

## RESOLUTION R-2020-61

**A RESOLUTION AUTHORIZING THE EXECUTION  
OF A CERTAIN CONSTRUCTION, USE, AND  
INDEMNIFICATION AGREEMENT  
(301 Oakwood Court)**

**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 August 11<sup>th</sup>, 2020, between the City of Wheaton and John and Catherine Kos for 301 Oakwood Court Wheaton, Illinois, attached hereto as Exhibit 1.

**ADOPTED** this 17<sup>th</sup> day of August 2020.

Philip J. Sauer  
Mayor

**ATTEST:**

Shaun Bennett-Hagin  
City Clerk

### City Clerk

### Roll Call Vote

Ayes: Councilman Barbier  
Councilwoman Bray-Parker  
Councilwoman Fitch  
Mayor Suess  
Councilwoman Robbins  
Councilman Rutledge  
Councilman Zaruba

Nays: None  
Absent: None  
Motion Carried Unanimously

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**CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT**  
**RIGHT-OF-WAY ( 301 Oakwood Ct )**  
Street Name

THIS CONSTRUCTION, USE AND INDEMNIFICATION AGREEMENT, made and entered into this 11 day of August, 2020, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and John and Catherine Kos ("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

WHEREAS, John and Catherine Kos (hereinafter "Owner"), the owner of the premises located at 301 Oakwood Ct, 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.) John and Catherine Kos are the owners of property located at 301 Oakwood Ct, 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 only that portion of the right-of-way specifically depicted and identified on Exhibit B which is attached hereto and incorporated herein as fully set forth as for construction, maintenance and use of a lawn irrigation system conforming to all applicable ordinances of the City and this Agreement. The 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 the 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.

EXHIBIT A

Legal Description:

LOT 12 in Pheasant Hollow III a subdivision of part  
of the northwest by section 29, Township 39 north,  
Range 10 east of the third principal meridian  
according to the plat thereof recorded November 17  
1977 as document R77-106227 in DuPage County  
Illinois

301 Oakwood Ct Wheaton, IL 60187  
address

P.I.N. 05-29-107-025

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.

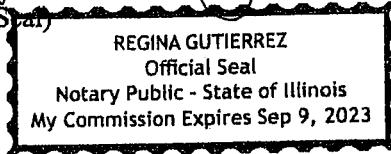
John P. Kow  
Owner

Catherine Kow  
Owner

Subscribed and sworn to before me this 11 day of August, 2020.

Regina Gutierrez  
Notary Public

(Notary Seal)



Philip Queen  
Mayor, City of Wheaton

Attested by:

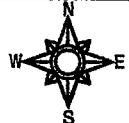
Adam Barrett Queen  
City Clerk

## Exhibit B

LEGEND	
(R) = RECORD	(NW) = NORTHWESTERLY
(M) = MEASURED	(NE) = NORTHEASTERLY
(D) = DEED	(SW) = SOUTHWESTERLY
(C) = CALCULATED	(SE) = SOUTHEASTERLY
(L) = ARC LENGTH	(RAD) = RADIUS
(CH) = CHORD	(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY	
(F.I.R.) = FOUND IRON ROD	
X - X - X - X - X	= CHAIN LINK FENCE
-X-X-X-X-X-	= WIRE FENCE
○ - ○ - ○ - ○ - ○	= SPLIT RAIL FENCE
○ - ○ - ○ - ○ - ○	= WOOD FENCE
-□-□-□-□-□-	= METAL FENCE
P.U. & D.E.	= PUBLIC UTILITY &
	= DRAINAGE EASEMENT
B.S.L.	= BUILDING SETBACK LINE



REAL ESTATE SURVEYORS

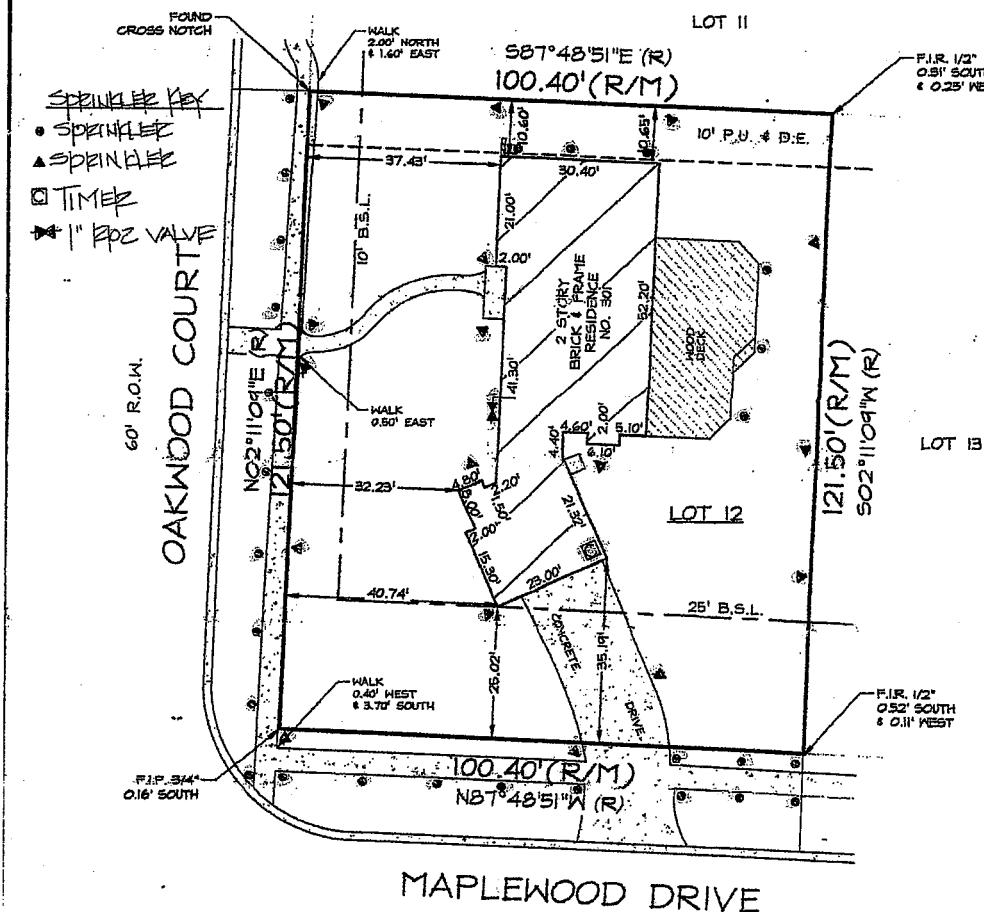


SCALE: 1" = 20'

BASIS OF BEARING:

LOT 12 IN PHEASANT HOLLOW III, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1977 AS DOCUMENT 877-108227, IN DUPage COUNTY, ILLINOIS.

**AREA OF SURVEY:**  
"CONTAINING 12,199 SQ. FT. 0.28 ACRES MORE OR LESS"



STATE OF ILLINOIS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREBE DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 28TH DAY OF SEPTEMBER 2013 AT BIRMINGHAM, ALABAMA.

WEDNESDAY, MAY EIGHTH, DAY OF BID TENDER, A.D.

CLIENT NATANEK & BREHM

111 PHOTO PROFESSIONAL LAND SURVEYOR, INC. 3482

200-102 88188-177

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 038-\_\_\_\_\_

Job No. 29182-17

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