

## **RESOLUTION R-46-07**

### **A RESOLUTION APPROVING THE PLAT OF SUBDIVISION CHERRY HILL SUBDIVISION (305 & 309 Wood Street)**

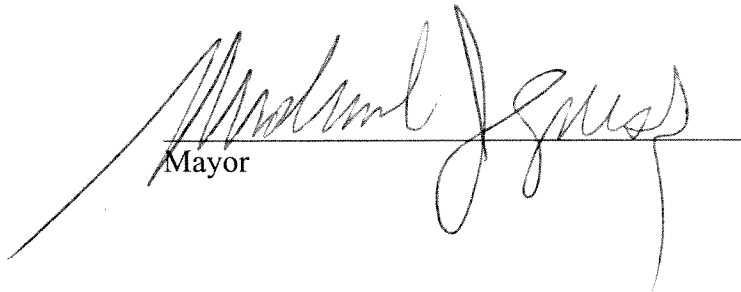
WHEREAS, the Plat of Subdivision for Cherry Hill Subdivision has been submitted to and reviewed by the Wheaton staff (the property is described on Exhibit "A" attached to this resolution); and the Wheaton staff has recommended that the Plat of Subdivision be approved subject to certain conditions and requirements.

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Wheaton, Illinois that the Plat of Subdivision for Cherry Hill Subdivision prepared by Daniel Sytsma, an Illinois Professional Land Surveyor, dated May 2, 2007 is hereby approved subject to the following conditions, restrictions, and requirements.

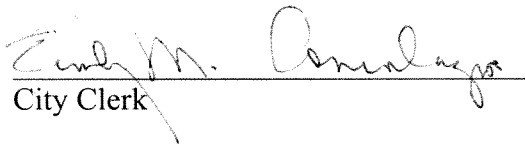
1. A variation is granted to Section 62-212 of the Wheaton City Code to allow lot areas of 7,926 square feet, 7,939 square feet, and 7,951 square feet in lieu of the required 10,000 square feet for Lot 1, 2, and 3, respectfully.
2. A variation is granted to Section 62-214 of the Wheaton City Code to allow lot depths of 129.59 feet, 129.77 feet, and 129.99 feet in lieu of the required 132 feet for Lot 1, 2, and 3, respectfully.
3. Variances are hereby granted to the following sections of the Wheaton City Code to waive construction of certain public improvements to adjacent City streets: Section 62-178, pavement width; Section 62-286, street lighting; and, Section 62-290, pavement edging (curb and gutter).
4. The owner shall pay to the City an amount as determined by the Director of Engineering for the cash equivalent of the cost to construct public sidewalk along the entire frontage of the subdivision in lieu of constructing said public sidewalk, as per Section 58-74(a) of the Wheaton City Code. Said payment shall be made prior to recording of the final plat with the DuPage County Recorder's Office.
5. The applicant shall submit prior to recording of the final plat with the DuPage County Recorder's Office a wetland delineation report in conformance with the provisions of the DuPage County County-wide Stormwater Management Ordinance.

BE IT FURTHER RESOLVED that 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 the resolution to the Plat of Subdivision for Cherry Hill Subdivision.

ADOPTED this 4<sup>th</sup> day of June, 2007.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Ayes:

Roll Call Vote:

Councilman Mouhelis  
Councilman Prendiville  
Councilman Sues  
Councilwoman Corry  
Councilman Johnson  
Councilman Levine  
Mayor Gresk

Nays:

None

Absent:

None

Motion Carried Unanimously

EXHIBIT "A"

Plat of Cherry Hill Subdivision

Legal description:

LOTS 15 AND 16, TOGETHER WITH A 30-FOOT STRIP OF LAND LYING EAST OF AND ADJOINING SAID LOT 15 AND 16 IN BLOCK 3 IN EAST WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER 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 40813, IN DUPAGE COUNTY, ILLINOIS;

ALSO:

LOTS 17, 18, 19, AND 20 IN BLOCK 3 IN EAST WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER 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 40813, IN DUPAGE COUNTY, ILLINOIS;

ALSO:

THAT PART OF THE 30-FOOT VACATED STRIP LYING DIRECTLY EAST OF AND ADJACENT TO LOT 20 IN BLOCK 3 IN EAST WHEATON, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER 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 40813, IN DUPAGE COUNTY, ILLINOIS;

ALSO:

THAT PART OF AVERY AVENUE LYING EAST OF THE EAST LINE OF WOOD STREET, NORTH OF THE NORTH LINE OF 2nd BAPTIST CHURCH 2nd CONSOLIDATION PLAT, SOUTH OF THE SOUTH LINE OF BOCK 3 IN EAST WHEATON SUBDIVISION AND SAID SOUTH LINE EXTENDED EASTERLY, AND WEST OF THE WEST LINE OF BLOCK 5 IN ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT OF VACATION RECORDED APRIL 20, 2005, AS DOCUMENT R2005-080929, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-128-009, 055, & 064