

**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:

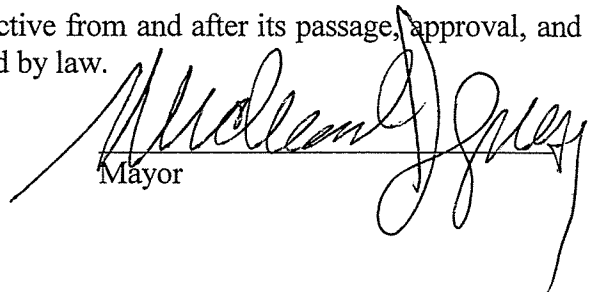
1. The final engineering plans shall indicate any proposed re-grading of the site and preservation of the stormwater storage volume of the depressional area on the site;
2. The private storm sewer shall be inspected and repaired if found defective. A private storm sewer easement shall be created for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

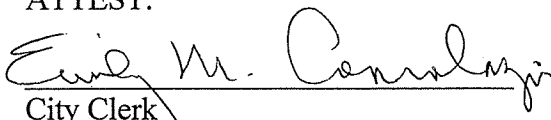
**Section 3:** The Preliminary Plat of Cloutier Daniels Resubdivision prepared by Webster, McGrath and Ahlberg, Ltd., dated April 15, 2009, is hereby approved. The Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach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

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote:

Ayes: Councilman Prendiville  
Councilman Scalzo  
Councilwoman Corry  
Councilman Levine  
Mayor Pro Tem Mouhelis

Nays: None

Absent: Mayor Gresk  
Councilman Suess

Motion Carried Unanimously

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

R2009-114996

# Cloutier Daniels Resubdivision Preliminary Engineering Plan

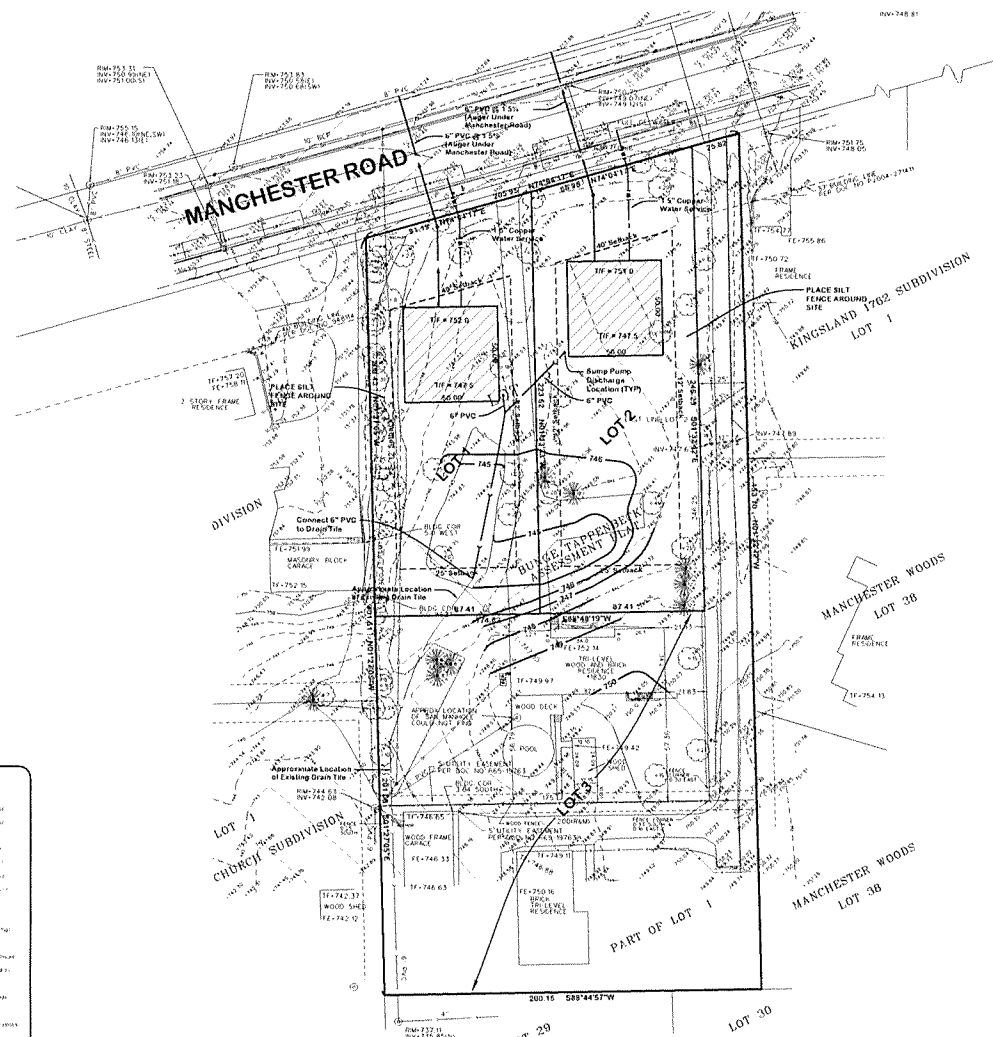
LOT 2 (EXCEPT THE EAST 25 FEET THEREOF) BY BUNGE-APPENHECK ASSESSMENT PLAT. BEING A SUBSECTION OF PART OF SECTION 9, TOWNSHIP 23 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9 1903 AS DOCUMENT 145-16767



**Cloutier Daniels Subdivision**  
 David Cloutier  
 1000 Lakeside Blvd  
 Waterloo, IL 60170  
 815-872-0300

**Preliminary Engineering Plan**

**Webster, McMath & Ahlberg Ltd.**  
 V.M.A.  
 1115 North Lincoln Road  
 Chicago, Illinois 60622  
 (312) 467-1000  
 www.wma-engineers.com  
 Daniel Lee, License No. 18-00111



**SOURCE BENCHMARK:**  
 DUPAGE COUNTY BENCHMARK NO. M18504  
 A DISK MONUMENT ESTABLISHED IN CONCRETE 33 FEET NORTH OF THE NORTH PAVERMENT EDGE OF MANCHESTER ROAD AND 30 FEET EAST OF THE EAST SIDEWALK ENTRANCE OF THE COUNTY FAIRGROUNDS. STAMPED "DUPAGE COUNTY MAPS & PLATS"  
 DUPAGE COUNTY ELEVATION = 754.77 (H.G.V.D. 29)  
**SOURCE BENCHMARK:**  
 CROSS CUT IN CENTER OF SANITARY MANHOLE 16.77' NORTH OF THE NORTH EDGE OF MANCHESTER AVE. 6.33' EAST OF EAST EDGE OF THE WEST SCHOOL ENTRANCE.  
 DUPAGE COUNTY ELEVATION = 755.15 (H.G.V.D. 29)

**WHEATON ZONE-4:**  
 Min Lot Size = 7,200 sq ft  
 Min Lot Width = 60 ft  
 Front Yard Setback = 30 ft  
 Rear Yard Setback = 25 ft  
 Side Yard Setback = Varies (14% of lot width)

**SITE DATA**

Lot 1	0.427 Acres / 18,608 s.f.
Lot 2	0.488 Acres / 20,365 s.f.
Lot 3	0.401 Acres / 17,461 s.f.
Total Site	1.295 Acres / 56,424 s.f.

**SITE DEPRESSIONAL AREA**  
 The existing depressional volume shall be maintained as indicated below.  
 Existing Site Depressional Volume  
 (1) Downflow Elevation of 746.25 feet ± 0.19 Ac-ft  
 Existing 100-year HWL = 746.30,  $Q_2 = 6.49$  cfs  
 Proposed Site Depressional Volume  
 (1) Downflow Elevation of 746.25 feet ± 0.21 Ac-ft

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

**LEGEND**

	6" PVC SDR-26 Sanitary Sewer		18" CONCRETE MANHOLE
	15" CONCRETE MANHOLE		12" CONCRETE MANHOLE
	8" CONCRETE MANHOLE		6" CONCRETE MANHOLE
	4" CONCRETE MANHOLE		3" CONCRETE MANHOLE
	2" CONCRETE MANHOLE		1 1/2" CONCRETE MANHOLE
	1" CONCRETE MANHOLE		3/4" CONCRETE MANHOLE
	6" PVC SDR-26 Storm Sewer		18" CONCRETE MANHOLE WITH GRATE
	15" CONCRETE MANHOLE WITH GRATE		12" CONCRETE MANHOLE WITH GRATE
	8" CONCRETE MANHOLE WITH GRATE		6" CONCRETE MANHOLE WITH GRATE
	4" CONCRETE MANHOLE WITH GRATE		3" CONCRETE MANHOLE WITH GRATE
	2" CONCRETE MANHOLE WITH GRATE		1 1/2" CONCRETE MANHOLE WITH GRATE
	1" CONCRETE MANHOLE WITH GRATE		3/4" CONCRETE MANHOLE WITH GRATE
	6" PVC SDR-26 Storm Sewer with Catchment Basin		18" CONCRETE MANHOLE WITH CATCHMENT BASIN
	15" CONCRETE MANHOLE WITH CATCHMENT BASIN		12" CONCRETE MANHOLE WITH CATCHMENT BASIN
	8" CONCRETE MANHOLE WITH CATCHMENT BASIN		6" CONCRETE MANHOLE WITH CATCHMENT BASIN
	4" CONCRETE MANHOLE WITH CATCHMENT BASIN		3" CONCRETE MANHOLE WITH CATCHMENT BASIN
	2" CONCRETE MANHOLE WITH CATCHMENT BASIN		1 1/2" CONCRETE MANHOLE WITH CATCHMENT BASIN
	1" CONCRETE MANHOLE WITH CATCHMENT BASIN		3/4" CONCRETE MANHOLE WITH CATCHMENT BASIN
	6" PVC SDR-26 Storm Sewer with Sump Pump		18" CONCRETE MANHOLE WITH SUMP PUMP
	15" CONCRETE MANHOLE WITH SUMP PUMP		12" CONCRETE MANHOLE WITH SUMP PUMP
	8" CONCRETE MANHOLE WITH SUMP PUMP		6" CONCRETE MANHOLE WITH SUMP PUMP
	4" CONCRETE MANHOLE WITH SUMP PUMP		3" CONCRETE MANHOLE WITH SUMP PUMP
	2" CONCRETE MANHOLE WITH SUMP PUMP		1 1/2" CONCRETE MANHOLE WITH SUMP PUMP
	1" CONCRETE MANHOLE WITH SUMP PUMP		3/4" CONCRETE MANHOLE WITH SUMP PUMP

DATE: 05/01/2008  
 TIME: 10:00 AM  
 DRAWN BY: DCM  
 CHECKED BY: DCM  
 PROJECT: 18-00111

REV.	DATE	DESCRIPTION	BY	CHK.
1	05/01/2008	ISSUED FOR CITY REVIEW	DCM	DJM

Date Plotted: 05/01/2008  
 DuPage 18-20-18  
 42178 EHV JCV  
 STAFF: EMERSON SETUW SWR  
 TITLE: 18-20-18-0001 SWR  
 1"=20' March 18, 2008  
 18-00111

