 514, 512, 510, 508, 506, 504, 502, 500, 498, 496, 494, 492, 490, 488, 486, 484, 482, 480, 478, 476, 474, 472, 470, 468, 466, 464, 462, 460, 458, 456, 454, 452, 450, 448, 446, 444, 442, 440, 438, 436, 434, 432, 430, 428, 426, 424, 422, 420, 418, 416, 414, 412, 410, 408, 406, 404, 402, 400, 398, 396, 394, 392, 390, 388, 386, 384, 382, 380, 378, 376, 374, 372, 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PLANT MATERIAL LIST

NOTE: PROVIDE 70 CU. YD. HARDWOOD MULCH TO PLANTING BEDS

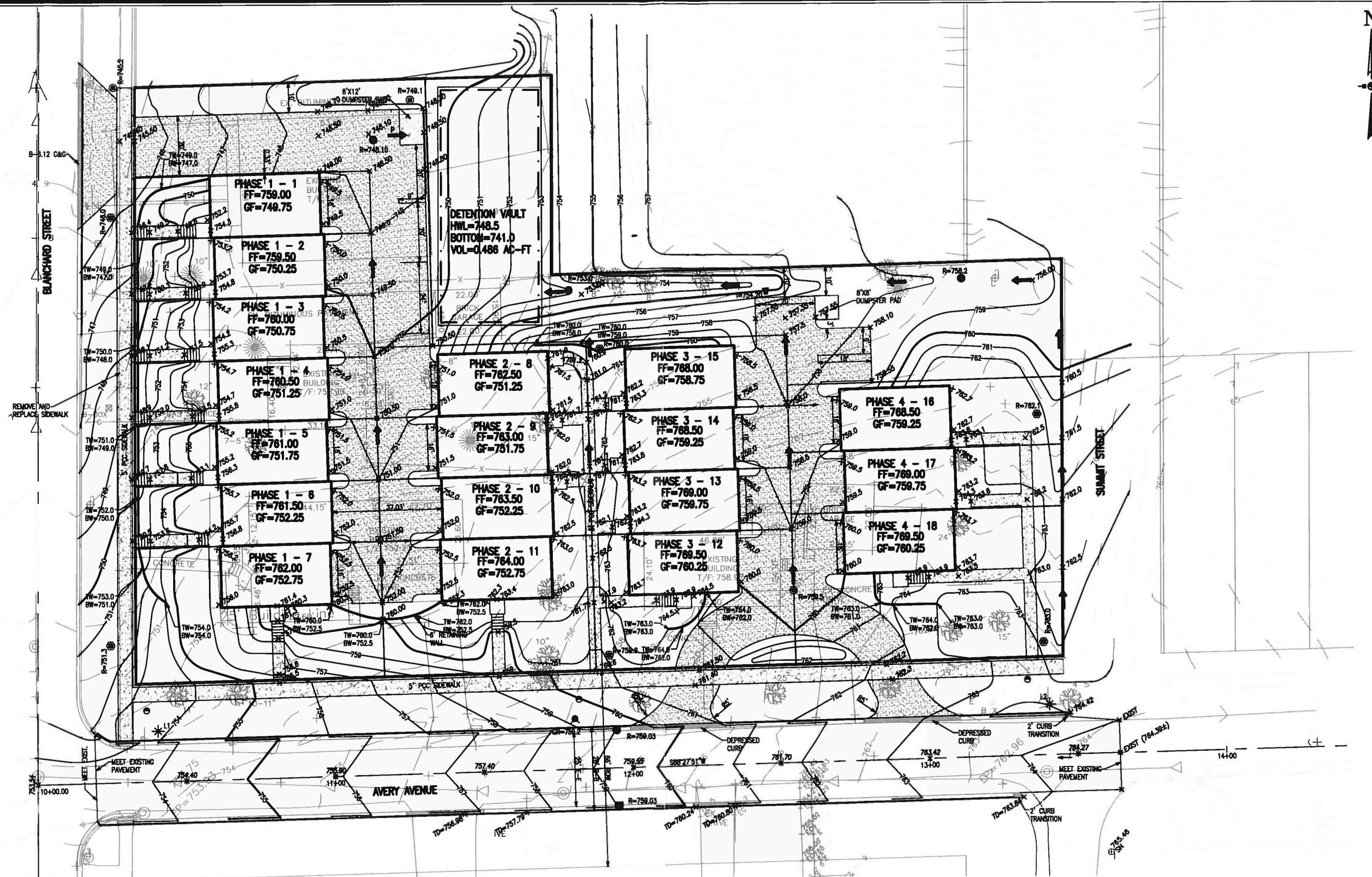


Blanchard Landscape Plan

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AIRHART CONSTRUCTION
GENERAL CONTRACTORS
1555 BROADRIDGE RD.
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1. *What is the name of the author?*



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