

ORDINANCE NO. O-2020-17

AN ORDINANCE APPROVING A FINAL PLAT OF SUBDIVISION AND LOT DEPTH VARIATIONS FOR CERTAIN PROPERTY COMMONLY KNOWN AS 304 AND 310 N. SCOTT STREET - WATERMAN

WHEREAS, written application has been made to re-subdivide the property to shift the shared property line five feet to the north with a lot depth variation request, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 304 and 310 N. Scott Street ("Subject Property"); and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, that the City considers this a simple subdivision and lot depth variation request that can be approved without public hearing, pursuant to its home rule powers, as follows:

Section 1: The following described property has been and continues to be zoned and classified in the R-4 Residential District zoning classification:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.


P.I.N. 05-16-129-013; -014

The subject property is commonly known as 304 and 310 N. Scott Street, Wheaton, IL 60187.


Section 3: The final plat of subdivision entitled "Waterman Re-subdivision", prepared by Engineering Resources Associates, Warrenville, IL, sheets 1-1, dated April 7, 2020, is hereby approved, subject to a variation to Article 10.2.8 of the Wheaton Zoning Ordinance being granted to allow existing lot depths of 99.0 feet for proposed lot 1 and 2 in lieu of the required 132.0 feet for both lots.

Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: 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 Zaruba
Councilman Barbier
Councilwoman Bray-Parker
Councilwoman Fitch

Mayor Sues
Councilwoman Robbins
Councilman Rutledge

Nays: None

Absent: None

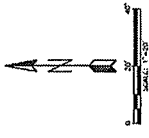
Motion Carried Unanimously

Passed: May 4, 2020

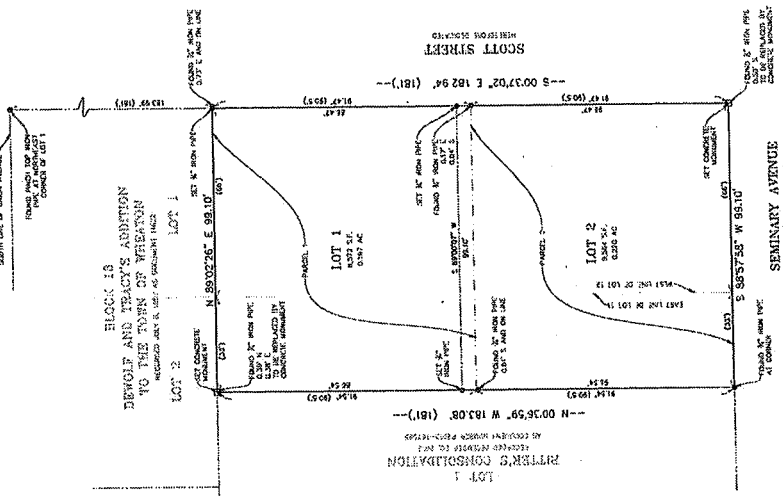
Published: May 5, 2020

FINAL PLAT OF SUBDIVISION WATERMAN'S RESUBDIVISION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEPAUL COUNTY, ILLINOIS.



- LEGEND**
- PL PROPERTY LINE
 - - - - - EX LOT LINE
 - - - - - EX CORNER LINE
 - HIGH WIRE OR ROAD
 - CONCRETE CURB
 - CONCRETE SIDEWALK
 - AREA DEMARKED
 - LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 - MONUMENT
 - METERS



PARCEL 1. OWNER'S CERTIFICATE

STATE OF ILLINOIS } 35
COUNTY OF DEPAUL }

I, the undersigned, a duly qualified and sworn surveyor, do hereby certify that the foregoing plat of subdivision was prepared by me or under my direct supervision and that I am a duly qualified and sworn surveyor under the laws of the State of Illinois.

OWNER HAS STATED THAT THE SOURCE, METHOD, TITLE, COMPLETION/COMPANY NAME, AND ADDRESS OF THE RECORDING AGENCY IS AS FOLLOWS:

DATE THIS _____ DAY OF _____ A.D. 20____

PARCEL 2. OWNER'S CERTIFICATE

STATE OF ILLINOIS } 35
COUNTY OF DEPAUL }

I, the undersigned, a duly qualified and sworn surveyor, do hereby certify that the foregoing plat of subdivision was prepared by me or under my direct supervision and that I am a duly qualified and sworn surveyor under the laws of the State of Illinois.

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PARCEL 3. OWNER'S CERTIFICATE

STATE OF ILLINOIS } 35
COUNTY OF DEPAUL }

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PARCEL 4. OWNER'S CERTIFICATE

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COUNTY OF DEPAUL }

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PARCEL 5. OWNER'S CERTIFICATE

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COUNTY OF DEPAUL }

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PARCEL 6. OWNER'S CERTIFICATE

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DATE THIS _____ DAY OF _____ A.D. 20____

GENERAL NOTES

1. THE BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLAT.
2. CORNER MARKS, INCLUDING MONUMENTS, SHALL BE SET AT THE CORNERS AND INTERSECTIONS OF LINES AND AT SUCH OTHER POINTS AS MAY BE NECESSARY TO DEFINE THE BOUNDARIES.
3. ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT.
4. ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT.
5. SURFACE AND UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND ELECTRICITY, ARE SHOWN ON THIS PLAT AS LOCATED WITHIN BOUNDARIES, SUBJECT TO THE RECORDS OF THE CITY OF WHEATON, ILLINOIS.

AFTER SIGNING THIS DOCUMENT, IT SHOULD BE RETURNED TO THE SURVEYOR AT THE FOLLOWING ADDRESS:

NO. 10 SCOTT STREET
304 N. SCOTT STREET
WHEATON, ILLINOIS 60187

PLAT NO. 16-124-013 (PARCEL 1)
PLAT NO. 16-124-014 (PARCEL 2)

DEPAUL COUNTY ENGINEERS' CERTIFICATE

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COUNTY OF DEPAUL }

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FOR REVIEW ONLY

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COUNTY OF DEPAUL }

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DATE THIS _____ DAY OF _____ A.D. 20____

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**FINAL PLAT OF SUBDIVISION
WHEATON, ILLINOIS**

BEN WATERMAN

FACE CALLED ENGINEERING ASSOCIATES
CHICAGO, ILLINOIS 60604
TEL: (312) 328-3200
FAX: (312) 328-3205

ENGINEERING RESOURCE ASSOCIATES

100 N. WEST WASHINGTON, SUITE 500
WHEATON, ILLINOIS 60187
TEL: (312) 377-8200
FAX: (312) 377-8205

SCALE: 1" = 20'
DATE: 10/20/2010
DRAWN BY: TSM
CHECKED BY: TSM
APPROVED BY: TSM

