

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.

R2007-035600

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:

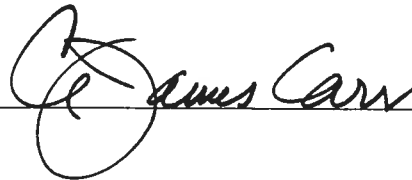
1. This special use permit, and the conditions, restrictions, and requirements recited herein, shall be considered a declaration of restrictive covenants and shall be binding upon the subject property and its Owner(s), successors, assigns, and grantees; this ordinance shall be recorded in the Office 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.

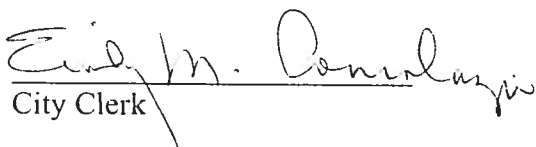
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

Mayor



ATTEST:


City Clerk

ROLL CALL VOTE:

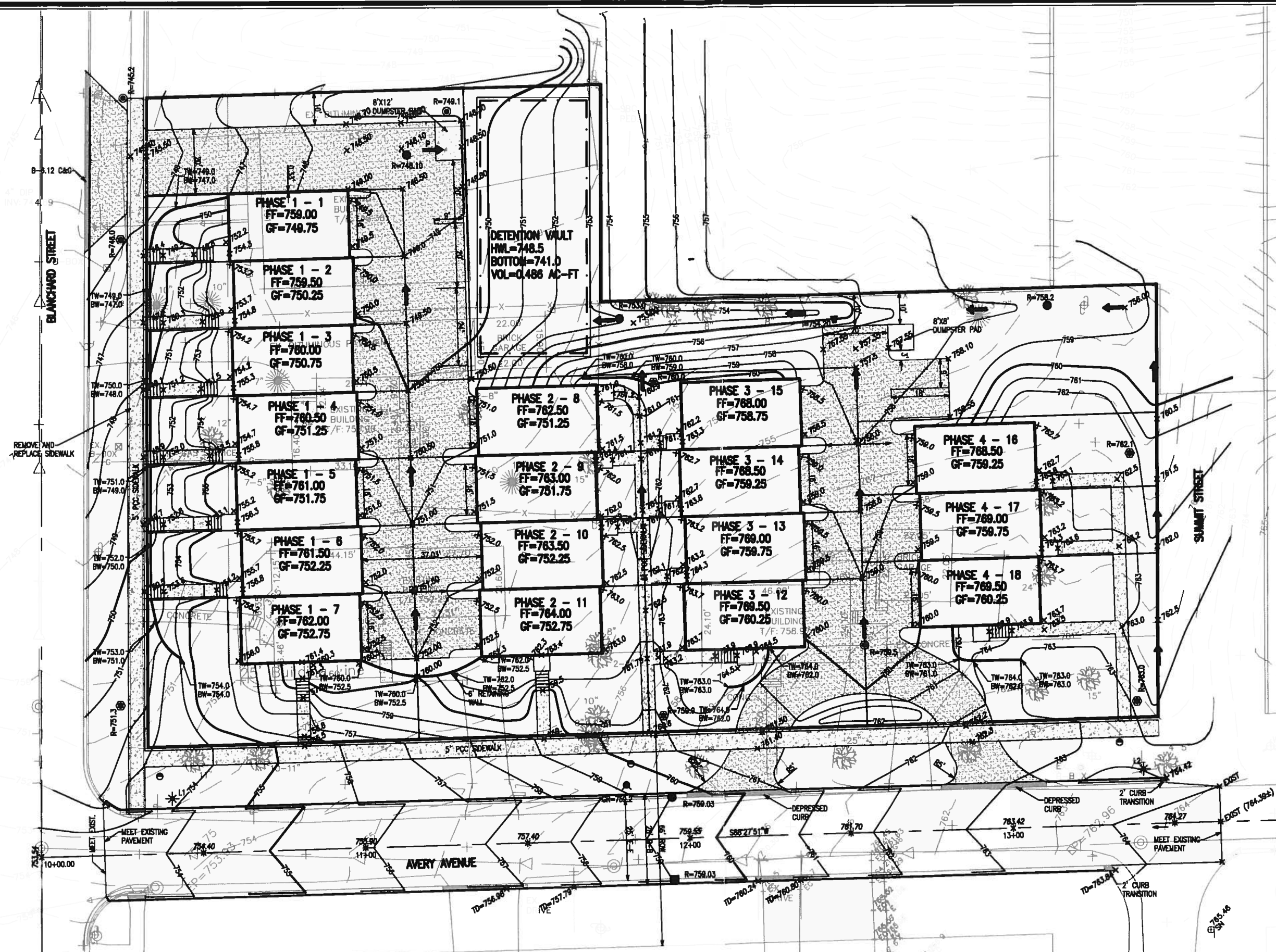
Ayes: Councilman Mouhelis
Councilman Suess
Councilman Bolds
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilman Levine

Nays: None

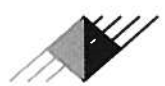
Absent: None

Motion Carried Unanimously

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

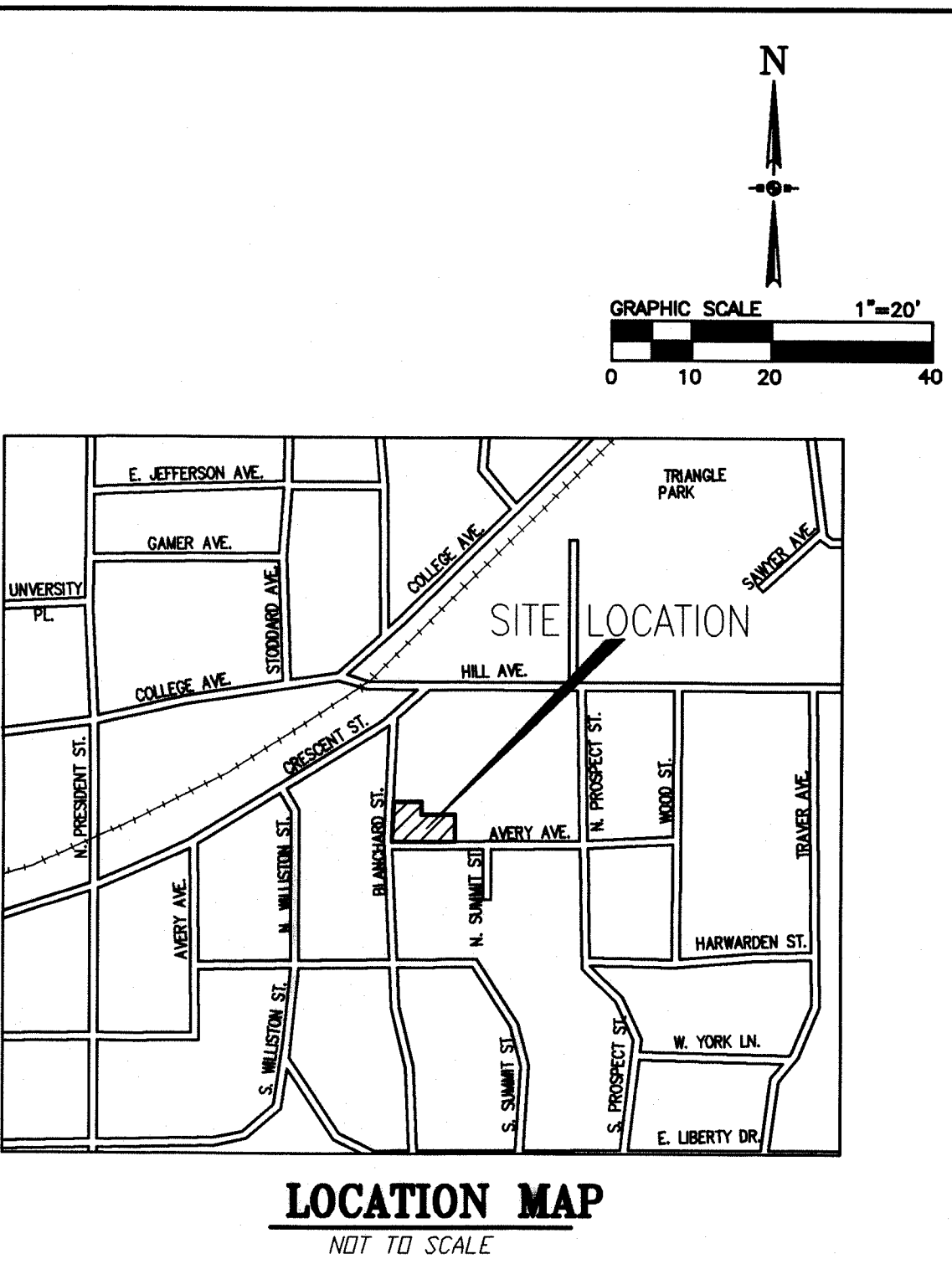
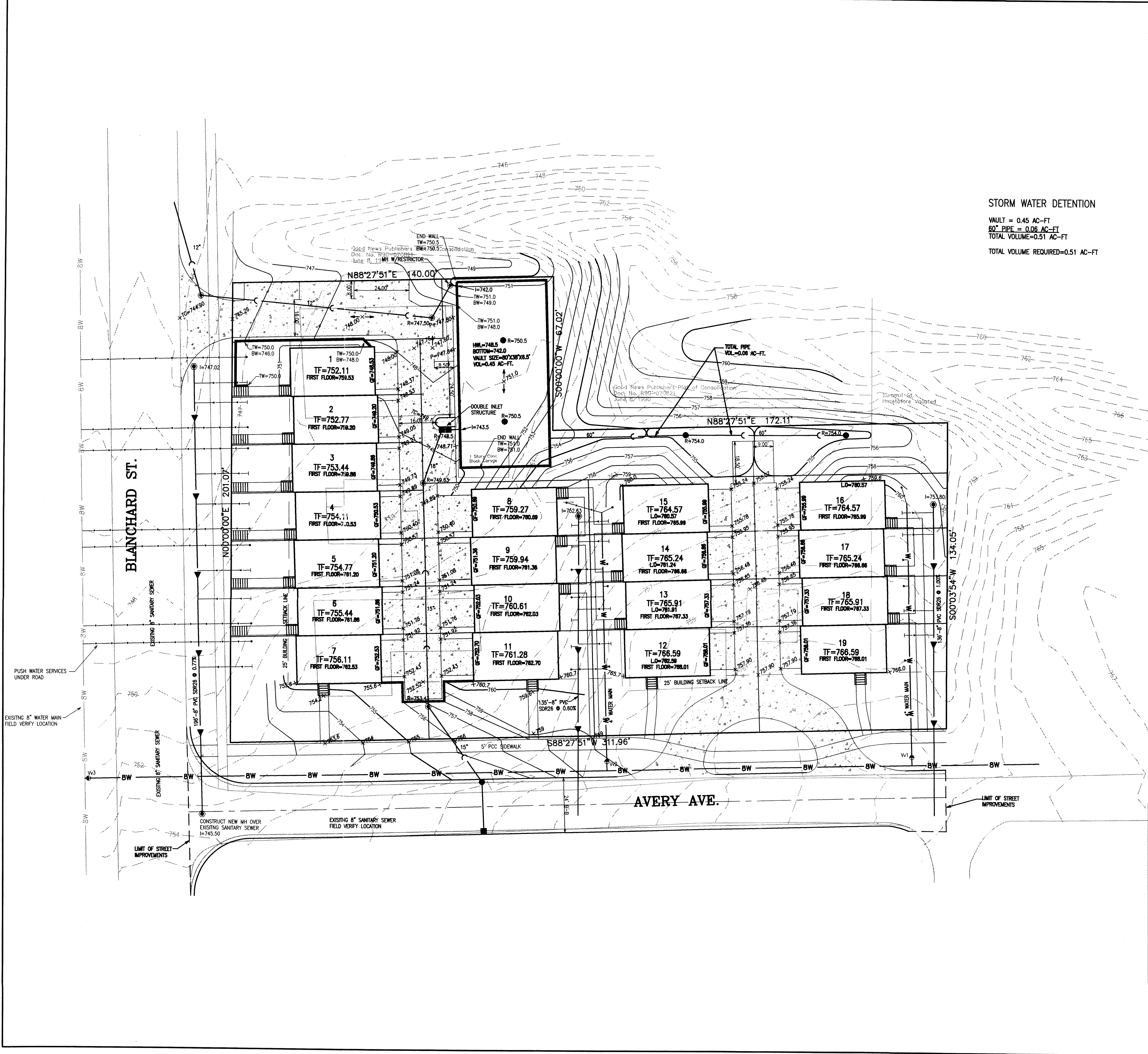


BLANCHARD COURT - SITE PLAN



JACOB & HEFNER ASSOCIATES, P.C.
ENGINEERS • SURVEYORS
1901 S. MYERS ROAD, SUITE 250
OAKBROOK TERRACE, ILLINOIS 60181
PHONE: (630) 688-4800
FAX: (630) 688-6901

DATE: 01/28/07



- GENERAL NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE CITY OF WHEATON.
 2. ALL SANITARY SEWERS SHALL BE PVC PIPE, ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
 3. ALL WATER MAIN TO BE DUCTILE IRON PIPE, PRESSURE CLASS 350.
 4. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 5. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 6. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
 7. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED.

LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	FIRST-OF-ITS-KIND	
	CONTROL	
	SPOT GRADE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	GATE VALVE W/BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	PROPOSED STREET LIGHT W/FIXTURE	
	OVERHEAD DIRECTION	
	CLUB	
	SALT FENCE	
	EXISTING POWER POLE LIMITED	
	ROAD SIGN	
	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	TREE	
	TOP OF FOUNDATION	
	TOP OF CURB	
	TOP OF RETAINING WALL	
	RIM	
	HIGH/NORMAL WATER LEVEL	
	TRANSFORMER	

PRELIMINARY ENGINEERING

JACOB & HEFNER ASSOCIATES, P.C.
ENGINEERS - SURVEYORS
500 EAST ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS 60185
PHONE: (630) 293-3000
FAX: (630) 293-3021

BLANCHARD COURT
WHEATON, ILLINOIS

16NOV08
Original Plan Date
Description
No

AIRHART CONSTRUCTION
500 EAST ROOSEVELT ROAD
WEST CHICAGO, ILLINOIS 60185
Phone: (630) 293-3000
Fax: (630) 293-3021

D941

1 OF 1

