

RESOLUTION R-29-08

A RESOLUTION APPROVING THE FINAL PLAT OF 819 UNIVERSITY PLACE RESUBDIVISION

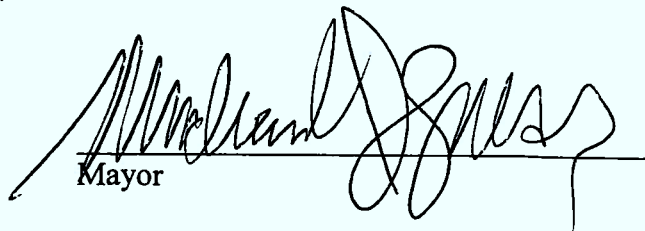
WHEREAS, the Final Plat of 819 University Place Resubdivision has been submitted to and reviewed by the Wheaton City staff (the property is described on Exhibit "A" attached to this resolution); and the Wheaton City staff has recommended that the plat of resubdivision be approved subject to the following conditions, restrictions, and requirements.

1. The following variances from the City's Subdivision Control Regulations are granted:
 - A. Section 62-212. Minimum residential lot area and frontage – generally. A lot frontage of 68.65 feet, in lieu of 70 feet, is permitted for Lot 1.
 - B. Section 62-213. Minimum residential lot area and frontage – corner lots. A lot area of 10,230.93 square feet, in lieu of the required minimum area of 12,000 square feet, and a lot frontage of 68.65 feet, in lieu of 90 feet, is permitted for Lot 2.
 - C. Section 62-286. Street lighting; Section 62-290. Pavement edging; and Section 62-178. Pavement width. Due to the small size of the subdivision and the absence of full street improvements in the immediate surrounding area of the resubdivision, no additional street improvements need to be constructed within the Webster Street right-of-way adjacent to the resubdivision.
2. The developer shall construct a public sidewalk along the north right-of-way of University Place from the existing sidewalk terminus west of Lot 2 to Webster Street.
3. In lieu of constructing public sidewalk along Webster Street, the developer shall contribute the cost of installing said public sidewalk pursuant to Section 58-74 of the City Code.
4. The house and driveway orientation for Lot1 shall be such that the driveway shall be located closer to the south lot line than the north lot line of Lot 1.
5. The developer shall extend a storm sewer service line along the common lot line of Lot 1 and Lot 2 to serve the sump pump discharges of the new homes.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council, of the City of Wheaton, Illinois, that the Final Plat of 819 University Place Resubdivision as prepared by, Stacy L. Ferguson, an Illinois Professional Land Surveyor, dated May 5, 2008, is hereby approved.

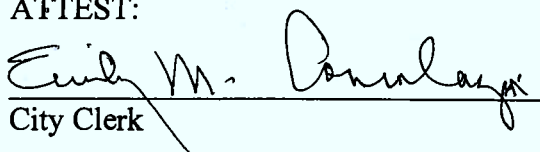
IT IS FURTHER RESOLVED that the Mayor is authorized to sign the approval form and the City Clerk is authorized and directed to attest to the signature of the Mayor and attach a certified copy of this resolution of approval to the Final Plat of 819 University Place Resubdivision.

ADOPTED this 19th day of May, 2008.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

Ayes: Councilman Mouhelis
Councilman Prendiville
Councilman Suess
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays: None

Absent: Councilwoman Corry

Motion Carried Unanimously

EXHIBIT "A"

Final Plat of 819 University Place Resubdivision

Legal description:

LOT 2 (EXCEPT THE NORTH 23.00 FEET OF THE WEST 15.00 FEET THEREOF)
IN DAESCHNER'S ASSESSMENT PLAT OF PARTS OF THE NORTH HALF OF
THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED AUGUST 13, 1974 AS DOCUMENT R74-41756, IN
DUPAGE COUNTY, ILLINOIS.

PIN: 05-16-213-028