

RESOLUTION R-10-17

**A RESOLUTION APPROVING THE
FINAL PLAT OF AMBER COURT SUBDIVISION
(1764 West Wiesbrook Road)**

WHEREAS, the Owner has submitted a plat of subdivision of the property located at 1764 West Wiesbrook Road 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 subdivision be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Amber Court Subdivision, as prepared by Donald Rericka, an Illinois Professional Land Surveyor, dated January 18, 2017 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.

ADOPTED this 21st day of February, 2017.



Mayor

ATTEST:



City Clerk

Ayes:

Nays:

Absent:

Roll Call Vote

Councilman Scalzo
Councilwoman Fitch
Councilman Prendiville
Mayor Gresk

None
Councilman Rutledge
Councilman Saline
Councilman Sues

Motion Carried Unanimously

EXHIBIT "A"

Amber Court Subdivision
1764 West Wiesbrook Road, Wheaton, Illinois

Legal Description

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 OF WATER TOWER PLACE, PER DOCUMENT NUMBER R80-17053, RECORDED MARCH 21, 1980; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID WATER TOWER PLACE, A DISTANCE OF 381.95 FEET TO THE CENTERLINE OF WIESBROOK ROAD; THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST ALONG SAID CENTERLINE OF WIESBROOK ROAD, A DISTANCE OF 288.79 FEET TO THE NORTHWEST CORNER OF WALNUT GROVE SUBDIVISION, PER DOCUMENT NUMBER R78-36749, RECORDED MAY 2, 1978; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID WALNUT GROVE SUBDIVISION, A DISTANCE OF 399.91 FEET TO THE SOUTHWEST CORNER OF SAID WALNUT GROVE SUBDIVISION; THENCE SOUTH 62 DEGREES 19 MINUTES 49 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DUPAGE COUNTY PARKWAY (FORMERLY CHICAGO, AURORA AND ELGIN RAILROAD), A DISTANCE OF 280.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.244 ACRES, MORE OR LESS, IN DUPAGE COUNTY, ILLINOIS,

INCLUDING:

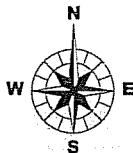
AN EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, HENCEFORTH REFERRED TO AS OUTLOT C, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF WATER TOWER PLACE, PER DOCUMENT NUMBER R80-17053, RECORDED MARCH 21, 1980; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS WEST ALONG THE EAST LINE OF SAID WATER TOWER PLACE, A DISTANCE OF 381.95 FEET TO THE CENTERLINE OF WIESBROOK ROAD; THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST ALONG SAID CENTERLINE OF WIESBROOK ROAD, A DISTANCE OF 288.79 FEET TO THE NORTHWEST CORNER OF WALNUT GROVE SUBDIVISION, PER DOCUMENT NUMBER R78-36749, RECORDED MAY 2, 1978; THENCE SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID WALNUT GROVE SUBDIVISION, A DISTANCE OF 38.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 48 MINUTES 33 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 124.66 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 27 SECONDS WEST, A DISTANCE OF 63.06 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 111.15 FEET; THENCE NORTH 59 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 72.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.154 ACRES, MORE OR LESS, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-19-405-009; -010

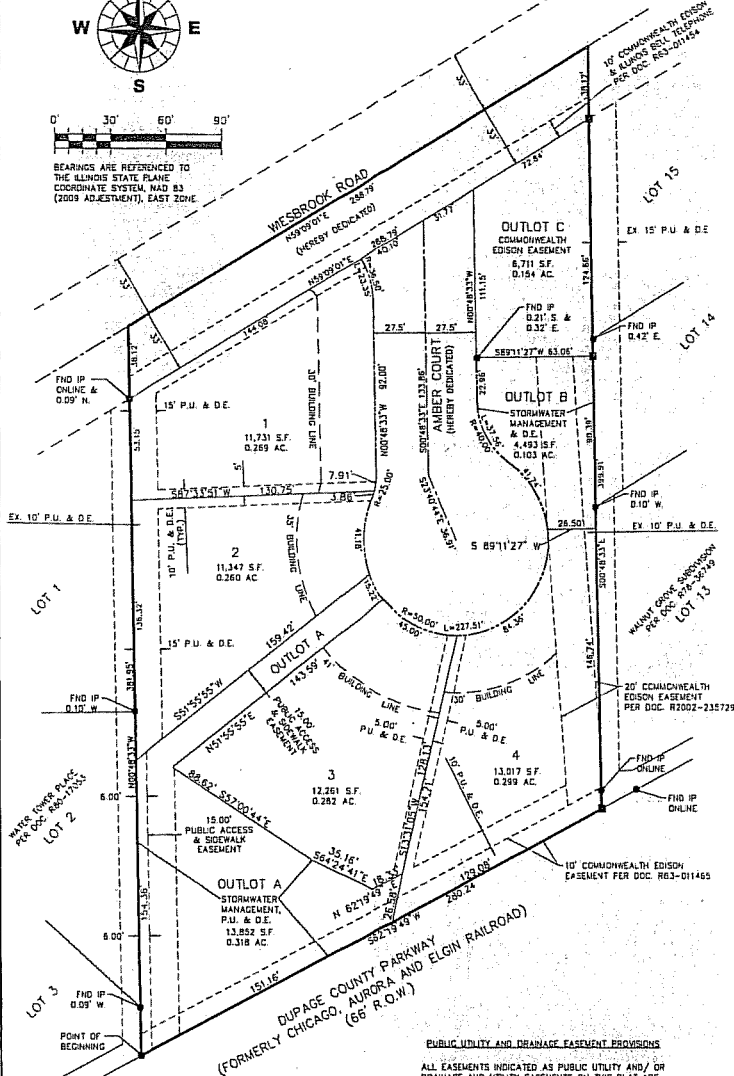
PLAT SUBMITTED FOR RECORDING BY:
CITY OF WHEATON
303 W. WESLEY ST.
WHEATON, ILLINOIS 60178

FINAL PLAT OF SUBDIVISION AMBER COURT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE THE SOUTHEAST QUARTER OF SECTION 19 AND THE PART OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, IL



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2009 ADJUSTMENT), EAST ZONE



LEGEND

- SURVEYED PROPERTY
- - - EX. RIGHT OF WAY LINE
- - - PR. RIGHT OF WAY LINE
- - - BUILDING SETBACK LINE
- - - EX. PERMANENT EASEMENT
- - - PR. PERMANENT EASEMENT
- - - CENTERLINE
- MEASURED OR CALLED SURVEY DATA (400.00')
- RECORD OR PRIOR SURVEY DATA
- FOUND IRON P.P.E.
- × SET CHISELED CROSS
- SET CONCRETE MONUMENT

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPEARED HERETO MEETS WITH THE REQUIREMENTS AND THE PLANS AND SPECIFICATIONS OF THE WHEATON CITY CODE AND HAS BEEN APPROVED BY ALL PUBLIC AUTHORITIES.

DATED AT WHEATON ILLINOIS THIS _____ DAY OF _____, 20____

DIRECTOR OF ENGINEERING _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, Paul Willis, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 7th DAY OF February, 2017

Paul Willis
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

CERTIFICATE OF NOTARY

STATE OF _____)
COUNTY OF _____)

I, _____, HEREBY CERTIFY THAT THE PERSON(S)/CORPORATION(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH ORIGIN(S).
GIVEN UNDER MY HAND AND NOTARY SEAL THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED, BY THE MAYOR AND CITY COUNCIL, OF THE CITY OF WHEATON, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____

ATTEST: CITY CLERK _____ MAYOR, CITY OF WHEATON _____

CITY COLLECTOR'S CERTIFICATE

I, _____, CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPROPRIATED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

DATED AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, 20____

CITY COLLECTOR _____

COMMONWEALTH EDISON EASEMENT

COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, ITS SUCCESSORS, ASSIGNS AND AFFILIATES (HEREINAFTER REFERRED TO AS "GRANTEE"), HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS, A PERPETUAL, AND EXCLUSIVE RIGHT AND EASEMENT TO INSTALL, CONSTRUCT, ERECT, OPERATE, USE, REPAIR, PATROL, MAINTAIN, RELOCATE, REPLACE, REBUILD, ENLARGE, REVENUE AND REMOVE OVERHEAD AND UNDERGROUND ELECTRICAL AND COMMUNICATION TRANSMISSION AND DISTRIBUTION LINES, CONSISTING OF ONE OR MORE CIRCUITS, INCLUDING, BUT NOT LIMITED TO TOWERS, POLE STRUCTURES AND POLES, WITH THEIR FOUNDATIONS, WIRES, CABLES, CONDUITS, COOLING OIL, GAS OR OTHER COOLING MEDIUM WITH PIPES, BUSES AND PUMPS, UNDERGROUND COUNTERPOISES, ANCHORS, FACILITIES, IN, OVER, UNDER, UPON OR ACROSS THE EASEMENT PARCEL AS HEREINAFTER REFERRED TO AS OUTLOT C, TOGETHER WITH THE RIGHT TO CUT DOWN, TRIM OR REMOVE OR CONTROL THE GROWTH OF ALL TREES AND BUSHES GROWING UPON OR OVER SAID PARCEL AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AND THE RIGHT OF ACCESS AND EGRESS TO AND OVER SAID PARCEL AT ANY AND ALL TIMES, FOR SUCH PURPOSES, INCLUDING PAYING TO THE LINES, AND REPAIRING, REWORKING, RENEWING OR ADDING TO THE NUMBER OF SAID ENUMERATED FACILITIES.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND/OR DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF WHEATON INCLUDING, BUT NOT LIMITED TO, AT&T, WECOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST CABLE AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY GRANTEES) FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE THE PUBLIC UTILITY TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY OF WHEATON, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE PUBLIC UTILITY. THE GRANTEE OR GRANTEE'S PERFORMING OR CAUSING TO BE PERFORMED ANY OF SAID WORK SHALL REASONABLY RESTORE SUCH AREAS TO THE GENERAL CONDITION THEY EXISTED PRIOR TO THE WORK. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. ELEVATIONS OR GRADES SHALL NOT BE CHANGED WITHIN THE EASEMENT PRIVILEGE WITHOUT THE WRITTEN APPROVAL OF THE CITY OF WHEATON.

RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER OF DEEDS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

DU PAGE COUNTY RECORDER OF DEEDS _____

OWNERS CERTIFICATE

STATE OF Illinois)
COUNTY OF Cook)

THIS IS TO CERTIFY THAT James A. Esperson IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLOTTED AND RECORDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREON SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

DATES THIS 3rd DAY OF January, 2017.

THE OWNER FURTHER CERTIFIES THE PROPERTY IS WITHIN COMMUNITY SCHOOL DISTRICT 200.

OWNER ADDRESS _____

Prepared by: Submittal 20

Title: Submittal 20

Prepared by: Submittal 20

Title: Submittal 20

NOTES

1. P.H. 05-19-405-010
2. FIELD WORK WAS COMPLETED 9/19/14
3. 3" x 24" IRON PIPE TO BE SET AT ALL CORNERS UNLESS OTHERWISE NOTED
4. ALL STORMWATER MANAGEMENT, PUBLIC UTILITY & DRAINAGE EASEMENTS SHOWN ON THE PLAT ARE HEREBY GRANTED

FRONT YARD SETBACKS = VARIABLE AS SHOWN
SIDE YARD SETBACKS = 14'
REAR YARD SETBACKS = 25'
CORNER SETBACKS = 21.5'

1 OF 2



WBK ENGINEERING, LLC
118 WEST MAIN STREET, SUITE 201
ST. CHARLES, ILLINOIS 60174
(630) 443-7753

CLIENT:
DAVID WEEKLEY HOMES
1920 THOREAU NORTH DRIVE
SCHAUMBURG, IL 60173

NO.	DATE	NATURE OF REVISION	DSGN.	RWH	TITLE
			DWNL	RFD	AMBER COURT SUBDIVISION
			CHND	DER 1	FINAL PLAT OF SUBDIVISION
					SCALE: 1"=30'

AMBER COURT SUBDIVISION
FINAL PLAT OF SUBDIVISION

