

ORDINANCE NO. F-1286

AN ORDINANCE GRANTING LOT WIDTH VARIATIONS ON A CERTAIN PIECE OF
PROPERTY COMMONLY KNOWN AS
1345 SOUTH CAMPBELL AVENUE – R. LAUTZ

WHEREAS, written application has been made to request a variation to Article 10.2.4 of the City of Wheaton Zoning Ordinance to allow two lots with lot widths of 54.35 and 53.59 feet in lieu of the required 60 foot lot width on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1345 South Campbell Avenue ("subject property"); and

WHEREAS, application has also been made to subdivide the subject property into two single family lots; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, public hearings were conducted by the Planning and Zoning Board on May 22, 2007 to consider the requested zoning variation and subdivision application with lot width and lot area variations; and the Board has recommended approval of both applications requests.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

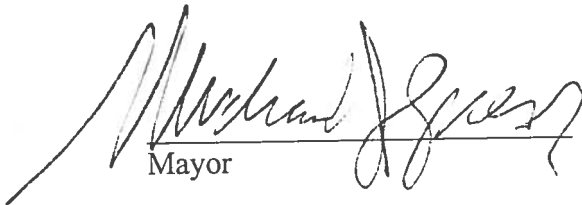
Section 1: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, a variation to Article 10.2.4 of the City of Wheaton Zoning Ordinance to allow two lots with lot widths of 54.35 feet and 53.59 feet in lieu of the required 60 foot lot width for Lots 1 and 2, respectively, is granted in full compliance with the plat entitled "*Final Plat of Subdivision, Campbell Avenue Resubdivision II,*" prepared by Engineering Resource Associates, Inc., Geneva, Illinois 60134, dated April 24, 2007 for the following described property:

LOTS 12 AND 13 IN GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION IN
THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-21-215-010, 05-21-215-011

The subject property is commonly known as 1345 S. Campbell Avenue, Wheaton, IL 60187.

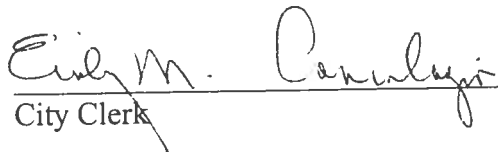
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Roll Call Vote

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

Nays: Councilman Sues

Absent: Councilman Levine

Motion Carried

Passed: June 19, 2007
Published: June 20, 2007

FINAL PLAT OF SUBDIVISION CAMPBELL AVENUE RESUBDIVISION II

OF LOTS 12 AND 13 OF GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

RECORDER OF DEEDS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, 20____, AT _____ O'CLOCK _____ A.M.

DU PAGE COUNTY RECORDER OF DEEDS

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 APPROVED HEREIN 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____.

CITY COLLECTOR'S CERTIFICATE

CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FUTURE SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.
DATED AT WHEATON, ILLINOIS, THIS ____ DAY OF _____, 20____.

CITY COLLECTOR

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
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

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FUTURE TAXES, NO UNPAID SPECIAL ASSESSMENTS, NO RETENABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.
GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 20____.

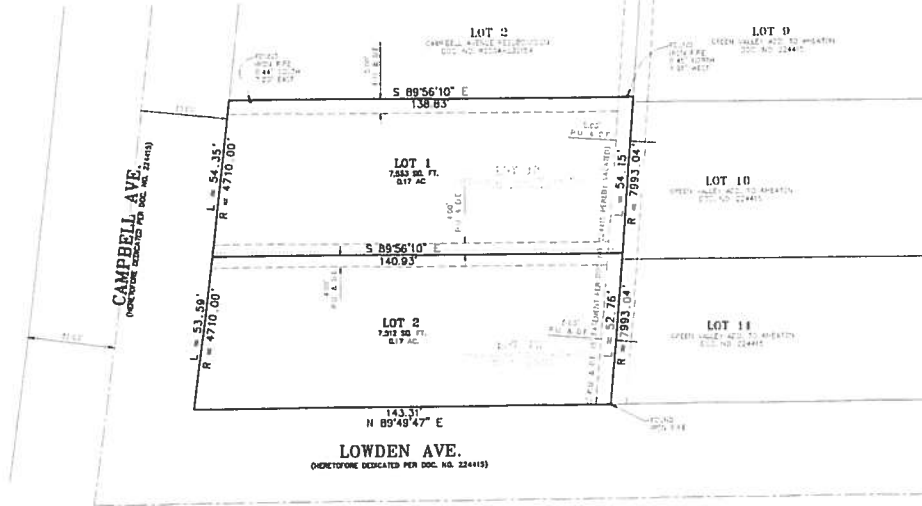
COUNTY CLERK, DUPAGE COUNTY, ILLINOIS

TOTAL AREA: 15,085 SQ. FT. (0.34 acres)

OFFICIAL PERMANENT IDENTIFICATION Nos.:
03-21-215-010
05-21-215-011

NOTES:

- THE BEARINGS SHOWN ON THIS PLAT ARE NOT RELATED TO ANY SYSTEM BUT INDICATE PLAT ANGULAR RELATIONSHIPS.
- 3/4" DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.
- ALL AREAS LISTED FOR INDIVIDUAL LOTS AND IN THE AREA SUMMARY TABLE ARE MORE OR LESS.



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT _____ ADDRESS: _____
HIGH SCHOOL DISTRICT _____ ADDRESS: _____
DATED THIS ____ DAY OF _____, 20____.

OWNER

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH LEGAL OWNER HAS APPEARED BEFORE ME, THIS DAY IN PERSON AND ADMITTED THAT HE (SHE) SIGNED THE SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT 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 _____

SURFACE WATER 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 SUBDIVISION OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, NECESSARY PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DRAINAGE OF SUCH SURFACE WATERS INTO PUBLIC AREAS OF CHANNELS WHICH THE SUBSCRIBER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

PROFESSIONAL ENGINEER'S SIGNATURE

OWNER'S OR SOLE AUTHORIZED ATTORNEY

CITY OF WHEATON PLAN COMMISSION APPROVAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, _____, CHAIRMAN OF THE PLAN COMMISSION OF THE CITY OF WHEATON, COUNTY OF DU PAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY RECOMMENDED APPROVAL OF THE FINAL PLAT OF SUBDIVISION ATTACHED HERETO ON THE ____ DAY OF _____, 20____.

CHAIRMAN

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

This is to certify that I, Donald E. Forbes, an Illinois Registered Land Surveyor, have surveyed the following described property:

LOTS 12 AND 13 IN BLOCK 12 OF GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 18 OF BOOK 16 OF PLATS OF DU PAGE COUNTY, ILLINOIS.

As shown by the attached plat, which is a correct representation of said survey and subdivision, as delineated on plan in field and marked parts thereof, I certify that all regulations enacted by the City of Wheaton relative to plats and subdivisions have been complied with in the preparation of this plat and that said plat is located within the City of Wheaton, which has adopted a comprehensive plan and which is executing the special process prescribed by Division 12 of Article 11 of the Illinois Municipal Code as hereinafter and hereupon amended.
I further certify that the person included in this plat are located in areas of inherent flooding as identified by the Federal Emergency Management Agency according to the Flood Risk Map, Panel No. 1728700000 A, dated JULY 1, 2004.
Note: This does not guarantee that the subject property will or will not flood.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 20____.

Illinois Registered Surveyor
Registration Number 3148
All license expires November 30, 2008

RETURN TO:
R. LAUTZ CUSTOM HOMES, INC.
1746 KAY ROAD
WHEATON, ILLINOIS 60187

PLAT SUBMITTED FOR RECORDING BY:
CITY OF WHEATON
303 W. WESLEY ST.
WHEATON, ILLINOIS 60187

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: B.A.L.
CHECKED BY: J.P.C.
APPROVED BY: D.C.R.



476 NORTH THIRD STREET
GENEVA, ILLINOIS 60134
PHONE (815) 262-8600
FAX (815) 262-8699

1746 KAY ROAD
WHEATON, ILLINOIS 60187
PHONE (630) 262-8600
FAX (630) 262-8699

**CAMPBELL AVENUE RESUBDIVISION II
WHEATON, ILLINOIS**

FINAL PLAT OF SUBDIVISION

SCALE: 1"=20'
DATE: 04/24/07
JOB NO.: 2501178
SHEET 1 OF 1