

## **ORDINANCE NO. F-1770**

### **AN ORDINANCE AMENDING ORDINANCES F-1251, F-1312, F-1536 AND F-1625, “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 enacted City Ordinance No. F-1312, “AN ORDINANCE AMENDING ORDINANCES 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” (“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**, on January 18, 2011, the City enacted City 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” (“Second Amended Ordinance”), which further amended the landscaping plan, elevation, and floor plans referenced in Ordinance Nos. F-1251 and 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

**WHEREAS**, on February 6, 2012, the City enacted City Ordinance No. F-1625, “AN ORDINANCE AMENDING ORDINANCES F-1251, F-1312, and F-1536 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” (“Third Amended Ordinance”), which further amended the landscaping plan, elevation, and floor plans referenced in Ordinance Nos. F-1251, F-1312, and F-1536 by constructing detached townhomes in lieu of attached townhomes; thereby reducing the density of the project by four units; and

**WHEREAS**, following the enactment of the Original, Amended, Second, and Third Amended Ordinance, an application has been made to further amend the Planned Unit Development by modifying the available architectural elevations to include a greater variety of exterior styles ranging from traditional to modern; 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.

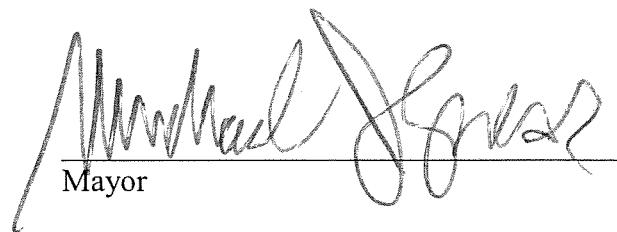
**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original, Amended, Second, and Third Amended Ordinance is hereby granted to modify the available architectural elevations to include a greater variety of exterior styles ranging from traditional to modern in substantial compliance with the letter and exhibits from Airhart Construction dated December 17, 2013, attached hereto as Exhibit "B".

Section 2: In all other respects, the terms and provisions of the Original, Amended, Second, and Third Amended 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

Roll Call Vote

Ayes:

Councilwoman Pacino Sanguinetti  
Councilman Scalzo  
Councilman Suess  
Councilman Prendiville  
Councilman Rutledge  
Councilman Saline  
Mayor Gresk

Nays:           None

Absent:       None

Motion Carried Unanimously

Passed:       March 3, 2014  
Published:     March 4, 2014

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

EXHIBIT "B"

# AIRHART CONSTRUCTION

*"Building a better tomorrow"*

Jim Kozik  
The City of Wheaton  
303 W. Wesley  
Wheaton, IL 60187

Tuesday, December 17, 2013

RE: College Station varied home elevations

Dear Jim:

Thank you for meeting to discuss the home designs at College Station. Per our discussion, as a custom builder we find it important to continue working on designs that will meet our customer's needs and evolving tastes. As a PUD, College Station includes in the ordinance a description of some exterior design characteristics. We have been working on new designs and find it necessary to request an amendment to the PUD agreement for College Station.

#### Amendment Request

On behalf of Airhart Construction, a request is made to amend the Original and Amended Ordinances in regards to the architectural elevation to include a variety of exterior styles including traditional to modern designs.

#### Zoning Considerations

- 1) No Changes in Zoning classification
- 2) No increase in density

#### Engineering:

No design changes required.

#### Conclusion:

By allowing this amendment, Airhart will have the ability to adjust the exterior designs to better meet the needs of the local real estate market and provide more choice for exterior elevations to diversify the look of the neighborhood. The "in-town urban" and "rail development" location of College Station and the site plan layout is an ideal setting for a mix of traditional to modern designs.

Along with this letter we have included key support materials noted below.

- Representative sample of custom architectural elevations

I believe we have included all of the relevant materials needed for your review. If there is any additional information or support material you would like, please feel free to contact me at (630) 293-3000 ext. 145.

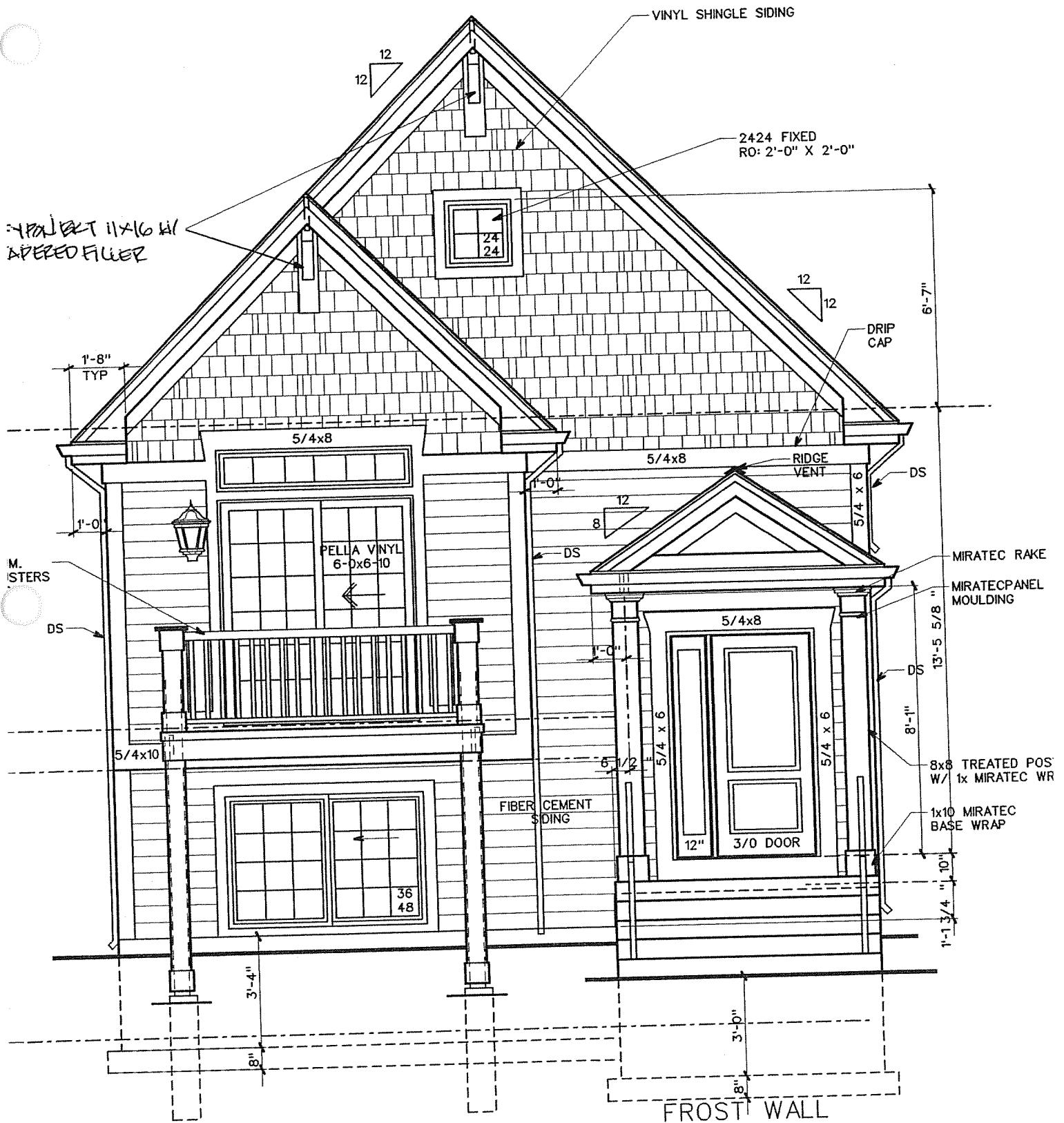
Sincerely,

  
Court Airhart  
President  
Airhart Construction

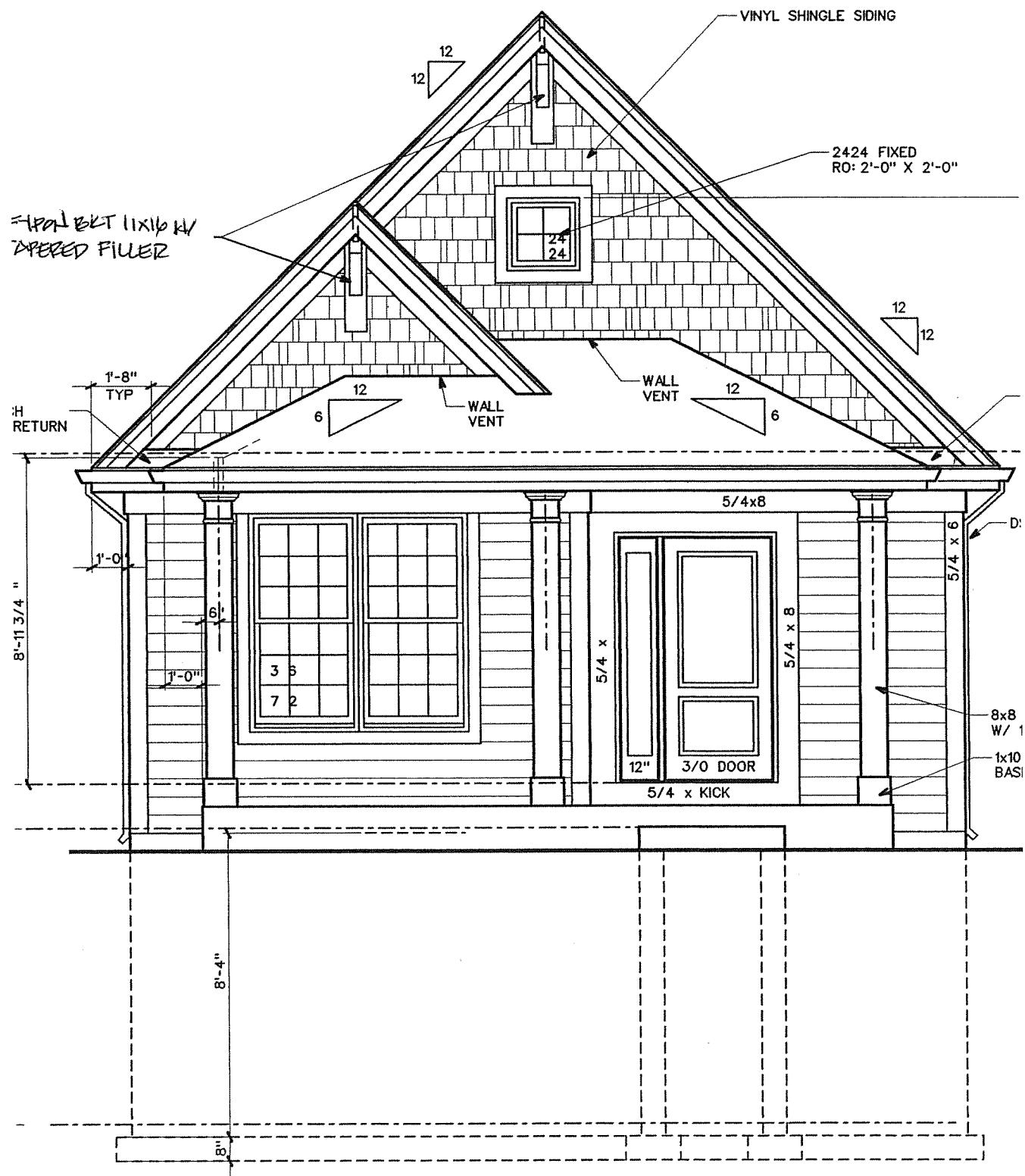


**BUILDER OF CONTEMPORARY & TRADITIONAL HOMES SINCE 1964**

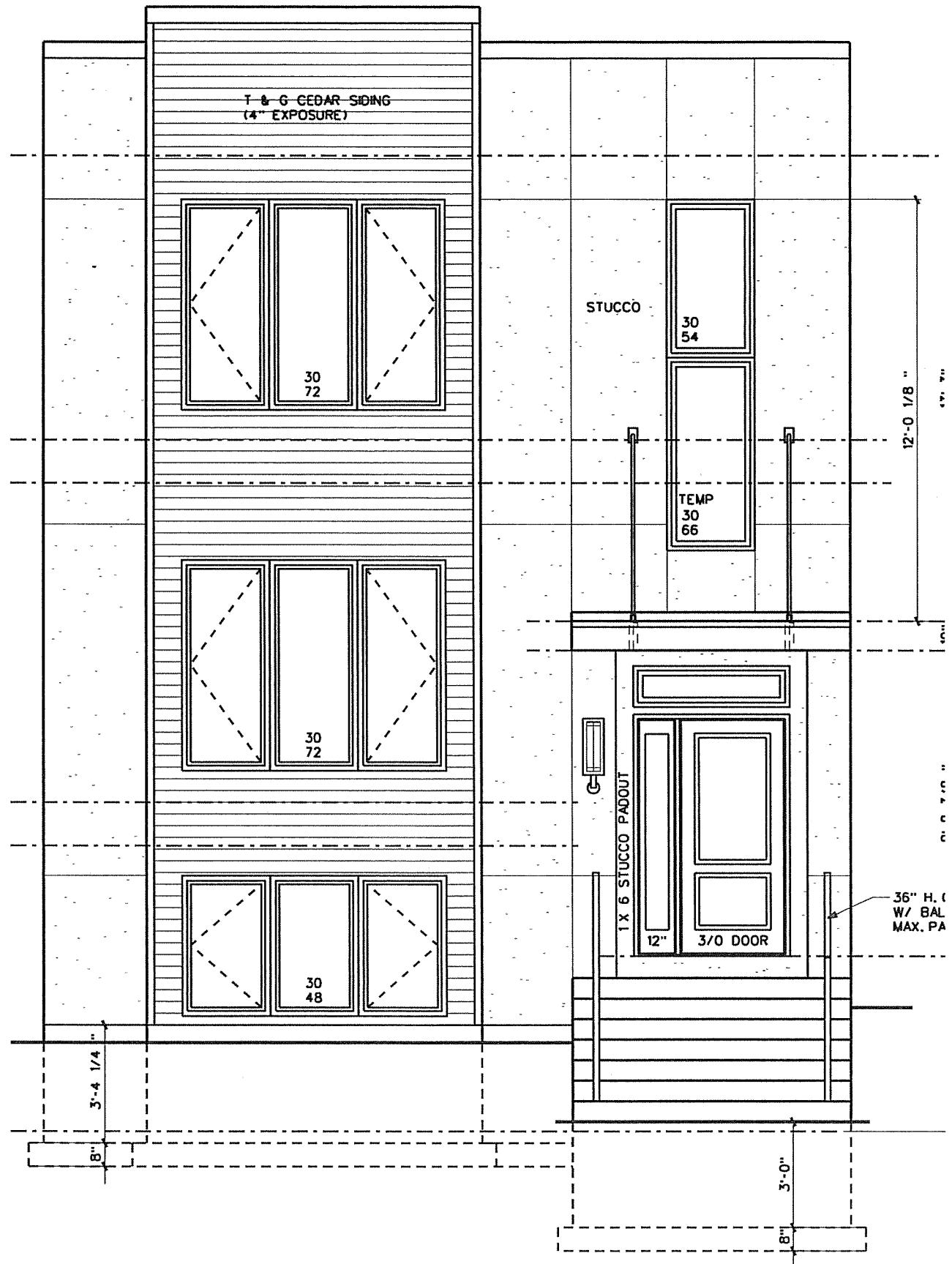
500 E. Roosevelt Road, West Chicago, IL 60185  
[www.airhartconstruction.com](http://www.airhartconstruction.com)  
(630) 293-3000



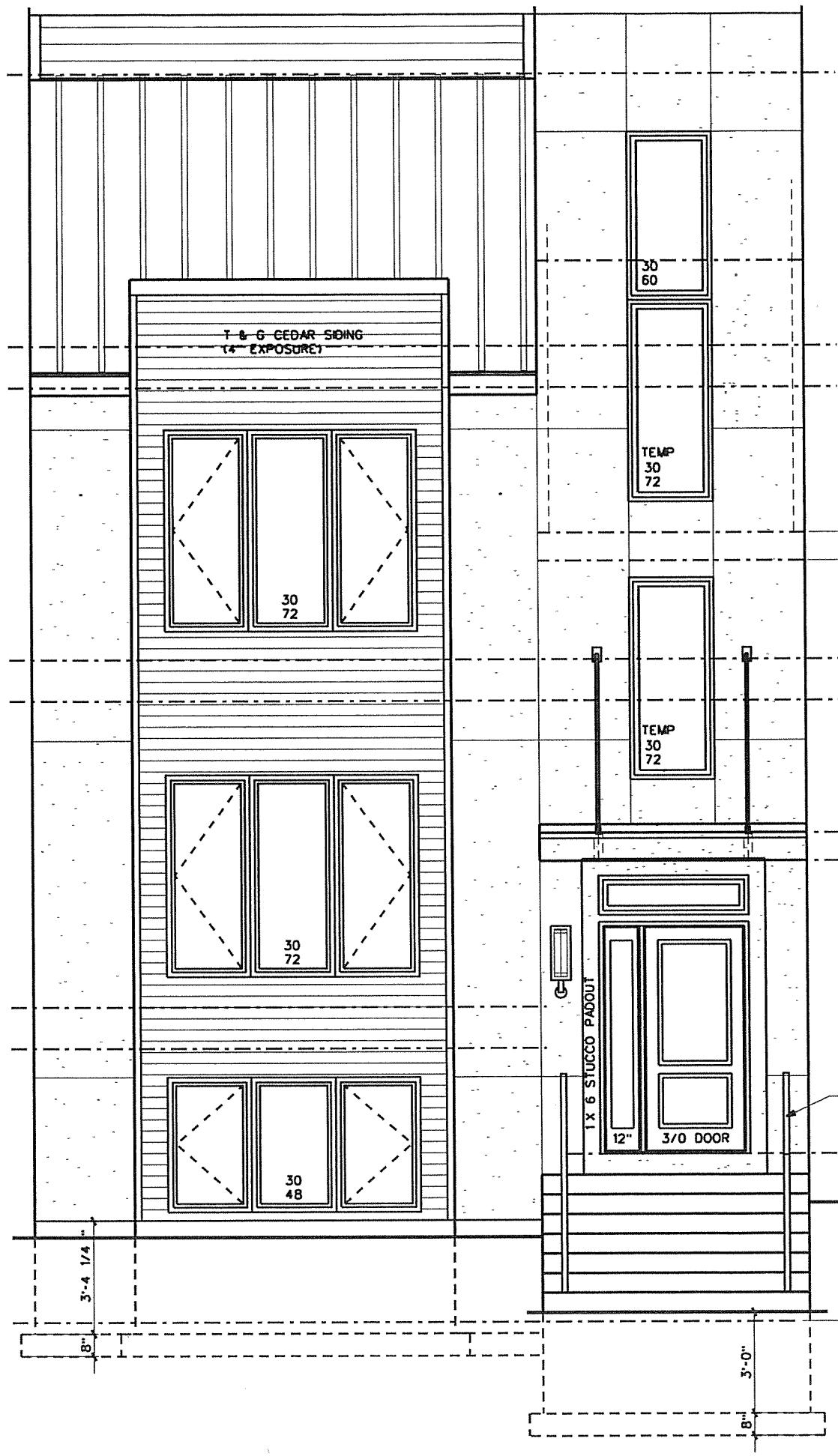
### front elevation



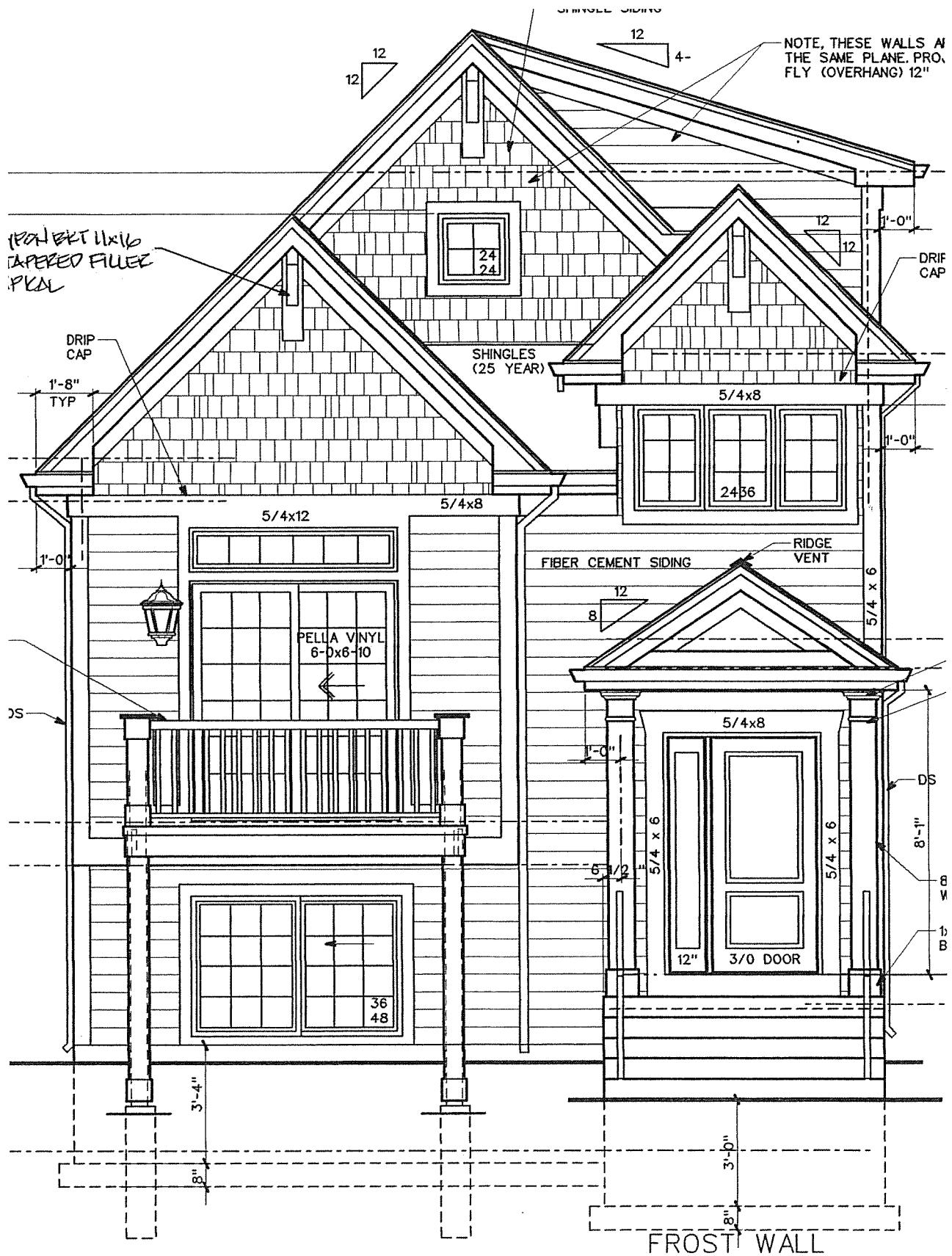
### front elevation

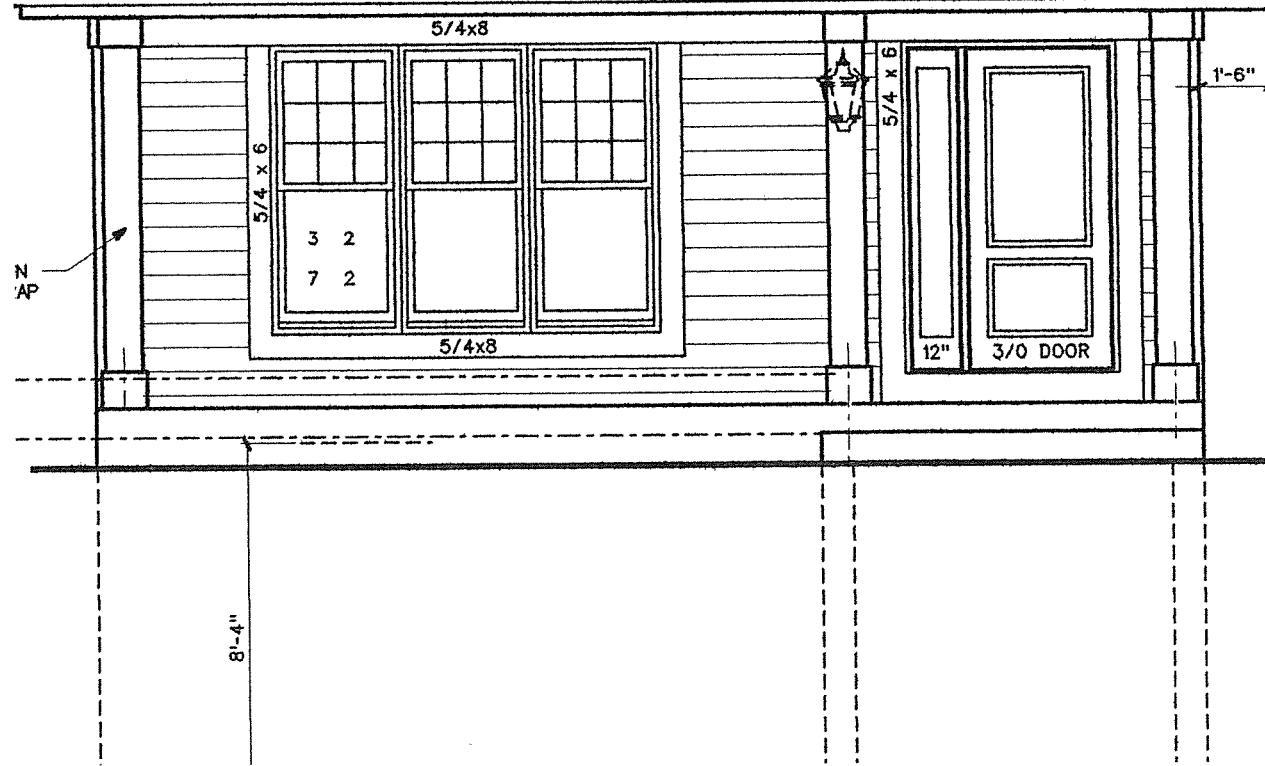
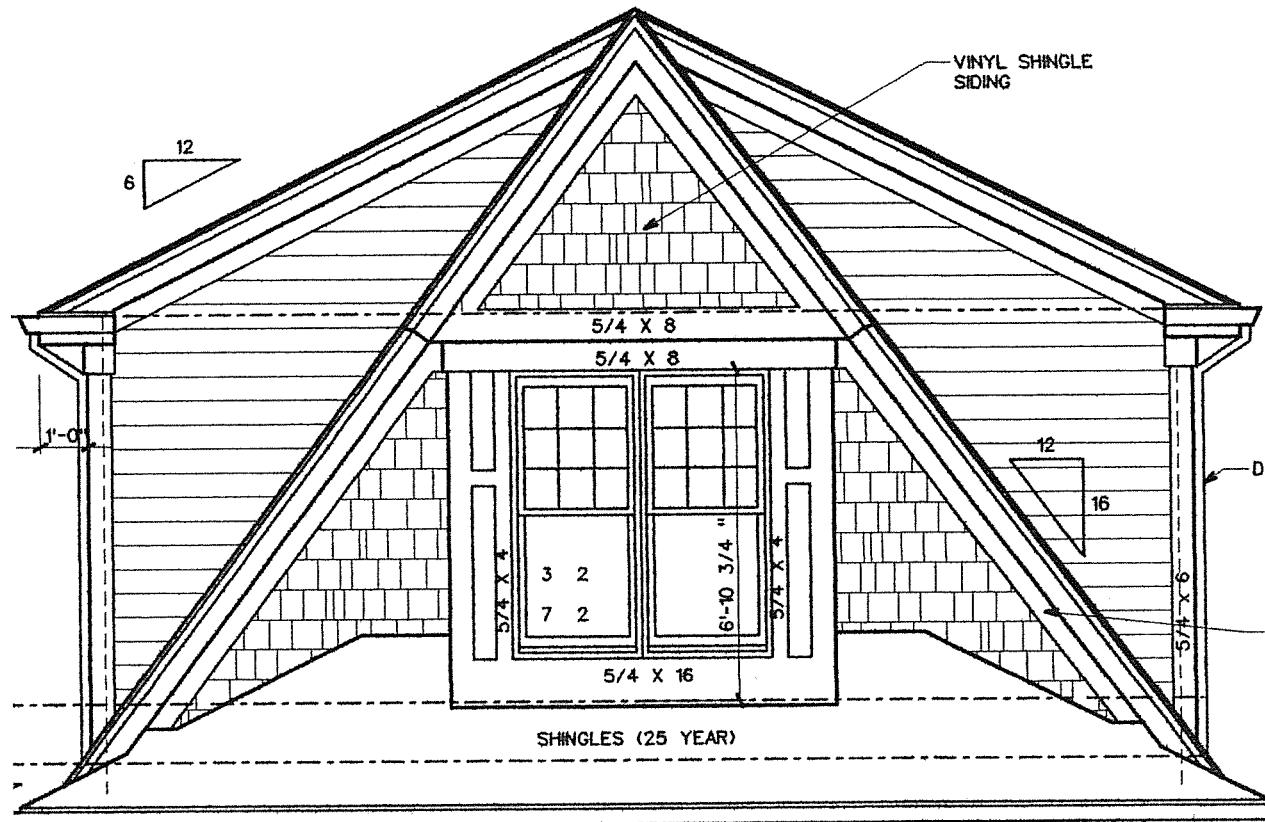


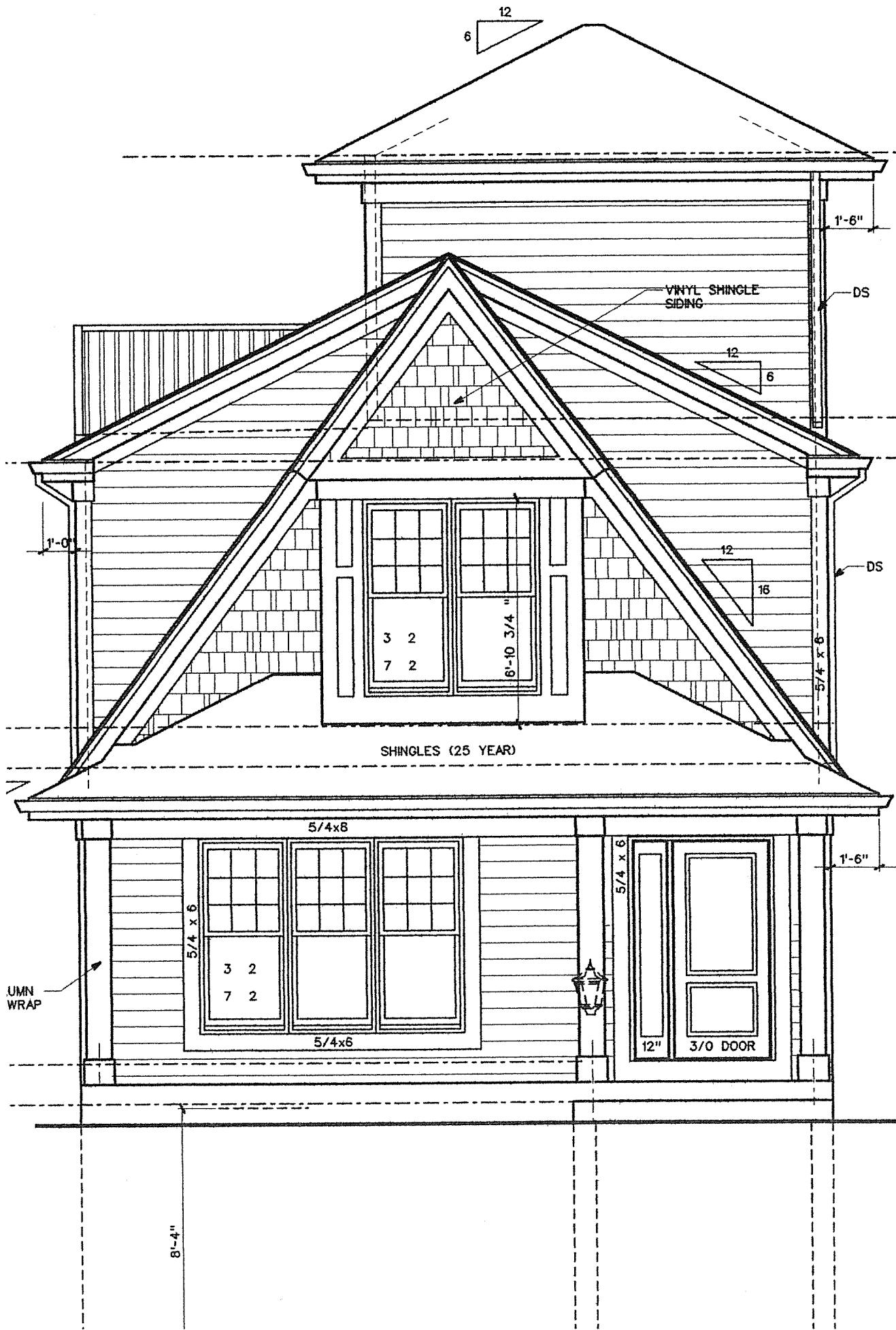
front elevation

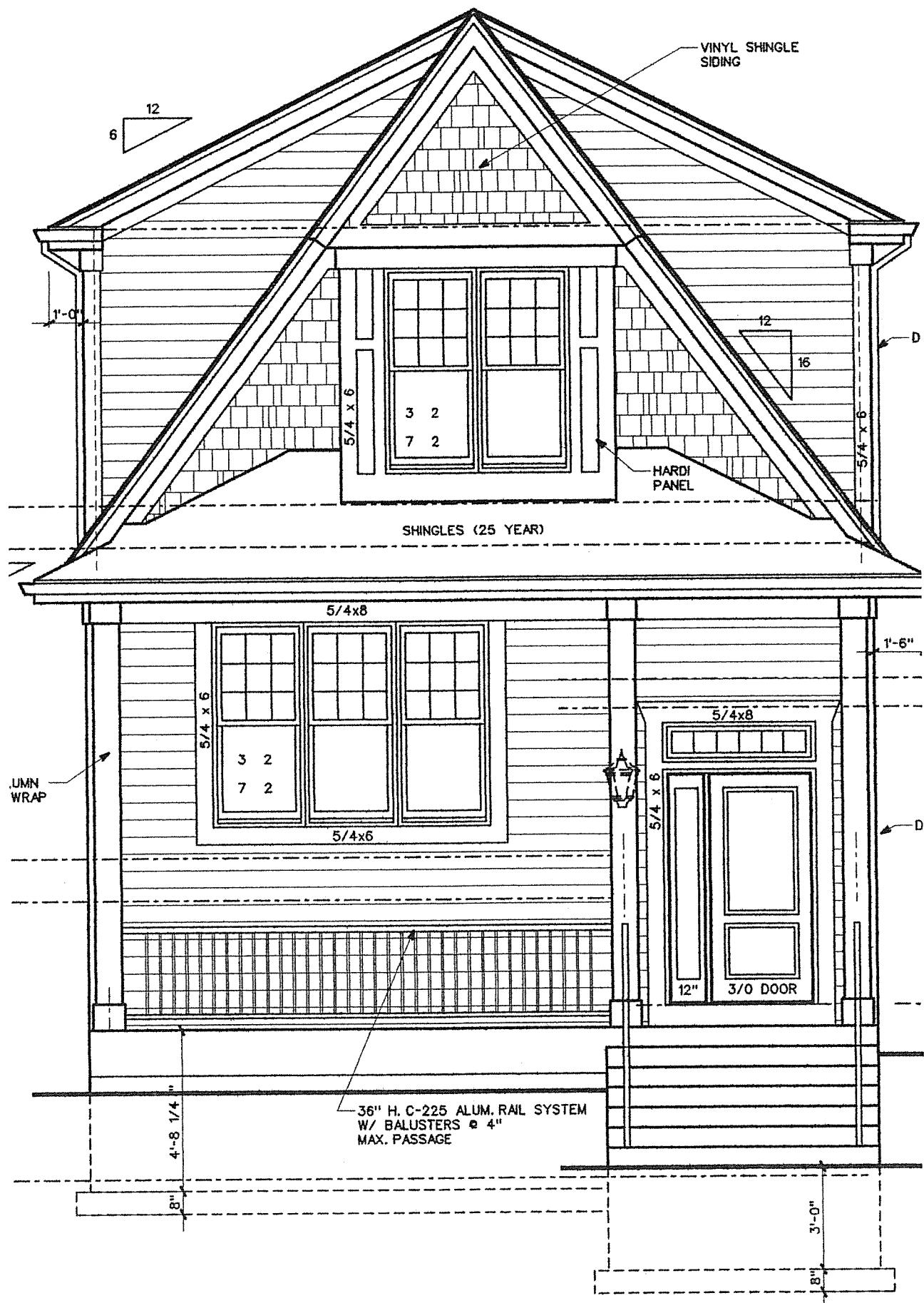


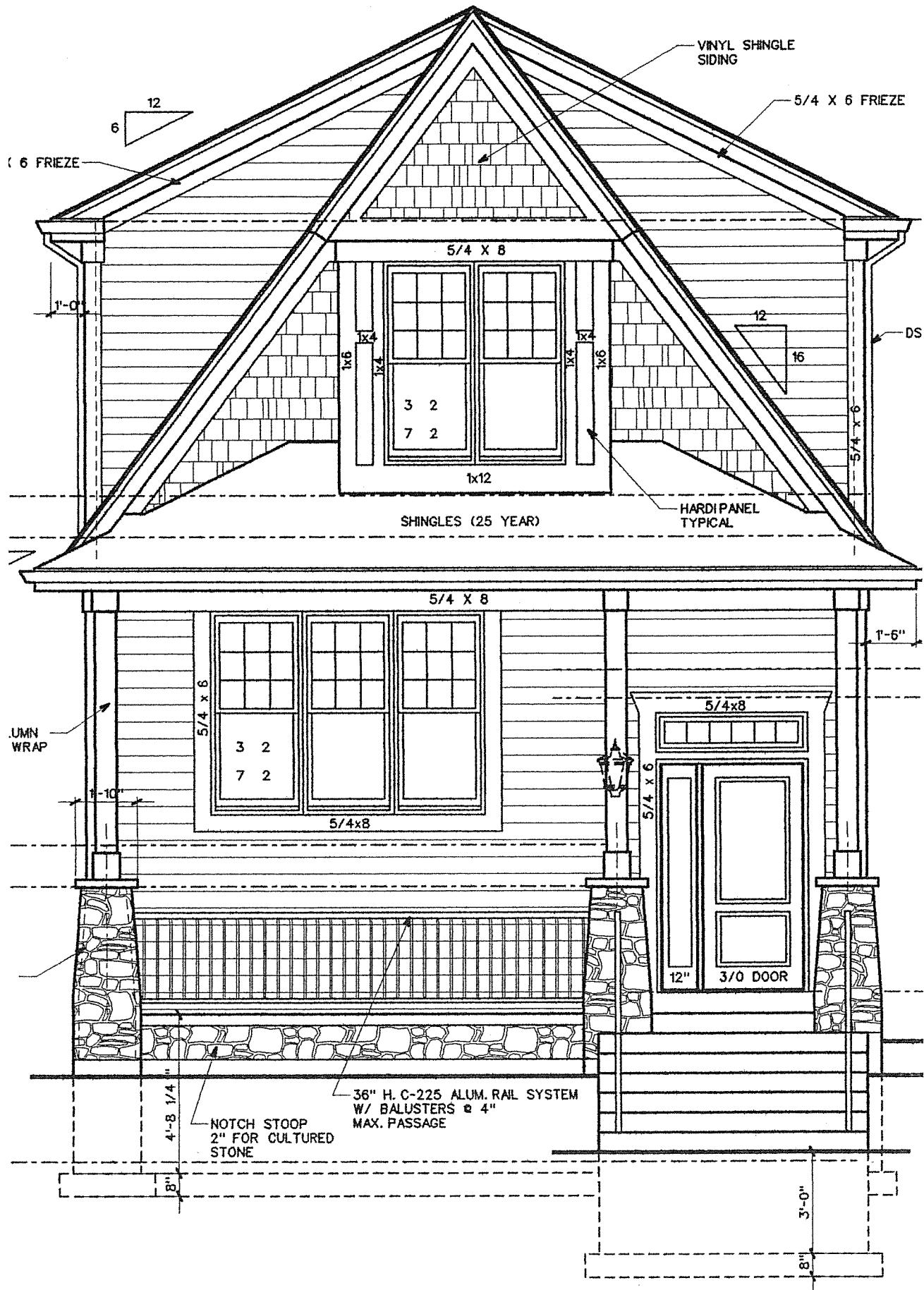
front elevation

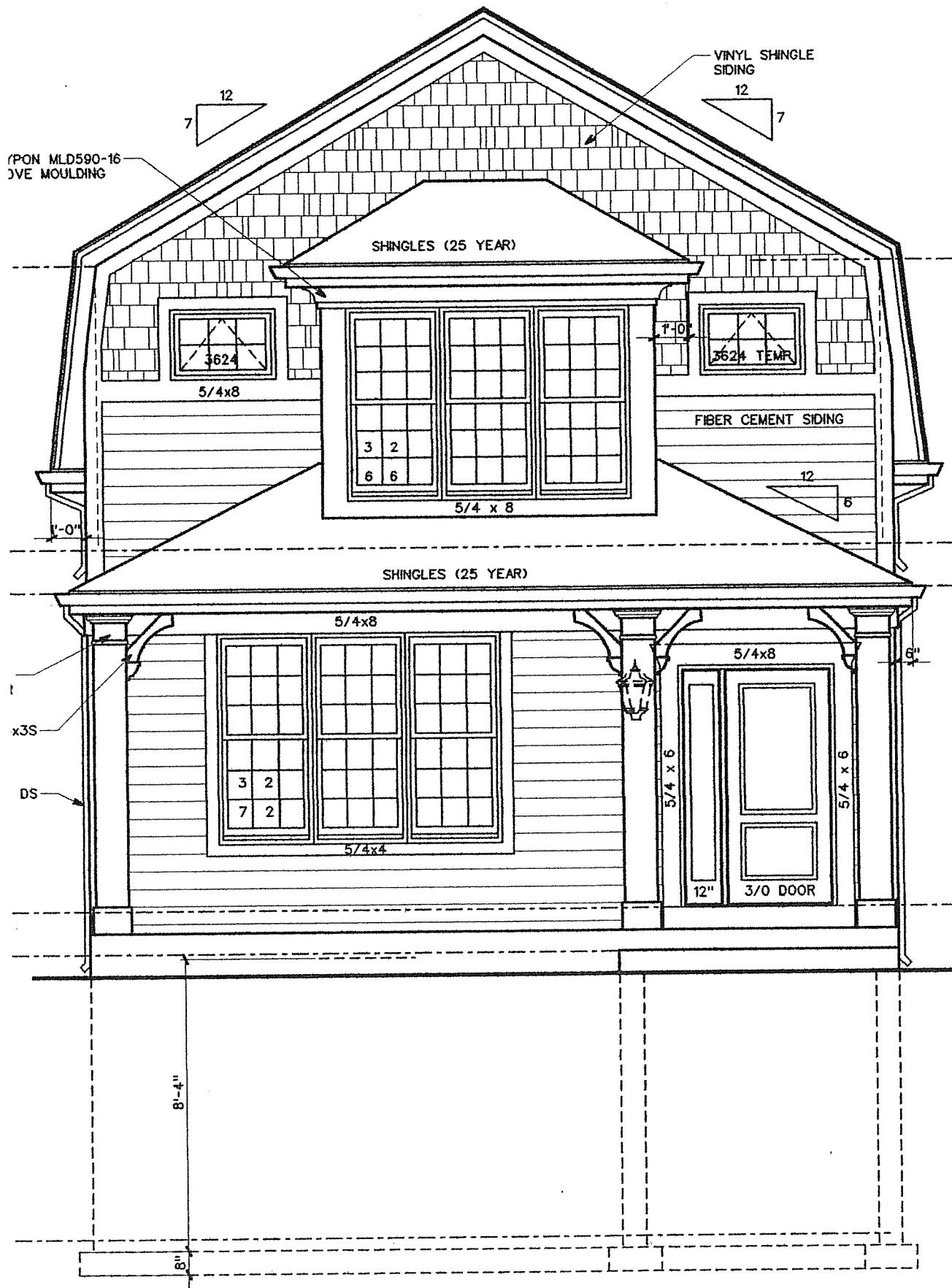




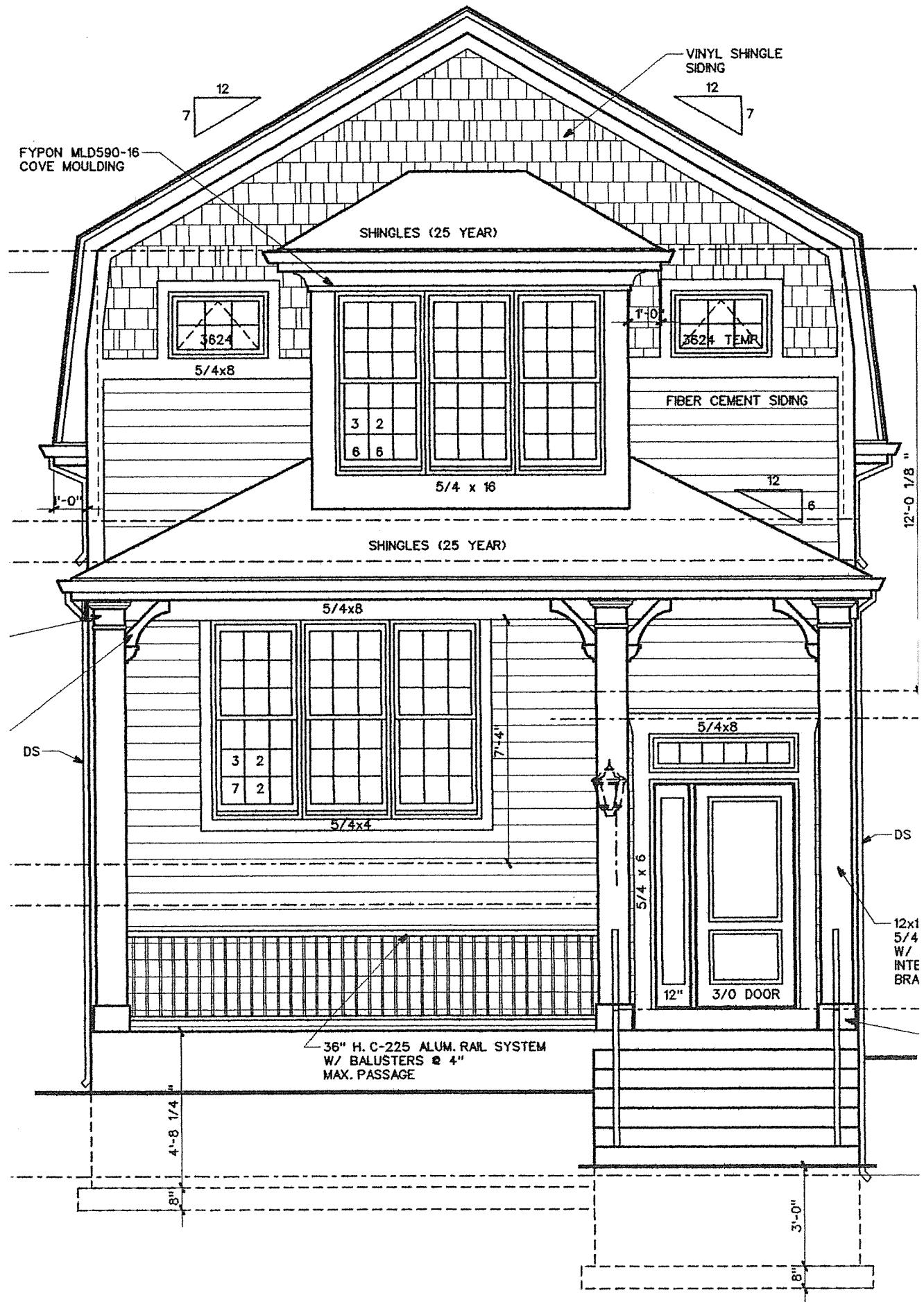




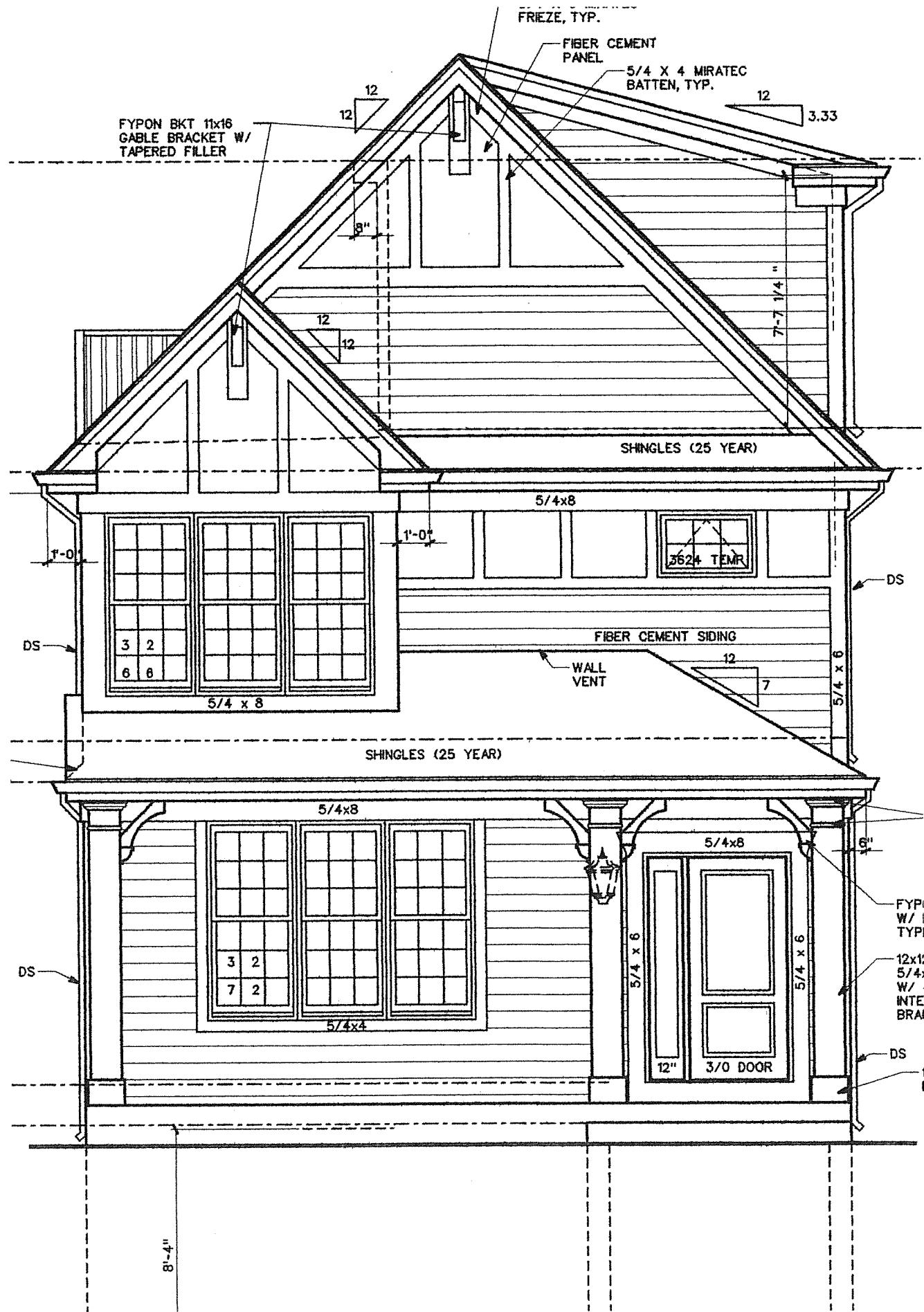


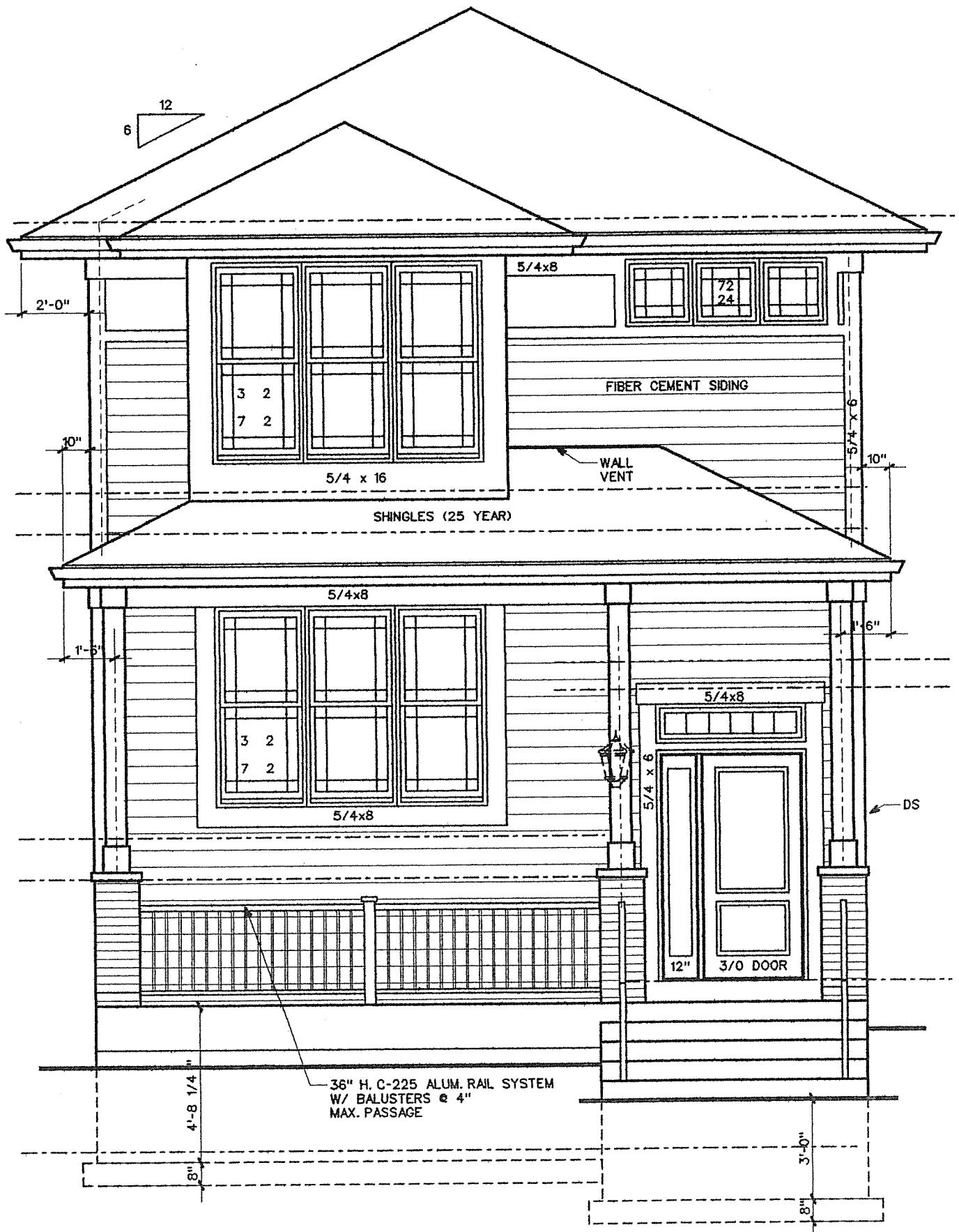


### front elevation



### front elevation





front elevation

