

**RESOLUTION R-49-08**

**A RESOLUTION APPROVING A PRELIMINARY PLAT OF SUBDIVISION  
(STOGSDILL)**

**WHEREAS**, application has been made to re-subdivide four vacant single-family lots into three single-family lots all within the City of Wheaton, IL ("City") on the property commonly known as southeast corner of North Summit Street and East Prairie Avenue, Wheaton, IL ("subject property"); and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and City Ordinances, a public meeting was held by the Wheaton Planning and Zoning Board on July 8, 2008 to consider the Preliminary Plat of Subdivision for the subject property, and the Board has recommended approval of the Preliminary Plat of Subdivision; and

**NOW, THEREFORE**, be it resolved by the Mayor and City Council of the City of Wheaton, Illinois, that pursuant to its Home Rule powers, as follows

**Section 1.** The City hereby makes and determines the following Findings of Fact:

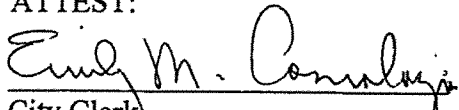
The proposed lots conform to the lot width and area requirements of the Zoning District in which they are located.

**Section 2.** 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 Plat of Subdivision for the Stogsdill Subdivision, prepared by Jacob Hefner & Associates, dated March 9, 2006.

ADOPTED this 18<sup>th</sup> day of August, 2008.

  
Mayor

ATTEST:

  
City Clerk

Roll Call Vote

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

Nays: None

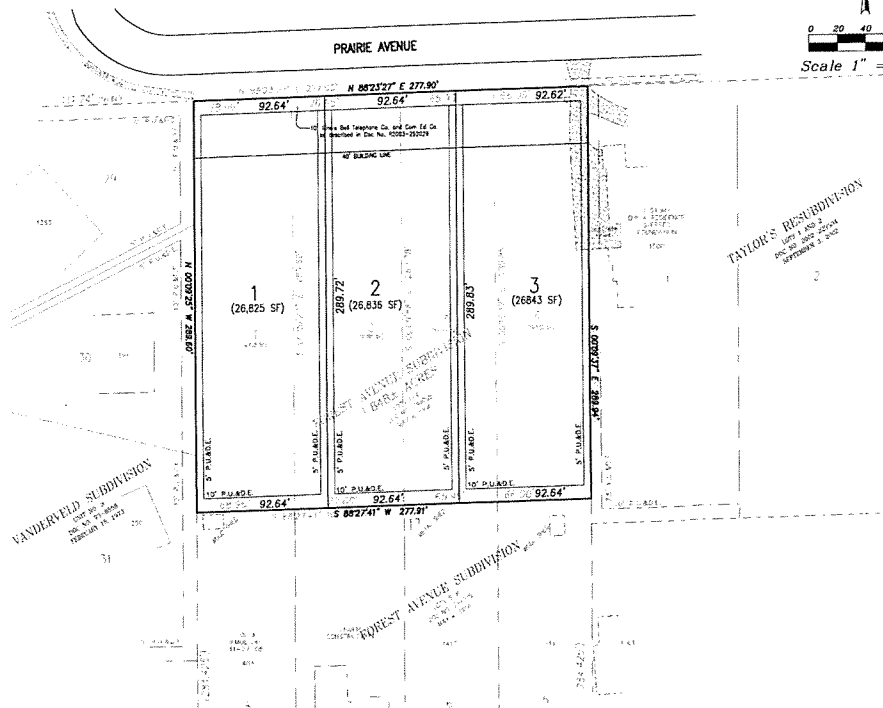
Absent: None

Motion Carried Unanimously

# PRELIMINARY PLAT

LOTS 1, 2, 3 AND 4 IN FOREST AVENUE SUBDIVISION OF THE WEST 278.00 FEET OF THE EAST 1251.0 FEET OF THE NORTH 19/40THS PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 1956 AS DOCUMENT 799005, IN DUPAGE COUNTY, ILLINOIS.

Scale 1" = 40'



**SITE DATA**

TOTAL SITE - 1.848± ACRES  
 LOT 01 - 26825± SF  
 LOT 02 - 26835± SF  
 LOT 03 - 26843± SF

40' FRONT BUILDING SETBACK  
 25' REAR SETBACK  
 SIDE YARD SETBACK:

8% OF LOT WIDTH FOR 1/2 STORY HOUSE  
 14% OF LOT WIDTH FOR 2 STORY HOUSE

SET 5/8" x 24" IRON RODS AT ALL CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED

P.U. & D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT

**BASES OF BEARINGS**  
 ILLINOIS STATE PLANE  
 NAD 83 (1997)  
 (RTK REFERENCE NETWORK)

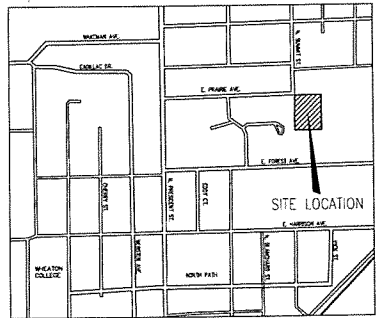
**VERTICAL REFERENCE BENCHMARK**  
 NAVD 1988  
 RTK REFERENCE NETWORK

**SITE BENCHMARKS**  
 BM 2  
 CROSS IN CONCRETE WALK  
 ELEVATION = 778.15'

BM 1  
 CROSS IN CURB  
 ELEVATION = 782.97'

BM 5  
 CROSS IN CURB  
 ELEVATION = 777.23'

BM 6  
 CROSS IN CURB  
 ELEVATION = 777.82'

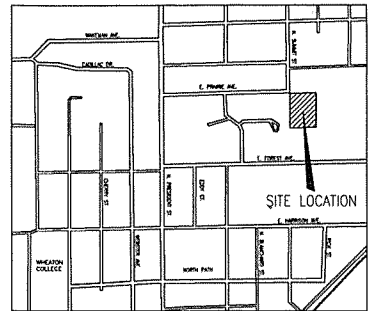
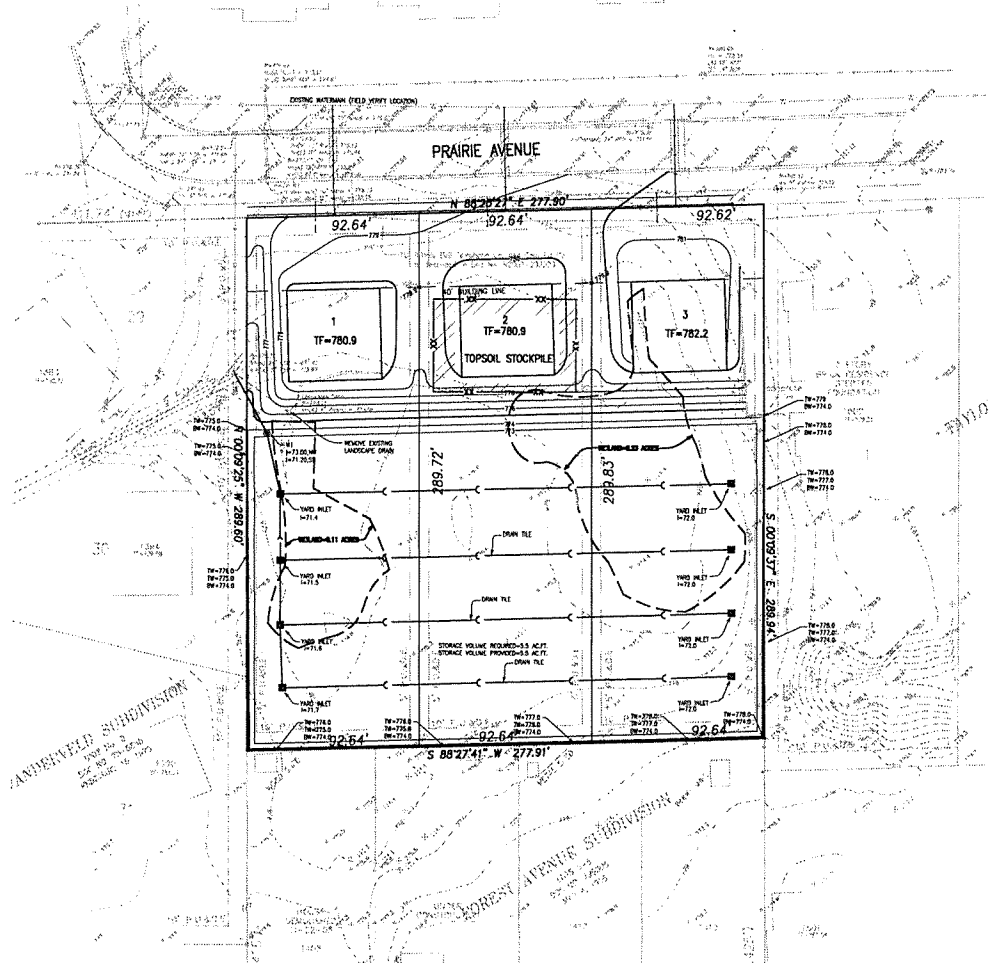


**LOCATION MAP**  
 NOT TO SCALE

SURVEY NO.:	D710
ORDER BY:	Hank Stilwell
DESCRIPTION:	Preliminary Plat of Subdivision
DATE PREPARED:	09MARDG
SCALE:	1" = 40'
DRAWN BY:	NS

**NOTE**  
 BM 5 IS LOCATED 4.0 FEET EAST OF AN EXISTING CROSS AT CONCRETE APRON (SAID CROSS NOT USED IN THIS SURVEY)

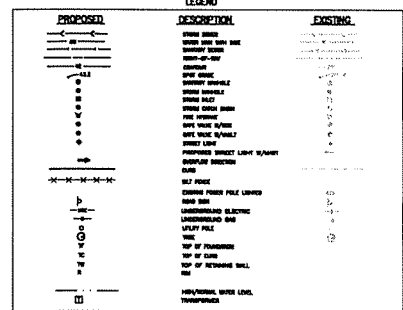
**JACOB & HEFNER ASSOCIATES, P.C.**  
 ENGINEERS SURVEYORS  
 1801 S. HEPNER BL., SUITE 200  
 Oakbrook Terrace, IL 60181  
 (630) 942-8000 FAX (630) 942-1774



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE CITY OF WHEATON.
2. ALL SANITARY SEWERS SHALL BE PVC PIPE, ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
3. ALL WATER MAIN TO BE DUCTILE IRON PIPE PRESSURE CLASS 350.
4. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE MARKED BY CONTRACTOR PRIOR TO CONSTRUCTION.
5. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
6. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAN OF SUBDIVISION.
7. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.M. ARE TO BE PROVIDED.



I, THOMAS P. PATIL, PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, CERTIFY THAT THE DEVELOPMENT OF THE SUBJECT SITE IN ACCORDANCE WITH THE SITE DEVELOPMENT PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING OVER OTHER PROPERTIES AND WILL NOT DAMAGE OTHER PROPERTIES.

NOV 29, 2007  
 ENGINEER DATE  
 THOMAS P. PATIL  
 ILLINOIS REGISTRATION NO. 062-044673  
 EXPIRES 11/30/2009

PRELIMINARY ENGINEERING  
 FOREST AVENUE SUBDIVISION  
 DUPAGE COUNTY, ILLINOIS

JACOB & HEFNER ASSOCIATES, P.C.  
 ENGINEERS - SURVEYORS  
 1401 S. MORTON ST., SUITE 300  
 CHICAGO, ILLINOIS 60606  
 TEL: (312) 341-1174  
 FAX: (312) 341-1174

BAYLER AND WOODWARD  
 300 S. BOOSEVELT RD., SUITE 300  
 WHEATON, ILLINOIS 60187  
 PHONE: (630) 668-6000  
 FAX: (630) 668-1000

REVISED REF. COUNTY	Original Plan Date	Description
1		

D710  
 1 OF 1