

ORDINANCE NO. O-2019-53

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND LOT DEPTH VARIATION FOR CERTAIN PROPERTY COMMONLY KNOWN AS 209 N. SUMMIT STREET, 213 N. SUMMIT STREET, 217 N. SUMMIT STREET, 231 N. SUMMIT STREET AND 1403 HARWARDEN STREET - HENNINGER HOMES

WHEREAS, written application has been made for a subdivision and lot depth variation request, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 209 N. Summit Street, 213 N. Summit Street, 217 N. Summit Street, 231 N. Summit Street and 1403 Harwarden Street ("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 September 10, 2019 and September 24, 2019 to consider the zoning application.

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: The following described property has been and continues to be zoned and classified in the R-4 Residential District zoning classification:

LOTS 11 THROUGH 22, INCLUSIVE, IN BLOCK 6 OF EAST WHEATON, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1889 AS DOCUMENT NO. 40813, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-126-007; -008; -009; -010; -011; -012; -013; -014; -015; -016; 017

The subject property is commonly known as 209 N. Summit Street, 213 N. Summit Street, 217 N. Summit Street, 231 N. Summit Street and 1403 Harwarden Street, Wheaton, IL 60187.

Section 2: The demolition of the existing structure located on the Subject Property shall be authorized by this Ordinance. Demolition of said structure, however, shall be carried out in conformance with Wheaton City Code Chapter 22, Article XIV, with the exception that the Developer shall not be required to wait 30 days prior to commencing demolition from the date of submitting a demolition permit application to the Building and Code Enforcement Department, and shall not be required to hold a "neighbor meeting" at least 30 days prior to submitting an application for building demolition. The Developer shall provide written notice to adjacent property owners prior to the building demolition.

Section 3: The preliminary plat entitled "Summit Street Subdivision", prepared by Webster, McGrath and Ahlberg, Inc., sheets C-0 through C-6, L-1, dated July 8, 2019 and revised October 10, 2019, is hereby approved, subject to the following conditions, restrictions and requirements:

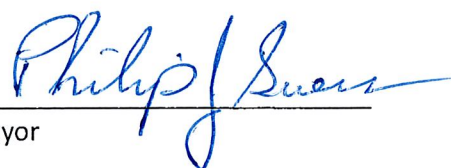
1. Prior to the submission of a final plat of subdivision, the applicant shall submit a street/alley vacation petition for the unimproved alley located to the east of the subject property for consideration by the City Council to mitigate the existing drainage problem in the area.
2. If the street/alley vacation is granted by the City there shall be no lot depth variations. If the street/alley vacation is denied, pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 10.2.8 of the Wheaton Zoning

Ordinance is granted to allow lot depths of 125.0 feet in lieu of the required 132.0 feet for all five lots.

3. The configuration of the new intersection at Summit Street and Harwarden Avenue shall be a "T" style intersection, instead of the "Y" style intersection shown on the preliminary engineering plans.
4. The new sidewalk shall be tied into the existing sidewalk system by installing small sections of sidewalk on the northwest corner of Avery and Summit and the southwest corner of Harwarden and Summit.
5. A variation is granted to Section 62-286 of the Wheaton City Code to waive the requirement to construct a City street lighting system along Summit Street.

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.



Mayor

ATTEST:



City Clerk

Roll Call Vote

Ayes: Councilwoman Fitch
Mayor Suess
Councilwoman Robbins
Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker

Nays: None

Absent: None

Motion Carried Unanimously

Passed: November 4, 2019

Published: November 5, 2019



Prepared for
Hornbarger Papp, Ltd.
222 Roosevelt Rd
Wheaton, IL 60187
(630) 658-7390

[illegible]

C-1





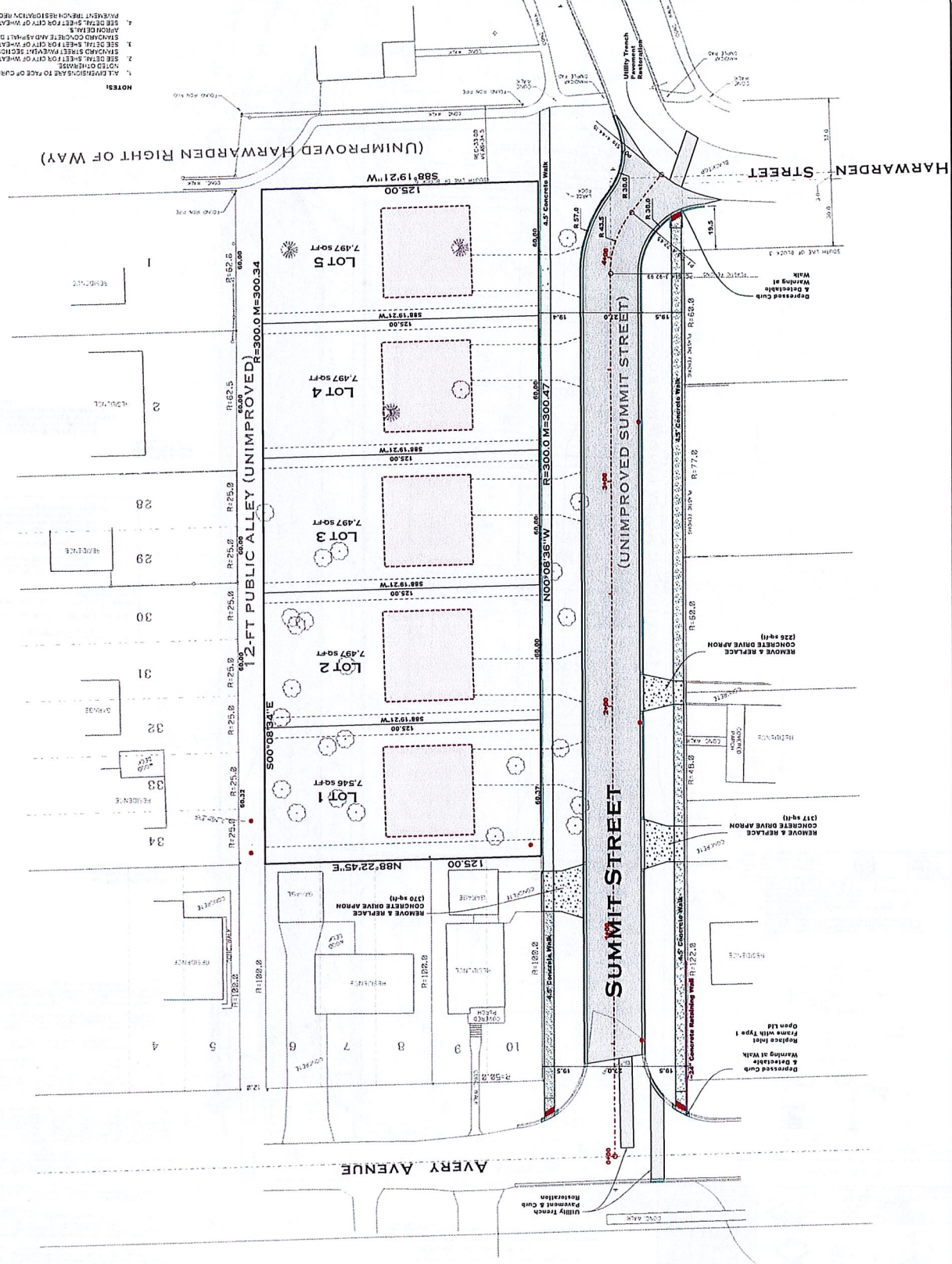
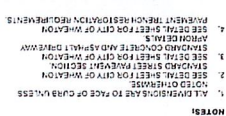
222 Roosevelt Rd.
 Wheaton, IL 60187
 (630) 655-7390

WMA
LESTER, MCGRATH & AHLBERG, L.T.O.

DATE		DESCRIPTION		AMOUNT		BALANCE		TOTAL	
DATE	DESCRIPTION	AMOUNT	BALANCE	TOTAL	DATE	DESCRIPTION	AMOUNT	BALANCE	TOTAL
1/1/20	OPENING BALANCE	100.00	100.00	100.00	1/1/20	OPENING BALANCE	100.00	100.00	100.00
1/2/20	PAYROLL	50.00	50.00	50.00	1/2/20	PAYROLL	50.00	50.00	50.00
1/3/20	RENT	25.00	25.00	25.00	1/3/20	RENT	25.00	25.00	25.00
1/4/20	UTILITIES	10.00	10.00	10.00	1/4/20	UTILITIES	10.00	10.00	10.00
1/5/20	SALES	15.00	15.00	15.00	1/5/20	SALES	15.00	15.00	15.00
1/6/20	EXPENSES	5.00	5.00	5.00	1/6/20	EXPENSES	5.00	5.00	5.00
1/7/20	INCOME	10.00	10.00	10.00	1/7/20	INCOME	10.00	10.00	10.00
1/8/20	SALES	15.00	15.00	15.00	1/8/20	SALES	15.00	15.00	15.00
1/9/20	EXPENSES	5.00	5.00	5.00	1/9/20	EXPENSES	5.00	5.00	5.00
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1/12/20	EXPENSES	5.00	5.00	5.00	1/12/20	EXPENSES	5.00	5.00	5.00
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1/15/20	EXPENSES	5.00	5.00	5.00	1/15/20	EXPENSES	5.00	5.00	5.00
1/16/20	INCOME	10.00	10.00	10.00	1/16/20	INCOME	10.00	10.00	10.00
1/17/20	SALES	15.00	15.00	15.00	1/17/20	SALES	15.00	15.00	15.00
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1/31/20	INCOME	10.00	10.00	10.00	1/31/20	INCOME	10.00	10.00	10.00
2/1/20	SALES	15.00	15.00	15.00	2/1/20	SALES	15.00	15.00	15.00
2/2/20	EXPENSES	5.00	5.00	5.00	2/2/20	EXPENSES	5.00	5.00	5.00
2/3/20	INCOME	10.00	10.00	10.00	2/3/20	INCOME	10.00	10.00	10.00
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2/6/20	INCOME	10.00	10.00	10.00	2/6/20	INCOME	10.00	10.00	10.00
2/7/20	SALES	15.00	15.00	15.00	2/7/20	SALES	15.00	15.00	15.00
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4/9/20	EXPENSES	5.00	5.00	5.00	4/9/20	EXPENSES	5.00	5.00	5.00
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4/28/20	INCOME	10.00	10.00	10.00	4/28/20	INCOME	10.00	10.00	10.00
4/29/20	SALES	15.00	15.00	15.00	4/29/20	SALES	15.00	15.00	15.00
4/30/20	EXPENSES	5.00	5.00						

PAVING & LAYOUT PLAN

C-2



* Extracted from JCTC06Meth-11391D-Duplicate NCI Compounds and modified from: Methyl C-2 Date 18/04/2019



SUMMIT STREET SUBDIVISION
WHEATON, IL

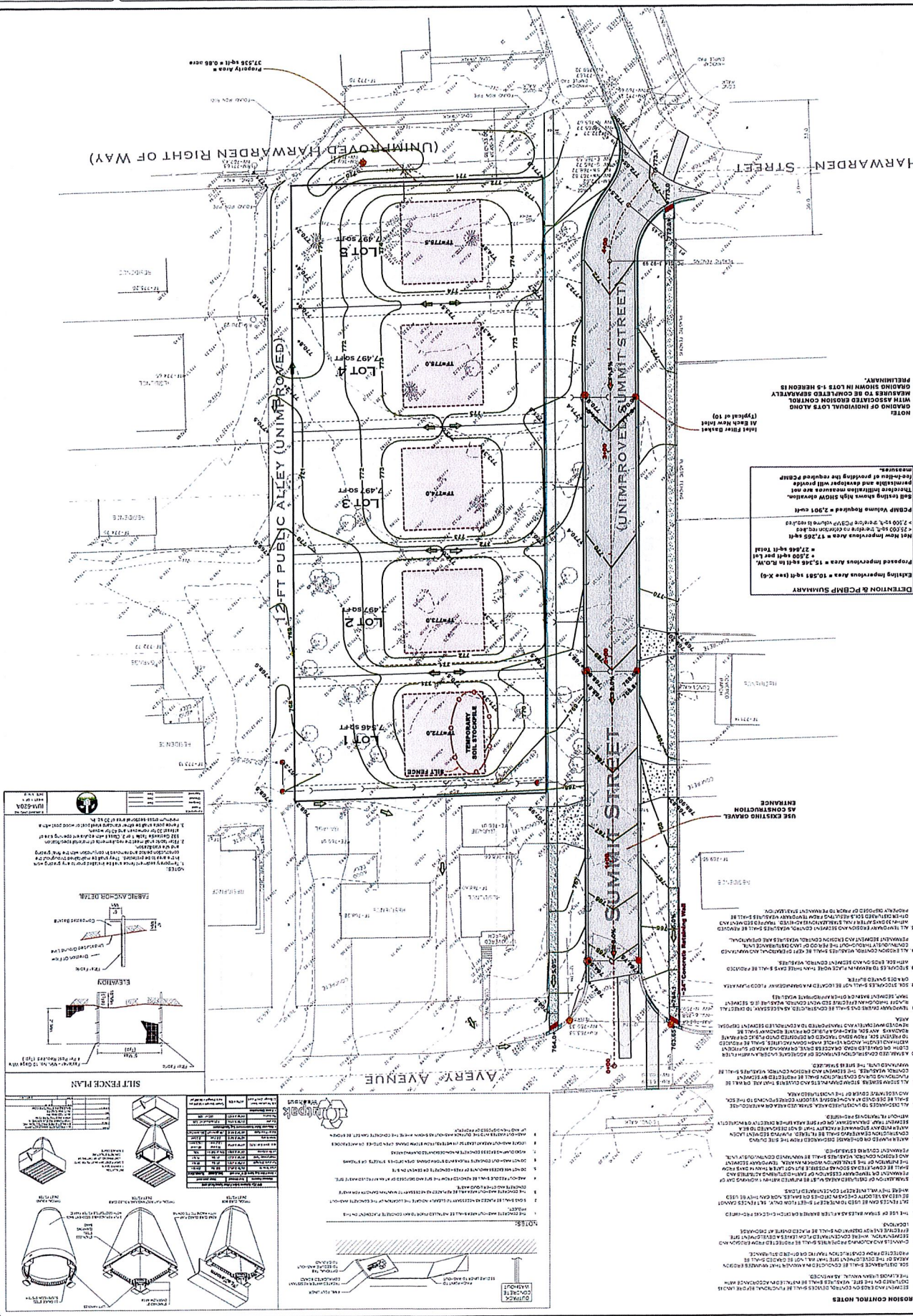
222 Roosevelt Rd
Wheaton, IL 60187
(708) 667-7370
City of Wheaton, IL
Project No. 15-001



Western, McGrath & Ahlberg, Ltd.
1111 North Dearborn Street, Suite 200
Chicago, IL 60610
(312) 467-1000
www.wmma.com

NO.	DATE	DESCRIPTION
1	11/15/18	Final Design
2	11/15/18	Final Design
3	11/15/18	Final Design
4	11/15/18	Final Design
5	11/15/18	Final Design
6	11/15/18	Final Design
7	11/15/18	Final Design
8	11/15/18	Final Design
9	11/15/18	Final Design
10	11/15/18	Final Design

GRADING &
EROSION
CONTROL
C-3



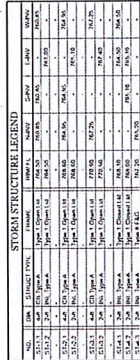


Henninger Popo, Ltd.
222 Roosevelt Rd.
Wheaton, IL 60187
(630) 658-7390

Order of Service to Client

NAME	ADDRESS	PHONE	EDS
THE VINY TRAIL			WYOMING SQUARE
SEAFAR VACATION			WYOMING SQUARE

C-4





SUMMIT STREET SUBDIVISION
WHEATON, IL

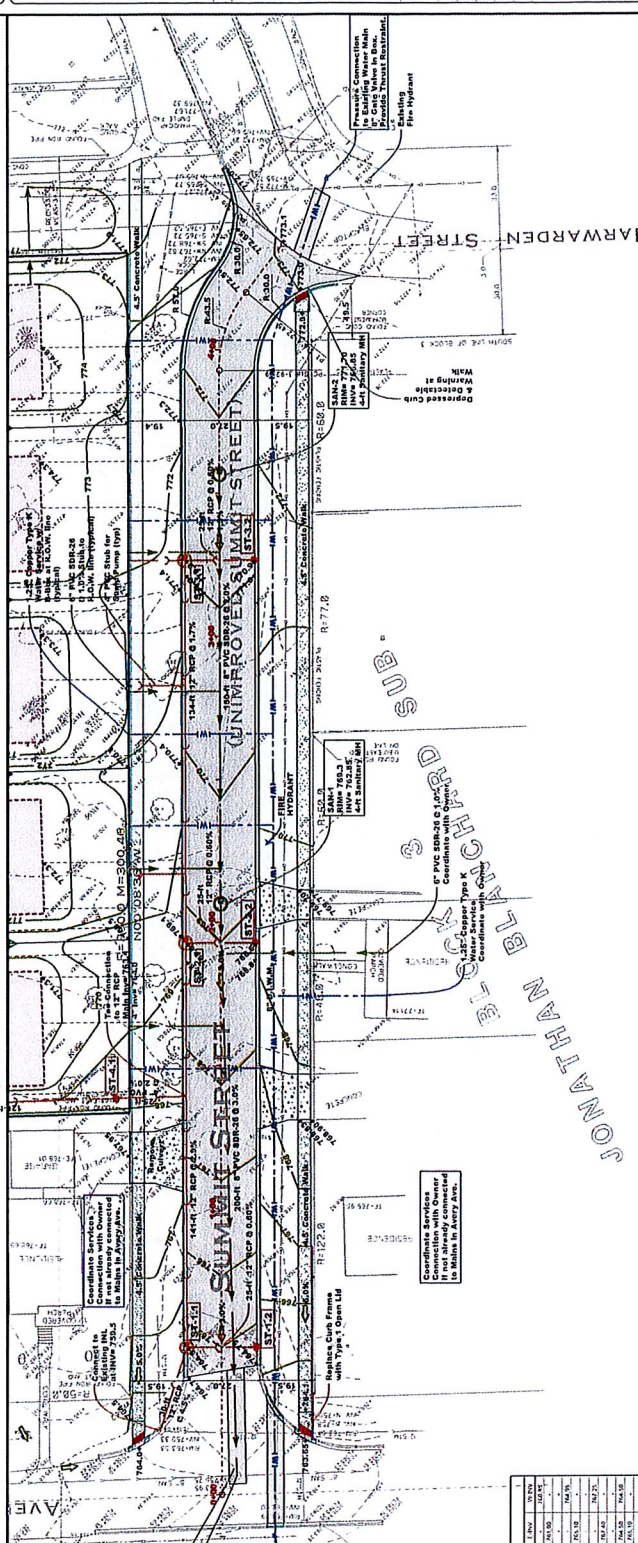
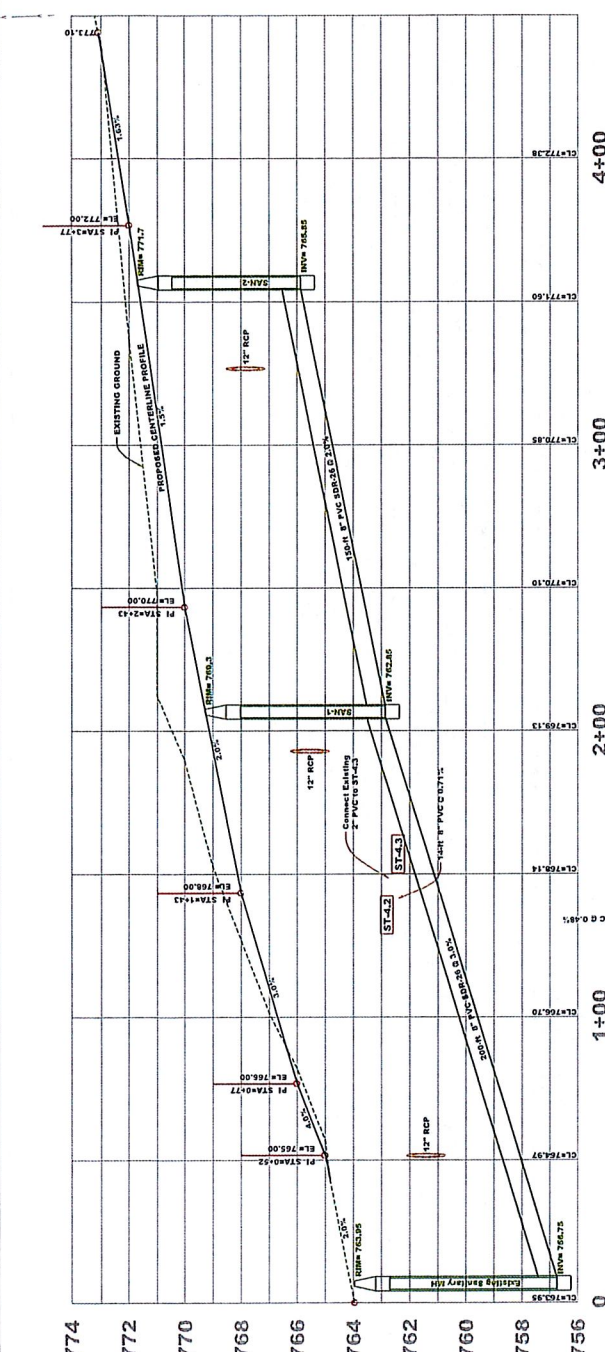
Project
222 Roosevelt Rd
Wheaton, IL 60187
10/20/2019
10/20/2019



City of Wheaton, Illinois
222 Roosevelt Rd
Wheaton, IL 60187
10/20/2019
10/20/2019

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	10/20/2019	WMA	WMA	WMA	Final Design
2	10/20/2019	WMA	WMA	WMA	Final Design
3	10/20/2019	WMA	WMA	WMA	Final Design
4	10/20/2019	WMA	WMA	WMA	Final Design
5	10/20/2019	WMA	WMA	WMA	Final Design
6	10/20/2019	WMA	WMA	WMA	Final Design
7	10/20/2019	WMA	WMA	WMA	Final Design
8	10/20/2019	WMA	WMA	WMA	Final Design
9	10/20/2019	WMA	WMA	WMA	Final Design
10	10/20/2019	WMA	WMA	WMA	Final Design

PLAN & PROFILE
C-5



STORM STRUCTURE LEGEND			
NO.	DATE	BY	CHKD
1	10/20/2019	WMA	WMA
2	10/20/2019	WMA	WMA
3	10/20/2019	WMA	WMA
4	10/20/2019	WMA	WMA
5	10/20/2019	WMA	WMA
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7	10/20/2019	WMA	WMA
8	10/20/2019	WMA	WMA
9	10/20/2019	WMA	WMA
10	10/20/2019	WMA	WMA



SUMMIT STREET SUBDIVISION WHEATON, IL

Prepared by
Hatch Mott MacDonald
222 Roosevelt Rd.
Wheaton, IL 60187
(630) 855-7292

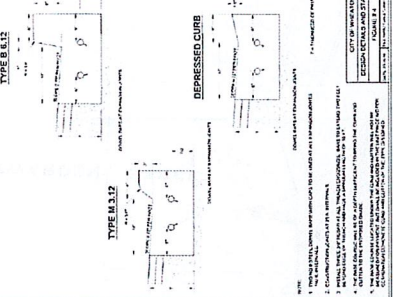


100% DESIGN AND CONSTRUCTION
PROFESSIONAL ENGINEER
WMA
Over 30 Years of Service to Clients
100% DESIGN AND CONSTRUCTION
PROFESSIONAL ENGINEER
WMA
Over 30 Years of Service to Clients

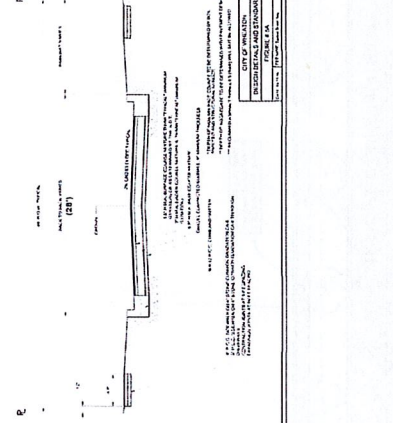
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DETAILS
C-6

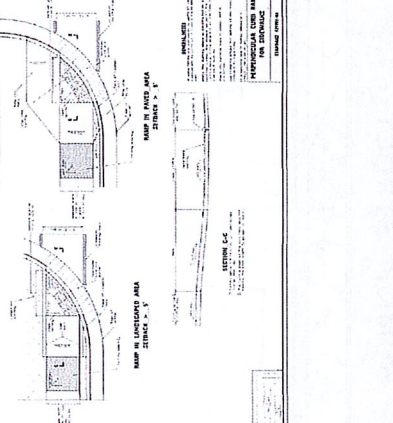
CURB & GUTTER SPECIFICATIONS



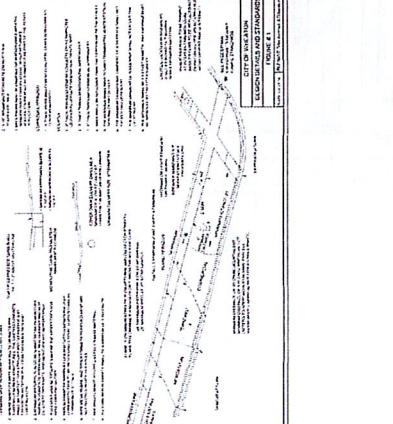
TYPICAL MINIMUM STREET SECTION



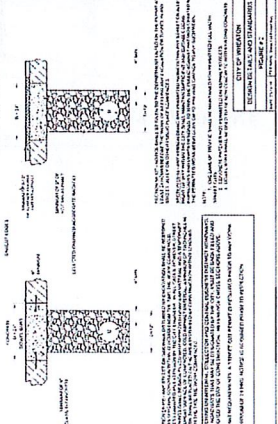
PERPENDICULAR CURB RAMPS FOR SIDEWALKS



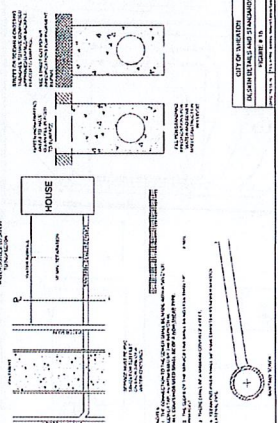
DRIVE APPROACH & SIDEWALK SPECIFICATIONS



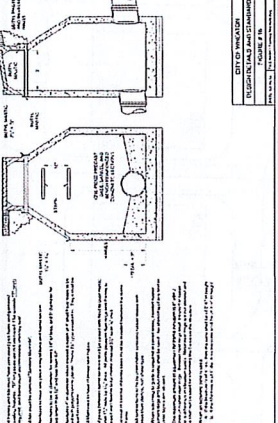
STREET CUT REPAIR SPECIFICATIONS



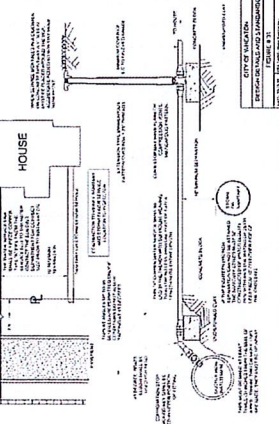
SANITARY SEWER SERVICE LATERAL DETAIL



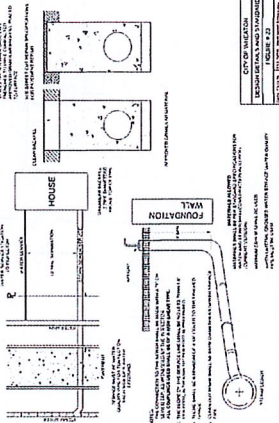
SANITARY MANHOLE



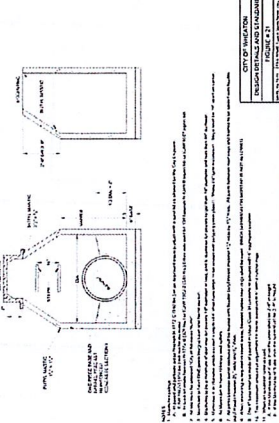
WATER SERVICE CONNECTION DETAIL



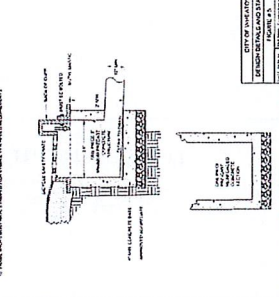
STORM SEWER SERVICE CONNECTION DETAIL



TYPE 'A' STORM SEWER MANHOLE



CURBLINE INLET OR CATCH BASIN





**SUMMIT STREET SUBDIVISION
WHEATON, IL**
Prepared for
Investment Corp. Ltd.
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(630) 656-7750**

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[illegible]LANDSCAPE
PLAN

1-1

