

RESOLUTION R-50-07

**A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION
CAMPBELL AVENUE RESUBDIVISION II
(1345 S. Campbell Av. – R. Lautz)**

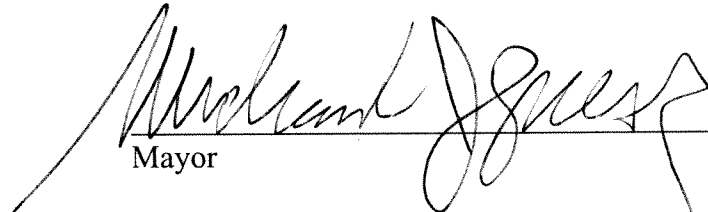
WHEREAS, the Final Plat of Subdivision for Campbell Avenue Resubdivision has been submitted to and reviewed by the Wheaton staff (the property is described on Exhibit "A" attached to this resolution); and the Wheaton staff has recommended that the Plat of Subdivision be approved subject to certain conditions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

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Subdivision for Campbell Avenue Resubdivision II prepared by Donald E. Rericka, an Illinois Professional Land Surveyor, dated April 24, 2007 is hereby approved subject to the following conditions, restrictions, and requirements.

1. A variation is hereby granted to Section 62-212 of the Wheaton City Code to allow lot areas of 7,553 square feet, and 7,512 square feet in lieu of the required 10,000 square feet, and lot widths of 54.35 feet, and 53.59 feet in lieu of the required 70 feet, for Lot 1 and 2, respectfully.
2. 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).
3. 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.
4. A cul-de-sac terminus shall be constructed at the end of Campbell Avenue at Lowden Avenue within the existing right-of-way of Campbell Avenue.

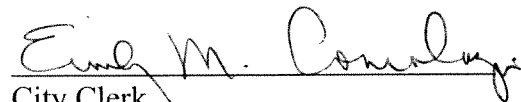
BE IT FURTHER RESOLVED that the Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of the resolution to the Plat of Subdivision for Campbell Avenue Resubdivision II.

ADOPTED this 18th day of June, 2007.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Councilman Prendiville
Councilwoman Corry
Councilman Johnson
Mayor Gresk

Nays: Councilman Suess

Absent: Councilman Levine

Motion Carried

EXHIBIT "A"

Plat of Campbell Avenue Resubdivision II

Legal description:

LOTS 12 AND 13 IN GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-21-215-010, 05-21-215-011