


RESOLUTION R-2018-109

A RESOLUTION AUTHORIZING THE EXECUTION
OF A CERTAIN CONSTRUCTION, USE, AND
INDEMNIFICATION AGREEMENT
(310 North Gary Avenue)

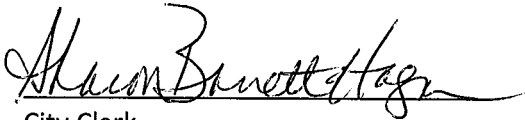
BE IT AND IT IS HEREBY RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois, that the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to the Construction, Use and Indemnification Agreement dated November 13, 2018, between the City of Wheaton and the Teresa A. Niedert Living Trust for 310 North Gary Avenue, Wheaton, Illinois, attached hereto as Exhibit 1.

ADOPTED this 3rd day of December 2018.



Mayor

ATTEST:



City Clerk

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

Motion Carried Unanimously

**CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT
RIGHT-OF-WAY 310 N. GARY AVE.**

Street Name

THIS CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT, made and entered into this 13th day of Nov, 2018, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and THE TERESA A. NIEDERT LIVING TRUST ("Owner").

WITNESSETH

WHEREAS, the City is in possession of a right-of-way within the City limits of the City of Wheaton, Illinois, and legally described herein; and

THE TERESA A. NIEDERT LIVING TRUST (hereinafter "Owner"), the owner of the premises located at 310 N. GARY AVE., Wheaton, Illinois, which property is legally described herein and is contiguous to a portion of the right-of-way; and

WHEREAS, the Owners would like to use a portion of the City's right-of-way for the purpose of constructing and maintaining a lawn irrigation system; and

WHEREAS, the Owners acknowledges that this Agreement is not an easement and does not vest them with any property rights or claims to any portion of said right-of-way.

NOW, THEREFORE, BE IT AND HEREBY AGREED by the City Council of the City of Wheaton, an Illinois municipal corporation, and the Owner as follows:

1.) The foregoing recitals are incorporated herein as representing the intent of the undersigned and as substantive representations and covenants.

THE TERESA A. NIEDERT LIVING TRUST are the owners of property located at 310 N. GARY, Wheaton, Illinois, legally described on Exhibit A attached hereto and made a part hereof.

3.) The Owners, for a consideration of Ten Dollars (\$10.00) and other good and valuable consideration as stated herein, are hereby authorized to use a portion of the right-of-way more specifically identified as that portion of the right-of-way N. GARY AVE.

_____ for construction of and use of a lawn irrigation system as depicted on Exhibit B attached hereto and made a part hereof. The installation and use of the lawn irrigation system shall conform to all applicable ordinances of the City. Those ordinances are material terms and conditions of this Agreement.

4.) The City retains the right to enter said right-of-way for any purpose to perform any work including but not limited to constructing and maintaining the City utility systems (watermain, storm and sanitary sewers) and other infrastructure. If the City performs any work within said right-of-way which causes damage to the lawn irrigation system, the Owners shall be responsible to repair the lawn irrigation system at their sole cost and expense. . The Owner hereby acknowledges and agrees that City its, employees and agents shall have no liability to the Owner for any damage, removal or other casualty to the lawn irrigation system caused by the City, its employees or agent regardless of the cause.

5.) The City may terminate and cancel this Agreement together with all rights and privileges granted hereunder, by notifying the Owners in writing at least fourteen (14) days prior to termination.

6.) Upon termination of this Agreement, the City may destroy, demolish, or remove any improvements placed upon the right-of-way by the Owners without liability.

7.) To the greatest extent permitted under Illinois law, Owners shall defend, indemnify and hold the City harmless from any and all claims, actions, causes of action, costs, judgments, injuries, property damage, expenses (including reasonable attorney's and expert's fees) which arise or may be caused by the negligence of the Owners, or Owners' agents, as a result of the design, construction, maintenance, use or abandonment of the lawn irrigation system described herein.

8.) This Agreement is not an easement. Should a court of competent jurisdiction construe it as an easement it shall be a temporary easement which shall expire 14 days after such construction.

9.) The provisions set forth in this Agreement and exhibit represent the entire Agreement between the parties and shall precede all prior agreements, contracts, understandings, promises and representations, oral or written, as it is the intent of the parties to provide for a complete integration within the terms of this Agreement. This Agreement may be modified only by a further written Agreement between the parties, and no modification shall be effective unless properly approved and signed by each party.

10.) This Agreement shall be recorded in the Office of the Record of Deeds, DuPage County, Illinois, at the expense of the Owners.

11.) The Owners obligations under this Agreement shall be joint and several.

12.) This Agreement shall be binding on the Owners, their successors, heirs and assigns.

IN WITNESS WHEREOF, the Corporate authorities and the Owners have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here all on the date and year first above written.

[Signature]
OWNER TRUSTEE

[Signature]
OWNER TRUSTEE

Subscribed and sworn to before me this 13 day of November, 2018.

[Signature] Notary Public

(Notary Seal)



[Signature]
Mayor, City of Wheaton

Attested by:

[Signature]
City Clerk

EXHIBIT A

Legal Description:

LEGAL DESCRIPTION

THE SOUTH 80 FEET OF THE EAST 188 FEET OF LOT 1 IN BLOCK 6 IN COUNTY CLERK'S ASSESSMENT DIVISION OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17 AND OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17 AND OF THE 10 CHAINS IN WIDTH OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 20 ALL IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

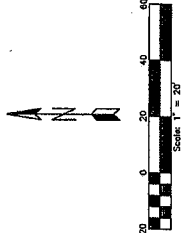
AND

LOT 2 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 6 OF THE COUNTY CLERK'S DIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1890 AS DOCUMENT #43592, IN DUPAGE COUNTY, ILLINOIS.

310 N. GARY Ave. Wheaton, IL 60187
address

P.I.N. 05-17-229-015

TOPOGRAPHICAL SITE DEVELOPMENT PLAN



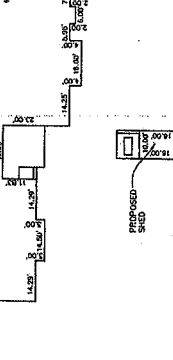
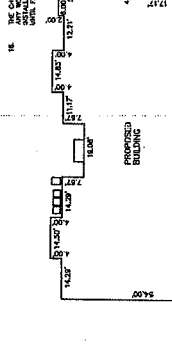
LEGAL DESCRIPTION
 THE SOUTH 48 FEET OF BLOCK 4 IN NORTH 4th EIGHTH COUNTY CLERK'S ASSASSMENT DIVISION OF THE COUNTY 1 OF THE NORTHWEST 1/4 OF SECTION 17 AND OF THE SOUTHWEST 1/4 OF SECTION 17 AND OF THE 10 NORTH 1/2 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS
 AND
 LOT 2 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 6 OF THE COUNTY CLERK'S DIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17 AND OF THE SOUTHWEST 1/4 OF SECTION 17 AND OF THE 10 NORTH 1/2 RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS
 AS DOCUMENT #202, IS DUPAGE COUNTY, ILLINOIS
 CONDOMINIUM ADDRESS: 310 GARY AVENUE, WHEATON, ILLINOIS
 PAR. 20-17-025-012 & 024-17-025-011

NOTES:
 1. EXISTING ELEVATIONS SHOWN THROUGHOUT THE PLAN ARE BASED ON THE DATUM OF 1985. ALL ELEVATIONS SHALL BE REFERENCED TO THIS DATUM.
 2. THE PROPOSED LOT LINES SHALL BE AS SHOWN ON THE PLAN. THE PROPOSED LOT LINES SHALL BE SUBJECT TO THE SURVEY AND RECORDING OF THE SAME.
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DEPRESSIONAL STORAGE CALCULATIONS

EXISTING	PROPOSED
AREA	AREA
DEPTH	DEPTH
VOLUME	VOLUME
TOTAL	TOTAL

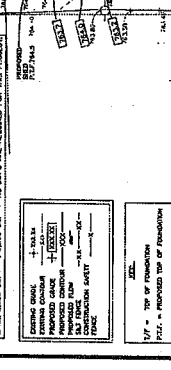
- CONSTRUCTION SPECIFICATIONS**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.
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 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.



PROFESSIONAL SEAL
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Illinois, and that I am the author of the above described plan.
 My Commission Expires November 30, 2018
 J. P. Green, P.E.
 1111 N. LaSalle St., Suite 100
 Chicago, IL 60610
 Phone: (312) 467-7844
 Fax: (312) 467-7844

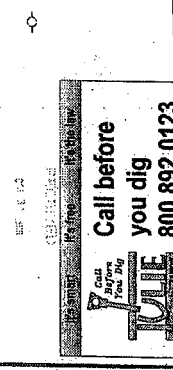
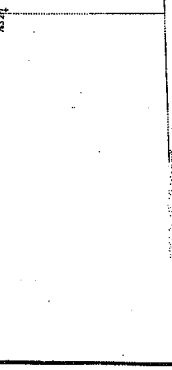
METRIC DATA TABLE

DESCRIPTION	AMOUNT
EXISTING IMPROVEMENTS	1,234.56
PROPOSED IMPROVEMENTS	2,345.67
TOTAL IMPROVEMENTS	3,456.78



Legend
 - Tree
 - Parking Space
 - Building Footprint
 - Driveway
 - Etc.

Notes
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.
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 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION CODE.



PROFESSIONAL SEAL
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Illinois, and that I am the author of the above described plan.
 My Commission Expires November 30, 2018
 J. P. Green, P.E.
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 Chicago, IL 60610
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 Fax: (312) 467-7844

Call before you dig
 800.892.0123
 PATRICK J. MURPHY BUILDERS, INC.
 ENGINEERING ASSOCIATES, INC.

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