

ORDINANCE NO. F-1897

AN ORDINANCE AUTHORIZING THE EXECUTION OF A MINOR AMENDMENT TO AN ANNEXATION AGREEMENT (0N675 MORSE STREET – NORTHWOODS OF WHEATON - OAK CREEK CAPITAL PARTNERS, LLC)

WHEREAS, the City of Wheaton, Illinois, (“City”) and Oak Creek Capital Partners, LLC (“Developer”) has previously entered into an Annexation Agreement dated December 1, 2014, (“Annexation Agreement”); the subject matter of the Annexation Agreement is the property legally described in Exhibit “A” of the Annexation Agreement (“Subject Property”); and

WHEREAS, following the acquisition of the Subject Property by the Developer, M/I Homes of Chicago, an Illinois limited liability company (“M/I Homes”), is the successor in interest of the Developer for the Subject Property; and

WHEREAS, M/I Homes has petitioned the City to amend the Annexation Agreement to modify the Annexation Agreement to allow the construction of a subdivision identification sign; and

WHEREAS, the City has determined that the requested amendment is a minor amendment, and may be implemented without public hearing, pursuant to the provisions of Section 18-8(2) of the Wheaton City Code.

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:

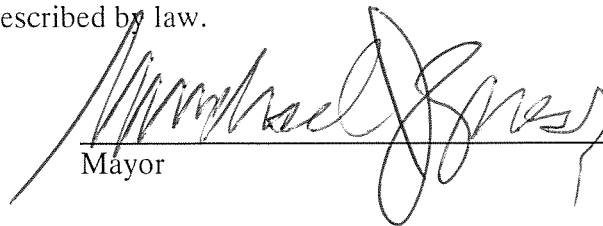
Section 1: The Annexation Agreement is amended by deleting paragraph 19 in its entirety and substituting in its place the following:

“19. SIGNAGE. The Developer shall be permitted to construct and install one monument sign identifying the development pursuant to the location and design set forth in the Landscape Plan entitled “NORTHWOODS OF WHEATON” prepared by Gary R. Weber and Associates, Inc. dated 1/16/15 and revised 1/20/15, 2/11/15, 2/20/15, and 4/14/15. The ownership of the sign and all maintenance responsibilities shall be the requirement and obligation of the Home Owner’s Association (HOA), as detailed in the recorded HOA Declaration.

Section 2: This Amendment to the Annexation Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois, at the expense of M/I Homes.

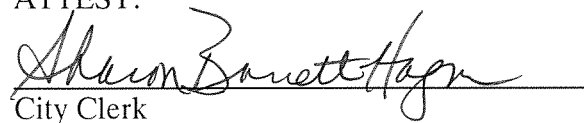
Section 3: All Ordinances or parts of Ordinances in conflict with these provisions are repealed.

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 Scalzo
Councilwoman Fitch
Councilman Prendiville
Councilman Rutledge
Mayor Gresk
Councilman Saline

Nays: None

Absent: Councilman Suess

Motion Carried Unanimously

Passed: November 2, 2015
Published: November 3, 2015

EXHIBIT A

Legal Description:
0N675 Morse Street
Wheaton, IL 60187

Northwoods of Wheaton

PARCEL 1:

THE NORTH 200.0 FEET OF THE WEST 326.0 FEET OF THE EAST 1330.0 FEET AS MEASURED ON THE NORTH LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MUEHLFELT'S FIRST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947, AS DOCUMENT 533909, EXCEPT THE NORTH 668.16 FEET THEREOF AS MEASURED SOUTH FROM THE NORTH LINE OF SECTION 8, IN MILTON TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 326.00 FEET OF THE EAST 1330.0 FEET AS MEASURED ON THE NORTH LINE OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF MUEHLFELT'S FIRST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 12, 1947 AS DOCUMENT 533909, EXCEPT THE NORTH 868.16 FEET THEREOF, AS MEASURED SOUTH FROM THE NORTH LINE OF SECTION 8, IN MILTON TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 4.463 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

PIN# 05-08-205-001 and 05-08-205-002

Landscape Plan

NORTH WOODS OF WHEATON

Wheaton, Illinois

1/16/15

CONSULTANTS:

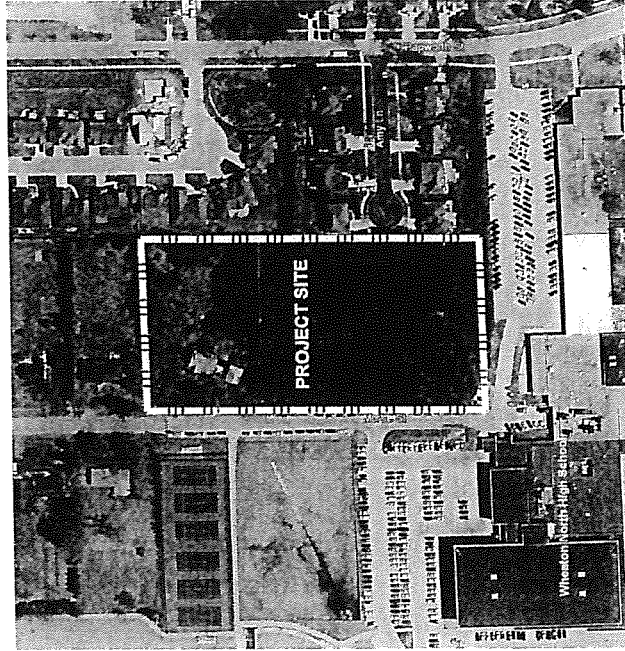


LANDSCAPE ARCHITECT
 GARY R. WEBER ASSOCIATES, INC.
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187



CIVIL ENGINEER
 MANHARD CONSULTING LTD.
 700 SPRINGER DRIVE
 FOND DU LAZ, ILLINOIS 60148

Manhard
 CONSULTANTS



LOCATION MAP
 1" = 100'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	EXISTING TREE SURVEY AND PRESERVATION PLAN
3	LANDSCAPE DETAILS
4	LANDSCAPE SPECIFICATIONS

Revision #4 4/14/15
 Revision #3 2/20/15
 Revision #2 2/11/15
 Revision #1 1/20/15

Project: 150114, Wheaton, IL, 150114_0100_0001P.0000

OAK CREEK DEVELOPMENT PARTNERS



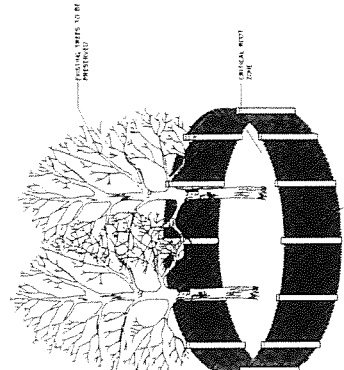
GARY K. WEBER ASSOCIATES, INC.
LAND PLANNING AND ARCHITECTURE
210 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630.464.3101

DEVELOPMENT PARTNERS
OAK CREEK
100 BURTIS
ST. CHARLES, ILLINOIS 62254
MANHART CONSULTING, LTD.
100 WILSON STREET
WHEATON, ILLINOIS 60187

EXISTING TREE SURVEY AND PRESERVATION PLAN

NORTH WOODS OF WHEATON
WHEATON, ILLINOIS

DATE: 1/15/13
PROJECT NO.: W1314
DRAWN: JRC
CHECKED: JCT
SHEET NO.: 2 OF 4



TREE PRESERVATION DETAIL
SEE NOTES

TREE PRESERVATION NOTES

1. THE TREE PRESERVATION DETAIL IS THE MINIMUM REQUIREMENT FOR TREE PRESERVATION. THE TREE PRESERVATION DETAIL SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL NOT BE REMOVED UNTIL THE COMPLETE CONSTRUCTION IS FINISHED.
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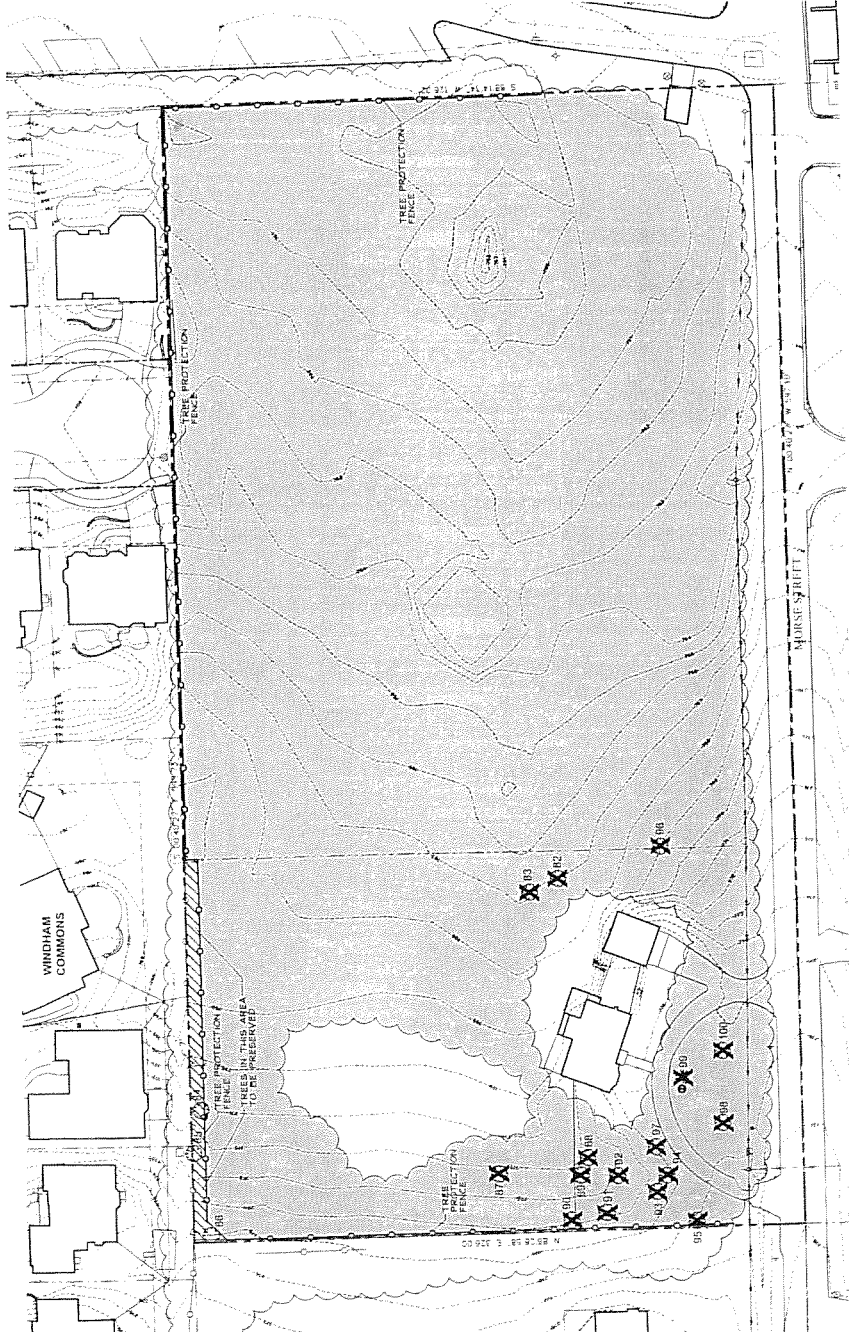
TREE INVENTORY

NO.	DATE	STATUS	SP. NO.	TRUNK DBH (IN)	HEIGHT (FT)	SPECIES	CONDITION	REMARKS
1	1/15/13	Preserved	101	12.0	25.0	Red Oak	Good	
2	1/15/13	Preserved	102	10.0	20.0	White Oak	Good	
3	1/15/13	Preserved	103	8.0	18.0	Red Oak	Good	
4	1/15/13	Preserved	104	6.0	15.0	White Oak	Good	
5	1/15/13	Preserved	105	4.0	12.0	Red Oak	Good	
6	1/15/13	Preserved	106	3.0	10.0	White Oak	Good	
7	1/15/13	Preserved	107	2.0	8.0	Red Oak	Good	
8	1/15/13	Preserved	108	1.5	6.0	White Oak	Good	
9	1/15/13	Preserved	109	1.0	4.0	Red Oak	Good	
10	1/15/13	Preserved	110	0.8	3.0	White Oak	Good	
11	1/15/13	Preserved	111	0.6	2.0	Red Oak	Good	
12	1/15/13	Preserved	112	0.5	1.5	White Oak	Good	
13	1/15/13	Preserved	113	0.4	1.0	Red Oak	Good	
14	1/15/13	Preserved	114	0.3	0.8	White Oak	Good	
15	1/15/13	Preserved	115	0.2	0.6	Red Oak	Good	
16	1/15/13	Preserved	116	0.1	0.4	White Oak	Good	
17	1/15/13	Preserved	117	0.1	0.3	Red Oak	Good	
18	1/15/13	Preserved	118	0.1	0.2	White Oak	Good	
19	1/15/13	Preserved	119	0.1	0.1	Red Oak	Good	
20	1/15/13	Preserved	120	0.1	0.1	White Oak	Good	

NOTES:
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LEGEND

- AREA OF TREES TO BE PRESERVED
- AREA OF TREES TO BE REMOVED
- TREE PROTECTION FENCE



811
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1. **DISCUSSION OF WORK**
 A. The work shall consist of the following: [Detailed description of work items and materials]

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1	Planting Schedule			
2	Planting Schedule			
3	Planting Schedule			
4	Planting Schedule			
5	Planting Schedule			
6	Planting Schedule			
7	Planting Schedule			
8	Planting Schedule			
9	Planting Schedule			
10	Planting Schedule			

11. **GENERAL NOTES**
 A. All work shall be in accordance with the specifications and drawings.
 B. All materials shall be of the highest quality and available in the United States.
 C. All work shall be completed within the specified time frame.

12. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

13. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
11	Planting Schedule			
12	Planting Schedule			
13	Planting Schedule			
14	Planting Schedule			
15	Planting Schedule			
16	Planting Schedule			
17	Planting Schedule			
18	Planting Schedule			
19	Planting Schedule			
20	Planting Schedule			

14. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

15. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

16. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
21	Planting Schedule			
22	Planting Schedule			
23	Planting Schedule			
24	Planting Schedule			
25	Planting Schedule			
26	Planting Schedule			
27	Planting Schedule			
28	Planting Schedule			
29	Planting Schedule			
30	Planting Schedule			

17. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

18. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

19. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
31	Planting Schedule			
32	Planting Schedule			
33	Planting Schedule			
34	Planting Schedule			
35	Planting Schedule			
36	Planting Schedule			
37	Planting Schedule			
38	Planting Schedule			
39	Planting Schedule			
40	Planting Schedule			

20. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

21. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

22. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
41	Planting Schedule			
42	Planting Schedule			
43	Planting Schedule			
44	Planting Schedule			
45	Planting Schedule			
46	Planting Schedule			
47	Planting Schedule			
48	Planting Schedule			
49	Planting Schedule			
50	Planting Schedule			

23. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

24. **PLANTING SCHEDULE**
 A. The planting schedule shall be as follows:
 B. The planting schedule shall be as follows:
 C. The planting schedule shall be as follows:

