

ORDINANCE NO. F-1286

**AN ORDINANCE GRANTING LOT WIDTH VARIATIONS ON A CERTAIN PIECE OF
PROPERTY COMMONLY KNOWN AS
1345 SOUTH CAMPBELL AVENUE – R. LAUTZ**

WHEREAS, written application has been made to request a variation to Article 10.2.4 of the City of Wheaton Zoning Ordinance to allow two lots with lot widths of 54.35 and 53.59 feet in lieu of the required 60 foot lot width on certain property legally described herein within the city limits of Wheaton, Illinois ("City"), and commonly known as 1345 South Campbell Avenue ("subject property"); and

WHEREAS, application has also been made to subdivide the subject property into two single family lots; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the City Zoning Ordinance, public hearings were conducted by the Planning and Zoning Board on May 22, 2007 to consider the requested zoning variation and subdivision application with lot width and lot area variations; and the Board has recommended approval of both applications requests.

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:

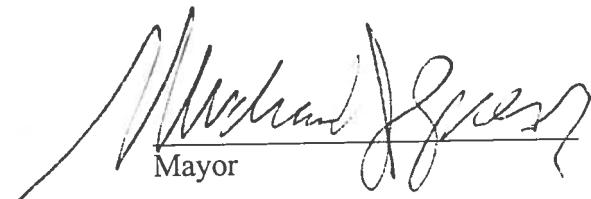
Section 1: Pursuant to the findings of fact made and determined by the Planning and Zoning Board, a variation to Article 10.2.4 of the City of Wheaton Zoning Ordinance to allow two lots with lot widths of 54.35 feet and 53.59 feet in lieu of the required 60 foot lot width for Lots 1 and 2, respectively, is granted in full compliance with the plat entitled "*Final Plat of Subdivision, Campbell Avenue Resubdivision II*," prepared by Engineering Resource Associates, Inc., Geneva, Illinois 60134, dated April 24, 2007 for the following described property:

LOTS 12 AND 13 IN GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION IN
THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
P.I.N. 05-21-215-010, 05-21-215-011

The subject property is commonly known as 1345 S. Campbell Avenue, Wheaton, IL 60187.

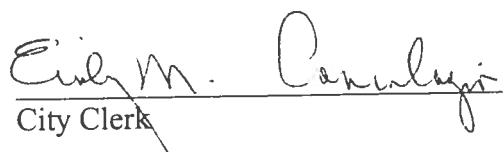
Section 2: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 3: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Michael Gresk
Mayor

ATTEST:



Cindy M. Connelly
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis
Councilman Prendiville
Councilwoman Corry
Councilman Johnson
Mayor Gresk

Nays: Councilman Suess

Absent: Councilman Levine

Motion Carried

Passed: June 19, 2007
Published: June 20, 2007

FINAL PLAT OF SUBDIVISION
CAMPBELL AVENUE RESUBDIVISION II

OF LOTS 12 AND 13 OF GREEN VALLEY ADDITION TO WHEATON, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

RECEIVER OF DEEDS' CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THE RECEIVER OF DEEDS, DO HEREBY CERTIFY THAT THE PLAT AS APPROVED
RECEIVED HERETO IS A TRUE COPY OF THE PLAT AND THE PLANS AND DRAWINGS
SPECIFIED THEREIN ARE ACCURATE AND THE PLANS AND DRAWINGS
APPROVED BY THE WHEATON CITY COUNCIL AND HAS BEEN APPROVED BY
ALL PUBLIC AUTHORITIES.

RECEIVER OF DEEDS' CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THE DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AS APPROVED
RECEIVED HERETO IS A TRUE COPY OF THE PLAT AND THE PLANS AND DRAWINGS
SPECIFIED THEREIN ARE ACCURATE AND THE PLANS AND DRAWINGS
APPROVED BY THE WHEATON CITY COUNCIL AND HAS BEEN APPROVED BY
ALL PUBLIC AUTHORITIES.

DATED AT WHEATON, ILLINOIS THIS ____ DAY OF ____ 19____

DIRECTOR OF ENGINEERING

CITY COLLECTOR'S CERTIFICATE
I, THE CITY COLLECTOR FOR THE CITY OF WHEATON,
SUBJECT TO ROBUST CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID
ELEMENT OF FORVITIES, SPECIAL ASSESSMENTS OR ANY DEFERRED
DEBT RELATED THEREON THAT HAS BEEN APPORTIONED AGAINST THE TRACT
OF LAND DESCRIBED IN THIS PLAT.

DATED AT WHEATON, ILLINOIS, THIS ____ DAY OF ____ 19____

CITY COLLECTOR

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF DUPAGE }
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WHEATON,
DUPage COUNTY, ILLINOIS, THIS ____ DAY OF ____ 19____

ATTEST: CITY CLERK WHEATON, CITY OF WHEATON

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO LIQUIDATED PENITENT TAXES, NO DELINQUENT SPECIAL ASSESSMENTS AND NO RECALLABLE TAX SALES AGAINST ANY OF THE LAND DESCRIBED IN THIS PLAT.

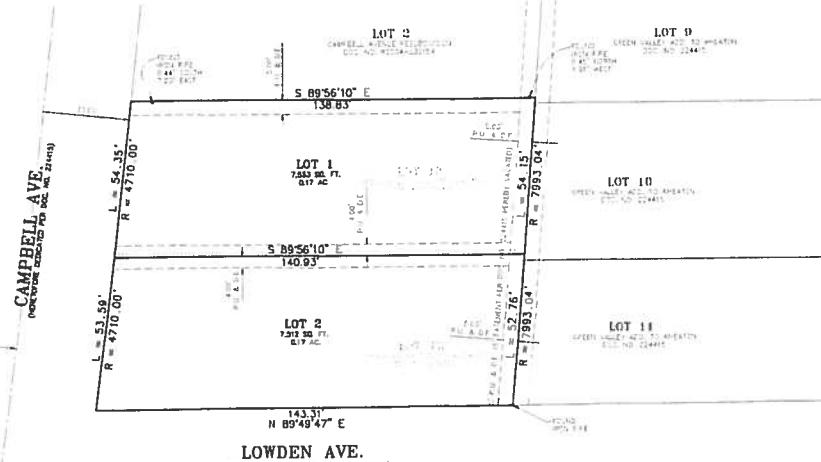
GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 19____

COUNTY CLERK: DUPAGE COUNTY, ILLINOIS

INITIAL AREA: 15,085.50 FT. (0.34 acres)

ATTICIT'S PERMANENT IDENTIFICATION Nos:
03-21-213-010
03-21-213-011

NOTES:
1. THE BEARINGS SHOWN ON THIS PLAT ARE NOT RELATED
TO A COORDINATE SYSTEM BUT INDICATE PLAT ANGULAR
RELATIONSHIPS.
2. 3/4" DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL
LOT CORNERS UPON COMPLETION OF CONSTRUCTION.
3. ALL AREAS LISTED FOR INDIVIDUAL LOTS AND IN THE
AREA SUMMARY TABLE ARE MORE OR LESS.



LOWDEN AVE.
(MORTGAGE DATED PER DOC. NO. 224415)

UTILITY AND DRAINAGE EASEMENT PROVISION
ALL EASEMENTS INDICATED AS "PUBLIC UTILITY/DRAINAGE EASEMENTS" (P.U. & D.E.) ON THIS PLAT ARE RESERVED FOR OR GRANTED TO THE CITY OF WHEATON, THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTOR") FOR THE PERPETUAL RIGHT, PROVIDED
AND AUTHORIZED TO THE GRANTOR, TO ENTER UPON THE PROPERTY OWNED BY THE GRANTOR WITH
AND WITHOUT THE USE OF HAMMERS, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND TO MAKE SUCH INDICATED
APPROPRIATIONS AS MAY BE NECESSARY FOR THE PURPOSES FOR WHICH THE EASEMENT IS GRANTED AND TO DO ANY OF
THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN AND REMOVE ANY EXISTING PLANTING OR GROWTH ON THE
LAND OWNED BY THE GRANTOR WITHIN THE EASEMENT FOR THE PURPOSE OF MAINTAINING THE UTILITY.
THE GRANTOR OR GRANTOR'S SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE CUTTING, REMOVAL AND MAINTENANCE OF THE
CUTTINGS, DRAINS, MAINTENANCE, THE GRANTOR SHALL BE RESPONSIBLE FOR THE CUTTING, REMOVAL AND MAINTENANCE OF THE
DRAINS, DRAINS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THICK OR LATER INTERFERE WITH THE AFOREMENTIONED USES OR
EASEMENT. EASEMENTS OR GRANTS SHALL NOT BE CHANGED WITHOUT THE WRITTEN APPROVAL OF THE
CITY OF WHEATON.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, THE OWNER OF THE LAND OWNED AND DESCRIBED ON THE ANNUAL PLAT,
AND HAS (HAVE) CAUSED THE SAME TO BE FILED AND IS LOCATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH.
TO THE BEST OF MY KNOWLEDGE, THE TRACT OF LAND OWNED AND DESCRIBED ON THE ANNUAL PLAT
THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICTS:

GRADE SCHOOL DISTRICT _____
HIGH SCHOOL DISTRICT _____
DATED THIS ____ DAY OF ____ 19____

OWNER

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS }
COUNTY OF DUPAGE }

A NOTARY PUBLIC DOING FOR THE COUNTY IN THE STATE AFORESAID, DO
PERSONALLY CERTIFY THAT THE FOREGOING SIGNATURE AS SUCH LEGAL OWNER HAS APPEARED BEFORE ME THIS DAY IN
PERSON AND THAT THE SIGNATURE IS THE SAME AS THE SIGNATURE MADE UPON THE SAME
INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ 19____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF
SUCH EASEMENTS OR PLAT PART THEREIN, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, APPROPRIATE PROVISION HAS BEEN
MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OF DRAINAGE, OR INTO THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH
MANNER AS NOT TO DAMAGE THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

PROFESSIONAL ENGINEER'S CERTIFICATE

OWNER OR ONLY AUTHORIZED ATTORNEY

CITY OF WHEATON PLAN COMMISSION APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
CHAIRMAN OF THE PLAN COMMISSION OF THE CITY OF WHEATON, COUNTY OF DUPAGE,
STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY RECOMMENDED APPROVAL OF THE FINAL PLAT OF
SUBDIVISION ATTACHED HERETO ON THE ____ DAY OF ____ 19____

CHAIRMAN

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }
I, DONALD E. PARKE, AN ELKHORN REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY
THIS IS TO CERTIFY THAT I, DONALD E. PARKE, AN ELKHORN REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY
THIS IS TO CERTIFY THAT I, DONALD E. PARKE, AN ELKHORN REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY

LOTS 12 AND 13 IN BLOCK 12 OF GREEN VALLEY ADDITION TO WHEATON, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION IN 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 ON MONTHUR 8, 1928 IN BOOK 10 OF PLATS OF PARCELS 66 AND 67 AS DOCUMENT
NO. 224415 IN THE RECORDS OF DUPAGE COUNTY, ILLINOIS.

AS SHOWN IN THE ATTACHED PLAT, WHICH IS A CORRECT REPRESENTATION OF THE SURVEY AND SURVEYOR. ALL
DIMENSIONS ARE SHOWN IN FEET AND SHOWN AS PERCHES THEREIN. I CERTIFY THAT ALL REQUIREMENTS ENFORCED BY THE
CITY OF WHEATON RELATING TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS
PLAT AND THAT THIS PLAT IS LOCATED WITHIN THE CITY OF WHEATON, WHICH HAS ADAPTED A SURVEY POINT
AND THAT THE SURVEY POINTS ARE LOCATED AS SHOWN ON THE ATTACHED PLAT. THIS PLAT IS CONFORMED TO Sections 12 and Article 11 of the Illinois
Municipal Code as hereinafter amended.
I further certify that no parcels included in this plat are located in areas of urban flooding as identified
by the Illinois Department of Natural Resources Management Agency according to the Flood Risk Map, Panel No. 1294415, dated JULY 1, 2000.
This does not guarantee that the subject property will or will not flood.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF ____ 19____

ELKHORN REGISTERED SURVEYOR
Registration Number 3443
All licenses expire November 30, 2008

RETURN TO:
R.LAUTZ CUSTOM HOMES, INC.
1746 KAY ROAD
WHEATON, ILLINOIS 60187

PLAT SUBMITTED FOR RECORDING BY:
CITY OF WHEATON
303 W. WESLEY ST.
WHEATON, ILLINOIS 60187

FINAL PLAT OF SUBDIVISION

1" = 20'
DATE: 04/24/07
REC'D: 25/04/07
SHEET 1 OF 1

REVISION	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DRAWN BY	B.A.L.
						CHECKED BY	J.P.C.
						APPROVED BY	D.E.R.



ENGINEERING
RESOURCE
ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

400 SOUTH THIRD AVENUE
URBANA, ILLINOIS 61801
PHONE (217) 362-8669
FAX (217) 362-8669
E-MAIL: info@erainc.com

CAMPBELL AVENUE RESUBDIVISION II
WHEATON, ILLINOIS