

RESOLUTION R-48-07

A RESOLUTION APPROVING THE PLAT OF WASHINGTON ST. RESUBDIVISION (1213 South Washington Street-Kinder)

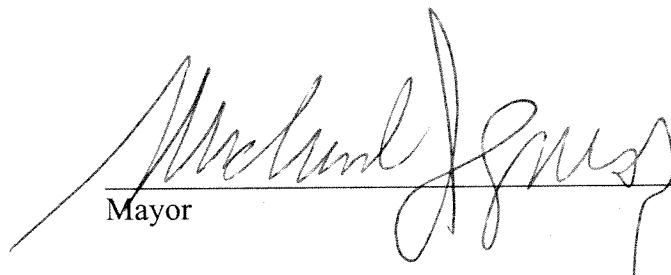
WHEREAS, the Plat of Subdivision for Washington St. Resubdivision has been submitted to and reviewed by the Wheaton Planning and Zoning Board (the property is described on Exhibit "A" attached to this resolution).

BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the Plat of Subdivision for Washington St. Resubdivision prepared by Norbert V. Lambert, an Illinois Professional Land Surveyor, dated March 14, 2007 is hereby approved subject to the following conditions, restrictions, and requirements:

1. Variances from the requirements of the City's Subdivision Control Regulations are granted as follows:
 - A. **Section 62-212. Minimum residential lot area and frontage - Generally.**
A lot area of 7,260 square feet, in lieu of the required minimum area of 10,000 square feet, and a lot frontage of 62 feet, in lieu of 70 feet, are permitted for Lot 2.
 - B. **Section 62-213. Minimum residential lot area and frontage - Corner lots.**
A lot area of 7,285 square feet, in lieu of the required minimum area of 12,000 square feet, and a lot frontage of 62 feet, in lieu of 90 feet, are permitted for Lot 1
 - C. **Section 62-214. Minimum residential lot depth.**
Lot depths of 117.1 feet for Lot 1 and 117.5 feet for Lot 2 are permitted, in lieu of the required minimum of 132 feet.
 - D. **Section 62-286. Street lighting; Section 62-290. Pavement edging; and Section 62-288. Street pavement.** Due to the small size of the subdivision and the absence of street curb, gutter and street lights in the immediate surrounding area of the subdivision, no street lighting, street pavement improvement or street curb or gutter need be constructed in the subdivision.

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 to the Plat of Subdivision for Washington St. Resubdivision prepared by Norbert V. Lambert, an Illinois Professional Land Surveyor, dated March 14, 2007.

ADOPTED this 4th day of June, 2007.



Michael J. Gresk
Mayor

ATTEST:

Emily M. Donahue
City Clerk

Ayes:

Roll Call Vote:

Councilman Mouhelis
Councilman Prendiville
Councilwoman Corry
Councilman Johnson
Councilman Levine
Mayor Gresk

Nays:

Councilman Suess

Absent:

None

Motion Carried

EXHIBIT "A"

Plat of Washington St. Resubdivision

1213 S. Washington St. /Kinder

Legal description:

LOTS 11 AND 12 IN BLOCK 7 IN GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION OF PART OF 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 NOVEMBER 5, 1926 AS DOCUMENT 224415 AND CERTIFICATE OF CORRECTION RECORDED JUNE 3, 1927 AS DOCUMENT 236887, IN DUPAGE COUNTY, ILLINOIS.

PIN # 05-21-206-009, 05-21-206-010