


**RESOLUTION R-2019-39**

**A RESOLUTION AUTHORIZING THE EXECUTION  
OF A CERTAIN CONSTRUCTION, USE, AND  
INDEMNIFICATION AGREEMENT  
(610 North Main Street)**

**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 April 13, 2019, between the City of Wheaton and Luke and Danielle Valentino for 610 North Main Street, Wheaton, Illinois, attached hereto as Exhibit 1.

**ADOPTED** this 3<sup>rd</sup> day of June 2019.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

Ayes: Roll Call Vote  
Councilman Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Mayor Suess  
Councilman Rutledge  
Councilman Scalzo

Nays: None  
Absent: None

Motion Carried Unanimously

201900603

CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT  
RIGHT-OF-WAY (MAIN ST)  
Street Name

THIS CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT, made and entered into this 13 day of APRIL, 2019, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and LUKE + DANIELLE VALENTINO ("Owner").

Danielle  
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

WHEREAS, LUKE + DANIELLE VALENTINO (hereinafter "Owner"), the owner of the premises located at 610 N MAIN ST, 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.

2.) LUKE + DANIELLE VALENTINO are the owners of property located at 610 N MAIN ST, 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 LAWN SPRINKLER 610 N. MAIN ST.

\_\_\_\_\_ 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.

*Richard Gutierrez*

Owner

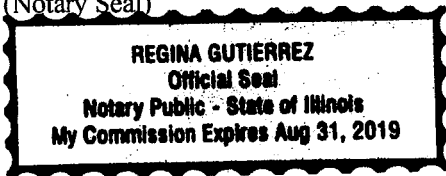
*William*

Owner

Subscribed and sworn to before me this 13 day of April, 2019.

Regina Gutierrez Notary Public

(Notary Seal)



*Philip J. Swann*

Mayor, City of Wheaton

Attested by:

Maureen Burnett Hagen  
City Clerk

EXHIBIT A

Legal Description:

LOT 2 IN Lincoln Ave subdivision being a subdivision of  
Part of The Northwest quarter of Section 16  
township 39 north range 10 EAST of the third  
principal meridian according to The plat thereof  
Recorded Dec 20 2016 as document R2016-140927  
IN Dupage County IL

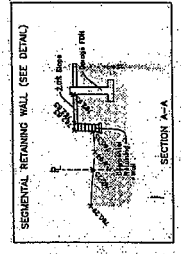
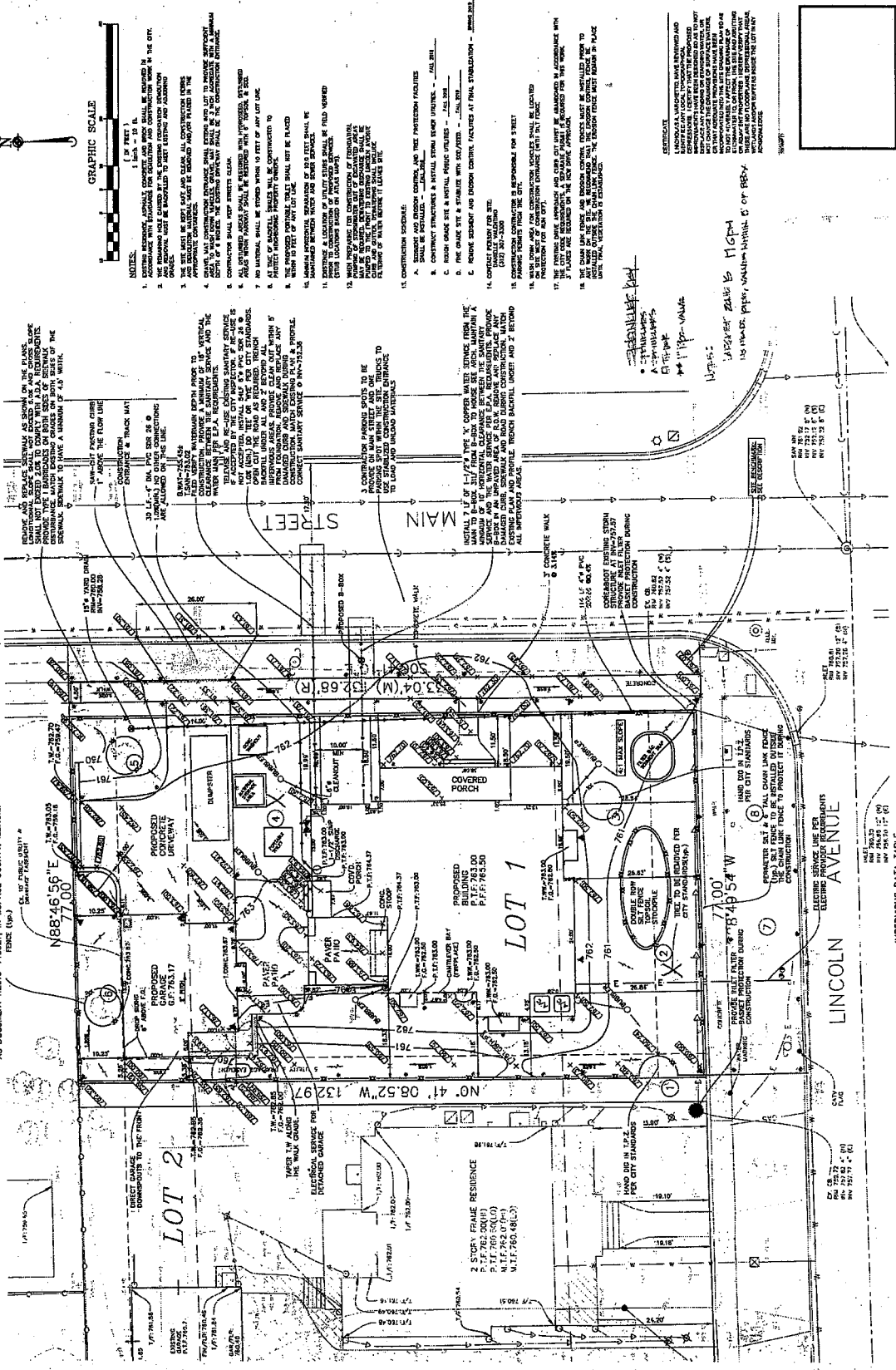
610 N MAIN ST Wheaton, IL 60187  
address

P.I.N. 05-16-111-031

EXHIBIT D

# SITE DEVELOPMENT GRADING PLAN

LOT 2 IN LINCOLN AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14E, EAST OF THE EAST 1/2 OF SECTION 16, AS DOCUMENT #2018-140927, IN DUPAGE COUNTY, ILLINOIS.



**TREE PRESERVATION PLAN AND SPECIFICATIONS**

This No.	Size	Species	Condition	Action
1	12"	Red Maple	Good	Preserve
2	12"	White Oak	Good	Preserve
3	12"	Black Oak	Good	Preserve
4	12"	Red Oak	Good	Preserve
5	12"	White Birch	Good	Preserve
6	12"	Black Birch	Good	Preserve
7	12"	Red Birch	Good	Preserve
8	12"	White Elm	Good	Preserve
9	12"	Black Elm	Good	Preserve
10	12"	Red Elm	Good	Preserve

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

**CONSTRUCTION NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO SURFACE UNLESS OTHERWISE NOTED.

**PERMISSIONS DATA TABLE**

NO.	DESCRIPTION	DATE	BY
1	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
2	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
3	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
4	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
5	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
6	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
7	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
8	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
9	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO
10	PERMISSION TO CONSTRUCT	10/17/2018	DANIELLE VALENTINO

**MEASUREMENT DATA TABLE**

NO.	DESCRIPTION	DATE	BY
1	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
2	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
3	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
4	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
5	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
6	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
7	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
8	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
9	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO
10	MEASUREMENT DATA	10/17/2018	DANIELLE VALENTINO

Call before you dig  
**800.892.0123**  
 DANIELLE VALENTINO  
**ENGINEERING RESOURCE ASSOCIATES**

8702 WEST AVENUE, SUITE 200  
 CHICAGO, IL 60630  
 PHONE (815) 353-3300  
 FAX (815) 353-3335

PROFESSIONAL DESIGN FIRM NUMBER: 184-001188  
 SHEET 1 OF 3  
 OCTOBER 17, 2018  
 JULY 11, 2016  
 SITE PLAN DATED:

SEAL: NICHOLAS A. MARCHETTO, P.E.  
 I.L.P.E. NO. 002-008922  
 Expires November 30, 2019

DATE: 10/17/2018  
 TIME: 10:00 AM  
 PROJECT: PROPOSED GRADING PLAN

LOT 2: 144,375 S.F.  
 LOT 1: 144,375 S.F.  
 TOTAL: 288,750 S.F.

PERMITS REQUIRED:  
 1. PERMIT TO CONSTRUCT  
 2. PERMIT TO CONSTRUCT

MEASUREMENT DATA TABLE  
 1. MEASUREMENT DATA  
 2. MEASUREMENT DATA

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