

UNOFFICIAL COPY



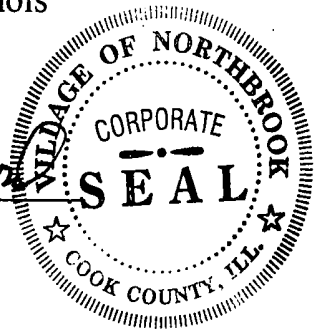
Doc#: 0722826078 Fee: \$36.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/16/2007 11:48 AM Pg: 1 of 7

**NOTICE OF AMENDMENT TO VILLAGE OF NORTHBROOK
COMPREHENSIVE LAND USE MAP DESIGNATION**

The undersigned hereby certifies that by Northbrook Ordinance No. 07-43, adopted on June 12, 2007, the President and Board of Trustees of the village of Northbrook, pursuant to authority granted by Article 11, Division 12 of the Illinois Municipal Code, amended the official Comprehensive Land Use Map of the Village of Northbrook, copies of which are available at the Northbrook Village Hall, 1225 Cedar Lane, Northbrook, Illinois

Eugene Moore

Village Clerk



Dated: July 26, 2007



UNOFFICIAL COPY

ORDINANCE NO. 07-43

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN
OF THE VILLAGE OF NORTHBROOK
(FRESH FARMS PARCELS)
(PLAN COMMISSION DOCKET NO. 06-11)

Passed by the Board of Trustees, June 12, 2007

Printed and Published, June 13, 2007

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

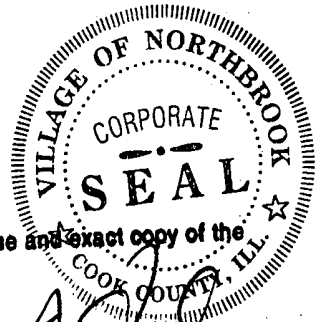
I hereby certify that this document
was properly published on the date
stated above.

/s/ Debra J. Ford
Village Clerk

I hereby certify this to be a true and exact copy of the
original

7-26-07
Date

Debra J. Ford
Village Clerk



UNOFFICIAL COPY

ORDINANCE NO. 07-43

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

AN ORDINANCE AMENDING THE OFFICIAL COMPREHENSIVE PLAN
OF THE VILLAGE OF NORTHBROOK
(FRESH FARMS PARCELS)
(PLAN COMMISSION DOCKET NO. 06-11)

be and is hereby adopted as follows:

Section 1. BACKGROUND

Svigos Northbrook LLC, Svigos Glenview LLC, and Fresh Farms International Market, Inc., (collectively, the "**Owners**") propose to develop a property comprised of three parcels ("**Property**") as a high end retail food store to be operated by Fresh Farms. One of the parcels comprising the Property, commonly known as 2560 Pfingsten Road and legally described in **Exhibit A**, attached to, and by this reference, made a part of this Ordinance, has historically been located within the Village ("**Pfingsten Road Parcel**"). The remaining two parcels comprising the Property, commonly known as 2840 Willow Road and legally described in **Exhibit A** were formerly located in the Village of Glenview ("**Willow Road Parcels**").

The Owners filed with the Village a petition to have the Willow Road Parcels disconnected from the Village of Glenview and annexed to the Village pursuant to and in accordance with Section 7-1-24 of the Illinois Municipal Code, 65 ILCS 5/7-1-24.

On March 13, 2007, the President and the Board of Trustees approved an Annexation and Development Agreement for the Property ("**Annexation and Development Agreement**") in Resolution No. 07-R-43, pursuant to which the Village agreed to annex the Willow Road Parcels and approve the amendment of the Comprehensive Plan to permit the commercial development of the Property upon the occurrence of certain events and the fulfillment of certain conditions by the Owners.

On June 12, 2007, the President and the Board of Trustees passed Ordinance No. 07-42, annexing the Willow Road Parcels.

The Pfingsten Road Parcel is designated for Single Family Residential use in the Village of Northbrook Comprehensive Plan, as amended ("**Comprehensive Plan**").

The President and Board of Trustees hereby find that it is in the best interest of the public and the Village to amend the Comprehensive Plan as provided in this Ordinance. The Amendment is adopted in accordance with the Northbrook Zoning Code (1988), as amended and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING

A public notice for this docket was duly published in the August 18, 2006 edition of the *Northbrook Star* and the Plan Commission held a public hearing on September 5, 2006, which was subsequently continued on November 21, 2006, January 16, 2007, and February 6, 2007. On February

UNOFFICIAL COPY

20, 2007, the Plan Commission recommended approval of the amendment to the Comprehensive Plan subject to certain conditions in Resolution No. 07-PC-07.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan shall be, and is hereby, amended by re-designating the land use for the Pfingsten Road Parcel from "Residential" to "Business" and designating the land use for Willow Road Parcels as Business in accordance with, and pursuant to, Subsection 11-201 E of the Zoning Code and the home rule powers of the Village of Northbrook, as depicted in **Exhibit B** attached to and, by this reference, made a part of this Ordinance.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Recorder in accordance with and pursuant to Paragraph 11-201.E.4 of the Zoning Code.

Section 5. EFFECTIVE DATE

This Ordinance shall be in full force and effect upon, but not before:

- A. passage and publication in the manner required by law;
- B. the recordation of this Ordinance together with such exhibits as the Village Clerk deems appropriate for recordation in the Office of the Cook County Recorder. The Owner shall bear the full cost of such recordation.

Section 6. AUTOMATIC REPEAL

In the event that the Corporate Authorities do not, within 30 days of the passage of this Ordinance, pass an Ordinance rezoning the Pfingsten Road Parcel from the R-1 Single Family Residential District to the C-2 Neighborhood Commercial District and classifying the Willow Road Parcels into the C-2 Neighborhood Commercial District, this Ordinance and the amendment effected herein shall be null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

PASSED: This 12th day of June, 2007.

AYES: (6) Trustees Frum, Karagianis, Buehler, Scolaro, Heller, and Kole

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

/s/ Eugene Marks
Village President

ATTEST:

/s/ Debra J. Ford
Village Clerk

4447999_v3

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A TO ORDINANCE AMENDING THE COMPREHENSIVE PLAN

Legal Description of the Property

Pfingsten Road Parcel

2560 PFINGSTEN ROAD, NORTHBROOK, ILLINOIS 60062

PIN: 04-20-200-043-0000

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE RUNNING WEST 263.87 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 431 FEET PARALLEL TO THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST 263.87 FEET PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 431 FEET ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 251 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Willow Road Parcels

2840 WILLOW ROAD, GLENVIEW, ILLINOIS

PIN(S): 04-20-200-014-0000, 04-20-200-044-0000

PARCEL 1:

THE SOUTH 251 FEET OF THE EAST 263.87 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED JANUARY 28, 1970, AS DOCUMENT 21068116), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION AT A POINT 263.87 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE RUNNING WEST 264.92 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 330 FEET PARALLEL TO THE EASTLINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE EAST 264.92 FEET PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 330 FEET PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION, BEING THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT B TO ORDINANCE AMENDING THE COMPREHENSIVE PLAN

Comprehensive Plan

