

RESOLUTION R-2025-34

**A RESOLUTION APPROVING THE
FINAL PLAT OF CONSOLIDATION FOR THE FAYWELL CONSOLIDATION**

WHEREAS, the Owners have submitted a final plat of consolidation of the property located at 204 W Liberty, 208 S Hale Street, 213 S Wheaton Avenue, 221 S Wheaton Avenue, 223 S Wheaton Avenue, 213 W Willow Avenue, 201 W Willow Avenue, 208 S Hale Street, 211 S Wheaton Avenue, and 4 vacant unaddressed properties to the City for approval (the property is described on Exhibit A attached to this resolution); and 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 Final Plat of Consolidation for The Faywell Consolidation, as prepared by Samuel J Phillippe, an Illinois Professional Land Surveyor, dated August 24th, 2023 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 Final Plat of Consolidation for The Faywell Consolidation incorporated herein as Exhibit B.

ADOPTED this 19th day of May 2025.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

Ayes: Councilwoman Robbins
Councilman Weller
Councilwoman Bray-Parker
Councilwoman Brice
Councilman Brown
Mayor Suess
Councilman Clousing

Nays: None
Absent: None
Motion Carried Unanimously

Exhibit A

Legal Description

Final Plat of Consolidation for The Faywell Consolidation

204 W Liberty, 208 S Hale Street, 213 S Wheaton Avenue, 221 S Wheaton Avenue, 223 S Wheaton Avenue, 213 W Willow Avenue, 201 W Willow Avenue, 208 S Hale Street, 211 S Wheaton Avenue, and 4 vacant unaddressed properties. The subject properties are the parcels that make up the entire City Block bounded by Liberty Drive, Hale Street, Wheaton Avenue, and Willow Avenue.
Wheaton, IL 60187

OF PART OF BLOCK 4 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 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1855 AS DOCUMENT NUMBER 9567, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S: 05-16-314-008
05-16-314-009
05-16-314-010
05-16-314-011
05-16-314-012
05-16-314-014
05-16-314-015
05-16-314-018
05-16-314-019
05-16-314-020
05-16-314-021
05-16-314-023
05-16-314-024

OWNER/DEVELOPER

WHEATON AVENUE APARTMENTS LLC
507 LAKE CLOUD ROAD, SUITE 320
CHICAGO, IL 60656

CURRENT P.I.N. & ADDRESS:

00-18-314-008 - 204 W LIBERTY DRIVE
00-18-314-009 - 204 S WILSON STREET
00-18-314-010 - 210 S WHEATON AVENUE
00-18-314-011 - 221 S WHEATON AVENUE
00-18-314-012 - 223 S WHEATON AVENUE
00-18-314-013 - VACANT NO ADDRESS
00-18-314-014 - 215 W WILSON AVENUE
00-18-314-015 - VACANT NO ADDRESS
00-18-314-016 - 250 W WILSON AVENUE
00-18-314-017 - 250 W WILSON AVENUE
00-18-314-018 - 204 S WILSON STREET
00-18-314-019 - VACANT NO ADDRESS
00-18-314-020 - 211 S WHEATON AVENUE
00-18-314-021 - VACANT NO ADDRESS

SEND TAX BILL TO:

WHEATON AVENUE APARTMENTS LLC
507 LAKE CLOUD ROAD, SUITE 320
CHICAGO, IL 60656

UPON RECORDING
MAIL TO:

CITY OF CHICAGO
333 N WESLEY STREET
CHICAGO, IL 60654

SUBMITTED BY/
RETURN TO:

CITY OF CHICAGO
333 N WESLEY STREET
CHICAGO, IL 60654

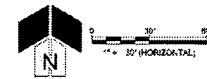
SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESES (AS) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (AL) RAD: (R) AND CHORD BEARINGS AND LENGTHS (CL).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT.
4. EASEMENTS AND SETBACKS AS SHOWN ON THE PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF CHICAGO.
5. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 755 ILLCS SECTION 205.11, 5/8" X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. "C" DENOTES SET CONCRETE MONUMENTS.

Exhibit B

FINAL PLAT OF CONSOLIDATION OF THE FAYWELL CONSOLIDATION

OF PART OF BLOCK 4 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 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1935 AS DOCUMENT NUMBER 1967, IN DUPAGE COUNTY, ILLINOIS



COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANT COORDINATE SYSTEM, FIRST TOWN, ONE SET, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) MEASUREMENTS AND OBSERVATIONS.

AREA SUMMARY

PARCELS 1-6: 42,172 SQUARE FEET (0.958 ACRES)
PARCELS 7-10: 18,741 SQUARE FEET (0.428 ACRES)
PARCELS 11-12: 8,875 SQUARE FEET (0.203 ACRES)
PARCELS 13-14: 8,591 SQUARE FEET (0.197 ACRES)
PARCELS 15-16: 8,849 SQUARE FEET (0.203 ACRES)
PARCELS 17-18: 8,331 SQUARE FEET (0.191 ACRES)
PARCELS 19-20: 8,849 SQUARE FEET (0.203 ACRES)
PARCELS 21-22: 8,331 SQUARE FEET (0.191 ACRES)
PARCELS 23-24: 8,849 SQUARE FEET (0.203 ACRES)
PARCELS 25-26: 8,331 SQUARE FEET (0.191 ACRES)
PARCELS 27-28: 8,849 SQUARE FEET (0.203 ACRES)
TOTAL: 113,722 SQUARE FEET (2.607 ACRES)

LEGEND

- EX. BOUNDARY LINE
- EX. LOT LINE
- PROP. LOT LINE
- XXXXX = MEASURED INFORMATION
- (XXXXX) = RECORD INFORMATION
- = FOUND IRON ROD/PIPE
- x = FOUND COT CROSS
- o = SET CONCRETE MONUMENT

SHEET INDEX

SHEET 1 OF 3: SUBDIVISION AND MONUMENTS LIST
SHEET 2 OF 3: EASEMENTS, PROPOSED LOT & EASEMENT DETAILS
SHEET 3 OF 3: CORNER DATA, EASEMENT PROVISIONS AND LOCAL INFORMATION

CAGE
CIVIL ENGINEERING

REVISIONS
REV. NO. & REV.
REV. DATE
REV. BY
REV. DATE
REV. BY

THE FAYWELL CONSOLIDATION
WHEATON, ILLINOIS
FINAL PLAT OF CONSOLIDATION

PLAT NO. 215220
DATE 09/13/22
SCALE 1"=200'
SHEET NUMBER

THE FAYWELL CONSOLIDATION

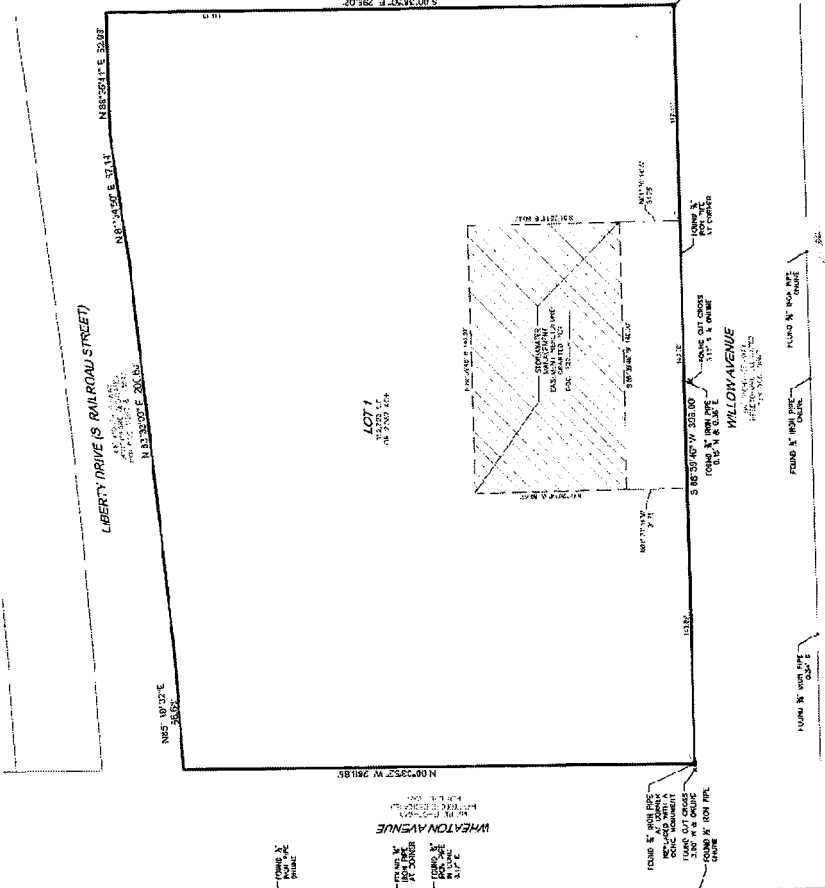
OF BLOCK 4 AND C. 16442 TOWNE, ADJACENT TO THE TOWN OF WHITTON, BEING A SUBDIVISION IN THE WEST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1916 AS DOCUMENT NUMBER 657, IN DUGGESS COUNTY, ILLINOIS

WILLIAM AVERETT APPROPRIATES \$10
FOR LOVE WORK AGAIN. SEE
PAGE 1.

[illegible]

WILLING AVOID IF APPROPRIATE, I.E.
SVC LIKE CODE ROW WILL BE
OBTAINED.

CITY OF CHICAGO
JESS W. ARNOLD, Mayor
MEADON, IL

[illegible][illegible]

SECRET
DECLASSIFIED BY SP-6 JAC/STP/MLG/STW
ON 08-29-2017

AREA TABEL

THE UNIVERSITY OF CHICAGO

LEGEND

- EX BOARDING LINE**
- TX LST UNIT**
- PROF LOT LINE**
- PROP EASEMENT LINE**
- MATERIAL INFORMATION**
- RECORD INFORMATION**
- FIND RECORD PAGE**
- FIND SET SHEET**
- SURVEYOR'S SIGNATURE**
- STANDARD ENCLOSURE**
- RECORD REPLY TO OFFICE**

REVISIJSI Δ

THE FAYWELL CONSOLIDATION
WHEATON, ILLINOIS
FINAL PLAT OF CONSOLIDATION

21025
 21025
 21025
 21025

