

**RESOLUTION R-43-10**

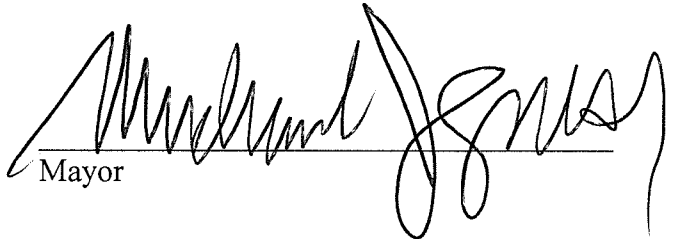
**A RESOLUTION APPROVING  
ADVANCED HEALTHCARE PLAT OF CONSOLIDATION  
(411 E. Roosevelt Road)**

**WHEREAS**, the Owner has submitted a plat of consolidation of the property located at 411 E. Roosevelt Road 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 consolidation be approved.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, Illinois that Advanced Healthcare Plat of Consolidation, as prepared by Richard J. Steinbrecher, an Illinois Professional Land Surveyor, dated January 13, 2010 and revised March 26, 2010 is hereby approved.

**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 Advanced Healthcare Plat of Consolidation.

**ADOPTED** this 16<sup>th</sup> day of August, 2010.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

Ayes:            ROLL CALL VOTE  
                    Councilman Levine  
                    Councilman Mouhelis  
                    Mayor Gresk  
                    Councilman Prendiville  
                    Councilman Scalzo  
                    Councilman Sues  
                    Councilwoman Corry

Nays:            None  
Absent:          None

Motion Carried Unanimously



**EXHIBIT "A"**

Advanced Healthcare Plat of Consolidation  
411 E. Roosevelt Road, Wheaton, Illinois

Legal Description

PARCEL 1: LOT 12 IN BLOCK 4 IN LINCOLN HIGHWAY SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 146122, IN DUPAGE COUNTY, (EXCEPT THE SOUTHERLY PORTION OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 AND PROCEEDING NORTH A DISTANCE OF 20 FEET ALONG THE WEST LINE; THENCE PROCEEDING EASTERLY TO A POINT ON THE EAST LINE AND LOCATED 16 FEET NORTH OF THE SOUTHEAST CORNER; THENCE SOUTH A DISTANCE OF 16 FEET; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 13 IN BLOCK 4 IN LINCOLN HIGHWAY SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921 AS DOCUMENT 146122, IN DUPAGE COUNTY, (EXCEPT THE SOUTHERLY PORTION OF LOT 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AND PROCEEDING NORTH A DISTANCE OF 16 FEET ALONG THE WEST LINE; THENCE PROCEEDING EASTERLY TO A POINT ON THE EAST LINE AND LOCATED 12 FEET NORTH OF THE SOUTHEAST CORNER; THENCE SOUTH A DISTANCE OF 12 FEET; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING.

PIN: 05-16-422-012  
05-16-422-013

# ADVANCED HEALTHCARE CONSOLIDATION PLAT

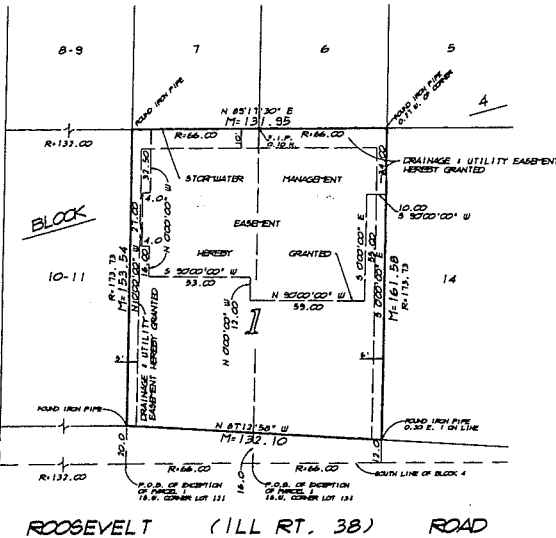
IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS.

P.I.N. 05 - 16 - 422 - 012  
05 - 16 - 422 - 013

APR 23 2018



WASHINGTON STREET



NOTE: BEARING BASIS IS ASSUMED AND IS FOR THE PURPOSE OF SHOWING RELATIVE DIRECTION ONLY.

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
THIS IS TO CERTIFY THAT CSH INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY CORPORATION, IS THE OWNER OF THE PROPERTY AS SHOWN AND DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS HEREBY SHOWN FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREOF SHOWN.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS WITHIN COMMUNITY UNIT SCHOOL DISTRICT 208.

DATED THIS 27<sup>th</sup> DAY OF MAY 2018.

*Christopher J. Harden*  
CHRISTOPHER J. HARDEN  
*Lillian S. Harden*  
LILLIAN S. HARDEN

**NOTARY'S CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
I, CHRISTOPHER J. HARDEN, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT CHRISTOPHER J. HARDEN, AND LILLIAN S. HARDEN, INDIVIDUALLY AND JOINTLY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF CSH INVESTMENTS, LLC, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 27<sup>th</sup> DAY OF MAY 2018.

MY COMMISSION EXPIRES: 12/31/2019  
*Christopher J. Harden*  
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM NO. 184-883128, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 12 IN BLOCK 4 IN LINCOLN HIGHWAY SUBDIVISION, OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921, AS DOCUMENT 148122, IN DU PAGE COUNTY, ILLINOIS, (EXCEPT THE SOUTHERLY PORTION OF LOT 12 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 AND PROCEEDING NORTH A DISTANCE OF 28 FEET ALONG THE WEST LINE; THENCE PROCEEDING EASTERLY TO A POINT ON THE EAST LINE AND LOCATED 18 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH A DISTANCE OF 18 FEET; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 13 IN BLOCK 4 IN LINCOLN HIGHWAY SUBDIVISION, OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1921, AS DOCUMENT 148122, IN DU PAGE COUNTY, ILLINOIS, (EXCEPT THE SOUTHERLY PORTION OF LOT 13 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AND PROCEEDING NORTH A DISTANCE OF 18 FEET ALONG THE WEST LINE; THENCE PROCEEDING EASTERLY TO A POINT ON THE EAST LINE AND LOCATED 12 FEET NORTH OF THE SOUTHWEST CORNER; THENCE SOUTH A DISTANCE OF 12 FEET; THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 66 FEET TO THE POINT OF BEGINNING.

AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION, ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. SCALE OF MAP IS 30 FEET TO ONE INCH.

WE FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE LIMITS OF THE CITY OF WHEATON, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR AS SHOWN ON A MAP FOR THE COUNTY OF DU PAGE DATED OCTOBER 18, 2004.

MET CHICAGO, ILLINOIS, JANUARY 13, 2018.  
REVISED MARCH 25, 2018

STEINBRECHER LAND SURVEYORS, INC., BY:  
*Richard J. Steinbrecher*  
RICHARD J. STEINBRECHER  
PROFESSIONAL LAND SURVEYOR 3583  
MY LICENSE EXPIRES NOVEMBER 30, 2018

**COUNTY RECORDER'S CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
THIS INSTRUMENT, NO. \_\_\_\_\_ HAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

**COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
I, GARY A. KING, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN MY OFFICE.

**ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE**  
THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO HIGHWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS" AS AMENDED, A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON HIGHWAY ACCESS" FOR ACCESS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

**DRAINAGE CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
TO THE BEST OF KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE WHICH THE OWNER, SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLACED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS 27<sup>th</sup> DAY OF MAY 2018.  
*Anthony J. Chapman*  
REGISTERED PROFESSIONAL ENGINEER 513303  
*Richard J. Steinbrecher*  
OWNER OR ATTORNEY

**CITY COLLECTOR'S CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
I, \_\_\_\_\_, CITY COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS WITHIN COMMUNITY UNIT SCHOOL DISTRICT 208, AND THAT THE PROPERTY IS NOT SUBJECT TO ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

**CITY COUNCIL CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
APPROVED, BY THE CITY COUNCIL OF THE CITY OF WHEATON, DU PAGE COUNTY, ILLINOIS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ATTEST:  
CITY CLERK  
MAYOR, CITY OF WHEATON

**DIRECTOR OF ENGINEERING CERTIFICATE**  
STATE OF ILLINOIS | SS.  
COUNTY OF DU PAGE | SS.  
I, PAUL A. REDMAN, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

**STORMWATER MANAGEMENT EASEMENT PROVISIONS**  
THE EASEMENT INDICATED AS STORMWATER MANAGEMENT EASEMENT IS RESERVED FOR AND GRANTED TO THE CITY OF WHEATON AND ITS SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE OF WATER. SUCH LANDS OR SUBSEQUENT PURCHASER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING SAID STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY OR MODIFY GRASSES OR SOILS WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE CITY OF WHEATON.

IN THE EVENT ANY OWNER OR SUBSEQUENT PURCHASER FAILS TO MAINTAIN ANY SUCH STORMWATER MANAGEMENT FACILITY, THE CITY OF WHEATON, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE OF THE OWNER OUTLINING THE NATURE AND EXTENT OF THE DEFICIENCY AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFICIENCY, SHALL RESERVE THE RIGHT TO INCURE NECESSARY STORMWATER STORAGE FACILITIES OR WATER, EROSION CONTROL, AND TURF MAINTENANCE TO ELIMINATE STORMWATER EXCESS TO PREVENT OR CAUSE TO PREVENT ANY SUCH WORK. IT SHALL FURTHER OBLIGATE THE CITY OF WHEATON TO ALL SUBSEQUENT WORKING OF THE EASEMENT PROVISIONS OF THIS PLAT FOR THE MORE TO BE PERFORMED.

IN THE EVENT THE CITY OF WHEATON, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S OWN ANY MAINTENANCE WORK TO OR UPON ANY SUCH FACILITY ON EASEMENT AREA, THE COST TOGETHER WITH AN ADDITIONAL \$200 PER YEAR SHALL BE PAID BY THE CITY OF WHEATON, ILLINOIS. THE CITY OF WHEATON SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND INSPECTION OF THE BEST MANAGEMENT PRACTICE DESIGN AS OUTLINED IN THE STORMWATER MANAGEMENT REPORT PREPARED BY TECH 1 ENGINEERING RESOURCE, LLC, DATED MARCH 1, 2018.

THE OWNER OF THE PREMISES SHALL KEEP AN INSPECTION LOG AND MAKE IT AVAILABLE TO THE CITY OF WHEATON UPON REQUEST, FAILURE TO INSPECT AND MAINTAIN THE SUBJECT BMP COMPONENTS OF THE PLAN SHALL CONSTITUTE A VIOLATION OF THE PLAN REQUIREMENTS AND SHALL BE ENFORCEABLE UNDER THE PROVISIONS OF THIS STORMWATER MANAGEMENT EASEMENT AS RECITED ABOVE.

**EASEMENT PROVISIONS**  
All easements for serving the subdivision and other property indicated on easements, utility easements or combined drainage and utility easements on this plat are hereby granted, jointly and severally, to the City of Wheaton, and its utility successors, including, but not limited to, Ameritech, Nicor, Northern Illinois Gas Company, Commonwealth Edison Company, and the Wheaton Sanitary District, and their successors and assigns, jointly and severally, to install, maintain, repair, replace, reconstruct and remove, from time to time, facilities used in connection with such easements and underground transmission and distribution of gas and water, electricity and sewage and liquid, together with their water, sewer, sanitary, storm, and any other facilities used in the transmission, distribution or transportation of any commodity in a liquid or gaseous state, in, over, under, across, along and upon the surface of the property shown within the plat, and the property designated on the plat for streets and alleys, together with the right to install, reconstruct or reasonably required incident to the right herein granted, and the right to enter upon or reasonably required incident to the right herein granted, such easements, or any part of the subdivided property for all such purposes. Obstructions shall not be placed upon such facilities, or upon the ground on which the property within the lines of such easements, without the prior written consent of the owner. After installation of any such facilities, the ground on which the property within the lines of such easements shall be so to interfere with the proper operation and maintenance thereof. The above easement provision also applies to their public communication systems under franchise to the City of Wheaton.

**Steinbrecher Land Surveyors, Inc.**  
Professional Land Surveying  
Dustin Eitz Corporation No. 184-003126  
141 S. Neilson Blvd., West Chicago, IL 60085-2844  
16301 293-8900 Fax 293-8902

SUBMITTED BY AND RETURN TO  
CITY OF WHEATON  
383 W. HEBLEY STREET  
WHEATON, IL