

ORDINANCE NO. O-2021-03

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NOS. E-3843 AND F-1067 "AN ORDINANCE AMENDING THE WHEATON ZONING MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS MORGAN'S ORCHARD LAKE SUBDIVISION"

WHEREAS, on November 2, 1992, the City of Wheaton, Illinois, ("City"), enacted City Ordinance No. E-3843 ("Original Ordinance"), which granted a special use permit to allow a single-family planned unit development and the re-subdivision of the subject property into nine (9) lots for the purpose of constructing four (4) new residential structures and retaining the five (5) existing residential structures on a certain piece of property commonly known as Morgan's Orchard Lake Subdivision; and

WHEREAS, on August 1, 2005, the City enacted City Ordinance No. F-1067 ("First Amended Ordinance"), which allowed Morgan's Orchard Lake Subdivision to be expanded from nine (9) lots to ten (10) lots following the subdivision of lot 1 into two single-family lots; and

WHEREAS, application has now been made to amend the special use permit for a planned unit development approved in the Original Ordinance and the First Amended Ordinance to allow the widening of Kandahar Court (private drive) to a pavement width of 28 feet in the Morgan's Orchard Lake Subdivision; and the City has determined that the requested amendment is a major amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.11.F 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: The following described property has been, and continues to be, zoned and classified in the R-2 District:

LOT 1 IN RESUBDIVISION OF LOT 1 OF MORGAN'S ORCHARD LAKE P.U.D. RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 24, 1996 AS DOCUMENT NUMBER R96-87623 ACCORDING TO THE PLAT OF SAID RESUBDIVISION OF SAID LOT 1 RECORDED OCTOBER 20, 2005 AS DOCUMENT NUMBER R2005-234811 IN DUPAGE COUNTY, ILLINOIS.

PIN 05-29-109-036

Section 2: An amendment to the Original Ordinance and the First Amended Ordinance to allow the widening of Kandahar Court (private drive) to a pavement width of 28 feet in the Morgan's Orchard Lake Subdivision is granted in full compliance with the following plans: "Final Engineering Plans for: Kandahar Ct. Pavement Widening, 1861 Kandahar Court", prepared by Webster, McGrath and Ahlberg, Wheaton, IL, sheets C0 - C3, dated October 16, 2020 and "Easement Exhibit", prepared by City staff, dated January 22, 2021, subject to the following conditions:

1. The applicant shall submit a plat of resubdivision for the Morgan's Orchard Lake PUD that includes the following changes: 1) The abrogation of the existing roadway portion of the easement on the south side

of Kandahar Court and 2) The addition of two sanitary sewer main easements and one water main easement on Outlot 1 as depicted on the "Easement Exhibit" prepared by City staff.

2. The applicant shall provide forty-one inches of tree compensation on 1861 Kandahar Court.

Section 3: In all other respects, the terms and provisions of the Original Ordinance and First Amended Ordinance are ratified and remain in full force and effect.

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

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

ATTEST:


City Clerk


Mayor

Roll Call Vote

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

Nays: None

Absent: None

Motion Carried Unanimously

Passed: February 1, 2021

Published: February 2, 2021

1861 Kandahar Court

LEGAL DESCRIPTION OF LAND TO BE REDIVIDED:
LOT 1 IN THE SOUTHWEST CORNER OF SECTION ONE AND A PART OF THE SOUTHWEST CORNER OF SECTION TWO, TOWNSHIP 28 NORTH, RANGE 26 EAST OF THE 10TH PRINCIPAL MERIDIAN, IN CORSDEN TWP, 28945 AC, LOCAL INLAND RESERVES, ACCORDING TO THE P.L. 01, SAID REDIVISION OF LAND, IN THE CORSDEN TWP, 28945 AC, LOCAL INLAND RESERVES, SAID IN INDIANA COUNTY, ALABAMA.

C-0	COVER
C-1	EXISTING CONDITIONS PLAN
C-2	PAVEMENT WIDENING PLAN
C-3	DETAILS

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2. *Isopropyl and n-Propyl Alanine Carboxylase* must be incorporated with the *Standard Reaction* for *Isopropyl and n-Propyl Alanine Carboxylase* in these assay systems.

12. I hereby grant my Contractor's responsibility in making release of any claims or assertions against the Contractor (including its subcontractors and suppliers) and shall be considered as an acknowledgment of the Contractor's release of claims against me in U.S. courts.

- Standard deviations for number and Same-Value Counts are in parentheses. (Last edition of *Standard deviations for number and Same-Value Counts* is in the printed manual included by the SAGE Publications.)
- Important Note: In previous editions, because a library cannot be easily visited and because of a number restriction, only the data listed in Section 3.10.2.0 of the manual were available. In this edition, the number of visits to the library is not limited. The number of visits to the library is now the same as the number of visits to the library. The number of visits to the library is now the same as the number of visits to the library.

ECONOMIC REFORMS
 CHAGRE COUNTY AGRICULTURE SURVEY MONITORING
 STENOGRAPHIC NO. 0708
 AND 07034

 $T = 2000$ 

Prepared for
S&O Job
97 Marlboro Court
Weston, MA 02157
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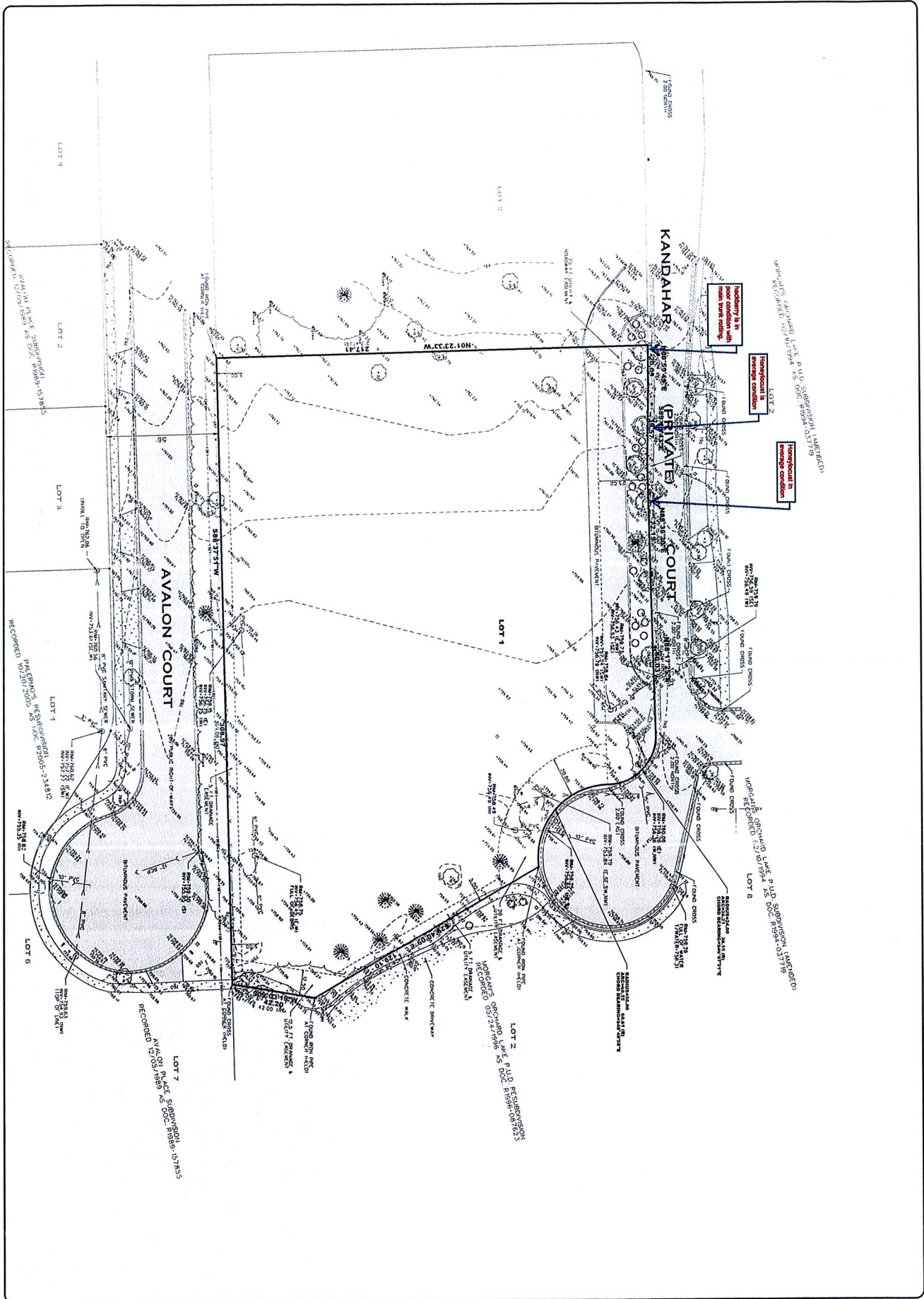
THE

**ILLINOIS
ONE-CALL SYSTEM**

Simply Call 811

[illegible]

COVER
SHEET



EXISTING CONDITIONS

C-1

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22701 W. NATIONAL ROAD, WHEATON, ILLINOIS 60187
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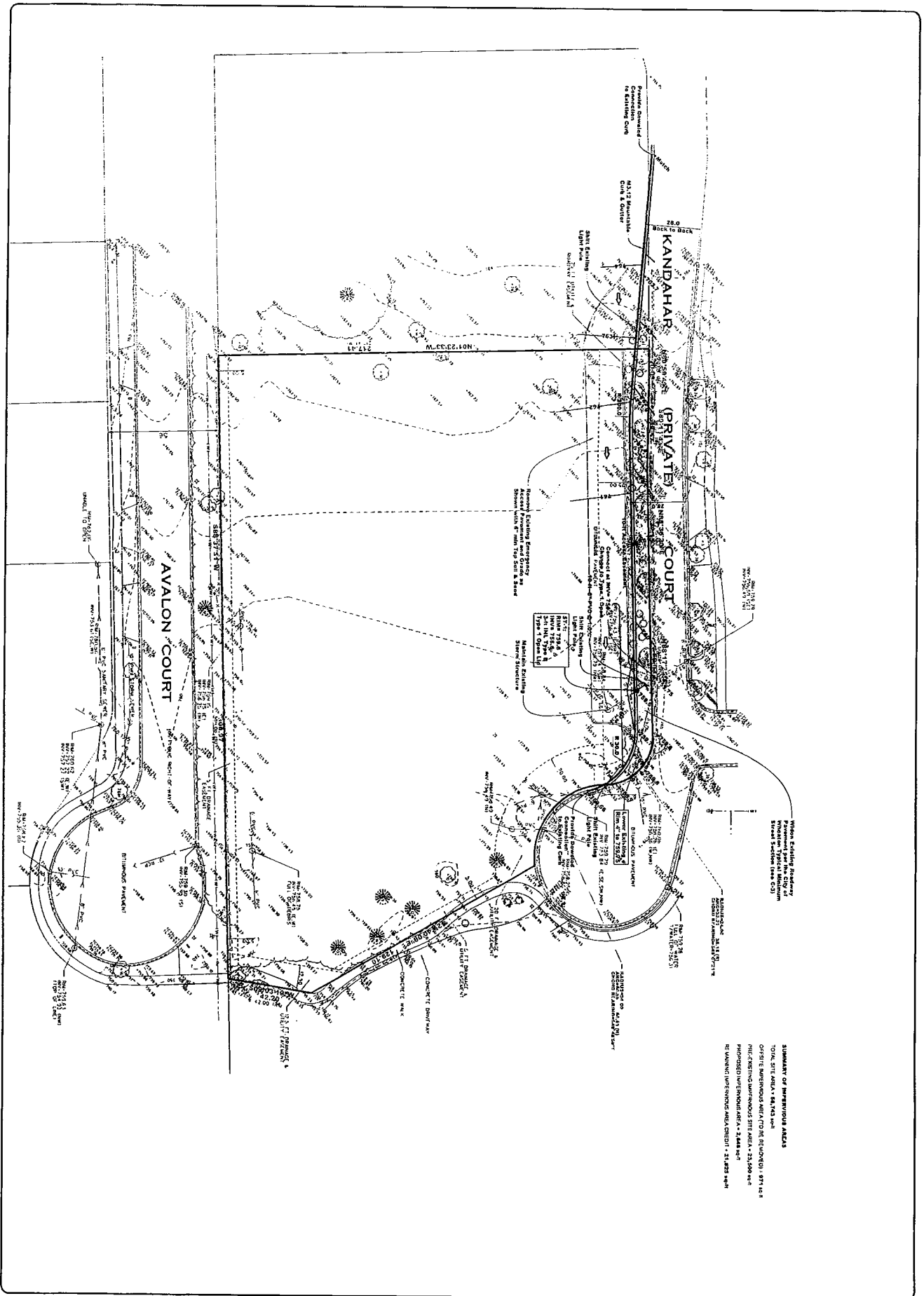
**1861 KANDAHAR COURT
WHEATON, ILLINOIS 60187**

Project No.
 810-00

0' 10' 20'

1" = 20'

0' 10' 20'



When Building Footprint
is shown, it is the City of
Wheaton's responsibility to
verify the location of the
building footprint (see C-3)

SUMMARY OF IMPROVEMENTS
TOTAL SITE AREA = 64,743 sq. ft.
OFFICE BUILDING AREA TO BE REMOVED = 971 sq. ft.
PROPOSED IMPROVEMENTS SITE AREA = 23,500 sq. ft.
REMAINING IMPROVEMENTS AREA (C-3) = 21,952 sq. ft.

1861 KANDAHAR COURT
WHEATON, ILLINOIS 60187

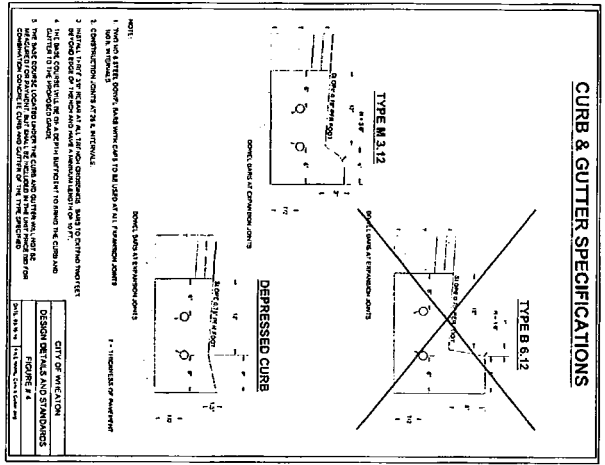
Payement
WIDENING
PLAN
C-2

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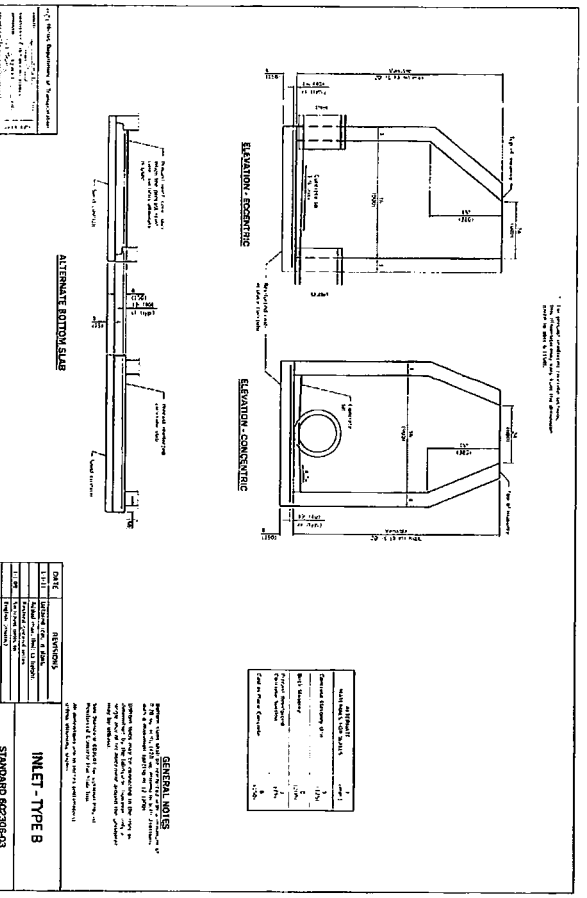
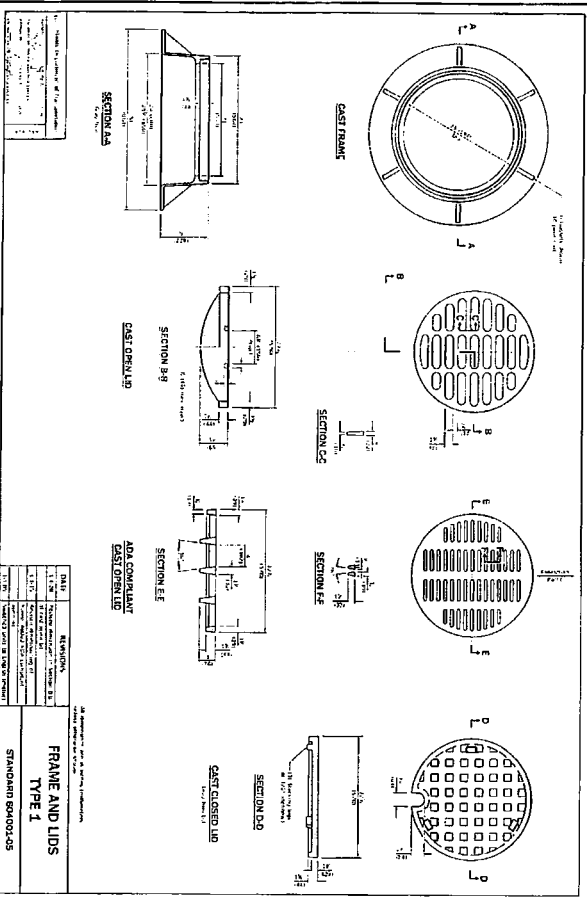
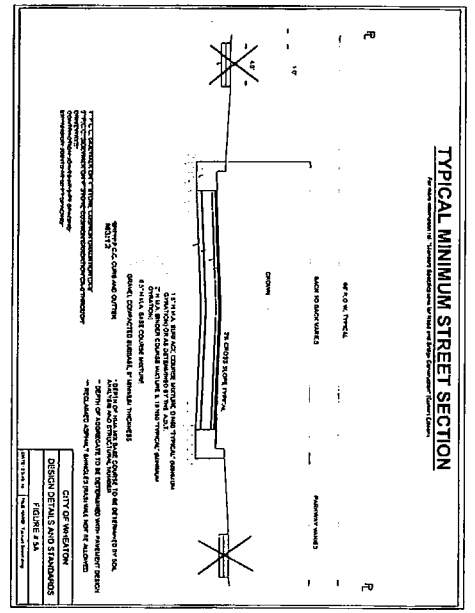
107 South 1st Street, Suite 100, Wheaton, IL 60187
Tel: 630-409-1000 Fax: 630-409-1001
Web: www.wma-il.com

1861 KANDAHAR COURT
WHEATON, ILLINOIS 60187
(630) 409-1000

CURB & GUTTER SPECIFICATIONS



TYPICAL MINIMUM STREET SECTION



1. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CURB AND GUTTER.

1. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE CURB AND GUTTER.

DETAILS

C-3

WEBSTER, McGRATH & AHLBERG, LTD.
WMA
 CURB AND GUTTER SPECIFICATIONS
 1861 KANDAHAR COURT
 WHEATON, ILLINOIS 60187

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Project
 1861 KANDAHAR COURT
 WHEATON, ILLINOIS 60187

1861 KANDAHAR COURT
WHEATON, ILLINOIS 60187

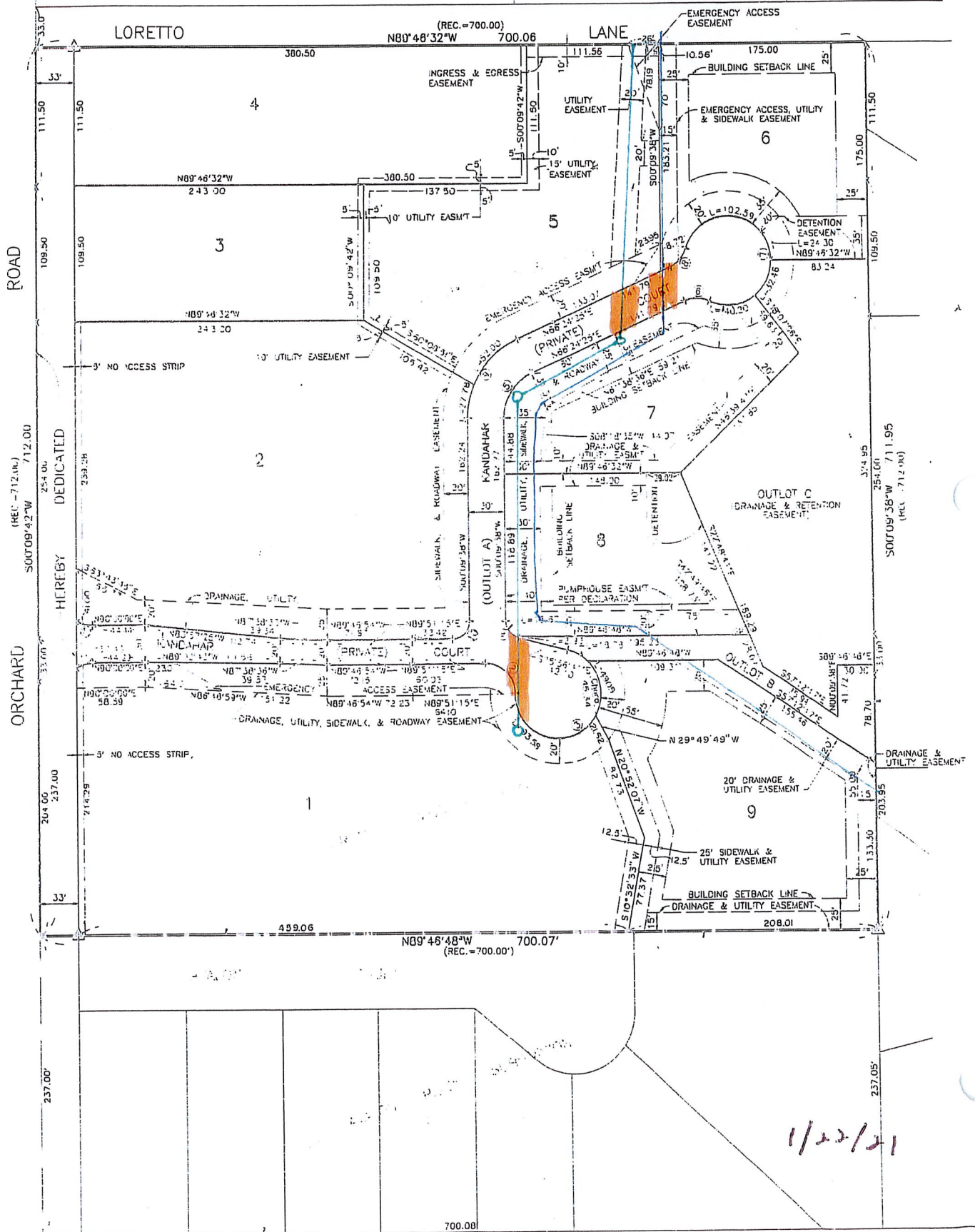
Easement Exhibit

AMENDED PLAT OF
MORGAN'S ORCHARD LAKE P.U.D.
BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



△ CONCRETE MONUMENT
NOTE
IRON STAKES SET AT ALL
PROPERTY CORNERS UNLESS
OTHERWISE SHOWN.

GRAPHIC SCALE
1"=50'



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