

**RESOLUTION R-2026-01**

**A RESOLUTION ACCEPTING A  
SIDEWALK EASEMENT  
(517 N WHEATON AVENUE)**

**WHEREAS**, the owner of the property located at 517 N Wheaton Avenue has presented a Sidewalk Easement to the City for approval (the property is legally described in Exhibit A, attached to this resolution); and the Wheaton City staff has recommended that the easement grant be approved.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Wheaton, Illinois, that the Sidewalk Easement at 517 N Wheaton Avenue, dated December 4, 2025, is hereby approved, and the Mayor is hereby authorized to sign, and the City Clerk is directed to attest to the Grant of Sidewalk Easement incorporated herein as Exhibit B.

**ADOPTED** this 5<sup>th</sup> day of January 2026.

  
\_\_\_\_\_  
Mayor

ATTEST:

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

**Roll Call Vote:**

Ayes:	Councilwoman Brice Councilman Brown Mayor Pro Tem Bray-Parker Councilman Clousing Councilwoman Robbins Councilman Weller
Nays:	None
Absent:	Mayor Suess
	<u>Motion Carried Unanimously</u>

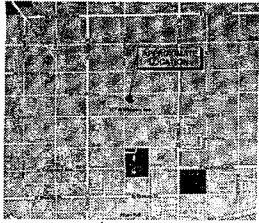
Exhibit A

**Legal Description**

517 N Wheaton Avenue  
Wheaton, IL 60187

THE WEST 115 FEET OF THE NORTH 132 FEET OF BLOCK 9 IN MALLORY'S ADDITION TO THE VILLAGE OF WHEATON, IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-16-116-001



Vicinity Map  
(Not Scale)

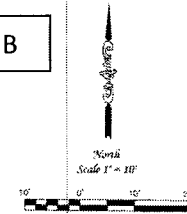
PLAT OF EASEMENT  
FOR  
SIDEWALK IMPROVEMENT  
#517 N. WHEATON AVENUE

THE WEST 115 FEET OF THE NORTH 132 FEET OF BLOCK 9 IN MALLORY'S ADDITION TO THE VILLAGE OF  
WHEATON, IN PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

WASHINGTON STREET AS PLATTED  
W. LINCOLN AVENUE  
(SEE RECORD)

EXHIBIT B

PIN: 05-16-116-001



ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 11-POINT COORDINATE  
SYSTEM, (NAD 2011) (2011) (CORRECTION)

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT Michael Wolfe  
IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH  
OWNER HAS CAUSED THE SAME TO BE PLACED AS SHOWN HEREON FOR  
THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND  
PROVIDED BY LAW, AND SAID OWNER DOES HEREBY ACKNOWLEDGE  
AND ACCEPT THE SAME UNDER THE TITLE AND TITLE HEREON.

DATED AT Wheaton, Illinois THIS 15 DAY

OF December MONTH, 2025

BY Michael Wolfe ATTEST

TITLE Owner TITLE Owner TITLE Owner

NOTARY PUBLIC'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, Carrie Wolfe, (PRINT NAME) A NOTARY PUBLIC IN  
AND FOR THE STATE OF ILLINOIS, DO HEREBY CERTIFY  
THAT Michael Wolfe (PRINT NAME)

IS THE Owner (TITLE) AND

ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES  
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS

SIGNER, Michael Wolfe (TITLE) AND

SIGNER, Michael Wolfe (TITLE) HERETOFORE APPEARED  
BEFORE ME, THIS DAY OF December, 2025, AND SEVERALLY  
ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID  
INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE  
AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES  
THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL  
THIS 15 DAY OF December, A.D. 2025

MY COMMISSION EXPIRES ON 12 MONTH, DATE

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LEGAL DESCRIPTION OF SIDEWALK EMPLOYED TO BE GRANTED:  
THE WEST 115 FEET OF THE NORTH 132 FEET OF BLOCK 9 IN  
MALLORY'S ADDITION TO THE VILLAGE OF WHEATON, IN PART  
OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION  
16, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

(ENEMY HEREBY RELEASES AND GRANTS TO THE CITY OF WHEATON, ILLINOIS, THE  
SUCCESSORS AND ALIENS, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND PERMITS THE  
OWN, SCHOOL, LOCAL, IN AND THROUGH THE AREA MARKED "SIDEWALK EASEMENT" FOR  
THE INSTALLATION AND MAINTENANCE OF A SIDEWALK FOR PUBLIC USE IN ORDER TO  
IMPROVE AND MAINTAIN THE NECESSARY, INCLUDING REMOVAL OF TREES OF OBSTACLE,  
FOR CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND REPAIR OF THE SIDEWALK AND  
ALL OTHER APPURTENANCES OF ANY KIND AND OF NATURE AS THE CITY DEEMES FIT  
AND NECESSARY. OWNER SHALL NOT ALLOW ANY BUILDING, STRUCTURE, FENCE, WALL,  
PLANTING OR OTHER OBSTRUCTIONS TO BE CONSTRUCTED, ERECTED, PLACED OR  
MAINTAINED IN THIS EASEMENT AREA.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

I, Carrie Wolfe, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HAVE PLATTED FOR THE PURPOSE  
OF GRANTING AN EASEMENT, THE PROPERTY DESCRIBED HEREON, WHICH TO THE BEST OF MY KNOWLEDGE  
AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY TO BE GRANTED. ALL  
DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT MONTESSA, ILLINOIS, THIS 15 DAY OF December, 2025

I, Carrie Wolfe,  
PROFESSIONAL LAND SURVEYOR NO. 05-00001  
LICENSE EXPIRES 11-30-2026  
PROFESSIONAL DESIGN FIRM NO. 05-00001



DATE	BY	REMARKS	DATE	BY	REMARKS
2024-02-27					

Ridgeline Consultants LLC  
1111 N. WHEATON AVENUE  
WHEATON, ILLINOIS 60187  
TEL: 630-399-1111  
WWW.RIDGELINECONSULTANTS.COM



CARRIE WOLFE  
57N WHEATON AVENUE  
WHEATON, ILLINOIS

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