

**ORDINANCE NO. F- 1775**

**AN ORDINANCE DENYING A PRELIMINARY PLAT OF SUBDIVISION AND ZONING VARIATIONS FOR PROPERTY COMMONLY KNOWN AS 102, 106, and 108 EAST FARNHAM LANE, CESARIO BUILDERS**

**WHEREAS**, written application has been made requesting preliminary plat of subdivision approval and zoning variations to allow the re-subdivision of the properties located at 102, 106 and 108 East Farnham Lane into seven single-family lots with an outlet for stormwater detention; and

**WHEREAS**, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, two public hearing were conducted by the Wheaton Planning and Zoning Board on February 25, 2014 and March 25, 2014, to consider application for preliminary plat of subdivision approval and zoning variations.

**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 recited in Section 2 of this Ordinance, a preliminary plat of subdivision and zoning variations are hereby denied:

102 EAST FARNHAM LANE: THE PART OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THRID PRINCIPAL MERIDAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ON THE QUARTER SECTION LINE, 66 FEET TO AN IRON STAKE ON THE WEST LINE OF NAPERVILLE ROAD; THENCE SOUTH 0 DEGREES 06 MINUTES 37 MINUTES WEST, ALONG THE SOUTH LINE OF A 66 FOOT EASEMENT FOR ROADWAY, 1355.1 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 23 MINUTES EAST 694.0 FEET, MORE OR LESS, TO AN OLD FENCE ON THE NORTH LINE OF THE KUHN FARM; THENCE WESTERLY, ALONG SAID OLD FENCE LINE 140.03 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 23 MINUTES WEST 690.6 FEET TO THE SOUTH LINE OF A 66 FOOT EASEMENT FOR ROADWAY; THENCE NORTH 89 DEGREES 37 MINUTES EAST, ALONG SAID SOUTH LINE, 140.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. 05-21-303-041

106 EAST FARNHAM LANE: THE NORTH 345.8 FEET OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION AND RUNNING THENCE WEST OF THE QUARTER SECTION LINE, 66 FEET TO AN IRON STAKE ON THE WEST LINE OF NAPERVILLE ROAD; THENCE SOUTH 0 DEGREES, 06 MINUTES WEST ALONG

SAID WEST LINE, 641.6 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEGREES 37 MINUTES WEST ALONG THE SOUTH LINE OF 66 FOOT EASEMENT FOR ROADWAY, 1215.1 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH T. STEPHENS FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 23 MINUTES EAST ALONG THE WEST LINE OF SAID STEPHENS TRACT 697.4 FEET TO AN IRON ROD IN OLD FENCE LINE OF THE NORTH LINE OF THE KUHN FARM; THENCE WESTERLY ALONG SAID OLD FENCE LINE, 140.03 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 23 MINUTES WEST 694.03 FEET TO AN IRON PIPE ON THE SOUTH LINE OF A 66 FOOT EASEMENT FOR ROADWAY; THENCE NORTH 89 DEGREES 37 MINUTES EAST ALONG SAID SOUTH LINE, 140.0 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING A PART OF LOT C IN COUNTRY CLUB ADDITION TO WHEATON, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146511 (EXCEPT THEREFROM THE EAST 40 FEET) IN DUPAGE COUNTY, ILLINOIS. 05-21-303-004

THE PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION AND RUNNING THENCE WEST OF THE QUARTER SECTION LINE, 66 FEET TO AN IRON STAKE ON THE WEST LINE OF NAPERVILLE ROAD; THENCE SOUTH 0 DEGREES 06 MINUTES WEST ALONG SAID WEST LINE, 641.6 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEGREES 37 MINUTES WEST ALONG THE SOUTH LINE OF A 66 FOOT EASEMENT FOR ROADWAY, 1215.1 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH T. STEPHENS FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 23 MINUTES EAST ALONG THE WEST LINE OF SAID STEPHENS TRACT 697.4 FEET TO AN IRON ROD IN OLD FENCE LINE OF THE NORTH LINE OF THE KUHN FARM; THENCE WESTERLY ALONG SAID OLD FENCE LINE; 140-03 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 23 MINUTES WEST 694.03 FEET TO AN IRON PIPE ON THE SOUTH LINE OF A 66 FOOT EASEMENT FOR ROADWAY; THENCE NORTH 89 DEGREES 37 MINUTES EAST ALONG SAID SOUTH LINE, 140.0 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING A PART OF LOT C IN COUNTRY CLUB ADDITION TO WHEATON, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146511 (EXCEPT THEREFROM THE EAST 40 FEET) ALSO (EXCEPT THE NORTH 345.8 FEET THEREOF) IN DUPAGE COUNTY, ILLINOIS. 05-21-303-005

108 EAST FARNHAM LANE: THE WEST 70 FEET (AS MEASURED ON THE NORTH LINE AND PARALLEL TO THE WEST LINE) OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER OF SAID SECTION AND RUNNING THENCE WEST ON THE QUARTER SECTION LINE 66 FEET TO AN IRON STAKE ON THE WEST LINE OF NAPERVILLE ROAD; THENCE SOUTH 0 DEGREES 06 MINUTES WEST ALONG SAID WEST LINE 641.6 FEET TO AN IRON STAKE; THENCE SOUTH

89 DEGREES 37 MINUTES WEST ALONG THE SOUTH LINE OF A 66 FOOT EASEMENT FOR A ROADWAY 975.1 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND HEERETOFOR CONVEYED TO BERT E. RATHJE FOR A PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 23 MINUTES EAST ALONG THE WEST LINE OF SAID RATHJE TRACT 703.4 FEET TO AN IRON ROD IN AN OLD FENCE LINE OF THE NORTH LINE OF THE KUHN FARM; THENCE NORTH 89 DEGREES 13 MINUTES WEST ALONG SAID OLD FENCE LINE 240.08 FEET; THENCE NORTH 0 DEGREES 23 MINUTES WEST 698.7 FEET TO THE SOUTH LINE OF SAID 66 FOOT EASEMENT; THENCE NORTH 89 DEGREES 37 MINUTES EAST ALONG THE SOUTH LINE OF SAID EASEMENT 240.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. 05-21-303-006

THE WEST 40 FEET (MEASURED ON THE NORTH LINE AND PARALLEL TO THE EAST LINE) OF THE PART OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE CENTER O SAID SECTION AND RUNNING THENCE WEST ON THE QUARTER SECTION LINE, 66 FEET TO AN IRON STAKE ON THE WEST LINE OF NAPERVILLE ROAD; THENCE SOUTH 0 DEGREES 06 MINUTES WEST ALONG SAID WEST LINE, 641.6 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEGREES 27 MINUTES WEST ALONG THE SOUTH LINE OF A 66 FOOT EASMENT FOR ROADWAY, 1215.1 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JOSEPH T. STEPHENS FOR A PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 23 MINUTES EAST ALONG THE WEST LINE OF SAID STEPHENS TRACT 697.4 FEET TO AN IRON ROD IN OLD FENCE LINE OF THE NORTH LINE OF THE KUHN FARM; THENCE WESTERLY ALONG SAID OLD FENCE LINE, 140.03 FEET TO AN IRON PIPE; THENCE NORTH 0 DEGREES 23 MINUTES WEST 694.03 FEET TO AN IRON PIPE ON THE SOUTH LINE OF A 66 FOOT EASEMENT FOR ROAD; THENCE NORTH 89 DEGREES 37 MINUTES EAST ALONG SAID SOUTH LINE; 140.0 FEET TO THE PLACE OF BEGINNING; SAID TRACT BEING A PART OF LOT C IN COUNTRY CLUB ADDITION TO WHEATON, ACORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1921 AS DOCUMENT 146591, IN D PAGE COUNTY, ILLINOIS. 05-21-303-007

The subject property is commonly known as 102, 106 and 108 East Farnham Lane, Wheaton, IL 60189.


**Section 2:** The City Council hereby makes and determines the following Findings of Fact:

1. The applicant failed to prove the practical difficulties which prevent compliance with the strict application of the regulations of the zoning ordinance, or the particular hardship that would result from compliance with the strict application of the requirements of the zoning ordinance.
2. The particular physical surroundings shape or topographical condition of the property involved does not prevent compliance with the strict application of the regulations of the zoning ordinance.

3. The purpose of the variation is based primarily upon a desire to enhance the monetary value of the property.
4. The granting of the variation will be detrimental to the public welfare and injurious, in ways, whether economic, aesthetic or otherwise, to other property or improvements in the neighborhood and/or is inconsistent with the general character of the area or neighborhood.
5. The variation is not the minimum variation that will make possible the reasonable use of the land, building or structure.
6. The proposed subdivision will not provide for the orderly and harmonious development of the City.

**Section 3:** All ordinances or parts of ordinances in conflict with these provisions are repealed.

**Section 4:** 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: Councilwoman Pacino Sanguinetti  
Councilman Suess  
Councilman Prendiville  
Councilman Rutledge  
Councilman Saline  
Mayor Gresk

Nays: Councilman Scalzo

Absent: None

Motion Carried

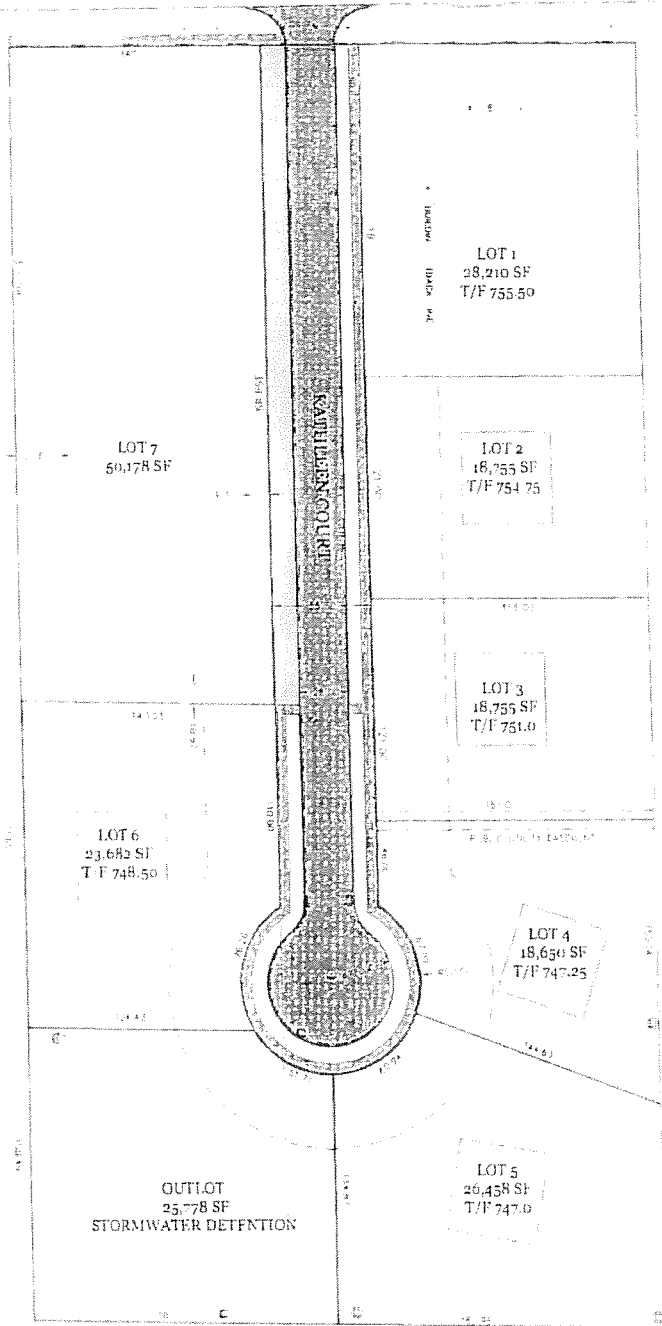
Passed: April 21, 2014  
Published: April 22, 2014

# FARNHAM MANOR

## GEOMETRIC PLAN



FARNHAM LANE



1. LOT AREA  
 2. LOT PERCENTAGE  
 3. LOT PERCENTAGE  
 4. LOT PERCENTAGE  
 5. LOT PERCENTAGE  
 6. LOT PERCENTAGE  
 7. LOT PERCENTAGE  
 8. LOT PERCENTAGE  
 9. LOT PERCENTAGE  
 10. LOT PERCENTAGE

TENNYSON DRIVE

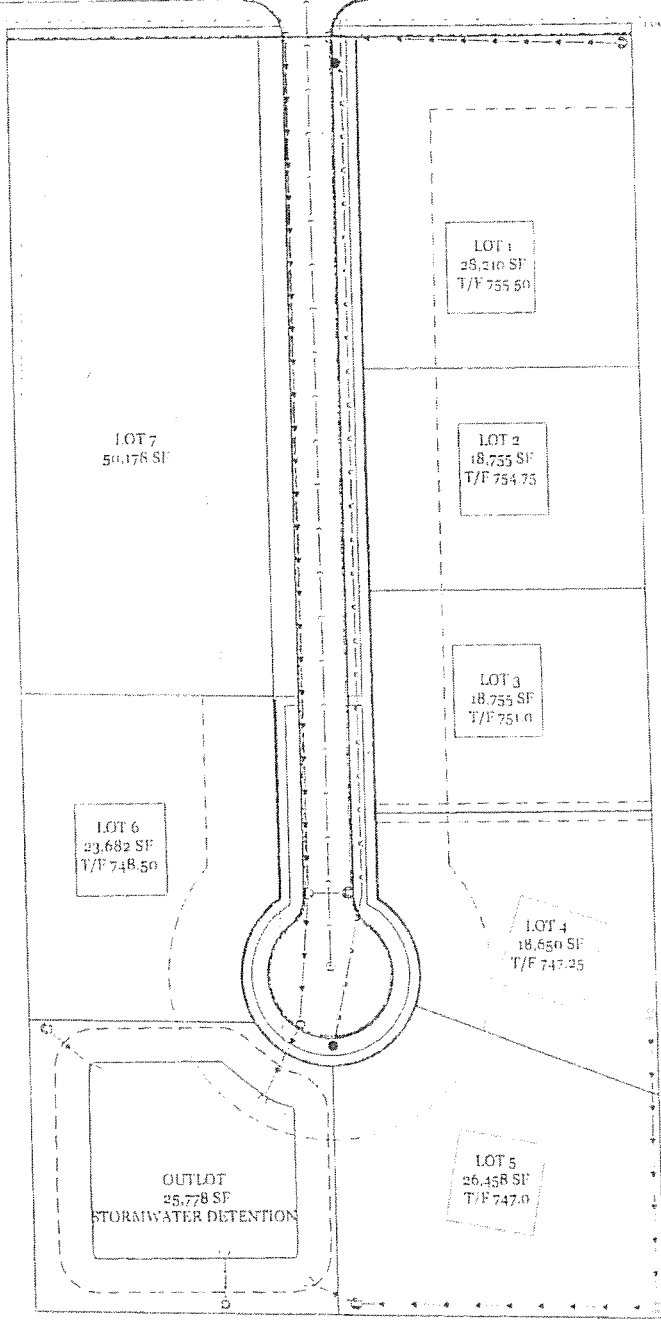
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# FARNHAM MANOR

## UTILITY PLAN



FARNHAM LANE



LOT 7  
50,178 SF

LOT 1  
29,210 SF  
T/F 755.50

LOT 2  
18,753 SF  
T/F 754.75

LOT 3  
18,753 SF  
T/F 754.0

LOT 6  
23,682 SF  
T/F 748.50

LOT 4  
18,650 SF  
T/F 747.25

OUTLOT  
25,778 SF  
STORMWATER DETENTION

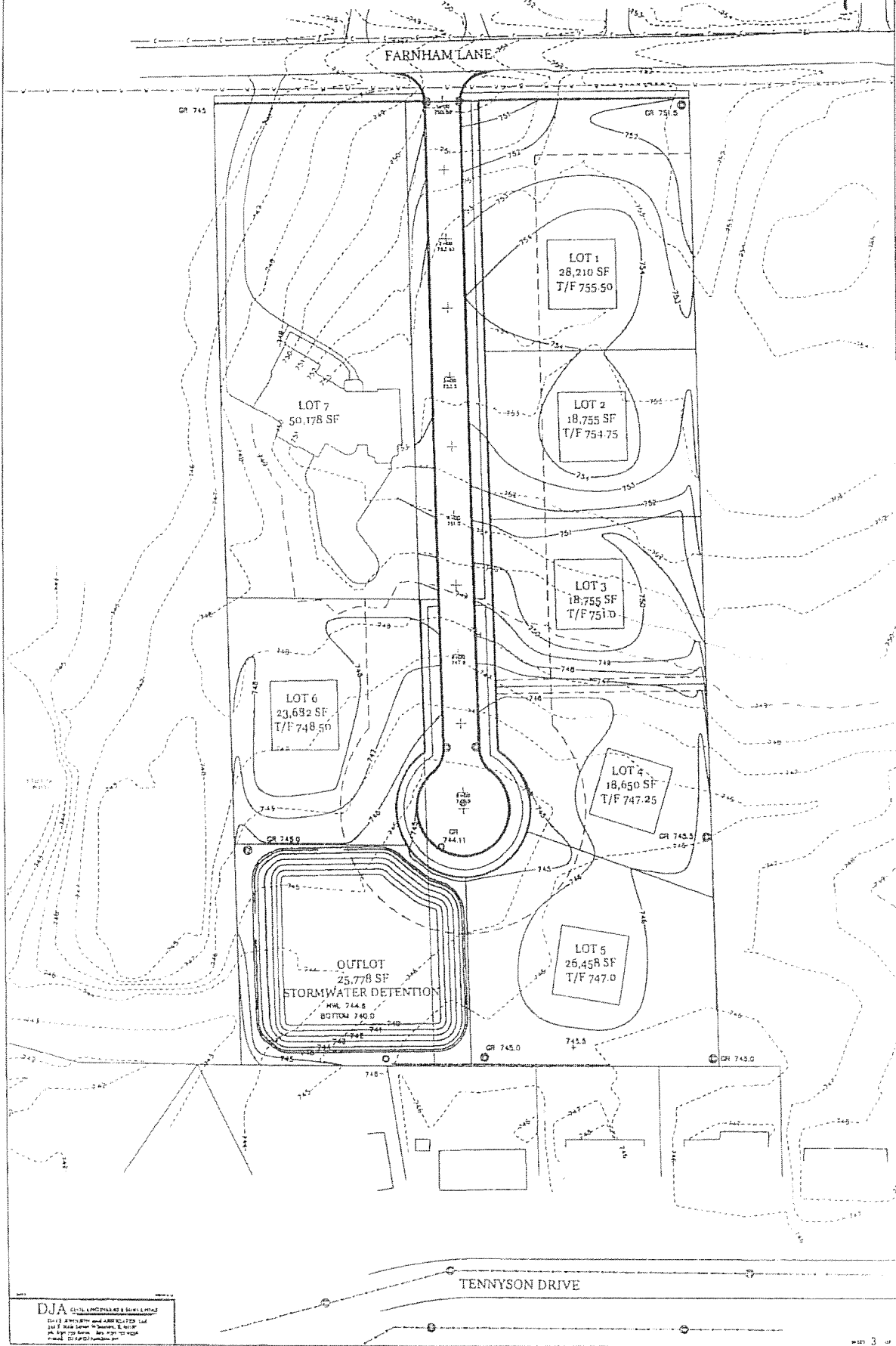
LOT 5  
26,458 SF  
T/F 747.0

TENNYSON DRIVE

DJA  
D.J. ANDERSON & ASSOCIATES  
1000 WEST 10TH AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
WWW.DJAA.COM

# FARNHAM MANOR

## GRADING PLAN



DJA CHALLENGER & SURVEYORS  
1015 AINSWORTH AVENUE, SUITE 101  
MILFORD, ONTARIO, CANADA  
M5L 1R7  
TEL: 905-709-1111  
FAX: 905-709-1112

