

RESOLUTION R-40-04

A RESOLUTION APPROVING THE FINAL PLAT OF SUBDIVISION FOR PARK VIEW SUBDIVISION

WHEREAS, the Final Plat of Subdivision for Park View Subdivision has been submitted to and reviewed by the Wheaton City staff; and the Wheaton City staff has recommended that the Final Plat of Subdivision be approved subject to certain conditions and requirements.

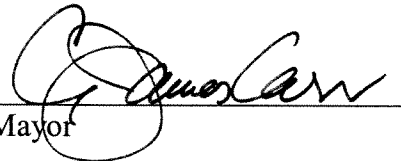
NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Wheaton, Illinois that the Final Plat of Subdivision for Park View Subdivision prepared by Thomas E. Hagensee, an Illinois professional land surveyor, dated April 1, 2003 with latest revised date of January 9, 2004 is hereby approved subject to the following conditions, restrictions, and requirements.

1. The Owner/Developer shall reconstruct Shaffner Road adjacent to the subdivision in full conformance with the City of Wheaton codes and specifications with a width of twenty-eight feet (28') measured from back of curb.
2. The Owner/developer shall provide all flood plain compensatory storage and wetland mitigation for areas disturbed by development of the subdivision, including the reconstruction of Shaffner Road, in full conformance with the DuPage County Countywide Stormwater and Flood Plain Ordinance; and, the location of all flood plain compensatory storage shall meet the reasonable approval of the Director of Engineering.
3. A variance is hereby granted from Section 62-177 of the Wheaton City Code to allow a cul-de-sac right-of-way width of ninety feet (90') in lieu of the required one hundred feet (100').
4. The Owner/Developer shall pay the City a sidewalk donation fee equal to 100% of the cost of constructing sidewalks along the west side of Shaffner Road adjacent to the subdivision and along the north side of the proposed cul-de-sac street in lieu of constructing said sidewalks. The amount of the sidewalk donation shall be determined by the Director of Engineering and paid prior to the recording of the final plat of subdivision.
5. A storm sewer easement agreement for the off-site storm sewer located on property owned by the Wheaton Park District shall be approved by the City prior to recording of the final plat of subdivision.

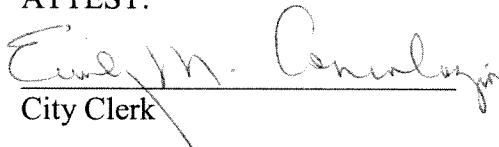
6. A variance is hereby granted to Section 62-329 of the Wheaton City Code to allow the payment of the cash contribution in lieu of park and school site dedication to be made at the time of building permit issuance for each of the single-family residences.

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 the resolution to the Final Plat of Subdivision for Park View subdivision, prepared by Thomas E. Hagensee, an Illinois professional land surveyor, dated April 1, 2003 with latest revised date of January 9, 2004.

ADOPTED this 17th day of May, 2004.


Mayor

ATTEST:


City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis
Councilwoman Corry
Councilman Johnson
Mayor Carr
Councilwoman Johnson

Nays: Councilman Bolds

Absent: Councilman Mork

Motion Carried

Passed: May 17, 2004
Published: May 18, 2004