

## ORDINANCE NO. F-1495

### AN ORDINANCE AMENDING VARIOUS PLANS AS THEY PERTAIN TO THE TOWNHOME PORTION 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, the developer is seeking to amend the PUD Site Plan, Landscape Plan, Architectural Plans, and Engineering Plans as they pertain to Phases 3, 4, and 5 of the townhome portion of the project.

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 following plans as they pertain to Phases 3, 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-1121:

1. Site Plan entitled "Courthouse Square Townhomes" prepared by Antunovich Associates, Chicago, Illinois, dated December 17, 2009.
2. Landscape Plan entitled "Resubdivision Landscape Plan" prepared by Antunovich Associates, Chicago, Illinois, dated December 17, 2009, with last revision date of January 18, 2010.
3. Building Elevation Plan "Courthouse Square Townhomes" prepared by Antunovich Associates, Chicago, Illinois, dated December 14, 2009.

Approval of this amendment is further conditioned upon the condition that the south and west elevations of the ComEd substation be screened with a brick wall to match the existing north and east elevations of the substation enclosure.

Section 3: This ordinance shall become effective after its passage, approval and publication in pamphlet form in the manner described by law.



Michael J. Gresk

Mayor

ATTEST:



Emil M. Consalvo

City Clerk

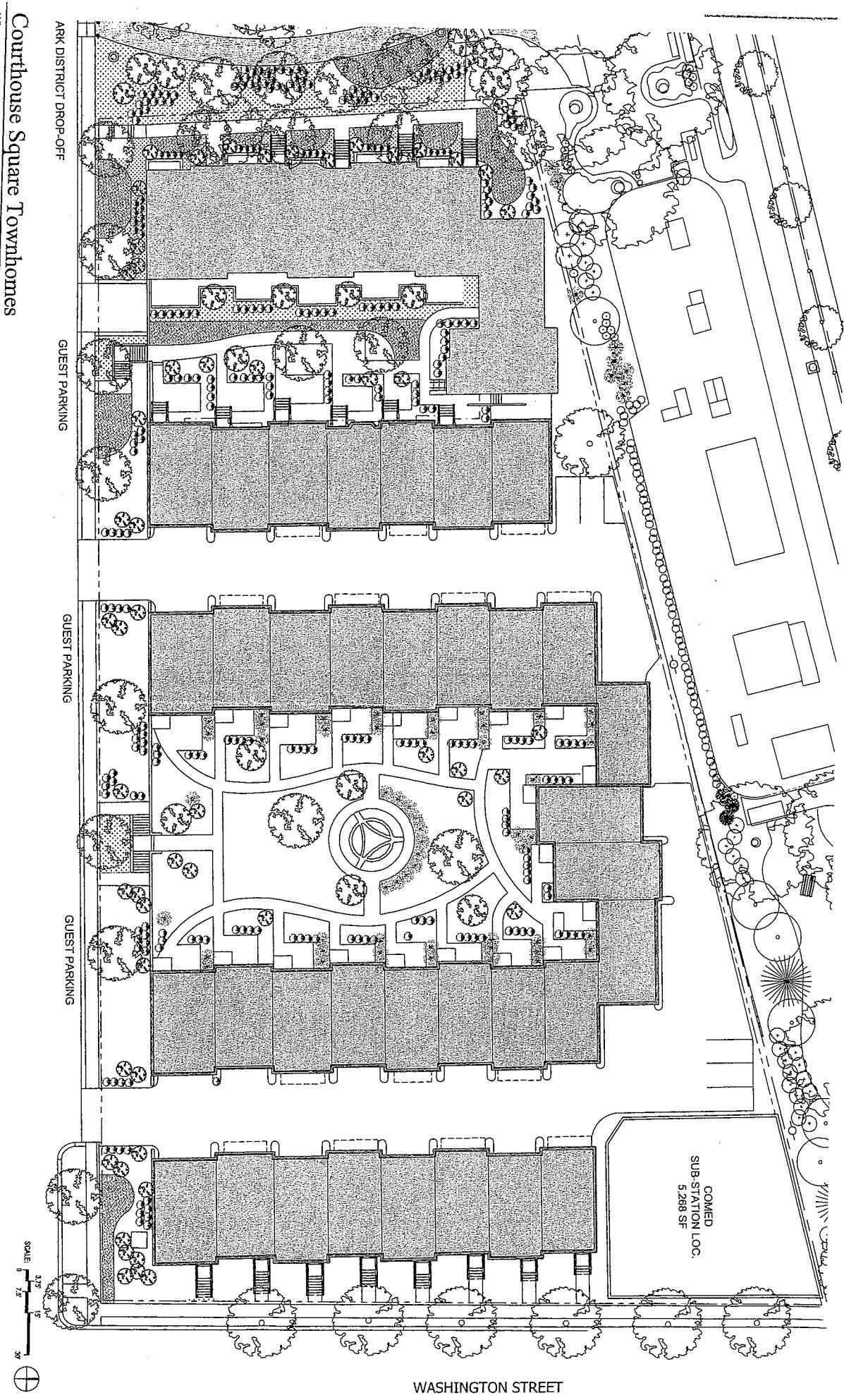
Roll Call Vote:  
Ayes: Councilman Prendiville  
Councilman Scalzo  
Councilman Suess  
Councilwoman Corry  
Councilman Levine  
Councilman Mouhelis  
Mayor Gresk

Nays: None

Absent: None

Motion Carried Unanimously.

Passed: June 7, 2010  
Published: June 8, 2010



## Courthouse Square Townhomes

Wheaton, Illinois

ARK DISTRICT DROP-OFF

GUEST PARKING

GUEST PARKING

GUEST PARKING

WASHINGTON STREET

COMED  
SUB-STATION LOC.  
5,268 SF

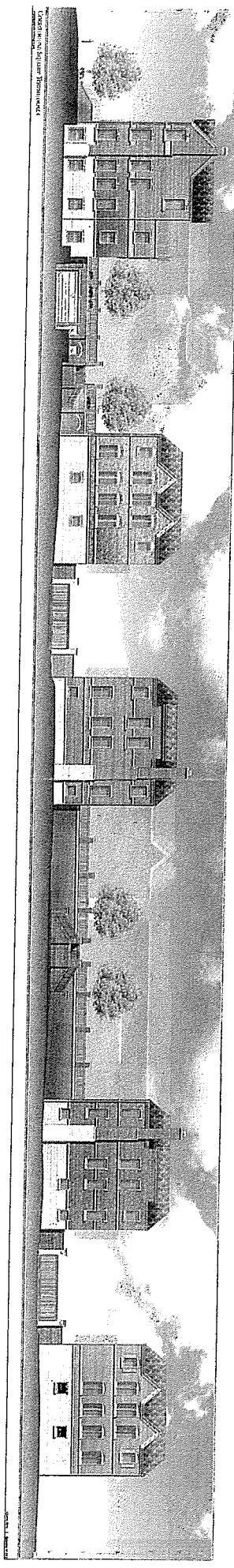
SCALE:  
0 15 30 45 60

Site Plan

Architectural Services - Antea - 1221 North Michigan Avenue, Chicago, IL 60610 | Phone: 312.266.1128 Fax: 312.266.1123

Courthouse Land Development, LLC | 500 E. Russell Rd., West Chicago, IL 60185 | Phone: 331.203.2007 Fax: 331.203.2021

12.17.2009





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