

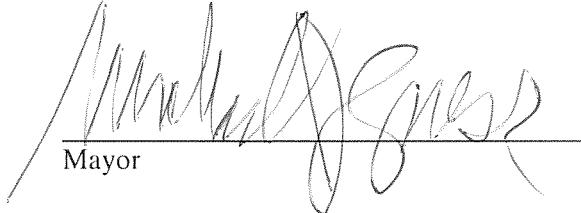
RESOLUTION R-66-17

**A RESOLUTION APPROVING THE
FINAL PLAT OF Loretto Club SUBDIVISION
(Loretto Convent - Marywood)**

WHEREAS, the Owner has submitted a plat of subdivision of the property located at 1600 Somerset Lane to the City for approval (the property is described on Exhibit A attached to this resolution); and the Wheaton City staff has recommended that the plat of subdivision be approved.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Loretto Club Subdivision, as prepared by Peter A. Blaeser, an Illinois Professional Land Surveyor, dated July 12, 2017 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is authorized and directed to attest, this resolution of approval and the Final Plat of Subdivision of Loretto Club incorporated herein as Exhibit B.

ADOPTED this 17th day of July, 2017.



Mayor

ATTEST:



City Clerk

	<u>Roll Call Vote</u>
Ayes:	Councilwoman Fitch Mayor Pro Tem Suess Councilman Rutledge Councilman Scalzo Councilman Barbier
Nays:	None
Absent:	Councilman Prendiville Mayor Gresk

Motion Carried Unanimously

EXHIBIT "A"

Loretto Club Subdivision
1600 Somerset Lane, Wheaton, Illinois

Legal Description

LOT 85 IN MARYWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1992 AS DOCUMENT R92-63725 AND CERTIFICATE OF CORRECTION RECORDED MAY 1, 1992 AS DOCUMENT R92-81626, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-29-201-025

OWNER'S AND SCHOOL DISTRICT CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

THIS IS TO CERTIFY THAT PLATE HOME COMPANY, LLC, A SUCCESSION BY LEGAL
CONVERSION TO PLATE HOME CORPORATION, A MICHIGAN CORPORATION, IS THE
RECORD OWNER OF THE PROPERTY AND THAT AS THE SAME RECORD
OWNER, IT CONSENTS TO THE SUBDIVISION OR SPLITTING OF THE PROPERTY
DECRITS, GRANTS AND RESERVATIONS OF EASEMENTS AND RIGHT-OF-WAY
SHOWN THEREIN.

ALSO, THAT I, THE CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AGREED AND
TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY
WITHIN THE LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT 201.

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

BY _____ ATTEST _____

NOTARY CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

I, _____, A NOTARY PUBLIC IN AND FOR
SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
AND _____ ARE(S) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S)
ARE(S) _____, WHO PRESENTED THE INSTRUMENT AS OWNERS(S),
APPEARED BEFORE ME THIS DAY IN PERSON AND SIGNATORY, AND
THEY/HE(S) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR
(HIS/HER) OWN FREE AND VOLUNTARY ACT(S), 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 _____

DETENTION/STORMWATER MANAGEMENT
EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS DETENTION AND/OR STORMWATER
MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE CITY
OF WHEATON, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS ON A NON-
EXCLUSIVE BASIS, BUT NOT EXCLUSIVELY, SO THAT THE SAME
MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT
THE STORAGE/FREE FLOW OF STORMWATER. EACH OWNER OR SUBSEQUENT
PURCHASER OF THE PROPERTY GRANTED HEREIN SHALL MAINTAIN THE
STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY
GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL
FROM THE CITY OF WHEATON.

IN THE EVENT ANY OWNER OR SUCCESSION PURCHASER FAILS TO MAINTAIN
ANY SUCH EASEMENT/STORMWATER MANAGEMENT FACILITY, THE CITY OF
WHEATON, ILLINOIS, SHALL UPTON THIRTY (30) DAYS WRITTEN NOTICE TO THE
OWNER OUTLINING THE NATURE AND DEFECT OF THE OWNER'S DEFECT AND
THAT THE OWNER NOT HAVE MADE SAD DEFAULT, SHALL RESERVE
THE RIGHT TO PERFORM OR REINFORCE THE EASEMENT AND MAINTAIN
MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY
TO INSURE ADEQUATE STORMWATER STORAGE FREE/FLOW OF WATER
DURING A STORM. THE OWNER SHALL MAINTAIN STORMWATER
WITHIN THE DETENTION AREA AND PROVIDED FURTHER THAT AT THE EVENT
THAT THE CITY OF WHEATON ELECTS TO PERFORM OR CAUSES TO PERFORM
ANY MAINTENANCE WORK UPON THE EASEMENT, THE CITY OF WHEATON SHALL
CERTIFICATE OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT
PREMISES CO-INCURS THE OWNER FOR THE WORK TO BE PERFORMED

IN THE EVENT THE CITY OF WHEATON, ILLINOIS SHALL BE REQUIRED TO
PERFORM OR HAVE PERFORMED ON ITS BEHALF ANY MAINTENANCE WORK
TO THE UPON THE EASEMENT AREA OR THE CITY OF WHEATON SHALL
WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF EACH ASSESSMENT
ASSESSED TO THE OWNER OF ITS SUCCESSORS AND ASSIGNS AND SHALL
CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH MAY BE ENFORCED BY
ANY ACTION BROUGHT BY OR ON BEHALF OF THE CITY OF WHEATON.

THE ABOVE EASEMENT PROVISIONS SHALL ALSO APPLY TO THE
MANAGEMENT OF ALL NATIVE PLANTINGS IN PLANTING/CREATION PLANTING
AREAS SHALL BE MAINTAINED WITH NATIVE PLANTINGS PLENTIFUL TO THE
STORMWATER MANAGEMENT REPORT AND PLANS AND SHALL NOT BE
REMOVED OR DESTROYED. THE OWNER SHALL MAINTAIN THE PLANTINGS IN
THE CITY OF WHEATON, THE OWNER SHALL INSPECT THE NATIVE PLANTING AREAS
AND INSPECT THE BEST MANAGEMENT PRACTICES DESIGN IMPROVEMENTS
AND MAINTENANCE FACILITIES. CEMCON, LTD.'S STORMWATER
MANAGEMENT REPORT DATED MARCH 11, 2017, SHALL BE KEPT AN
INSPECTION AND MAINTENANCE LOG ON THE PREMISES AND SHALL MAKE
THIS AVAILABLE TO THE CITY OF WHEATON UPON REQUEST

PUBLIC UTILITY AND DRAINAGE
EASEMENT PROVISIONS

ALL EASEMENTS FOR SERVING THE SUBDIVISION AND OTHER PROPERTY,
INDICATED AS EASEMENTS, UTILITY EASEMENTS, OR CONDUIT DRAINS, AND
UTILITY EASEMENTS ON THIS PLAT ARE HEREBY RESERVED FOR, AND GRANTED
TO THE CITY OF WHEATON, AND TO AMERICAN COMPANY, INC., COMED AND
THE CABLE-TV VENUE, AND THEIR ASSIGNS AND SUBSEQUENT PURCHASERS
AND SELLERS, TO INSTALL, OPERATE, MAINTAIN, RENEW, RELOCATE AND
REPAIR ALL UTILITY CONDUITS, DRAINS, TUBES USED IN CONNECTION WITH
OVERHEAD AND UNDERGROUND TRANSMISSION, DISTRIBUTION, OR
DRAINAGE OF GAS, WATER, ELECTRICITY AND SOUNDS AND SIGNALS, TOGETHER WITH STORM
AND SEWER, AND OTHER CONDUITS AND OTHER FACILITIES USED IN THE
TRANSMISSION, DISTRIBUTION, OR TRANSPORTATION OF ANY SUBSTANCE IN A
LIQUID OR GASEOUS STATE, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE
SUBDIVISION, AND OVER, UNDER, ACROSS, ALONG AND UPON THE PLAT MARKED
"EASEMENT", AND THE PROPERTY DESIGNATED AS "STORMWATER MANAGEMENT",
TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS
OVER AND UPON THE SURFACE OF EACH LOT, TO MAKE IMPROVEMENTS
THERON, OR ON THE SURFACE OF EACH LOT, TO PLANT, MAINTAIN, AND PRESERVE TREES
BUSINESSES AND ROOTS AS MAY REASONABLY REQUIRED INCIDENT TO THE RIGHTS
HEREIN, AND TO MAKE OTHER ENTRANCES INTO THE PROPERTY FOR THE PURPOSE
FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED IN THE
GRANTEES FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE LINE
MARKED "EASEMENT", WITHOUT THE PRIOR WRITTEN CONSENT OF THE
GRANTOR. AFTER THE CONSTRUCTION OF THE EASEMENT, THE GRADE OF
THE SUBDIVISION PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO
INTERFERE WITH THE MAINTENANCE THEREOF. THE ABOVE EASEMENT
PROVISION ALSO APPLIES TO THE PUBLIC COMMUNICATIONS SYSTEMS UNDER
FRANCHISE TO THE CITY OF WHEATON.

EMERGENCY ACCESS EASEMENT PROVISIONS

AN NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT IS HEREBY RESERVED
FOR AND GRANTED OVER ALL OF OUTLOT C HERON PLATED FOR THE
USE OF EMERGENCY VEHICLES, INCLUDING POLICE, FIRE, MEDICAL, AND
THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT TO USE
AND AUTHORITY TO PERMIT EMERGENCY VEHICLES INCLUDING POLICE, FIRE
PROTECTION, MEDICAL TRANSPORT AND SUPPORT VEHICLES, ACCESS OVER
AND ACROSS THE AFORESAID AREAS

DIRECTOR OF ENGINEERING CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

I, _____, DIRECTOR OF ENGINEERING FOR THE CITY OF
WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPENDED
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 _____ A.D. 20____

DIRECTOR OF ENGINEERING

CITY COLLECTOR'S CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

I, _____, CITY COLLECTOR FOR THE CITY OF
WHEATON DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID
CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED
INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF
LAND INCLUDED IN THE ANNEXED PLAT

DATED AT WHEATON, DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____ A.D. 20____

CITY COLLECTOR

CITY COUNCIL'S CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SSAPPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WHEATON,
ILLINOIS

THIS ____ DAY OF _____ A.D. 20____

ATTEST _____

CITY CLERK

MAYOR

DUPAGE COUNTY RECORDER'S CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE
RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF
A.D. 20____ AT _____ O'CLOCK _____

RECORDER OF DEEDS

DUPAGE COUNTY CLERK'S CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

I, _____, COUNTY CLERK OF (DU PAGE) COUNTY, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID
FORFEITED TAXES, AND NO REDEMINABLE TAX SALES AGAINST ANY OF THE LAND
INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION
WITH THE ANNEXED PLATGIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS, THIS ____ DAY
OF _____ A.D. 20____

COUNTY CLERK

PREPARED BY

CEMCON, Ltd.Consulting Engineers, Land Surveyors & Planners
2250 White Oak Circle, Suite 100 Aurora, Illinois
Phone: 847-857-5275 Fax: 847-852-2109 E-mail: www.cemcon.comDSS NO. 402078 FILE NAME: DUPLAT
DRAWN BY: A.B. FLD BK / PG NO: 043/11-22
COMPLETION DATE: 04-25-17 JGB NO: 402-078

REVISED DS-01-17/A.B. REVISED WEST LINE OF LOT 1

DRAFTED: 03/20/2017 DRAFTED BY: A.B. REVISED: 04/25/2017

DRAINAGE CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

TO THE REST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF
THE PROPERTY IS NOT CHANGED BY THE CONSTRUCTION OF SUCH
ANNEXED PLAT OR ANY PART THEREOF, THAT SUCH SURFACE
WATER DRAINAGE WILL BE CHANGED. REASONABLE PROVISION HAS BEEN
MADE FOR DRAWDOWN AND DIVERGING OF SUCH SURFACE WATERS INTO
PARKING AREAS OR OTHER AREAS WHICH THE OWNER IS GOING TO USE
ACCORDING WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS
TO DEVOID THE PROPERTY FROM THE FOLLOWING PROPERTY
BECAUSE OF THE CONSTRUCTION OF THE ANNEXED PLAT

DATED THIS 12TH DAY OF JULY, 2017

ENGINEER

SURVEYOR'S CERTIFICATESTATE OF ILLINOIS)
COUNTY OF DUPAGE)
SS

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED
PROPERTY:

LOT 25 IN MARYWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 23 TOWNSHIP 30 NORTH, RANGE
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT APPENDED
RECORDED APRIL 7, 1992 AS DOCUMENT R92-63725 AND CERTIFICATE OF
CONSTRUCTION RECORDED MAY 1, 1992 AS DOCUMENT R92-81626, IN DUPAGE
COUNTY, ILLINOIS.

ALSO KNOWN AS PARCELS 1, 2 AND 3 IN LOT 25 MARYWOOD ASSESSMENT PLAT
BEING AN ASSESSMENT PLAT IN THE NORTHERN QUARTER OF SECTION 23,
TOWNSHIP 30, NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN
AS APPENDED AND RECORDED APRIL 7, 1992 AS DOCUMENT R92-63725 AND CERTIFICATE OF
CONSTRUCTION RECORDED MAY 1, 1992 AS DOCUMENT R92-81626, IN DUPAGE
COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HERON DRAWN
IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF WHEATON, WHICH
HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL
POWER PROVIDED BY DIVISION 10 OF ARTICLE 11 OF ILLINOIS MUNICIPAL
CODE AS HERETOFORE. I HEREBY CERTIFY AND AGREE THAT THE PROPERTY IS
IN CONFORMITY WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD
INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 17042005079) WITH AN
EFFECTIVE DATE OF APRIL 1, 2017. IN MY OPINION THAT NO PART OF THE
PROPERTY AS DESCRIBED HEREON IS LOCATED WITHIN A SPECIAL FLOOD
HAZARD AREA IDENTIFIED BY SAID FEMA MAP.

I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY COUNCIL
RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE
PROPERTY. THAT THE PROPERTY IS LOCATED WITHIN THE STATUTES IN THE STATE
OF ILLINOIS RELATIVE TO PLATS HAVE BEEN COMPLIED WITH. DISTANCES SHOWN
HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF JULY A.D. 20____

PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGNATION FIRM LICENSE NUMBER 184-002317
EXPIRES APRIL 30, 2019