

**ORDINANCE NO. F-1536**

**AN ORDINANCE AMENDING ORDINANCES F-1251 AND F-1312, "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 301, 305, 309, 317, 321, and 321 N. Blanchard Street and 1311, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1331, 1335, 1337, and 1339 Avery Avenue, Wheaton, Illinois; and

**WHEREAS**, on November 19, 2007, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. F-1312, "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" ("Amended Ordinance"), which amended 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

**WHEREAS**, following the enactment of the Original and Amended Ordinance, an application has been made to further amend the revised landscaping plan, elevation, and floor plans referenced in Ordinance No. F-1312 in an effort to improve the marketability of the development by the addition of front porches on the townhomes which front on Blanchard Street, removal of the side entries on the south facing units and construction of wraparound porches to improve the residential appearance of the buildings when viewed from the south, and the modification of the architectural design of the buildings from contemporary to traditional; 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.

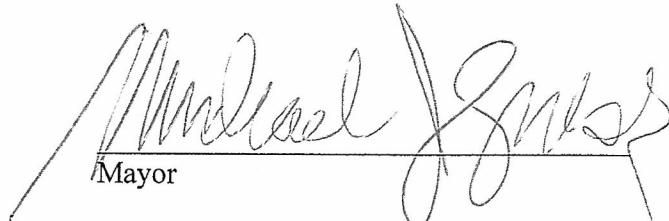
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

**Section 1:** An amendment to the Original and Amended Ordinance is hereby granted to accommodate the addition of front porches on the townhomes which front on Blanchard Street, removal of the side entries on the south facing units and construction of wraparound porches to improve the residential appearance of the buildings when viewed from the south, and the modification of the architectural design of the buildings from contemporary to traditional in substantial compliance with the plans entitled "*Phase 1 Elevations and Floor Plans*", prepared by *Airhart Construction, West Chicago, IL*, sheets 1-4, dated December 8, 2010 and "*Landscaping Plan*", prepared by *Airhart Construction, West Chicago, IL*, dated December 3, 2010.

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.

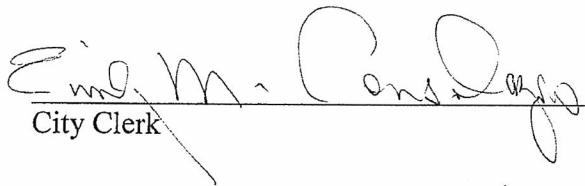
Section 4: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk

Mayor

ATTEST:



Emily Corry

City Clerk

Ayes:

Roll Call Vote

Councilman Suess  
Councilwoman Corry  
Councilman Mouhelis  
Mayor Gresk  
Councilman Prendiville  
Councilman Scalzo

Nays: None

Absent: Councilman Levine

Motion Carried Unanimously

Passed: January 18, 2011  
Published: January 19, 2011

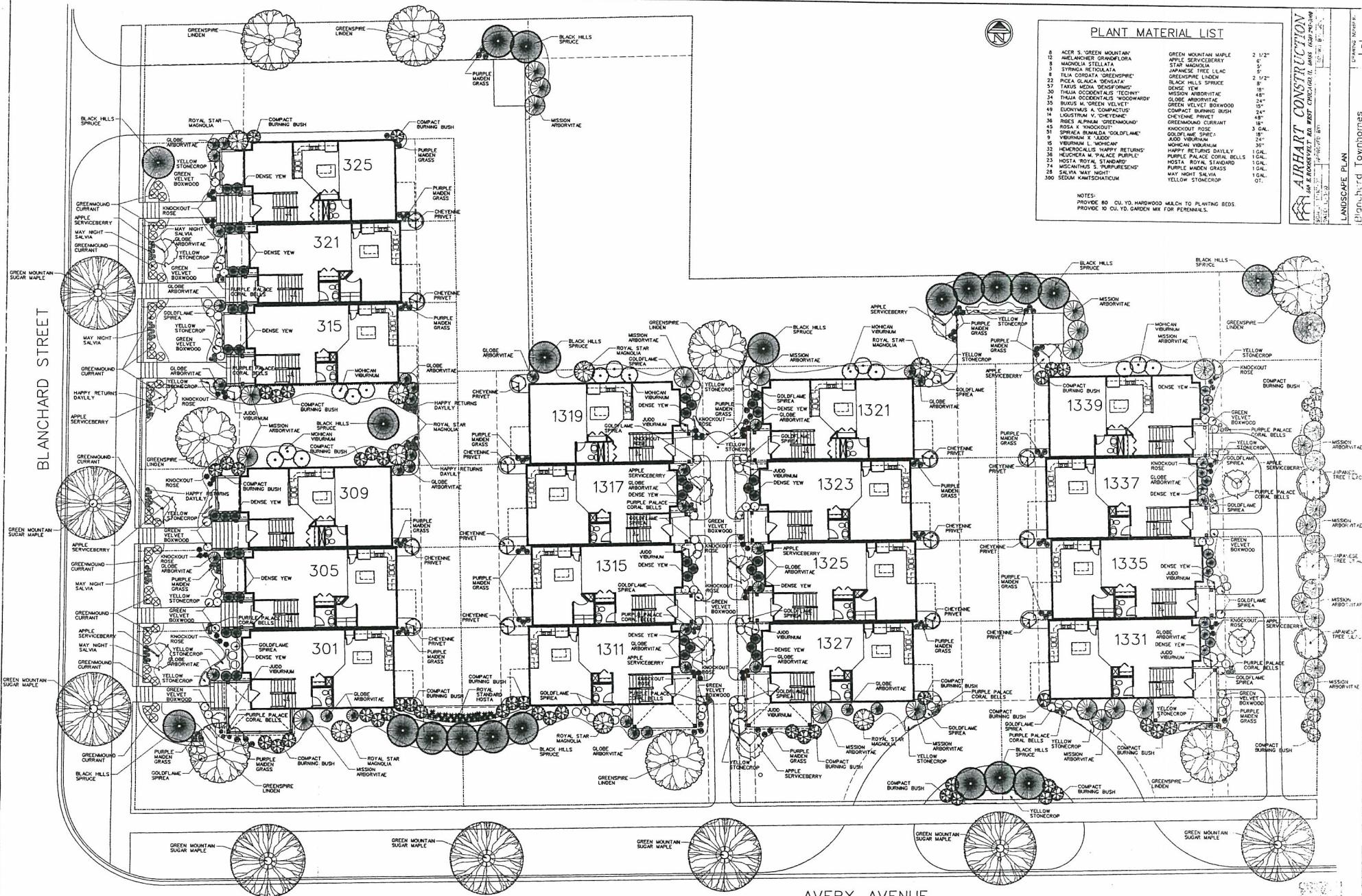
EXHIBIT "A"

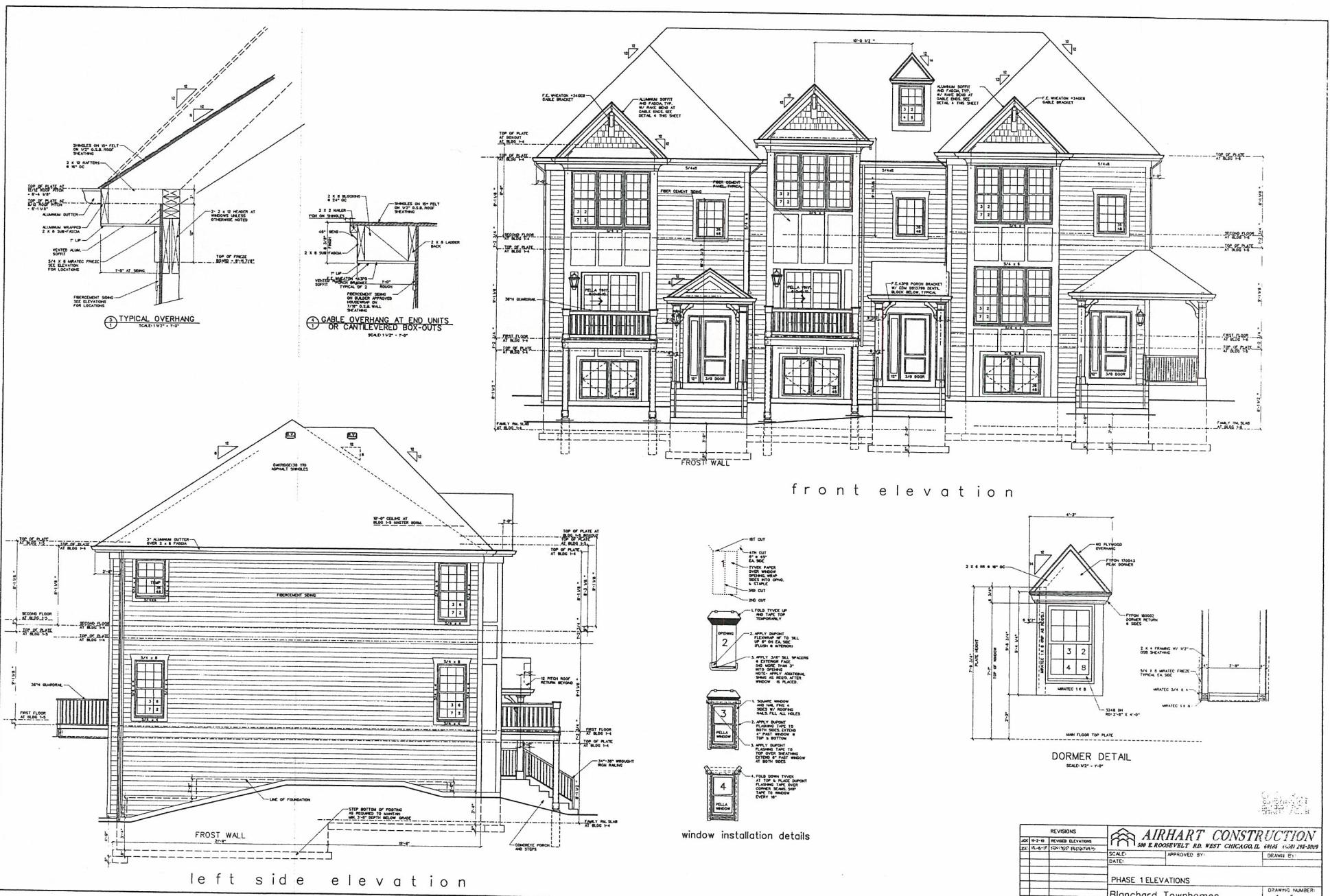
Legal description:

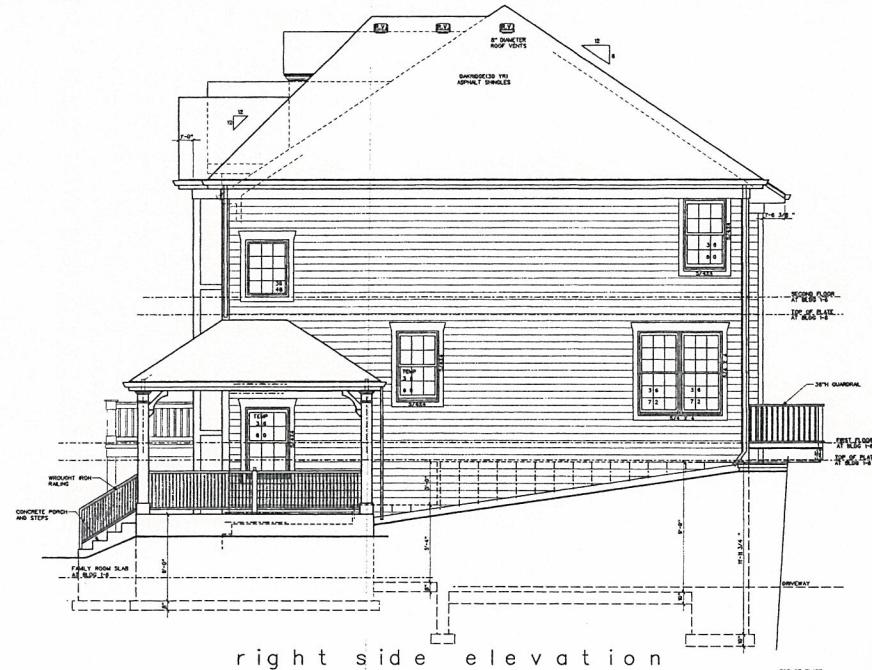
LOTS 1 THROUGH 20 IN BLANCHARD COURT, BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 1, 2007 AS DOCUMENT NO. 2007-143239, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-15-119-017, 018, 019, 024, & 025

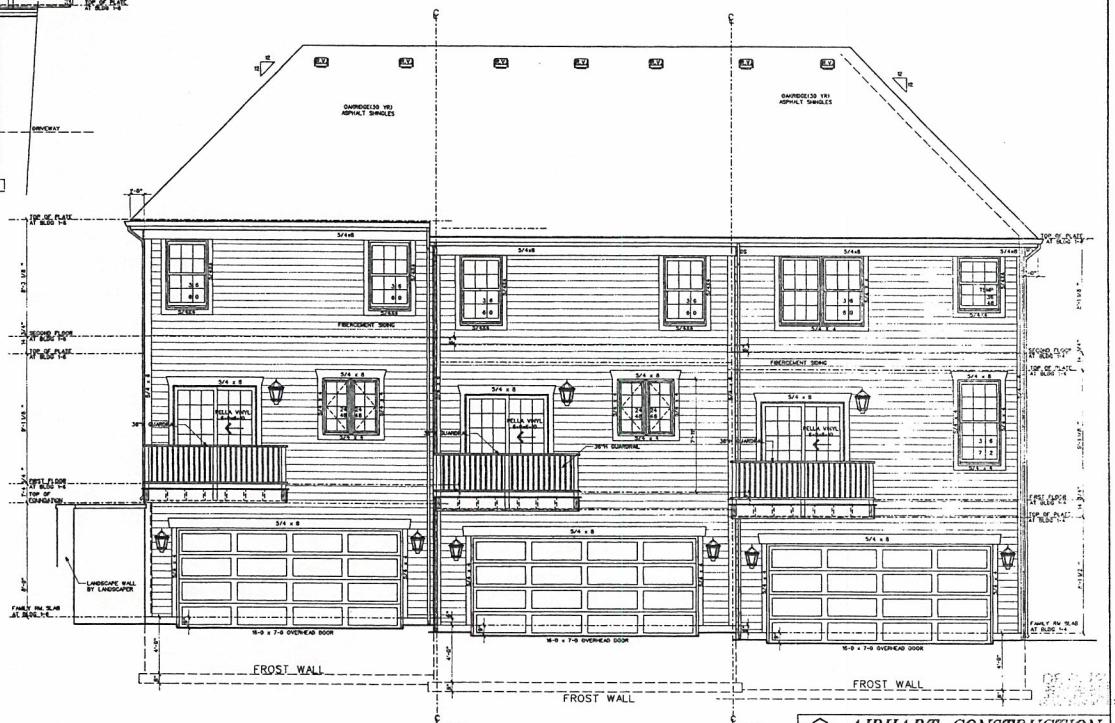
Addresses: 301, 305, 309, 317, 321, and 321 N. Blanchard Street and 1311, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1331, 1335, 1337, and 1339 Avery Avenue, Wheaton, Illinois







right side elevation



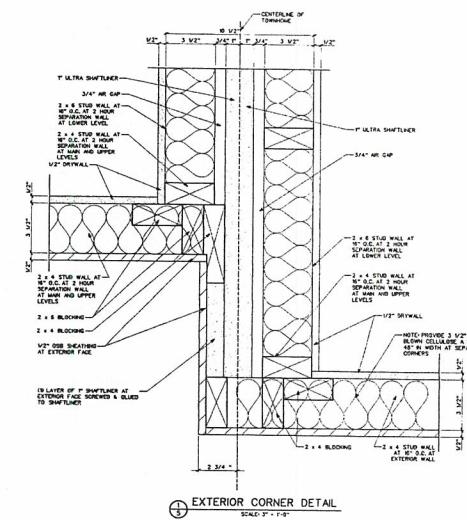
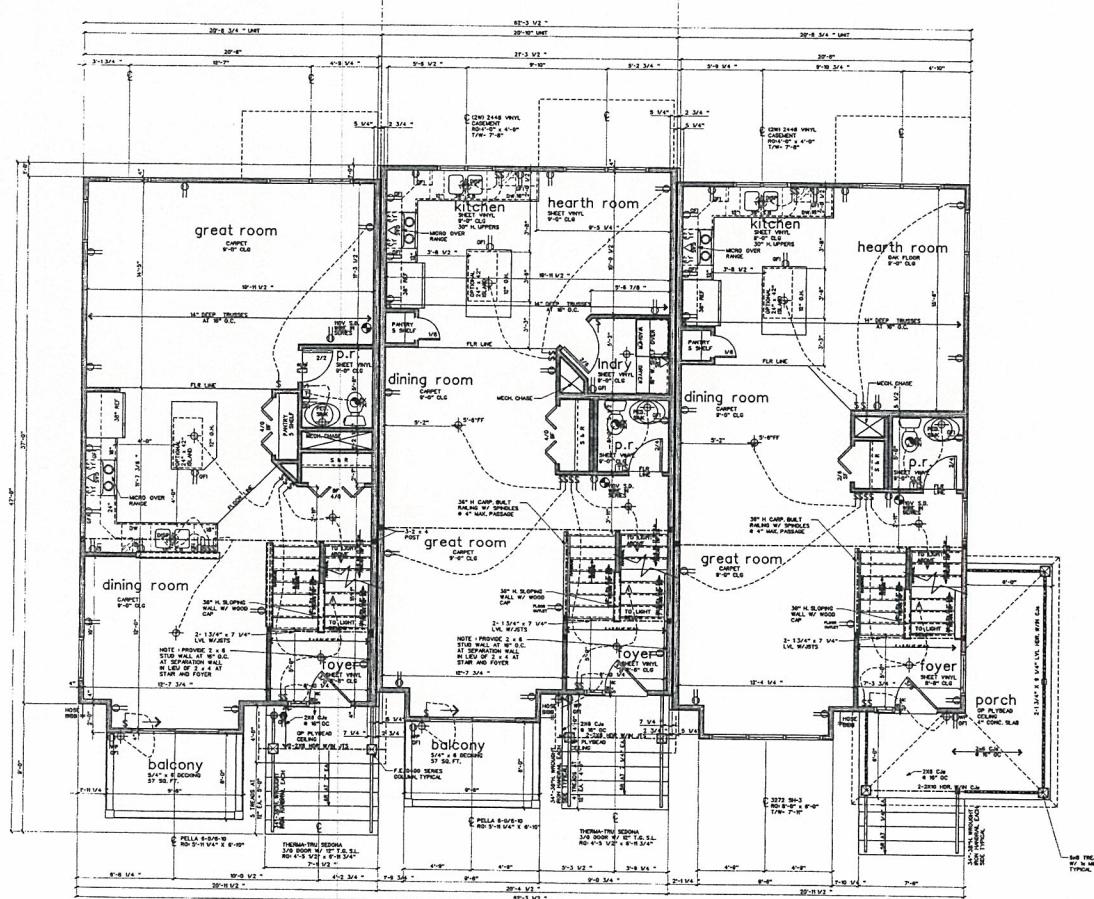
rear elevation

STEP BOTTOM OF FOOTING  
AS REQUIRED TO MANTAIN  
MIN. 3'-6" DEPTH BELOW GRADE

 AIRHART CONSTRUCTION  
3900 E ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 250-2000  
SCALE: \_\_\_\_\_  
DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
PHASE 1 ELEVATIONS  
Blanchard Townhomes

DRAWING NUMBER:  
2 ci



WASTE/VENT

1. ALL SANITARY VENTS AND VENT LINES SHALL BE COPPER OR COPPER PVC IN ACCORDANCE WITH PERMITTING. LEAD-CONTAINING PVC IS ALLOWED FOR PLUMBING PIPING.

2. SEWAGE PIPING ACCORDING TO ILLINOIS STATE BUILDING CODE.

3. SANITARY DUMP TO HAVE AIR TIGHT COVER.

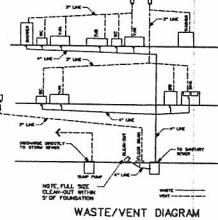
4. ALL DRAINS AND VENTS SHALL BE IN ACCORDANCE WITH GOVERNING CODES.

5. SANITARY DRAINS TO HAVE 4" VTR AND 2" TO 4" DRAINS AT 2' VTR.

6. PROVIDE TRAPS AT ALL FIXTURES ACCORDING TO STATE PLUMBING CODES.

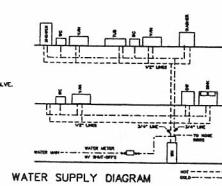
NOTE: FULL SET OF PLUMBING DRAWS ARE ON THE 9' OF FOUNDATION.

VENT LINE  
SANITARY WASTE LINE



WATER SUPPLY

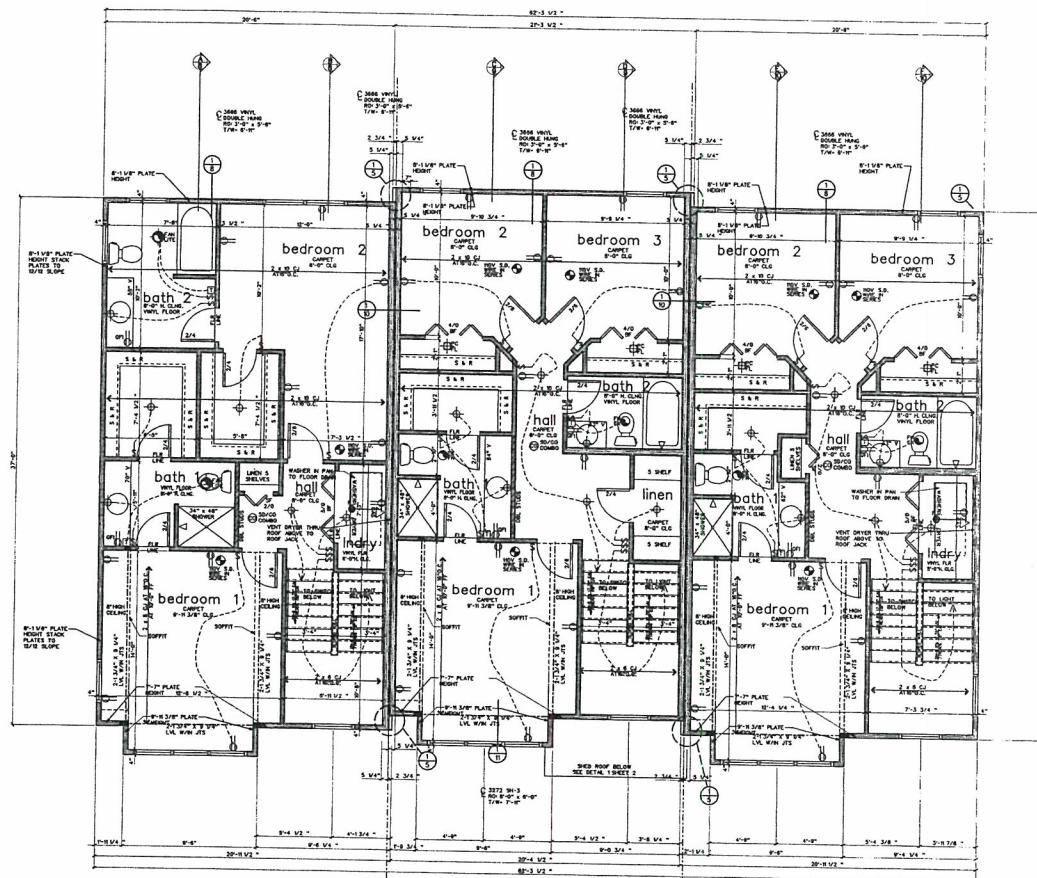
NOTE: 1. ALL WATER SUPPLY LINES SHALL BE COPPER OR COPPER PVC.  
2. 1/2" DIA. COPPER TUBING.  
3. 1/2" BRANCHES, 20' OF LENGTH MAXIMUM.  
4. 1/2" COPPER TUBING FOR VENT AND DRAINS.  
5. WATER HEATER TO HAVE PRESSURE RELIEF VALVE.



AIRHART CONSTRUCTION  
300 E. ROOSEVELT RD. WEST CHICAGO, ILLINOIS 60185-2800  
SCALE: 1'-0" APPROVED BY: DRAWN BY:  
DATE: PHASE 1 MAIN FLOOR PLAN

Blanchard Townhomes

DRAWN NUMBER:  
3 of



UPPER LEVEL

 <b>AIRHART CONSTRUCTION</b> 600 E ROOSEVELT RD WEST CHICAGO, IL 60185 (708) 351-5500	
SCALE: 1/4" = 1'-0"	APPROVED BY:
DATE:	DRAWN BY:
PHASE 1 UPPER FLOOR PLAN	
Blanchard Townhomes	
DRAWING NUMBER 4 of 9	