

RESOLUTION R-23-12

**A RESOLUTION APPROVING THE
FINAL PLAT OF TAYLOR'S RESUBDIVISION II
(1515 E. Forest Avenue)**

WHEREAS, the Owner has submitted a plat of resubdivision of the property located at 1515 E. Forest Avenue to the City for approval (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.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Taylor's Resubdivision II, as prepared by Joel C. Vietti, an Illinois Professional Land Surveyor, dated February 16, 2012 is hereby approved, subject to the following conditions, restrictions, and requirements.

1. A variance is hereby granted to Section 62-286, street lighting, of the Wheaton City Code to waive the requirement to construct a City street lighting system along East Forest Avenue as part of this subdivision.
2. The Owner shall pay the City a sidewalk contribution, in an amount determined by the Director of Engineering, in lieu of construction public sidewalks along Forest Avenue fronting the subject property.

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 Taylor's Resubdivision II.

ADOPTED this 2nd day of April, 2012.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

Ayes:	Councilman Suss Councilwoman Ives Councilman Mouhelis Councilman Rutledge Mayor Gresk Councilwoman Pacino Sanguinetti Councilman Scalzo
Nays:	None
Absent:	None

Motion Carried Unanimously

EXHIBIT "A"

Taylor's Resubdivision II
1515 E Forest Avenue, Wheaton, Illinois

Legal Description

PARCEL 1:

THE WEST 83.0 FEET OF THE EAST 764.5 FEET (EXCEPT THE NORTH 233.0 FEET THEREOF); ALSO, THE NORTH 233.0 FEET OF THE WEST 69.5 FEET OF THE EAST 764.5 FEET, ALL OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

THAT PART OF PRAIRIE AVENUE, DEDICATED BY DOCUMENT R2000-101616, LYING IN THE NORTH 233.0 FEET OF THE WEST 69.5 FEET OF THE EAST 764.5 FEET OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 764.5 FEET OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 25 MINUTES 54 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE

OF 69.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 695.0 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 15 MINUTES 46 SECONDS EAST ALONG SAID WEST LINE OF THE EAST 695.0 FEET A DISTANCE OF 27.72 FEET TO A POINT WHICH IS 66.00 FEET SOUTH OF THE NORTH LINE OF PRAIRIE AVENUE AS ESTABLISHED

BY PRAIRIE GLEN SUBDIVISION RECORDED AS DOCUMENT R2000-101117; THENCE SOUTH 88 DEGREES

17 MINUTES 22 SECONDS WEST ALONG A LINE WHICH IS 66.00 FEET SOUTH OF THE NORTH LINE OF SAID PRAIRIE AVENUE DISTANCE OF 69.51 FEET TO A POINT ON SAID WEST LINE OF THE EAST 764.5 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE EAST 764.5 FEET A DISTANCE OF 27.89 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS. AND

PARCEL 2:

THE WEST 56.0 FEET OF THE EAST 681.5 FEET (EXCEPT THE NORTH 233.0 FEET THEREOF) OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 233 FEET OF THE WEST 69.5 FEET OF THE EAST 695.00 FEET OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

THAT PART OF PRAIRIE AVENUE, DEDICATED BY DOCUMENT R2000-101616, LYING IN THE NORTH 233 FEET OF THE WEST 69.5 FEET OF THE EAST 695.0 FEET OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 695.0 FEET OF THE NORTH 19/40 OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10 WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 25 MINUTES 54 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 69.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 625.5 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00 DEGREES 15 MINUTES 46 SECONDS EAST ALONG SAID WEST LINE OF THE EAST 625.5 FEET A DISTANCE OF 27.55 FEET TO A POINT WHICH IS 66.00 FEET SOUTH OF THE NORTH LINE OF PRAIRIE AVENUE AS ESTABLISHED BY PRAIRIE GLEN SUBDIVISION RECORDED AS DOCUMENT R2000-101117; THENCE SOUTH 88 DEGREES 17 MINUTES 22 SECONDS WEST ALONG A LINE WHICH IS 66.00 FEET SOUTH OF THE NORTH LINE OF SAID PRAIRIE AVENUE A DISTANCE OF 69.51 FEET; TO A POINT ON SAID WEST LINE OF THE EAST 695.0 FEET; THENCE; THENCE NORTH 00 DEGREES 15 MINUTES 46 SECONDS WEST ALONG SAID WEST LINE OF THE EAST 695.0 FEET A DISTANCE OF 27.72 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOT 2 IN LAUTZ & STAIR'S RESUBDIVISION, BEING A RESUBDIVISION IN PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 04, 2009 AS DOCUMENT NO. R2009-166730 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 15 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 272.31 FEET; THENCE NORTH 00 DEGREES 41 MINUTES 01 SECONDS WEST A DISTANCE OF 272.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88 DEGREES 17 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT 2 A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

05-10-317-041
05-10-317-042
05-10-317-017
05-10-317-049

