

## ORDINANCE NO. F-1312

### AN ORDINANCE AMENDING ORDINANCE 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**, 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 303, 307 & 311 N. Blanchard Street and 1319 Avery Avenue, Wheaton, Illinois; and

**WHEREAS**, following the enactment of the Original Ordinance, an application has been made to amend 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 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.

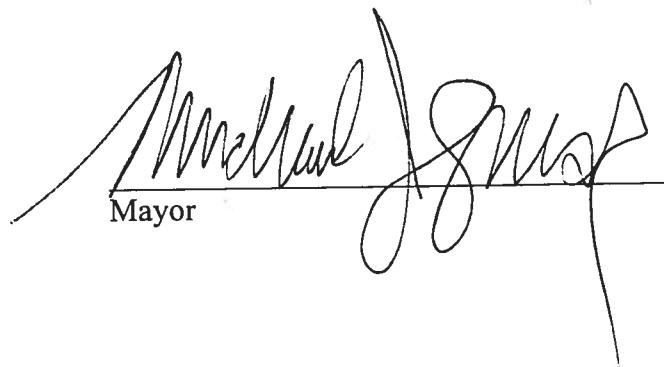
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** An amendment to the Original Ordinance is hereby granted 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 in substantial compliance with the plans entitled "*Blanchard Court 18 Lot Modified Plan*" dated November 8, 2007, prepared by Jacob & Hefner Associates, P.C., Oak Brook Terrace, Il.

**Section 2:** In all other respects, the terms and provisions of the original 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.

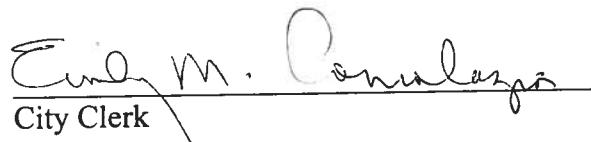
**Section 4:** This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk

Mayor

ATTEST:



Cindy M. Comulazza

City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis  
Councilman Prendiville  
Councilman Suess  
Councilman Johnson  
Councilman Levine  
Mayor Gresk

Nays: None

Absent: Councilwoman Corry

Motion Carried Unanimously

Passed: November 19, 2007  
Published: November 20, 2007

R 2008-032494  
f 2007-218702

# EXHIBIT A

## 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.

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~~R 2007-218707~~

# EXHIBIT A

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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").

R2008-032494

R2007-218702