

ORDINANCE NO. O-2020-52

AN ORDINANCE APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND REAR YARD VARIATIONS FOR CERTAIN PROPERTY COMMONLY KNOWN AS 1764 WIESBROOK ROAD - HUMMINGBIRD PLACE

WHEREAS, written application has been made to subdivide the property into two (3) lots (proposed Lot 1 would be a buildable single-family lot of 57,012 square feet, proposed Lot 2 would be a buildable single-family lot of 24,479 square feet; each with a rear yard variation and proposed Lot 3 would remain as a public utility substation with a lot size of 6,711 square feet which was previously authorized by an existing special use permit), all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1764 Wiesbrook 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 November 10, 2020 and December 8, 2020 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-3 Residential District zoning classification:

LOTS 1 AND 2 IN COMMONWEALTH EDISON COMPANY DCW 340 ASSESSMENT PLAT OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2002 AS DOCUMENT R2002-208303, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-19-405-009; -010

The subject property is commonly known as 1764 Wiesbrook Road (existing public utility substation) combined with the adjacent vacant property to the west, Wheaton, IL 60189.

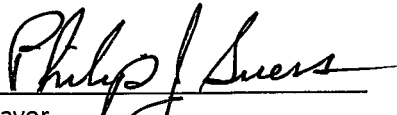
Section 2: The preliminary plat entitled "Preliminary Plat of Subdivision Hummingbird Place", prepared by WBK Engineering, St. Charles, IL, dated October 8, 2020 and revised December 1, 2020, and "Preliminary Site Improvement Plans for Hummingbird Place", prepared by WBK Engineering, St. Charles, IL, dated October 16, 2020, are hereby approved, subject to the following conditions, restrictions, and requirements:

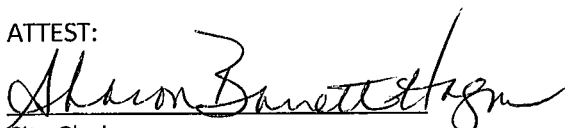
1. The existing public utility substation on proposed Lot 3 shall remain pursuant to the special use permit granted by Ordinance No. E-3869;
2. Pursuant to the Findings of Fact made and determined by the Wheaton Planning and Zoning Board, a variation to Article 3.4A.6 of the Wheaton Zoning Ordinance is granted to allow rear yard setbacks of 10.0 feet for proposed Lot 1 and proposed Lot 2 in lieu of the required 25.0 feet for both lots;
3. A 25 foot building setback line shall be added to the preliminary plat of subdivision along the west property line of proposed Lot 1 and proposed Lot 2;
4. The location of the compensatory storage shall be delineated and any impacts to the wetland the grading required to create the compensatory storage be determined prior to final approval; and

5. The final plat of subdivision shall include language for the ingress and egress private drive maintenance easement benefiting lot 1, subject to the reasonable approval of the City Attorney.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: 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: Councilman Rutledge
Councilman Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch
Mayor Suess
Councilwoman Robbins

Nays: None

Absent: None

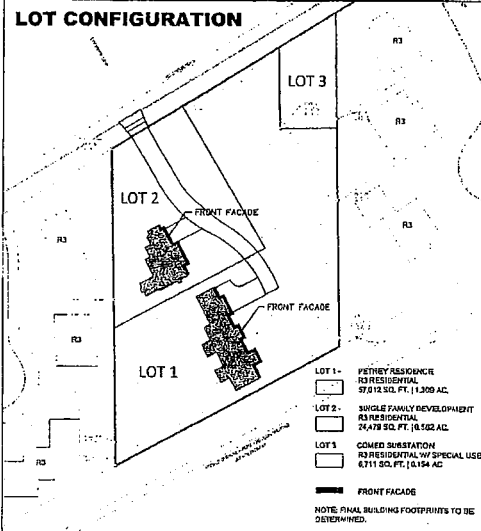
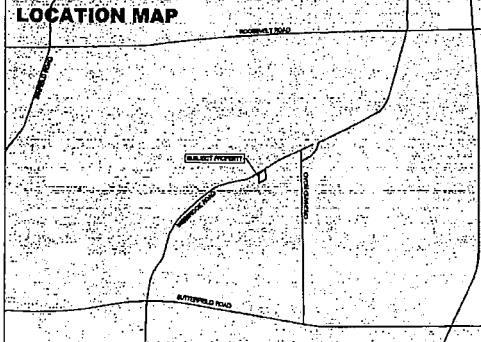
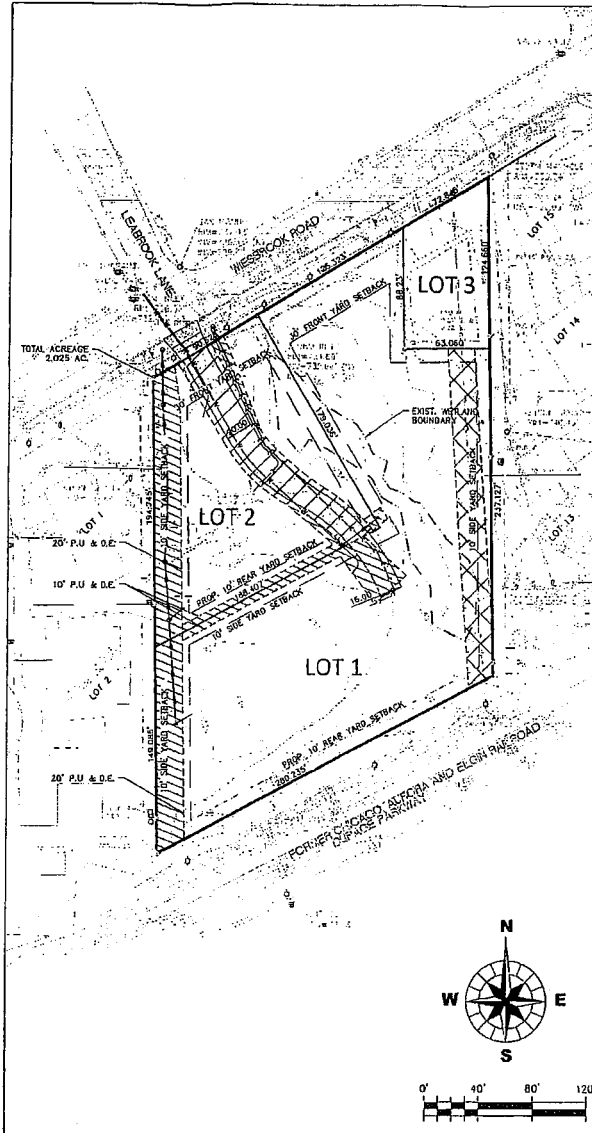
Motion Carried Unanimously

Passed: December 21, 2020
Published: December 22, 2020

PRELIMINARY PLAT OF SUBDIVISION HUMMINGBIRD PLACE

CITY OF WHEATON, ILLINOIS

LOT 1 AND LOT 2 IN COMMONWEALTH EDISON COMPANY DCW 340 ASSESSMENT PLAT OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 2002 AS DOCUMENT R2002-208303 IN DUPAGE COUNTY, ILLINOIS.



LOT DETAILS

	STANDARD	LOT 1	LOT 2	LOT 3
HEIGHT (MAX.)	35 FT.	35 FT.	NONE	NONE
LOT SIZE (SQ. FT.)	10,000 SQ. FT.	57,012 SQ. FT.	NONE	24,478 SQ. FT.
LOT COVERAGE (MAX.)	33 %	18,964 SQ. FT.	NONE	8,161 SQ. FT.
LOT WIDTH (MAX.)	70 FT.	88.42 FT.	NONE	74.87 FT.
FRONT YARD (MAX.)	30 FT.	30 FT.	NONE	30 FT.
SIDE YARD (MAX.)	10 FT.	10 FT.	NONE	10 FT.
REAR YARD (MAX.)	25 FT.	25 FT.	NONE	15 FT.
FLOOR AREA RATIO (MAX.)	40%	22,804 SQ. FT.	NONE	8,791
LOT DEPTH (MIN.)	132 FT.	234.32 FT.	NONE	178.53 FT.

LEGEND

- SURVEYED PROPERTY LINE
- EXIST. LOT LINE
- PROP. LOT LINE
- EXIST. WETLAND BOUNDARY
- PROP. BUILDING SETBACK LINE
- EXIST. PERMANENT EASEMENT LINE
- PROP. PUBLIC UTILITY & DRAINAGE EASEMENT
- PROP. INGRESS & EGRESS, PRIVATE DRIVE MAINTENANCE EASEMENT BENEFITING LOT 1 AND COMMON PUBLIC UTILITY & DRAINAGE EASEMENT
- EXIST. COMED UTILITY EASEMENT

OWNER
COMMONWEALTH EDISON CO.
3 LINCOLN CENTRE, 4TH FLR
OAKBROOK TERRACE, IL 60181

DEVELOPER
M HOUSE, LLC
710 E. OGDEN AVENUE, SUITE 530
NAPERVILLE, IL 60563
(630) 570-0008

PRELIMINARY PLAT PREPARED BY
WBK ENGINEERING, LLC
116 W. MAIN STREET, SUITE 201
ST. CHARLES, IL 60174
(630) 443-7755

OWNER
BARBARA L. PETREY AS TRUSTEE
BARBARA L. PETREY REVOCABLE TRUST 50% AND DANIEL R. PETREY AS TRUSTEE DANIEL R. PETREY REVOCABLE TRUST 50%
1261 HIDDEN COURT
WHEATON, IL 60189
(630) 977-9777

1 OF 1

WBK
engineering

WBK ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7755

CLIENT:
M HOUSE, LLC
710 E. OGDEN AVENUE,
SUITE 530
NAPERVILLE, IL 60563
630-570-0008

NO.	DATE	NATURE OF REVISION	DESIGNER	DATE	SCALE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

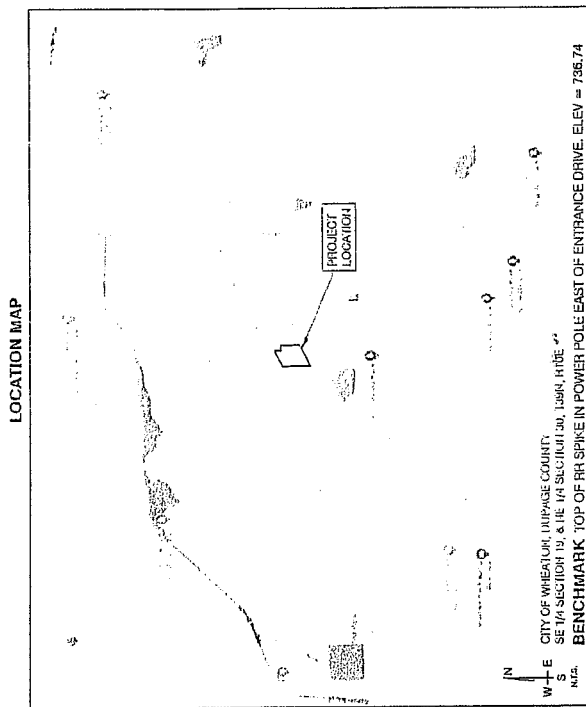
TITLE:
HUMMINGBIRD PLACE

PRELIMINARY PLAT

HUMMINGBIRD PLACE

SHEET INDEX

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SEWER	
	WATER MAIN (6" DIA)	
	PPE TRUCKING BACK-FILL	
	CAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	PIPE JACK	
	BASEMENT	
	PROPERTY LINE	
	SEMI-COLLMR	
	CEMENT LINE	
	CONCRETE	
	CULTURAL	
	SALOIRY MAJOR	
	STORM MAIN	
	CATCH BASIN	
	PIPE	
	PIPE RIGID	
	PIPE FLEXIBLE	
	PRESSURE CONNECTION	
	WAVE & VAULT WAVE	
	POLE	
	UNDERPASS	
	UTILITY POLE	
	CONTROL POINT	
	SEAN	
	EXPANSION	
	OVERLAP ON ROUTE	
	IMPADE NOPE	
	TREE ENVIROMENT	
	IMPADE NOPE	
	TREE TO REMOVE	

[illegible][illegible][illegible]

CLIENT

M HOUSE, LLC
710 E. OGDEN AVENUE, SUITE 530
NAPERVILLE, IL 60563
630-570-0008

CIVIL ENGINEER

JOHN W. WITTE
Notary Public
Illinois
Commission Expires 12/31/2020

10/16/2020 DATE

John Witte

ENGLESH
JOHN W. WITTE, P.E.
ILLINOIS REGISTRATION NO.: 002-030399
EXPIRATION DATE: 11/30/2021

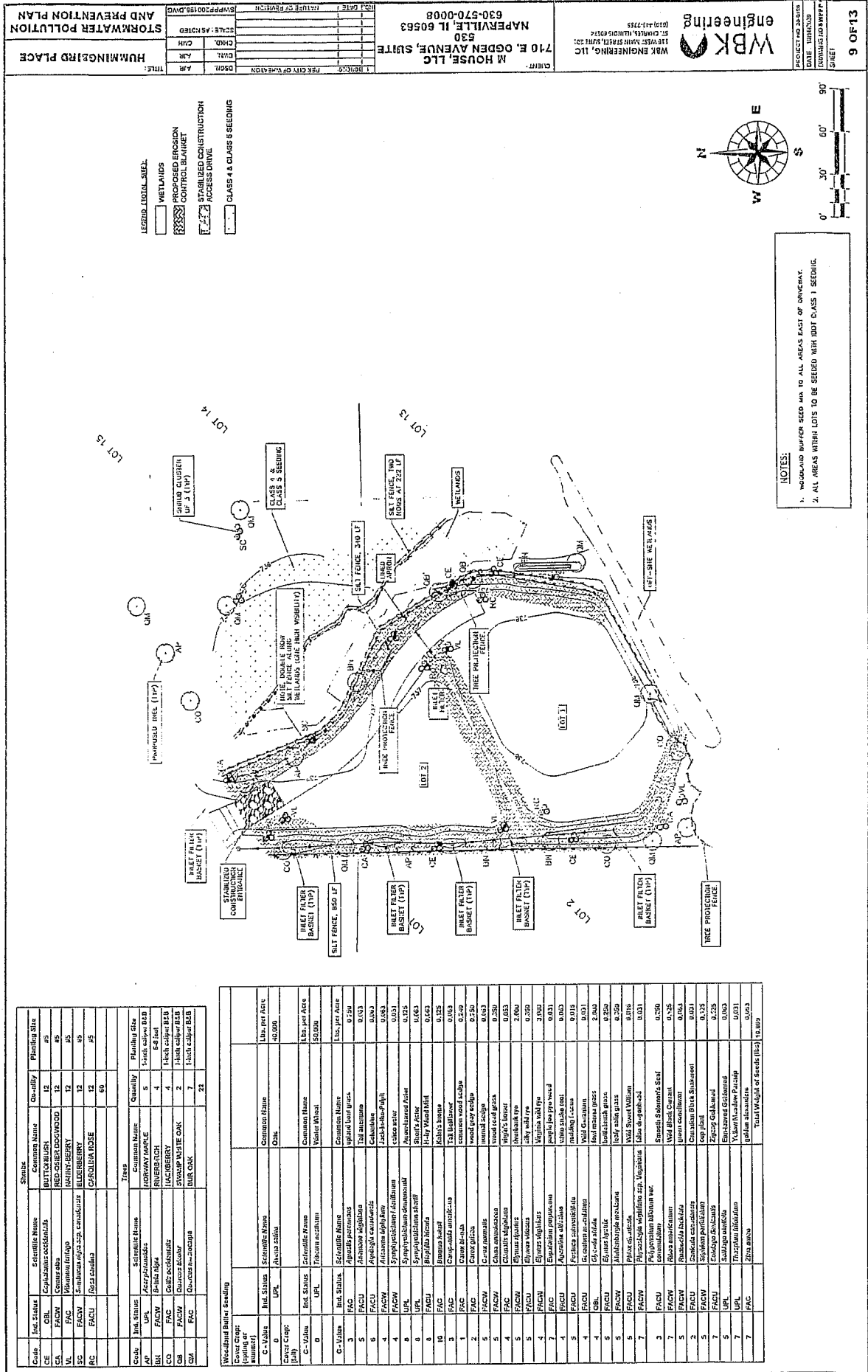
THESE PAIDS ON AIRPORT TOLLS SHALL BE CONSIDERED AS WITHOUT
DUTY

WBK engineering

W&K ENGINEERING, LLC
116 WEST MAIN STREET, SUITE 201, ST. CHARLES, ILLINOIS 60174
P: 630.443.7755 F: 630.443.0533 WWW.WKENGINEERING.COM
PROFESSIONAL DESIGN FIRM NO. 184.007317
EXPIRATION DATE: 04/30/2021

CALL J.U.I.E. 1-800-892-0123
48 HOURS BEFORE YOU DIG

Call
Before
You Dig



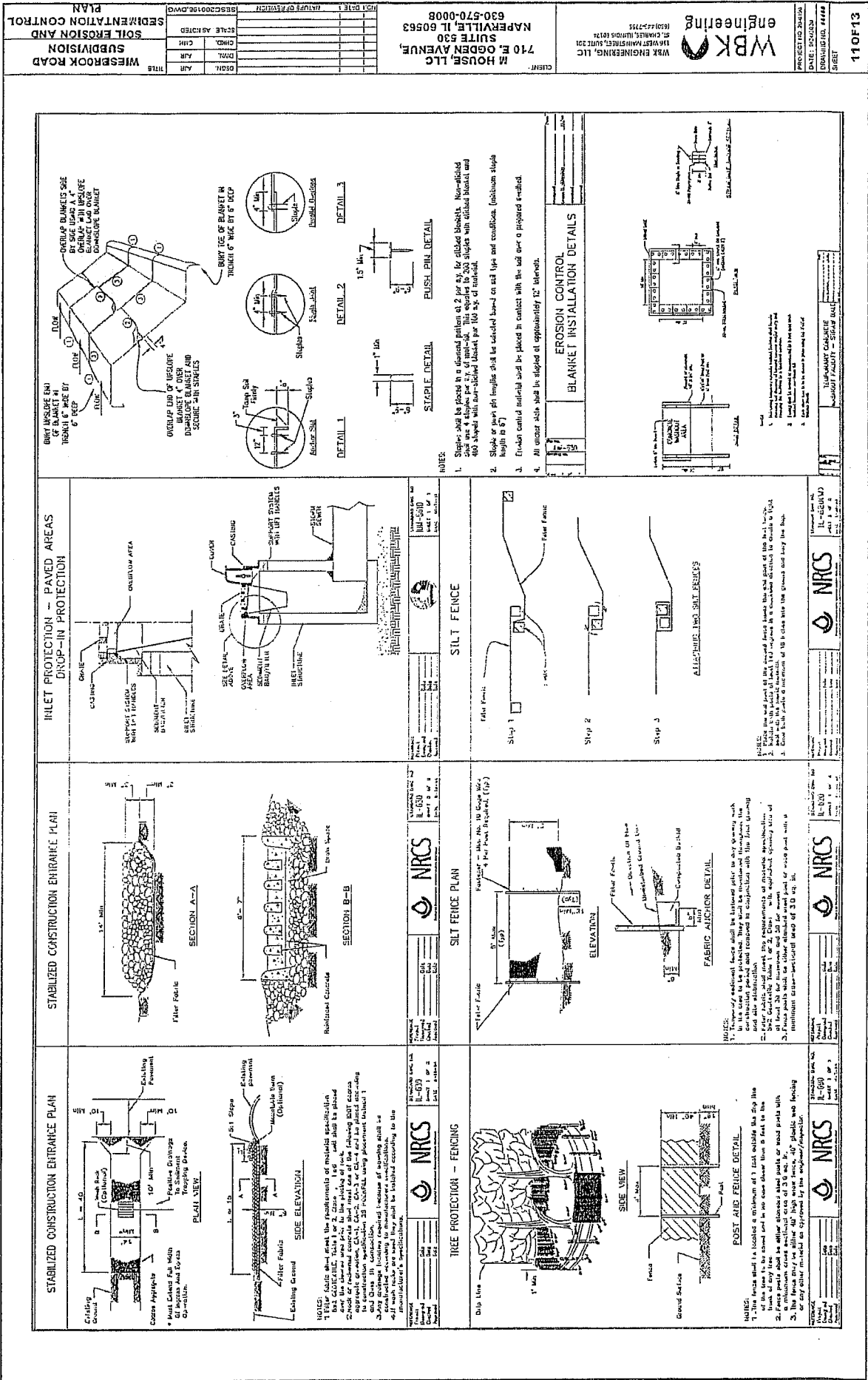
Shrub				
Code	Int. Status	Scientific Name	Common Name	Planting Size
CE	CE	Copallatus occidentalis	BUTTERNUT	12 #5
CA	FACW	RED-OBER DOGWOOD	RED-OBER DOGWOOD	12 #5
UL	FAC	WINTER-BERRY	WINTER-BERRY	12 #5
SC	FACW	ELDERBERRY	ELDERBERRY	12 #5
RC	FACU	CAROLINA ROSE	CAROLINA ROSE	12 #5
GM	FAC	DOGWOOD	DOGWOOD	60

Tree				
Code	Int. Status	Scientific Name	Common Name	Planting Size
AP	FACW	AMERICAN DOGWOOD	AMERICAN DOGWOOD	12 #5
UL	FACU	WINTER-BERRY	WINTER-BERRY	12 #5
CO	FACW	ELDERBERRY	ELDERBERRY	12 #5
GM	FAC	DOGWOOD	DOGWOOD	60

Wetland Buffer Seeding				
Code	Int. Status	Scientific Name	Common Name	Planting Size
CE	CE	Copallatus occidentalis	BUTTERNUT	12 #5
CA	FACW	RED-OBER DOGWOOD	RED-OBER DOGWOOD	12 #5
UL	FAC	WINTER-BERRY	WINTER-BERRY	12 #5
SC	FACW	ELDERBERRY	ELDERBERRY	12 #5
RC	FACU	CAROLINA ROSE	CAROLINA ROSE	12 #5
GM	FAC	DOGWOOD	DOGWOOD	60

Wetland Buffer Seeding				
Code	Int. Status	Scientific Name	Common Name	Planting Size
CE	CE	Copallatus occidentalis	BUTTERNUT	12 #5
CA	FACW	RED-OBER DOGWOOD	RED-OBER DOGWOOD	12 #5
UL	FAC	WINTER-BERRY	WINTER-BERRY	12 #5
SC	FACW	ELDERBERRY	ELDERBERRY	12 #5
RC	FACU	CAROLINA ROSE	CAROLINA ROSE	12 #5
GM	FAC	DOGWOOD	DOGWOOD	60

[illegible]



SANITARY MANHOLE EXTERNAL CHIMNEY SEAL

NOTES:

- 1. SEAL SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. SEAL SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. SEAL SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

CURB RAMPS FOR SIDEWALKS IDOT STANDARD 424001-03

NOTES:

- 1. RAMP SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. RAMP SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. RAMP SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

STREET CUT REPAIR SPECIFICATIONS

NOTES:

- 1. CUT SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. CUT SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. CUT SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

SANITARY SEWER SERVICE CONNECTION DETAIL

NOTES:

- 1. CONNECTION SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. CONNECTION SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. CONNECTION SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

CURB RAMPS FOR SIDEWALKS IDOT STANDARD 424001-03

NOTES:

- 1. RAMP SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. RAMP SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. RAMP SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

TYPICAL ENTRANCE DRIVE SECTION

NOTES:

- 1. DRIVE SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. DRIVE SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. DRIVE SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

DRIVE APPROACH & SIDEWALK SPECIFICATIONS

NOTES:

- 1. APPROACH SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. APPROACH SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. APPROACH SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

TYPICAL ENTRANCE DRIVE SECTION

NOTES:

- 1. DRIVE SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. DRIVE SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. DRIVE SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.

STREET CUT REPAIR SPECIFICATIONS

NOTES:

- 1. CUT SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 2. CUT SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.
- 3. CUT SHALL BE 1/2" THICK, 1/4" DEEP, AND 1/4" WIDE.