

# UNOFFICIAL COPY



Doc#: 1618234076 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/30/2016 01:53 PM Pg: 1 of 7

## Ordinance 2016-39

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 ESTABLISHING PROPERTY BENEFIT SHARES FOR WATER MAIN, SANITARY SEWER MAIN, AND ROAD IMPROVEMENT RECAPTURES (ATHLETICO SPORTS CENTER – 1900 OLD WILLOW ROAD)

be and is hereby adopted as follows:

#### Section 1. BACKGROUND.

In 2012, Richland Creek Capital, LLC (“*Developer*”) constructed a one-story sports training facility at 1900 Old Willow Road (“*Property*”). As a condition of a Development Agreement with the Village of Northbrook dated as of January 17, 2012, and recorded on January 19, 2012 in the office of the Recorder of Cook County as Document No. 1201916074 (“*Development Agreement*”), the Developer agreed to construct certain public improvements that would benefit not only the Property but also the surrounding Properties.

Village staff determined that the installation of (i) 1,133 feet of 8 inch ductile iron water main and 29 feet of 6 inch ductile iron water main (“*Water Main*”); (ii) 905 feet of 6 inch PVC sanitary sewer main (“*Sanitary Sewer Main*”); and (iii) pavement, curb & gutter, and road utility improvements to Old Willow Road from the eastern property line of the Property west towards the intersection of Old Willow Road and Shermer Road (“*Road Improvements*”)(collectively, “*Public Improvements*”) were necessary. The Developer agreed to construct the required Public Improvements on the condition that a recapture Ordinance would be established to help recover a portion of the costs associated with the work. The Public Improvements were completed on May 3, 2016 and accepted by the Village on June 14, 2016 by Resolution No. 2016-75.

Recapture fees for the Water Main and the Sanitary Sewer Main will be collected by the Village if and when the owners of the parcels located to the east of the Property on the north side of Old Willow Road establish a service connection to the Village’s water system or sanitary sewer system respectively. Recapture fees for the Road Improvements will be collected by the Village if and when the owners of the parcels located to west of the Property on the north side of Old Willow Road install a driveway connections to Old Willow Road.

RECORDING FEE 50  
DATE 6-30-16 COPIES 6X  
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Section 2.                    BENEFIT FEE SCHEDULES.

The fee schedules hereby established are based upon detailed cost determinations on file with the Village entitled "North Shore Sports Center Recapture Calculations." Upon connection to the Village's water system or sanitary system, or the installation of a driveway onto Old Willow Road, the owners of the properties shown on *Exhibit A*, listed on *Exhibit B*, and legally described on *Exhibit C*, these exhibits being attached hereto and made part hereof, shall pay to the Village the applicable benefit share specified in *Exhibit B*, plus simple interest at six percent per annum from the anniversary date of the passage of this Ordinance.

Section 3.                    RECAPTURE PAYMENT.

All benefit fees received by the Village as a result of Section 2 above shall be forwarded the Developer as provided for in the Recapture Agreements executed by the Village and the Developer.

Section 4.                    RECAPTURE RECORD.

The Village Manager shall cause an accurate record of all recapture payments from the fee schedule herein to be maintained in current status, available upon request at any time by the Board of Trustees.

Section 5.                    RECORDATION.

The Village Clerk is hereby directed to record this Ordinance with the Recorder of Deeds of Cook County, Illinois, to ensure proper notification of such benefit fee to any future bona fide property purchaser.

Section 6.                    EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage, approval and publication in pamphlet form as provided by law.

Section 7.                    SUNSET DATE.

This Ordinance shall be null and void as of the June 30, 2036.

Adopted: 6/14/2016

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [UNANIMOUS]</b>
<b>MOVER:</b>	A.C. Buehler, Trustee
<b>SECONDER:</b>	Todd Heller, Trustee
<b>AYES:</b>	Karagianis, Buehler, Scolaro, Heller, Ciesla, Israel
<b>ABSENT:</b>	Sandra Frum

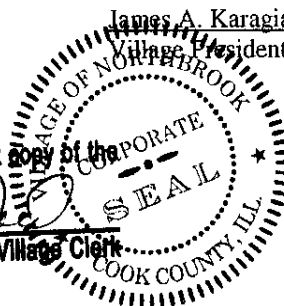
ATTEST:

/s/ Debra J. Ford  
Village Clerk

James A. Karagianis  
Village President Pro Tem

I hereby certify this to be a true and exact copy of the original.  
6-27-16  
Date

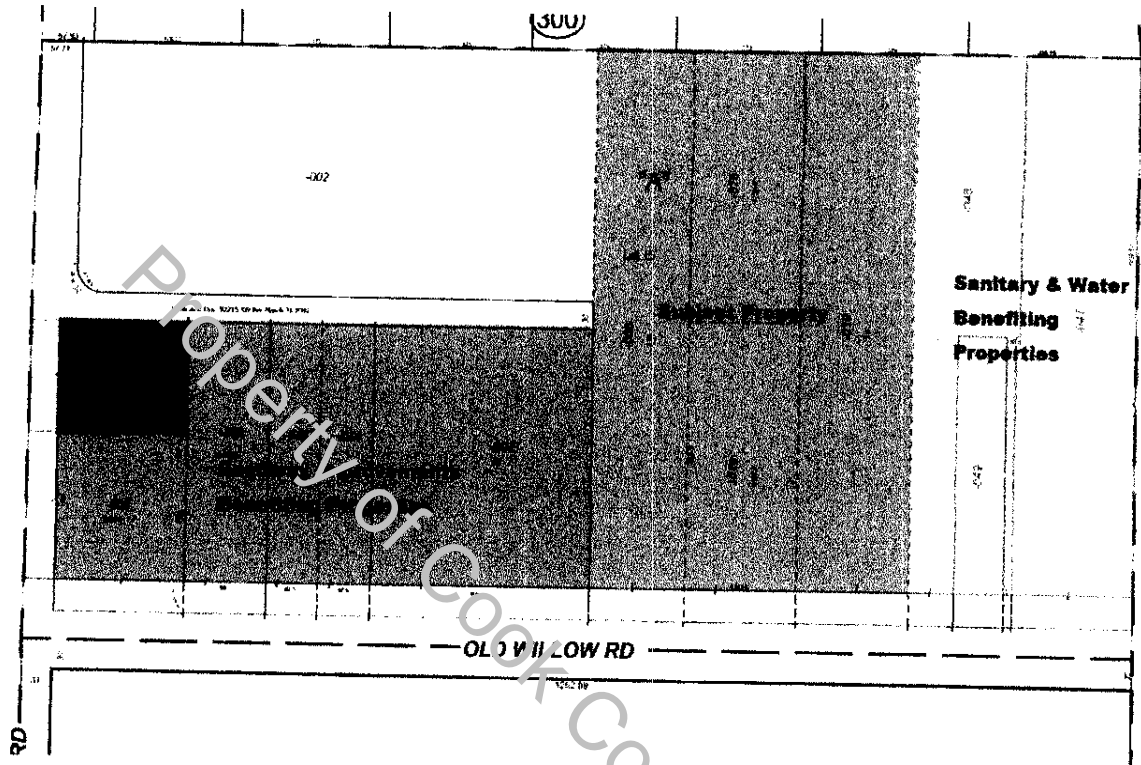
[Signature]  
Village Clerk



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## EXHIBIT A

### DEPICTION OF BENEFITTING PROPERTIES



**UNOFFICIAL COPY****EXHIBIT B****WATER MAIN BENEFITTING PROPERTIES**

Address	PIN	Recapture Fee
1830 Old Willow Road, Northbrook, IL 60062	04-22-300-047-0000	\$39,818.75
1838 Old Willow Road, Northbrook, IL 60062	04-22-300-048-0000	\$39,818.75
1840 Old Willow Road, Northbrook, IL 60062	04-22-300-049-0000	\$39,818.75
<b>TOTAL</b>		<b>\$119,456.25</b>

**SANITARY SEWER MAIN BENEFITTING PROPERTIES**

Address	PIN	Recapture Fee
1830 Old Willow Road, Northbrook, IL 60062	04-22-300-047-0000	\$6,125.00
1838 Old Willow Road, Northbrook, IL 60062	04-22-300-048-0000	\$6,125.00
1840 Old Willow Road, Northbrook, IL 60062	04-22-300-049-0000	\$6,125.00
<b>TOTAL</b>		<b>\$18,375.00</b>

**ROAD IMPROVEMENT BENEFITTING PROPERTIES**

Address	PIN	Recapture Fee
1960 Old Willow Road, Northbrook, IL 60062	04-22-300-007-0000	\$43,553.14
1968 Old Willow Road, Northbrook, IL 60062	04-22-300-044-0000	\$10,310.87
1974 Old Willow Road, Northbrook, IL 60062	04-22-300-045-0000	\$10,310.87
1980 Old Willow Road, Northbrook, IL 60062	04-22-300-005-0000	\$16,332.43
2985 Shermer Road, Northbrook, IL 60062	04-22-300-003-0000	\$22,695.47
	04-22-300-004-0000	
<b>TOTAL</b>		<b>\$103,202.78</b>

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## EXHIBIT C

### DESCRIPTIONS OF BENEFITTING PROPERTIES

The East 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, the East 11 Feet of the South 1/2 of the East 1/2 of the West 1/2 of the East 2/5ths of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, and the East 6 Feet of the North 1/2 of the East 1/2 of the West 1/2 of the East 2/5ths of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1830 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-047-0000

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Parcel I:

The West 1/2 (except the East 12 feet thereof) of the West 1/2 of the East 2/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois;

also

Parcel II:

The North 1/2 of the East 1/2 of the West 1/2 of the East 2/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, except the East 6 feet thereof, the West 10 feet of the East 21 feet of the South 1/2 of the East 1/2 of the West 1/2 of the East 2/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22 and the East 12 feet of the North 1/2 of the West 1/2 of the West 1/2 of the East 2/5 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1838 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-048-0000

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The South Half of the East Half of the West Half of the East two-fifths of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 22 (except the East twenty-one feet thereof) and the East twelve feet of the South Half of the West Half of the West Half of the East two-fifths of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter of Section 22, Township 42 North, Range 12, East of the Third Principal Meridian,

Commonly known as 1840 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-049-0000

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The East 264 Feet of the South Half of the South West Quarter of the North West Quarter of the South West Quarter of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

Commonly known as 1960 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-007-0000

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The West 62.50 Feet of the East 326.50 Feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 1968 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-044-0000

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The West 62.50 Feet of the East 389 Feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian, In Cook County, Illinois

Commonly known as 1974 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-045-0000

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The West 99.0 Feet of the East 488.0 Feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 1980 Old Willow Road, Northbrook, IL 60062

PIN: 04-22-300-005-0000

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The South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  (Except the East 488.0 Feet and the South 198.0 Feet) in Section 22, Township 42 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois

Commonly known as 2985 Shermer Road, Northbrook, IL 60062

PINs: 04-22-300-003-0000

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The South 198.0 Feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 22, Township 42 North, Range 12 East of the Third Principal Meridian (Excepting the East 488.0 Feet Thereof), in Cook County, Illinois

Commonly known as 2985 Shermer Road, Northbrook, IL 60062

04-22-300-004-0000

Property of Cook County Clerk's Office

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## Ordinance 2016-39

**AN ORDINANCE ESTABLISHING PROPERTY  
BENEFIT SHARES FOR WATER MAIN, SANITARY SEWER  
MAIN, AND ROAD IMPROVEMENT RECAPTURES  
(ATHLETICO SPORTS CENTER – 1900 OLD WILLOW ROAD)  
on Old Willow Road (1900 Old Willow Rd.)**

Passed by the Board of Trustees, 6/14/2016  
Printed and Published 6/15/2016

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