

RESOLUTION NO. R-42-14

A RESOLUTION APPROVING THE PRELIMINARY PLAT OF SUBDIVISION FOR FARNHAM MANOR (102, 106 AND 108 EAST FARNHAM LANE - CESARIO BUILDERS)

WHEREAS, application has been made to subdivide certain real estate within the City of Wheaton, Illinois ("City") legally described in this resolution and commonly known as 102, 106 and 108 East Farnham Lane, Wheaton, Illinois ("Subject Property"); and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and City Ordinance, a public meeting was conducted by the Wheaton Planning and Zoning Board on May 28, 2014 to consider the Preliminary Plat of Subdivision; and the Board has recommended approval of the Preliminary Plat of Subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that pursuant to its Home Rule powers as follows:

SECTION 1: The City hereby makes and determines the Following Findings of Fact:

- A. The proposed subdivision is complaint with all of the requirements of the R-2 Residential District including lot width, lot depth, lot size and setbacks.
- B. The proposed subdivision is consistent with the designation of a residential land use in Wheaton's Comprehensive Plan.
- C. The proposed subdivision conforms to all of the design standards contained in Article 62 of Wheaton's City Code, except for those varied in Section 2 of this resolution.

SECTION 2: Pursuant to the Findings of Fact recited in Section 2 of this resolution, variances from the requirements of the City Subdivision Control Regulations; Section 62-286, *Street Lighting*; Section 62-288, *Pavement Width*; and Section 62-290, *Pavement Edging*; are hereby granted only as they pertain to proposed improvements on Farnham Lane.

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 preliminary plat of the Farnham Manor Subdivision, prepared by Dave Johnson and Associates and dated April 30, 2014.

ADOPTED this 7th day of July, 2014.


Mayor

Attest:


City Clerk

Roll Call Vote:

Ayes: Councilman Scalzo
Councilman Suess
Councilman Prendiville
Councilman Rutledge
Councilman Saline
Mayor Gresk
Councilwoman Pacino Sanguinetti

Nays: None

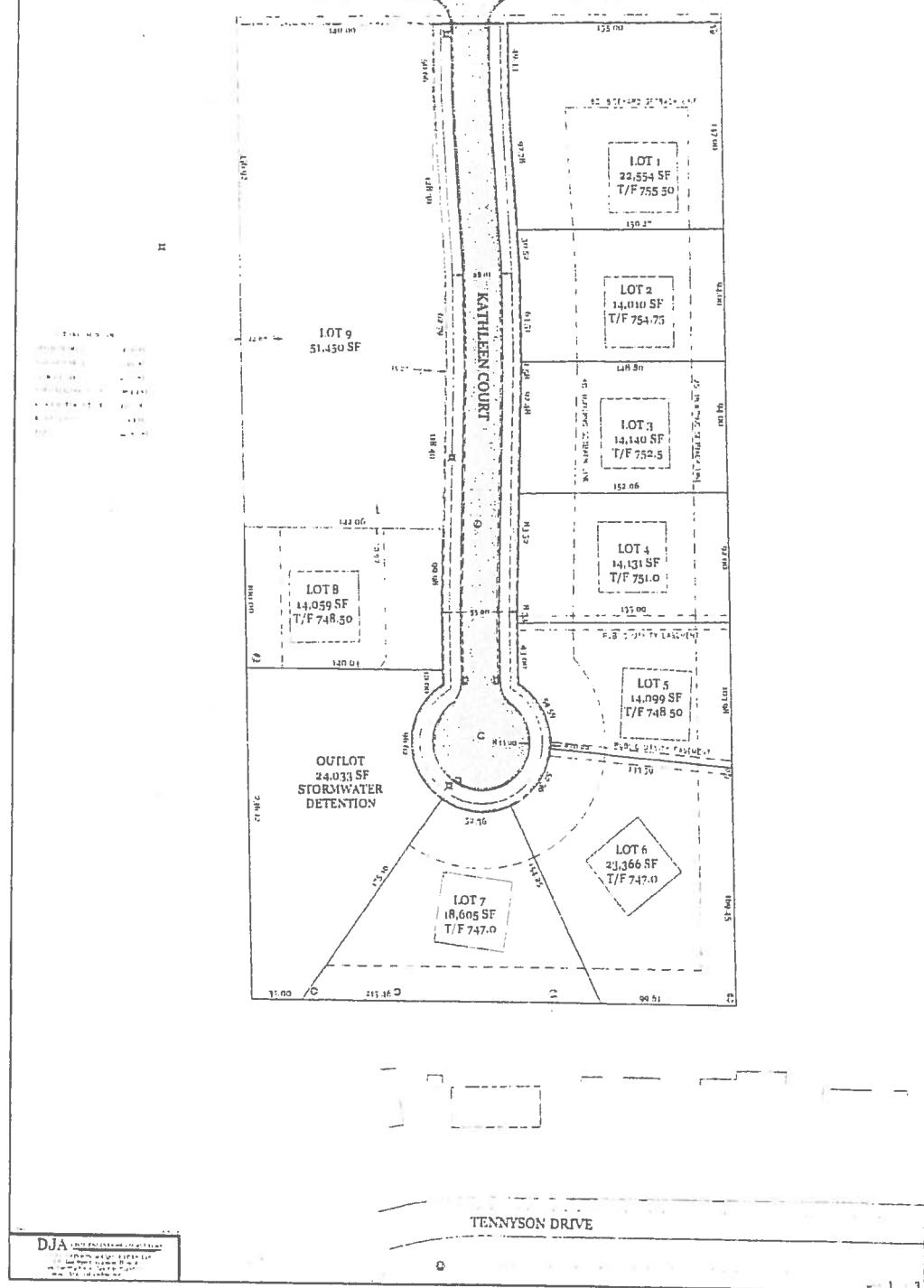
Absent: None

Motion Carried Unanimously

FARNHAM MANOR
GEOMETRIC PLAN

GEOMETRIC PLAN

FARNHAM LANE



FARNHAM MANOR UTILITY PLAN

UTILITY PLAN

FARNHAM LANE

LEGEND
SANITARY SEWER
STORM SEWER
WATER MAIN
MANHOLE
FIRE HYDRANT
STREET LIGHT

LOT 9
51-450 SI

LOT B
14,059 SF
T/F 748.50

OUT.O
24.033 S
STORMWA
DETENTI

1702

LOT 1
22,554 SF
T/F 755.50

1.01' 2
14,010 SF
1/F 754 75

LOT 3
14,140 SF
T/F 752.5

LOT 4
14,131 SF
T/F 751 0

LOT 5
14,099 SF
T/F 748 50

LOT 6
23,366 SF
T/F 747.0

TENNYSON DRIVE

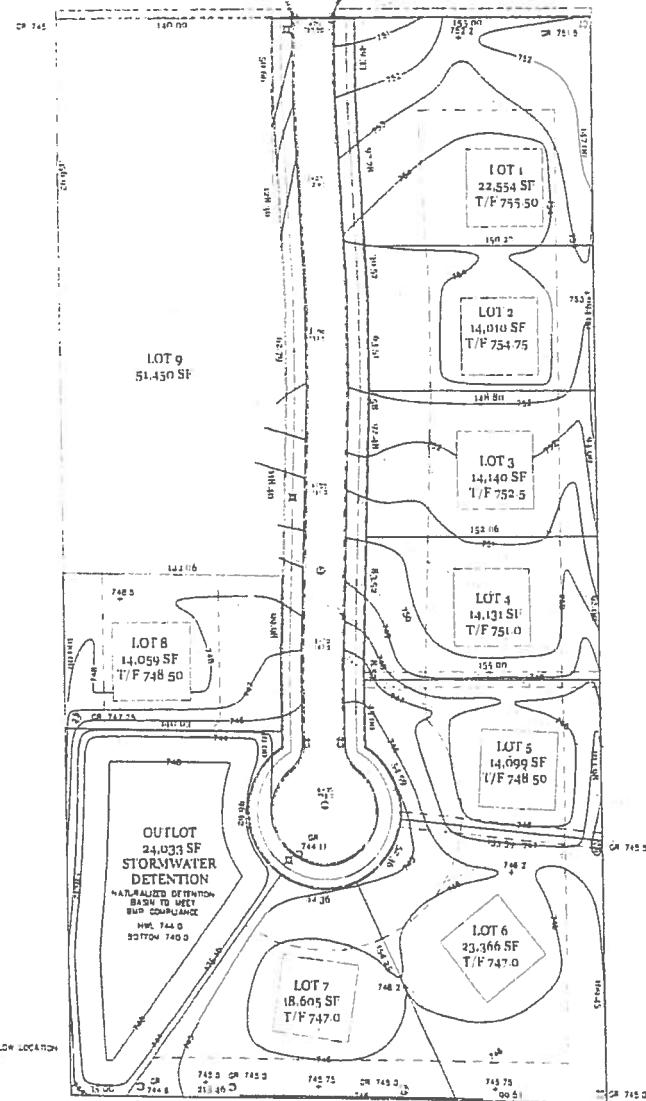
DJA

FARNHAM MANOR

GRADING PLAN

GRADING PLAN

FARNHAM LANE



TENNYSON DRIVE

DJA

