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ORDINANCE NO. 07-83

AN ORDINANCE AMENDING ORDINANCE NO. 98-53
TO AUTHORIZE A TRANSFER OF OWNERSHIP
(CONGREGATION YOUNG ISRAEL - 3545 WALTERS AVENUE)

Passed by the Board of Trustees, November 13, 2007

Printed and Published, November 14, 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

11-16-07
Date

Debra J. Ford
Village Clerk



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ORDINANCE NO. 07-83

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 ORDINANCE NO. 98-53 TO AUTHORIZE A TRANSFER OF OWNERSHIP

(CONGREGATION YOUNG ISRAEL - 3545 WALTERS AVENUE)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Associated Talmud Torahs of Chicago, an Illinois not-for-profit corporation (the Applicant) is the owner of the property commonly known as 3545 West Walters Road, Northbrook, Illinois (the Subject Property). The Applicant was granted a special permit for the expansion of a religious facility, a special permit for landbanked parking, and a variation to reduce the number of required off-street parking spaces in Ordinance No. 98-53, approved by the President and Board of Trustees on October 27, 1998. The Applicant has requested permission to transfer title of the Subject Property to Young Israel of Northbrook (Young Israel), who have been operating the religious facility in accordance with the terms and conditions of Ordinance No. 98-53. Section 11 of Ordinance No. 98-53 prohibits the transfer of ownership of the Subject Property. Young Israel has agreed to abide by all other terms and conditions of Ordinance No. 98-53.

The Board of Trustees reviewed the request by the Applicant to allow the transfer of ownership of the Subject Property to Young Israel during their regular meeting on October 23, 2007 and directed staff to prepare the necessary approval documents.

The President and Board of Trustees hereby find that the transfer of ownership of the Subject Property from the Applicant to Young Israel is acceptable and that Ordinance No. 98-53 should be amended to authorize the change of ownership, and that such amendment is a minor change to the approvals granted in Ordinance No. 98-53.

Section 2. DESCRIPTION OF PROPERTY.

The Subject Property is commonly known as 3545 West Walters Avenue, consists of approximately 1.9 acres, and is legally described in *Exhibit A* attached hereto and, by this reference, made a part of this Ordinance.

Section 3. MINOR CHANGE TO ORDINANCE NO. 98-53.

Therefore Section 11 of Ordinance No. 98-53 shall be, and is hereby, amended only to the extent necessary to allow the transfer of ownership from the Applicant to Young Israel as follows. Nothing in this ordinance shall be deemed to allow the privileges, obligations, and provisions of this ordinance to be transferred to any person or entity other than the Applicant or the Operator (Young Israel) without a new application for such person or entity.

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Section 4. NO OTHER AMENDMENTS.

Except as expressly modified or amended in this Ordinance, all terms, conditions, and provisions of Ordinance No. 98-53 shall remain in full force and effect; provided, however, that any other provision of Ordinance No. 98-53 shall be deemed modified as necessary to give practical effect to the provisions of this Ordinance. To the extent that the terms and provisions of this Ordinance conflict with Ordinance No. 98-53, the terms and provisions of this Ordinance shall control.

Section 5. EFFECTIVE DATE

This Ordinance shall be effective only upon the occurrence of all of the following events:

- i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;
- ii. publication in pamphlet form in the manner required by law; and
- iii. recordation of this Ordinance, together with such exhibits as the Village Clerk shall deem appropriate for recordation, with the Cook County Recorder of Deeds. The Applicant shall bear the full cost of such recordation.

PASSED: This 13th day of November 2007.

<u>AYES:</u>	(6)	Trustees Fruni, Karagianis, Buehler, Scolaro, Heller, and Kole
<u>NAYS:</u>	(0)	
<u>ABSENT:</u>	(0)	
<u>ABSTAIN:</u>	(0)	

/s/ Eugene Marks
Village President

ATTEST:

/s/ Debra J. Ford
Village Clerk

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EXHIBIT A
LEGAL DESCRIPTION

THE EASTERLY 133.14 FEET OF THE WESTERLY 397.14 FEET (EXCEPT THE NORTHERLY 50 FEET THEREOF) OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3545 West Walters, Northbrook, Illinois.

P.I.N. No.: 04-08-302-004

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