

ORDINANCE NO. F-1431

**AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP
FOR CERTAIN PARCELS OF PROPERTY COMMONLY KNOWN AS 1800 AND 1830
MANCHESTER ROAD - CLOUTIER**

WHEREAS, written application has been made to amend the Zoning Map, which is attached to and forms a part of the Zoning Ordinance of Wheaton, Illinois, to allow a rezoning and subdivision request, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1800 and 1830 Manchester Road ("subject property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, a public hearing was conducted by the Planning and Zoning Board on May 12, 2009 to consider the requested zoning amendment; and the Board has recommended approval of the rezoning request.

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

Section 1: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, the Zoning Map which is attached to and forms a part of the City Zoning Ordinance is amended by removing the following described property from the R-1 Residential District Zoning classification and adding and including the subject property in the R-4 Residential District Zoning classification:

LOT 2 (EXCEPT THE EAST 25 FEET THEREOF) IN BUNGE-TAPPENBECK ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1965 AS DOCUMENT R65-19763, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-18-410-041; -039

The subject property is commonly known as 1800 and 1830 Manchester Road, Wheaton, IL 60187.

Section 2: Pursuant to the Findings of Fact made and determined by the Planning and Zoning Board, a rezoning request is hereby issued on the subject property to allow the subdivision of the property into two single-family lots (Lot 1 and Lot 2) fronting on Manchester Road and one lot (Lot 3) to be consolidated with the existing property at 1800 Manchester Road to create a larger lot, all in full compliance with the following plans: "Cloutier Daniels Subdivision Preliminary Engineering Plan", dated April 15, 2009, prepared by Webster, McGrath & Ahlberg, Wheaton, IL and in further compliance with the following conditions, restrictions, and requirements:

1. The final engineering plans shall indicate any proposed re-grading of the site and preservation of the stormwater storage volume of the depressional area on the site;
2. The private storm sewer shall be inspected and repaired if found defective. A private storm sewer easement shall be created for future maintenance of the private storm sewer by the property owners;

3. The existing home at 1800 Manchester Road located on proposed Lot 3 shall be connected to the City water system and the private well serving the property shall be abandoned;
4. Any and all private water wells and septic systems on the property shall be properly abandoned; and certification of such abandonment shall be provided to the City; and
5. The final plat of subdivision shall be revised to indicate a stormwater management easement over the limits of the depressional storage area on the site; and the existing east/west utility easement across proposed Lot 3 shall be added or abrogated, if no longer needed for utilities.

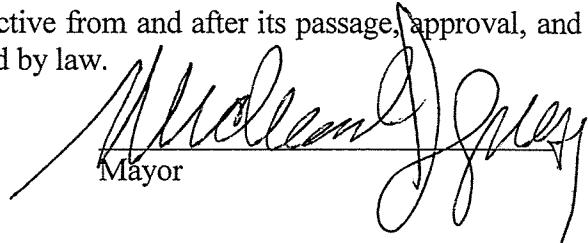
Section 3: The Preliminary Plat of Cloutier Daniels Resubdivision prepared by Webster, McGrath and Ahlberg, Ltd., dated April 15, 2009, is hereby approved. The Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this ordinance of approval to the Preliminary Plat of Cloutier Daniels Resubdivision.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

ATTEST:

Eric M. Connolly
City Clerk



Mayor

Roll Call Vote:

Ayes:	Councilman Prendiville Councilman Scalzo Councilwoman Corry Councilman Levine Mayor Pro Tem Mouhelis
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Nays:	None
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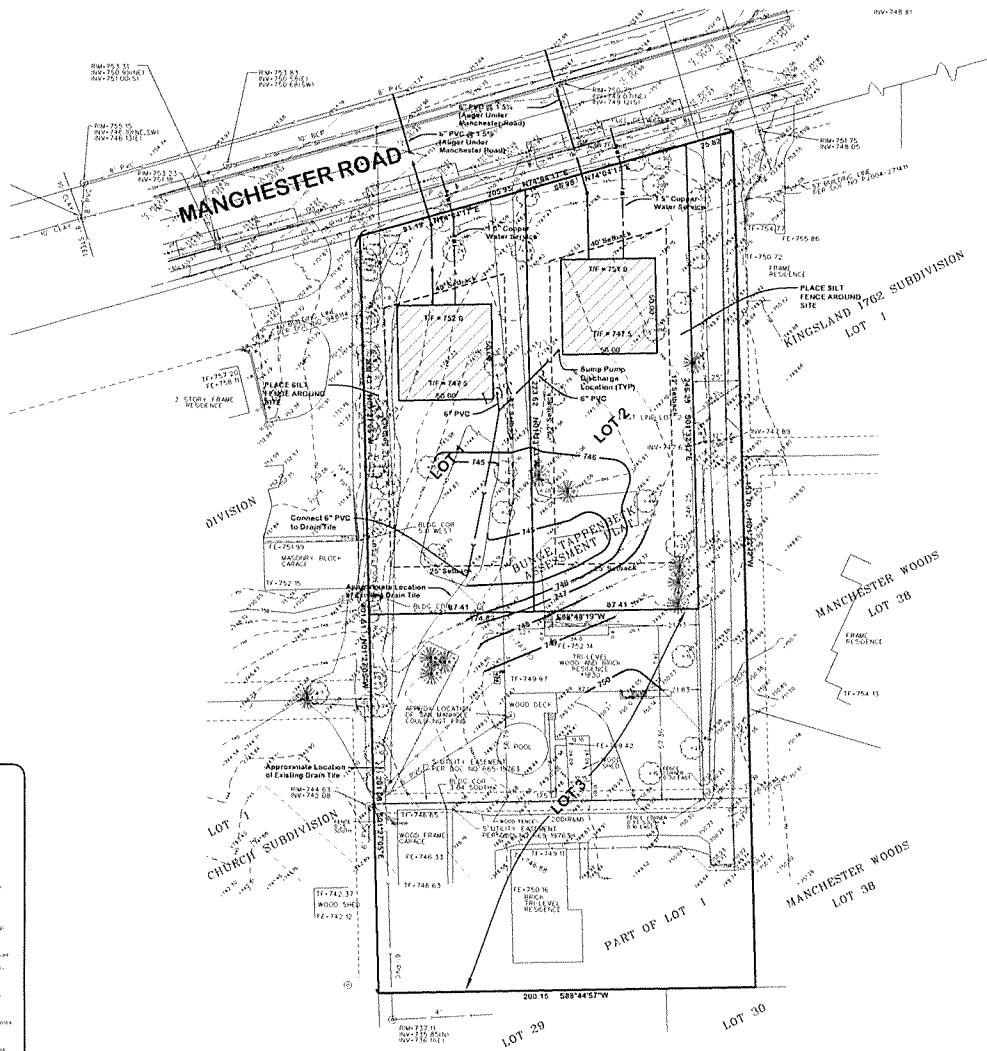
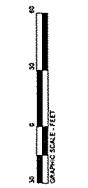
Absent:	Mayor Gresk Councilman Suess
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Motion Carried Unanimously

Passed: June 1, 2009
Published: June 2, 2009

R2009-114996

CLOUTIER DANIELS RESUBDIVISION PRELIMINARY ENGINEERING PLAN



LOT 2 (EXCEPT THE EAST 50 FEET THEREOF) IN DUPage IMPERFECT ASSESSMENT PLAT RE/94A
SUBDIVISION OF PART OF SECTION 15 TOWNSHIP 29 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1915 AS DOCUMENT HS-16743
IN DUPage COUNTY, ILLINOIS.

SOURCE BENCHMARK:

DUPAGE COUNTY BENCHMARK NO. M18504

ADDED MONUMENT ESTABLISHED IN CONCRETE 33 FEET
NORTH OF THE NORTH PAVEMENT EDGE OF MANCHESTER
ROAD AND 30 FEET EAST OF THE EAST SERVICE ENTRANCE
OF THE PROPERTY. SURROUNDS STAMPED "DUPage
COUNTY MAPS & PLATS".

DUPAGE COUNTY ELEVATION = 754.77 (N G O 29)

SOURCE BENCHMARK:

CROSS CUT IN CENTER OF SANITARY MANHOLE
16' 77" NORTH OF THE NORTH EDGE OF MANCHESTER AVE
9' 23" EAST OF EAST ENTRANCE OF THE WEST SCHOOL ENTRANCE.
DUPAGE COUNTY ELEVATION = 755.15 (N G O 29)

WHEATON ZONE R-4:

Min Lot Size = 7,290 sq ft
Min Lot Width = 40 ft
Front Yard Setback = 30 ft
Rear Yard Setback = 25 ft
Side Yard Setback = Various (14% of lot width)

SITE DATA

Lot 1 D-427 Acres / 18,618 ft²
Lot 2 D-468 Acres / 20,355 ft²
Lot 3 D-405 Acres / 17,461 ft²
Total Site 1.292 Acres / 56,434 ft²

SITE DEPRESSIVE AREA

The existing depressional volume shall be maintained
as indicated below.

Existing Site Depressional Volume
(At Design Elevation of 746.25 feet)
• 0.19 Ac-ft

Existing 100-year HWL = 746.30, Q = 6.49 cfs

Proposed Site Depressional Volume
(At Overflow Elevation of 746.25 feet)

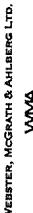
• 0.21 Ac-ft

NOTES:

1. ALL SANITARY SERVICES TO BE 6" PVC SDR-26 @ 1.0% min
2. ALL WATER SERVICES TO BE 1.5" COPPER TYPE K
3. ALL SUMP PUMPS & DOWNSPOUTS TO BE CONNECTED TO THE STORM SEWER SYSTEM

CLOUTIER DANIELS SUBDIVISION

PRELIMINARY ENGINEERING PLAN

WEBSTER, McCRAE & ASHLBERG, Ltd. 
Architects, Engineers, Surveyors, Land Planners
1200 North Dearborn Street, Suite 1000, Chicago, IL 60601
(312) 645-2600 • Fax: (312) 645-2605
E-mail: info@wmaweb.com

TYPE	DATE	STORM DRAIN SPOTS
1" DRAIN	2/20/00	None
4" DRAIN	2/20/00	None
6" DRAIN	2/20/00	None
8" DRAIN	2/20/00	None
10" DRAIN	2/20/00	None
12" DRAIN	2/20/00	None
14" DRAIN	2/20/00	None
16" DRAIN	2/20/00	None
18" DRAIN	2/20/00	None
20" DRAIN	2/20/00	None
24" DRAIN	2/20/00	None
30" DRAIN	2/20/00	None
36" DRAIN	2/20/00	None
48" DRAIN	2/20/00	None
60" DRAIN	2/20/00	None
72" DRAIN	2/20/00	None
84" DRAIN	2/20/00	None
108" DRAIN	2/20/00	None

