

## MEMORANDUM

**TO:** The Honorable Mayor and City Council  
**FROM:** Joseph E Tebrugge, Senior Project Engineer  
**DATE:** February 20, 2020  
**SUBJECT:** **St. Michael's Plat of Consolidation No.2**

### Request

Adopt a resolution approving the plat of St. Michael's Plat of Consolidation No.2.

### Background

The owner of the property located at 317 Willow Avenue, 216 S. Wheaton Avenue, and 222 S. Wheaton Avenue, has submitted a plat of consolidation of their property for City approval. The subject property are three previously subdivided adjacent lots in the subdivision "J.C. Wheaton's Addition to the Town of Wheaton". The City Code requires the consolidation of the property to allow for the existing secondary structure on 216 S. Wheaton to remain.

### Recommendation

City staff has reviewed the proposed plat of consolidation and finds it in conformance with City Code requirements. A resolution approving the plat of consolidation is attached for your consideration. City staff recommends adoption of the resolution as submitted.



WHEATON MAYOR PHILIP J. SUESS

CITY MANAGER MICHAEL DZUGAN

CITY COUNCIL: MICHAEL BARBIER | ERICA BRAY-PARKER | SUZANNE FITCH | LYNN ROBBINS | JOHN RUTLEDGE | CHRISTOPHER ZARUBA

**RESOLUTION R-2020 -**

**A RESOLUTION APPROVING  
THE ST. MICHAEL'S PLAT OF CONSOLIDATION NO.2**

**WHEREAS**, the Owner has submitted a plat of consolidation of the property located at 317 Willow Avenue, 216 S. Wheaton Avenue, and 222 S. Wheaton Avenue 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 the St. Michael's Plat of Consolidation No.2, as prepared by Richard J. Steinbrecher, an Illinois Professional Land Surveyor, dated January 20, 2020 is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to, this resolution of approval and the St. Michael's Plat of Consolidation No.2 incorporated herein as Exhibit B.

**ADOPTED** this 2nd day of March 2020.

\_\_\_\_\_  
Mayor

ATTEST:

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

Roll Call Vote

Ayes:  
Nays:  
Absent:

## Exhibit A

### Legal Description

St. Michael's Plat of Consolidation No.2  
317 Willow Avenue, 216 S. Wheaton Avenue, and 222 S. Wheaton Avenue  
Wheaton, IL 60187

#### PARCEL 1:

LOT 8 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON. BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16. TOWNSHIP 39 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS DOCUMENT 9567. IN DU PAGE COUNTY. ILLINOIS.

#### PARCEL 2:

THE NORTH HALF OF LOTS 9 AND 10 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON. BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16. TOWNSHIP 39 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS DOCUMENT 9567. IN DU PAGE COUNTY. ILLINOIS.

#### PARCEL 3:

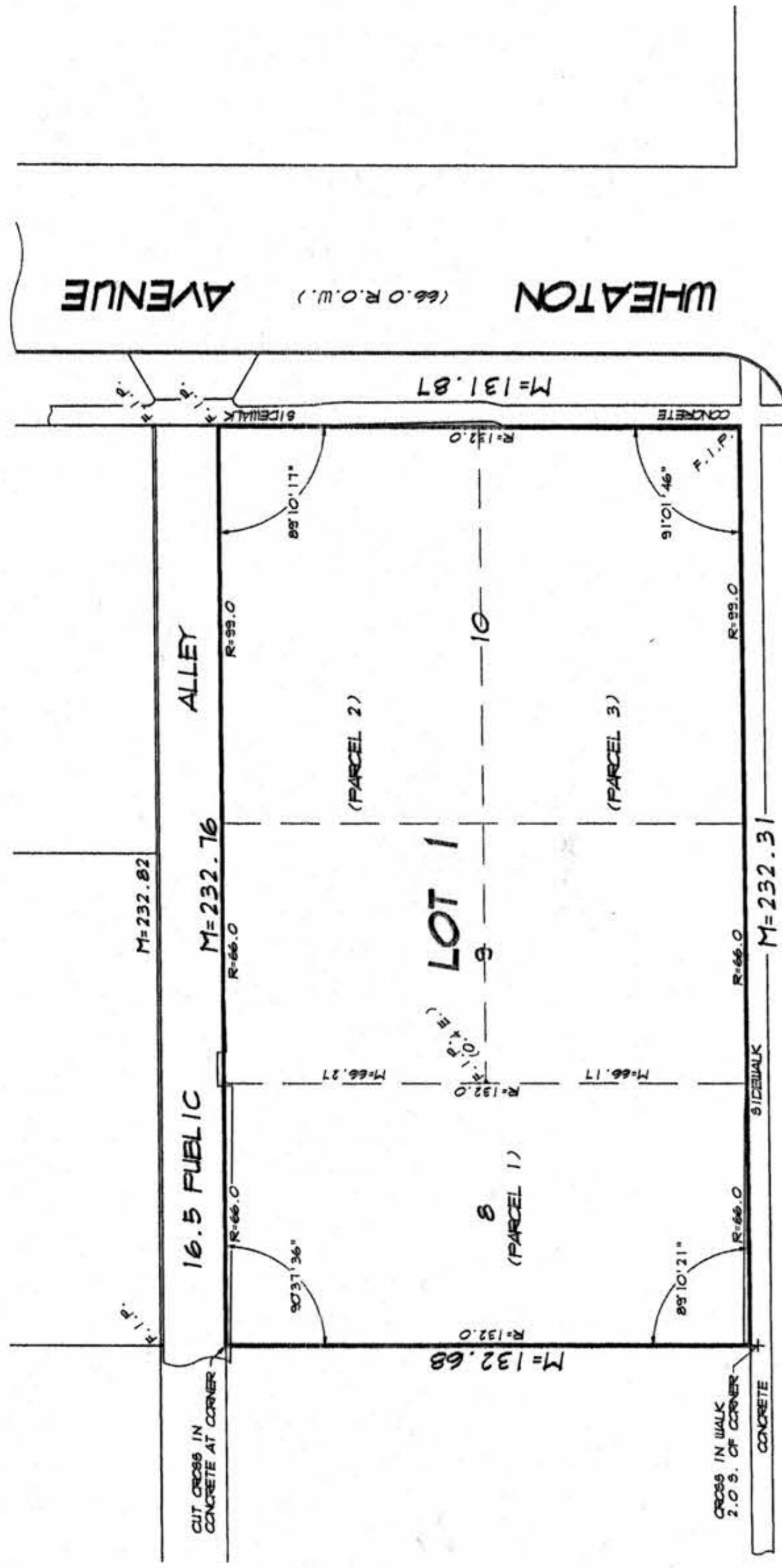
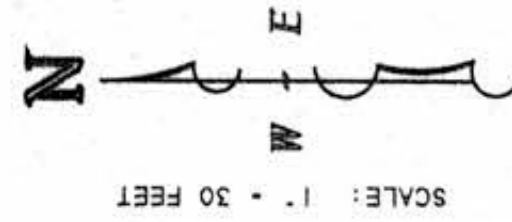
THE SOUTH HALF OF LOTS 9 AND 10 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON. BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16. TOWNSHIP 39 NORTH. RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1885 AS DOCUMENT 9567. IN DU PAGE COUNTY. ILLINOIS.

P.I.N.: 05-16-313-009 & 010 & 011

# ST. MICHAEL'S PLAT OF CONSOLIDATION NO. 2

IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN DU PAGE COUNTY, ILLINOIS.

P. I. N. 05-16-313-009, 05-16-313-010, 05-16-313-011



WILLOW AVENUE  
(66.0 R.O.W.)

WHEATON AVENUE  
(66.0 R.O.W.)

TRUSTEE'S CERTIFICATE  
STATE OF ILLINOIS ) ( SS.  
COUNTY OF WILL )

THIS IS TO CERTIFY THAT ROMAN CATHOLIC DIOCESE OF JOLIET, AS TRUSTEE UNDER AGREEMENT DATED DECEMBER 31, 1949 AND KNOWN AS ROMAN CATHOLIC DIOCESE OF JOLIET TRUST, IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND SAID ROMAN CATHOLIC DIOCESE OF JOLIET HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

I, FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN COMMUNITY UNIT SCHOOL DISTRICT 208.

DATED THIS 5th DAY OF FEBRUARY, 2020.

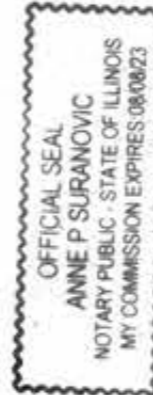
*R. Daniel Conlon, Successor Trustee*  
By: *Newton B. Masto, POA*  
BISHOP R. DANIEL CONLON,  
SUCCESSOR TRUSTEE

STATE OF ILLINOIS ) ( SS.  
COUNTY OF WILL )

I, ANNE SURANAVIC, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT BISHOP R. DANIEL CONLON, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT OF THE ROMAN CATHOLIC DIOCESE OF JOLIET, AS TRUSTEE AS AFORESAID, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 5th DAY OF FEBRUARY, 2020.

MY COMMISSION EXPIRES 08-08-23



*Carl Smith*  
NOTARY PUBLIC

STATE OF ILLINOIS ) ( SS.  
COUNTY OF DU PAGE )

THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN FIRM NO. 184-009326, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 8 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1895 AS DOCUMENT 9567, IN DU PAGE COUNTY, ILLINOIS.  
PARCEL 2: THE NORTH HALF OF LOTS 9 AND 10 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1895 AS DOCUMENT 9567, IN DU PAGE COUNTY, ILLINOIS.  
PARCEL 3: THE SOUTH HALF OF LOTS 9 AND 10 IN BLOCK 5 IN J.C. WHEATON'S ADDITION TO THE TOWN OF WHEATON, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 18 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1895 AS DOCUMENT 9567, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. 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 ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WHEATON, MAP NUMBER 1784508151 J, DATED AUGUST 1, 2019.



STEINBRECHER LAND SURVEYORS, INC., By:  
*Richard J. Steinbrecher*  
RICHARD J. STEINBRECHER  
PROFESSIONAL LAND SURVEYOR 3583  
MY LICENSE EXPIRES NOVEMBER 30, 2028

WEST CHICAGO, ILLINOIS, JANUARY 20, 2020.

COUNTY RECORDER'S CERTIFICATE  
STATE OF ILLINOIS ) ( SS.  
COUNTY OF DU PAGE )

THIS INSTRUMENT, NO. \_\_\_\_\_, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY RECORDER

DATED THIS 5th DAY OF FEBRUARY, 2020.

COUNTY CLERK'S CERTIFICATE  
STATE OF ILLINOIS ) ( SS.  
COUNTY OF DU PAGE )

I, JEAN KOZYMOWICK, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS 10th DAY OF February, 2020.

*Jean Kozymowick*  
COUNTY CLERK

STATE OF ILLINOIS ) ( SS.  
COUNTY OF DU PAGE )

APPROVED, BY THE CITY COUNCIL OF THE CITY WHEATON, DU PAGE COUNTY, ILLINOIS.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ATTEST: \_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR, CITY OF WHEATON

CITY COLLECTOR'S CERTIFICATE  
STATE OF ILLINOIS ) ( SS.  
COUNTY OF DU PAGE )

I, Robert R. Lehnardt, COLLECTOR FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND DESCRIBED ON THIS PLAT.

THIS 20th DAY OF February, 2020.

*Robert R. Lehnardt*  
COLLECTOR

DIRECTOR OF ENGINEERING CERTIFICATE  
STATE OF ILLINOIS ) ( SS.  
COUNTY OF DU PAGE )

I, Samang A. Lashmari, DIRECTOR OF ENGINEERING FOR THE CITY OF WHEATON, ILLINOIS, DO HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF SAID CITY AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREIN.

DATED AT WHEATON, THIS 20th DAY OF February, 2020.

*Samang A. Lashmari*  
DIRECTOR OF ENGINEERING

**Steinbrecher Land Surveyors, Inc.**  
Professional Land Surveying  
Design Firm Corporation No. 184-003126  
141 S. Neilnor Blvd., West Chicago, IL 60855-2844  
(630) 293-8900 Fax 293-8902



PREPARED FOR:  
ST. MICHAEL'S CHURCH  
317 W. WILLOW AVENUE  
WHEATON, IL 60187  
SUBMITTED BY AND RETURN TO:  
CITY OF WHEATON  
303 W. MESLEY STREET  
WHEATON, IL 60187