

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.


Mayor

ATTEST:


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

5
1

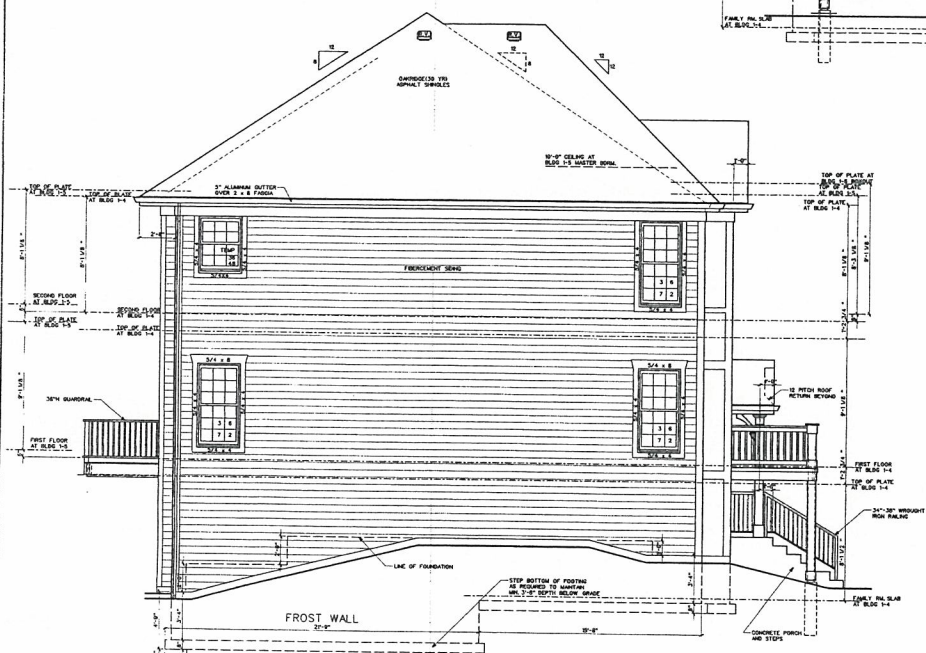
TYPICAL OVERHANG

SCALE: 1/4" = 1'-0"

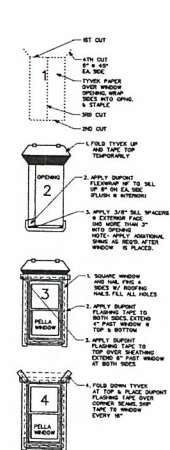
④ GABLE OVERHANG AT END UNITS



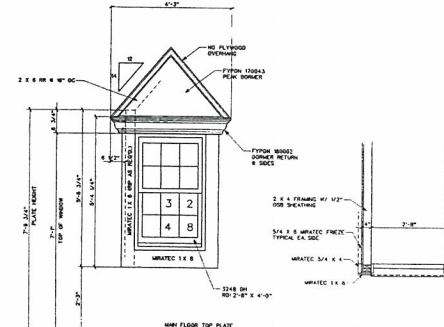
front elevation



left side elevation

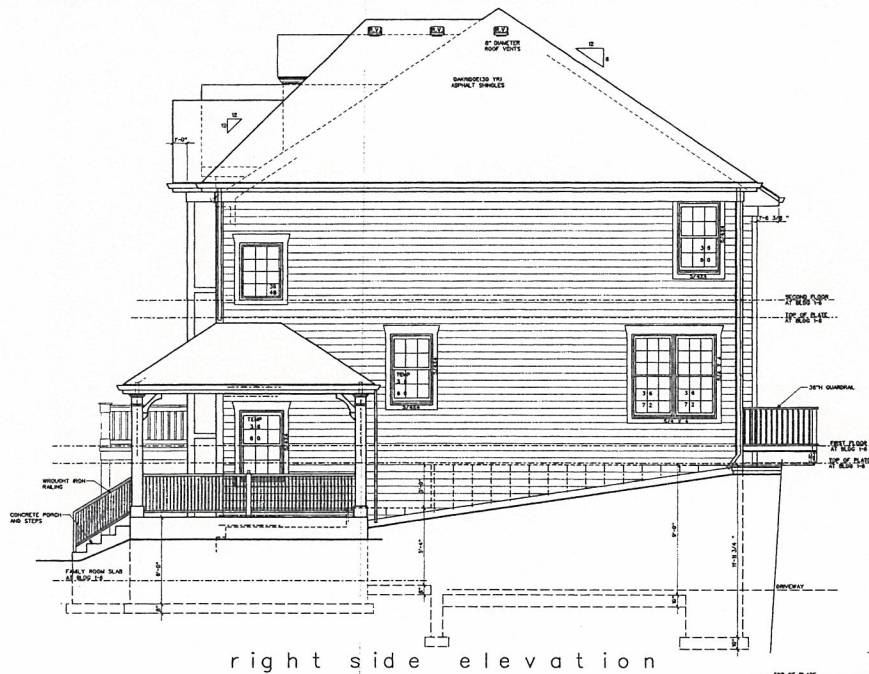


window installation details



DORMER DETAIL
SCALE: 1/2" = 1'-0"

REVISIONS NO. 1-10 REVISION DESCRIPTION DATE		 AIRHART CONSTRUCTION 501 E. ROOSEVELT RD. WEST CHICAGO, IL 60641 (708) 292-3000	
NO. 11-10 REVISION DESCRIPTION DATE		SCALE: _____ DATE: _____	APPROVED BY: _____ DRAWN BY: _____
PHASE 1 ELEVATIONS			
Blanchard Townhomes			DRAWING NUMBER: 1 cf



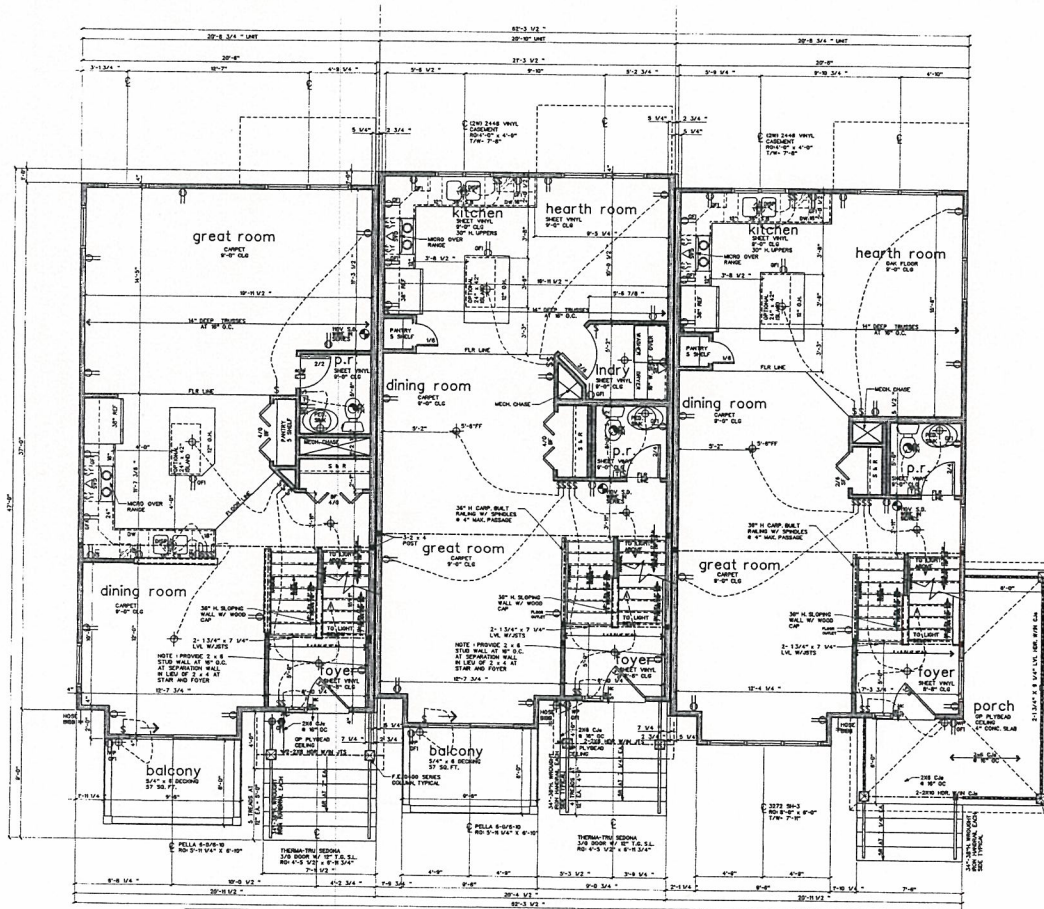
right side elevation



rear elevation

STEP BOTTOM OF FOOTING
AS REQUIRED TO MAINTAIN
MIN. 3'-0" DEPTH BELOW GRADE

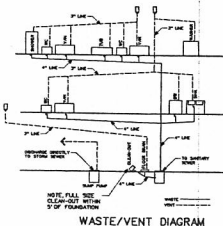
 AIRHART CONSTRUCTION 300 E. ROOSEVELT RD. WEST CHICAGO, IL 60631 (631) 285-2000		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		
PHASE 1 ELEVATIONS		
Blanchard Townhomes		DRAWING NUMBER: 2 of



MAIN LEVEL

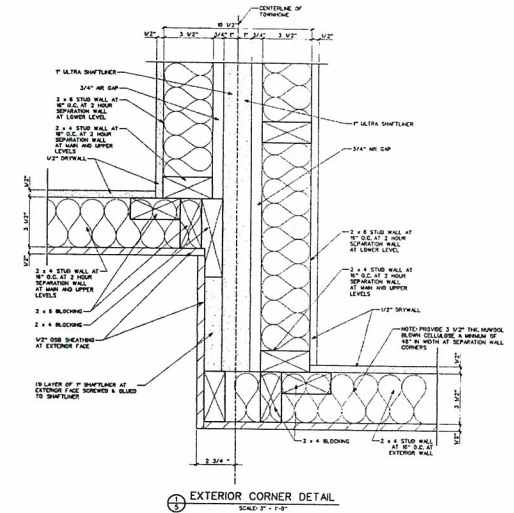
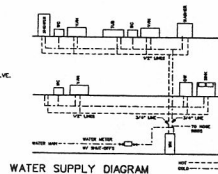
WASTE/VENT

1. ALL SANITARY WASTE AND VENT LINES SHALL BE CAST IRON OR CORROSION PROOF IN ACCORDANCE WITH THE LATEST P.C. & A. ALLOWED FOR PERMANENT DRAIN SHAP PROVISIONS.
2. SEE P.F. 100 FOR ELEVATION STATE PLANNING CODES.
3. SANITARY DRAIN TO HAVE AIR TIGHT COVER.
4. INSTALLATIONS TO BE IN ACCORDANCE WITH CITY/STATE CODES.
5. PROVIDE 4" TO 5" AIRSPACE AT 4" V.T. AND 6" TO 8" AIRSPACE AT 3" V.T.
6. PROVIDE TRAPS AT ALL ENTRANCES ACCORDING TO STATE PLANNING CODES.

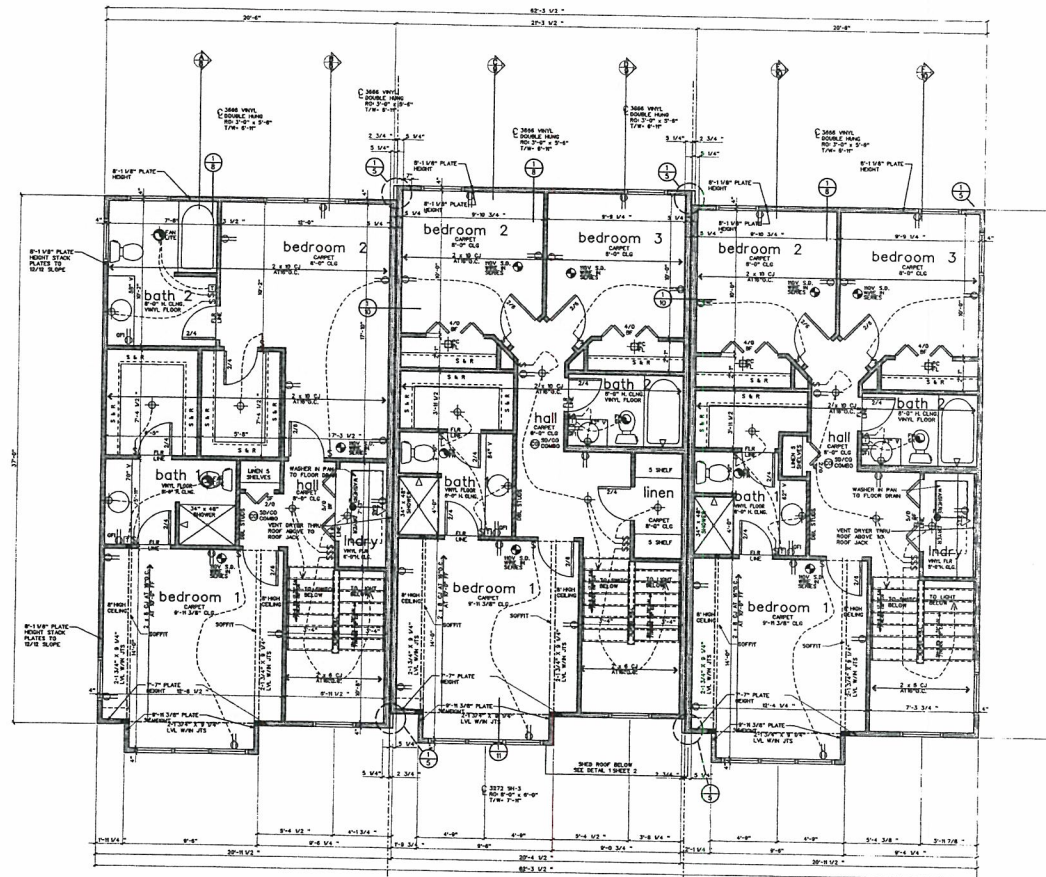


WATER SUPPLY

1. ALL WATER SUPPLY LINES SHALL BE COPPER AND "P" LINED.
2. TO FIRST FLOORING.
3. ALL BRANCHES 30" O.D. LENGTH MAXIMUM.
4. PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
5. WATER HEATER TO HAVE PRESSURE RELIEF VALVE.



AIRHART CONSTRUCTION 300 E. ROOSEVELT RD. WEST CHICAGO, IL 60618 (412) 212-2000		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:		
PHASE 1 MAIN FLOOR PLAN Blanchard Townhomes		
DRAWN NUMBER:		3 of 3



UPPER LEVEL

AIRHART CONSTRUCTION 400 E. ROOSEVELT RD. WEST CHICAGO, IL 60601 (773) 515-8800		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:		
PHASE 1 UPPER FLOOR PLAN Blanchard Townhomes		
DRAWING NUMBER		4 of 4