

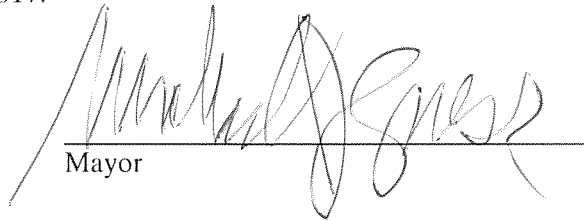
RESOLUTION R-66-17

**A RESOLUTION APPROVING THE
FINAL PLAT OF Loretto club SUBDIVISION
(Loretto Convent - Marywood)**

WHEREAS, the Owner has submitted a plat of subdivision of the property located at 1600 Somerset Lane 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 Loretto Club Subdivision, as prepared by Peter A. Blaeser, an Illinois Professional Land Surveyor, dated July 12, 2017 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the Final Plat of Subdivision of Loretto Club incorporated herein as Exhibit B.

ADOPTED this 17th day of July, 2017.



Mayor

ATTEST:



City Clerk

Ayes:

Roll Call Vote

Councilwoman Fitch
Mayor Pro Tem Sues
Councilman Rutledge
Councilman Scalzo
Councilman Barbier

Nays:

None

Absent:

Councilman Prendiville
Mayor Gresk

Motion Carried Unanimously

EXHIBIT "A"

Loretto Club Subdivision
1600 Somerset Lane, Wheaton, Illinois

Legal Description

LOT 85 IN MARYWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1992 AS DOCUMENT R92-63725 AND CERTIFICATE OF CORRECTION RECORDED MAY 1, 1992 AS DOCUMENT R92-81626, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-29-201-025

FINAL PLAT OF SUBDIVISION OF LORETTO CLUB

BEING SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS

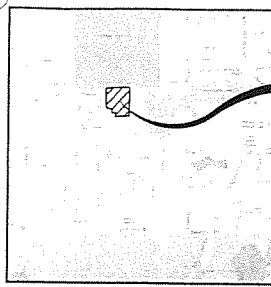
THE PLAT WAS SUBMITTED TO THE COUNTY RECORDS FOR THE PURPOSES OF RECORDING BY:

PRINT NAME: _____

ADDRESS: _____

CITY/TOWN: (STATE) ZIP CODE: _____

SHEET 1 OF 2



VICINITY MAP

SITE LOCATION

50 15 0 50
SCALE: 1 INCH = 50 FEET

TOTAL AREA OF SUBDIVISION	15.710 ACRES (MORE OR LESS)
PARCEL INDEX NUMBERS	05-29-201-026 05-29-201-027 05-29-201-028 1608 SOMERSET LANE WHEATON, ILLINOIS

NOTES

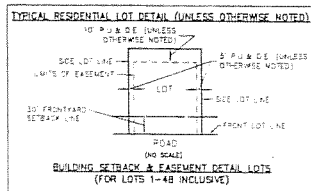
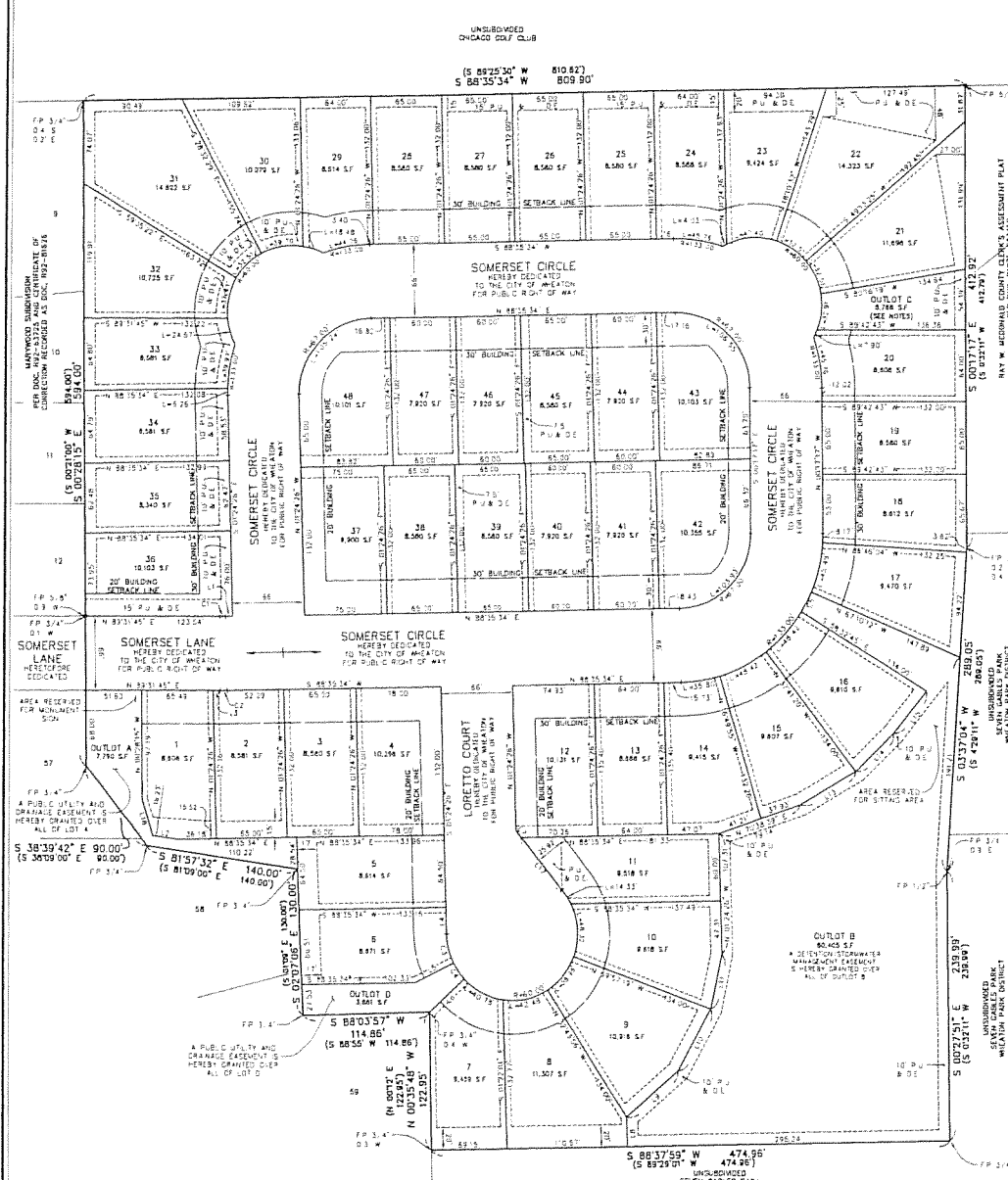
3/4" NON IRON PIPE OR OTHER PERMANENT GRADE MARKER SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES. DIMENSIONS ENCLOSED IN () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD - MEASURED. ALL RIGHTS TO BE OWNED AND MAINTAINED BY THE HOUSING DEVELOPER. ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED. P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS. AN EMERGENCY ACCESS EASEMENT IS HEREBY GRANTED OVER ALL OF LOT C. SEE SHEET 2 FOR EASEMENT PROVISIONS. B. - BUILDING SETBACK LINE. THE MEASURED BEARINGS SHOWN ARE ASSUMED. F.P.P. = FOUND IRON PIPE (AS SHOWN).

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Thin Dashed Line)
- SET CONCRETE WORKING
- STREET NAME CHANGE

LINE	LENGTH	BEARING
L1	5.52	N 89°35'34" E
L2	22.27	N 21°57'52" W
L3	6.45	S 89°35'34" E
L4	23.37	S 01°24'26" E
L5	39.55	N 53°17'43" E
L6	43.50	N 46°46'34" E
L7	7.71	N 58°40'01" W
L8	26.35	S 01°22'01" E
L9	62.94	N 49°29'20" E
L10	32.94	N 28°16'45" E
L11	50.03	N 11°48'38" E
L12	58.81	N 53°19'42" E
L13	14.44	N 42°14'42" E
L14	48.42	N 38°28'17" E
L15	15.16	S 88°35'34" W
L16	50.07	N 26°40'57" W
L17	33.62	N 16°48'37" W

CURVE DATA	RADIUS	CHORD BEARING
C1	5.16	S 89°35'34" W
C2	6.26	N 89°35'34" E
C3	26.49	S 01°24'26" E
C4	17.50	S 14°52'41" E
C5	29.02	N 11°48'38" E



PREPARED FOR:
PULTE HOME COMPANY, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY,
A SUCCESSOR BY LEGAL CONVERSION TO
PULTE HOME CORPORATION,
A MICHIGAN CORPORATION
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5292

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Court, Suite 100 Aurora, Illinois
60502-3875 PH: 630.862.2100 FAX: 630.862.2159
E-Mail: cead@cemcon.com Website: www.cemcon.com

DISC NO. 402076 FILE NAME: SUBPLAT
DRAWN BY: AUB PLO BK / PG NO: 043/17-22
COMPLETION DATE: 04-05-17 JOB NO: 402076
REVISED 05-01-17/AUB REVISED WEST LINE OF LOT 1

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A SUCCESSOR BY LEGAL CONVERSION TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION, IS THE RECORD OWNER OF THE PROPERTY DESCRIBED HEREON, AND THAT AS SAID RECORD OWNER, IT CONSENTS TO THE SUBDIVISION OF SAID PROPERTY, THE VARIOUS DESIGNATIONS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY SHOWN THEREON.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT 200.

DATED THIS ____ DAY OF _____ A.D. 20__

BY _____ ATTEST _____
SIGNATURE SIGNATURE
TITLE TITLE

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT:

AND _____ (NAME(S) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE(S) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY/HE(S) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (THEIR/HE) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DETENTION/STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS RETENTION AND/OR STORMWATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. EACH OWNER OR SOLE QUOTIENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO MAINTAIN ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE CITY OF WHEATON, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE OF THE OWNER OUTLINED THE NATURE AND EXTENT OF THE OWNER'S DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RECEIVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE STORMWATER STORAGE/FREE/FLOW OF WATER, EROSION CONTROL, AND FURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT IN THE EVENT THAT THE CITY OF WHEATON ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INCLURING THE OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE CITY OF WHEATON, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE ASSESSED TO THE OWNER OF ITS SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON.

THE ABOVE EASEMENT PROVISIONS SHALL ALSO APPLY TO THE MAINTENANCE OF ALL REQUIRED NATIVE PLANTINGS PURSUANT TO THE STORMWATER MANAGEMENT REPORT AND LANDSCAPE PLAN. NATIVE PLANTINGS SHALL NOT BE REPLACED WITH NON-NATIVE PLANTINGS WITHOUT APPROVAL OF THE CITY OF WHEATON. THE OWNER SHALL INSPECT THE NATIVE PLANTING AREAS AND INSPECT THE BEST MANAGEMENT PRACTICES DESIGN IMPROVEMENTS AND DETENTION FACILITY AS OUTLINED IN CEMCON, LTD.'S STORMWATER MANAGEMENT REPORT DATED MARCH 31, 2017. THE OWNER SHALL KEEP AN INSPECTION AND MAINTENANCE LOG ON THE PREMISES AND SHALL MAKE THIS AVAILABLE TO THE CITY OF WHEATON UPON REQUEST.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

ALL EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY INDICATED AS EASEMENTS, UTILITY EASEMENTS OR CEMBED DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WHEATON, AND TO AMSCITECH COMPANY, INCORPORATED AND THE CABLE TV VENDOR, AND THEIR SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY TO INSTALL, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM THE TO THE FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF GAS AND WATER, ELECTRICITY AND SIGNALS, TOGETHER WITH STORM AND WATER, SANITARY SEWER, AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION, OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE LINES ON THE PLAT MARKED "EASEMENT", AND THE PROPERTY DESIGNATED FOR STREETS AND ALLEYS TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY REASONABLY BE REQUIRED INCIDENT TO THE RIGHTS FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER THE GRANTEES FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE LINE MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER MAINTENANCE THEREOF. THE ABOVE EASEMENT PROVISION ALSO APPLIES TO THOSE PUBLIC COMMUNICATIONS SYSTEMS UNDER FRANCHISE TO THE CITY OF WHEATON.

EMERGENCY ACCESS EASEMENT PROVISIONS

AN NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL OF OUTLOT C HEREON PLATTED FOR THE USE BY THE CITY OF WHEATON AND THE COUNTY OF DU PAGE, AS WELL AS THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO PERMIT EMERGENCY VEHICLES INCLUDING POLICE, FIRE PROTECTION, MEDICAL, TRANSPORT AND SUPPORT VEHICLES, ACCESS OVER AND ACROSS THE AFORESAID AREAS.

DIRECTOR OF ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPENDED 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

CITY COLLECTOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, CITY COLLECTOR FOR THE CITY OF WHEATON, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT WHEATON, DU PAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____ A.D. 20__

CITY COLLECTOR

CITY COUNCIL'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WHEATON, ILLINOIS

THIS ____ DAY OF _____ A.D. 20__

ATTEST _____
CITY CLERK MAYOR

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

RECORDER OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, COUNTY CLERK OF (DU PAGE) COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LANDS INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL, AT DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____ 20__

COUNTY CLERK

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH ANNEXED PLATS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE ANNEXED PLAT.

DATED THIS 12TH DAY OF JULY, 2017

ENGINEER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 85 IN MARYWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1992 AS DOCUMENT R92-03725 AND CERTIFICATE OF CORRECTION RECORDED MAY 1, 1992 AS DOCUMENT R92-01626 IN DU PAGE COUNTY, ILLINOIS.

ALSO KNOWN AS PARCELS 1, 2 AND 3 IN LOT 85 MARYWOOD ASSESSMENT PLAT BEING AN ASSESSMENT PLAT IN THE NORTH-EAST QUARTER OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSMENT PLAT RECORDED APRIL 4, 2017 AS DOCUMENT R2017-032416, IN DU PAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170430020N WITH AN EFFECTIVE DATE OF DECEMBER 18, 2004, IT IS MY OPINION THAT NO PART OF THE PROPERTY AS DESCRIBED HEREON IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA IDENTIFIED BY SAID FEMA MAP.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY COUNCIL RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT AND ALL PROVISIONS OF THE STATUTES OF THE STATE OF ILLINOIS RELATIVE TO PLATS HAVE BEEN COMPLIED WITH, DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF JULY, A.D. 2017

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002317
EXPIRES APRIL 30, 2019

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2350 White Oak Circle, Suite 100, Aurora, Illinois
60202-9875 PH: 630.862.2100 FAX: 630.862.2199
E-MAIL: cec@cemcon.com Website: www.cemcon.com
DISC NO. 402076 FILE NAME: SBPLA_043_17-22
DRAWN BY: A.B. FLD BK / PG NO. 043_17-22
COMPLETION DATE: 04-05-17 JOB NO. 402.076
REVISED 05-01-17 (A.B.) REVISED WEST LINE OF LOT 1