



418 Main Street | Lemont, IL 60439

TO: Village Board Meeting
FROM: George Schafer, Administration
THROUGH:
SUBJECT: An Ordinance Annexing Certain Property in Accordance with Section 7-1-13 of the Illinois Municipal Code (Main Street)
DATE: August 10, 2020

SUMMARY/BACKGROUND

The Village's strategic plan outlines key desired outcomes involving the creation of a unified, consistent Village boundary. The outcome involves several initiatives including securing boundary agreements and the evaluation of unincorporated territory eligible for annexation.

One component of this outcome and initiatives includes evaluating unincorporated pockets of property completely surrounded by municipalities and the ability and desire for the Village to annex those territories. The state constitution gives municipalities the ability to annex territory with or without consent of the property owner if certain criteria are met, including being completely surrounded by one more two municipalities and being under a certain size. During periodic strategic plan status updates with the Village Board at public committee meetings, these areas of potential annexation were discussed and recommendations on which ones were made.

Annexing these pockets creates several advantages for the Village. A uniform and consistent boundary increases service delivery efficiency by eliminating confusion on jurisdiction among adjacent properties. Bringing in properties into Village jurisdiction also allows the Village to utilize its tools for nuisance abatement should issues arise rather than relying on the county. Annexing properties also ensures building permits and zoning entitlements are handled through the Village rather than through the county.

Annexing property through these means requires notice to each property owner along with notice in the newspaper, both of which have been completed. The few calls we have received from property owners related to zoning and regulation. Based on Village Code, properties annexed without a rezoning will be given a default zoning of R-1, which is the Village's least intense residential zoning district. While existing utilization of property will generally be unaffected by the annexation, new construction will more than likely require a rezoning and/or other review by the Village Board.

For consideration at the August 10th meeting there are five separate ordinances presented for approval. It should be noted that there are other areas eligible for annexation, but those areas will require further evaluation before action.

ANALYSIS



Doc# 2129222040 Fee \$133.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 10/19/2021 02:43 PM PG: 0

RECORDING FEE

133.00

DATE 10/19/2021

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OK BY

[Signature]

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This agenda item includes territory on Main Street near Route 83 as depicted in the attached exhibits.

Consistency with Village Policy
2018 Strategic Plan

STAFF RECOMMENDATION
Staff recommends approval of ordinance

BOARD ACTION REQUESTED
Motion to Approve Ordinance

ATTACHMENTS
Annexation Ordinance Main Street.pdf

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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VILLAGE OF LEMONT

ORDINANCE NUMBER O-49-20

AN ORDINANCE ANNEXING CERTAIN PROPERTY IN ACCORDANCE WITH
SECTION 7-1-13 OF THE ILLINOIS MUNICIPAL CODE

JOHN EGOLF SKE, Village President
CHARLENE M. SMOLLEN, Clerk

JENELLE KITTRIDGE
DAVE MAHER
RYAN KWASNESKI
KEN MCCLAFFERTY
RICK SNIEGOWSKI
RON STAPLETON
Trustees

Published in pamphlet form by authority of the Village President and Board of Trustees of the Village of Lemont on August 10, 2020

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ORDINANCE NO. O- 49 -20

AN ORDINANCE ANNEXING CERTAIN PROPERTY IN ACCORDANCE WITH SECTION 7-1-13 OF THE ILLINOIS MUNICIPAL CODE

WHEREAS, the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, (“the Village”) is a municipality in the state of Illinois with full powers to enact ordinances and adopt resolutions for the benefit of the residents of the Village; and

WHEREAS, Section 7-1-13 of the Illinois Municipal Code authorized a municipality to annex territory of 60 acres or less provided that territory is wholly bounded by one or more municipalities; and

WHEREAS, on August 10, 2020, the Village Board passed a motion to consider the annexation of certain property described on Exhibit 1 to this Ordinance (the “Subject Property”) pursuant to Section 7-1-13; and

WHEREAS, the Subject Property is less than 60 acres and is wholly bounded by two municipalities; and

WHEREAS, at least fifteen (15) days prior to the passage of this Ordinance, the Village served written notice, by certified mail, on the tax payers of record of the territory comprising the Subject Property. Attached hereto as Exhibit 2 are copies of these written notices; and

WHEREAS, on July 30, 2020 and July 31, 2020, the Village published a notice of contemplated annexation in the Daily Southtown, being a newspaper of general circulation in the Village of Lemont. Attached hereto as Exhibit 3 and made a part hereof is a copy of the Notice as published; and

WHEREAS, the Village provided notice of contemplated annexation to the Cook County Board of Commissioners by letter dated July 21, 2020, sent certified mail. Attached hereto as Exhibit 4 is a copy of the Cook County Board of Commissioner’s notice; and

WHEREAS, the Village Board has determined that annexation of the Subject Property is reasonable and will promote the sound growth and development of the Village.

UNOFFICIAL COPY

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lemont, Counties of Cook, Will and DuPage, Illinois, as follows:

SECTION 1: RECITALS.

That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof as if fully set forth in their entirety.

SECTION 2: ANNEXATION

The Subject Property is hereby annexed to the Village of Lemont in accordance with Section 7-1-13 of the Illinois Municipal Code.

SECTION 3: RECORDATION

Village staff is hereby authorized and directed to cause the certified copy of this Ordinance, along with a Plat of Annexation substantially in the form of Exhibit 5, attached hereto and made a part hereof, to be recorded in the Office of the Cook County Recorder of Deeds.

SECTION 4: ADDITIONAL NOTICE

Additional notice of this annexation shall be provided to the Cook County Clerk and Cook County election authorities.

SECTION 5: ZONING

Upon annexation, the Subject Property shall be and hereby is zoned in the R-1 Zoning District.

SECTION 6: EFFECTIVE DATE

This Ordinance shall be in full force and effect upon its passage, approval and publication as required by law.

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ADOPTED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, WILL, AND DUPAGE, ILLINOIS, ON THIS 10 DAY OF August 2020.

PRESIDENT AND VILLAGE BOARD MEMBERS:

	AYES:	NAYS:	ABSENT:	ABSTAIN:
Jenelle Kittridge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ryan Kvasneski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Maher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ken McClafferty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Sniegowski	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Stapleton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



 John Egofske, Village President

Attest:


 Charlene M. Smollen, Village Clerk



UNOFFICIAL COPY

EXHIBIT 1

Subject Properties

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Subject Properties: Main Street Annexation

PIN:

22-14-400-015-0000

Address:

13095 Main Street
Lemont, Illinois 60439

PIN:

22-14-400-017-0000

Address:

13087 Chicago-Jolie Road
Lemont, Illinois 60439

PIN:

22-14-400-019-0000

Address:

13067 Main Street
Lemont, Illinois 60439

PIN:

22-14-402-021-0000

Address:

13060 Main Street
Lemont, Illinois 60439

PIN:

22-14-402-022

Address:

13000 Main Street
Lemont, Illinois 60439

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 2

Notices of Proposed Annexation to Taxpayers of Record

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

MICHAEL B. STILLMAN
mstillman@odelsonsterk.com

3318 WEST 95TH STREET
EVERGREEN PARK, IL 60805
MAIN (708) 424-5678
FAX (708) 741-5053

OFFICES IN CHICAGO
DuPAGE AND WILL COUNTIES

www.odelsonsterk.com

July 21, 2020

VIA CERTIFIED MAIL
Westshore Pipeline Company
P O Box 56169
Houston, Texas 77156

RE: Notice of Proposed Annexation

To whom it may concern:

An examination of the public records indicates that you are the taxpayer of record of property with a P.I.N. of 22-14-400-015-0000, with a common address of 13095 Main Street, Lemont, Illinois 60439 in Cook County. The Village of Lemont is contemplating the annexation of this property in accordance with Section 7-1-3 of the Illinois Municipal Code. Attached please find Notice of Contemplated Annexation.

The Village Board is scheduled to consider this proposed annexation at its August 10, 2020 Village Board Meeting. You are entitled to attend this meeting.

If you have any questions please contact George Schafer, Village Administrator at 630-243-2709 or gschafer@lemont.il.us.

Respectfully submitted,

ODELSON & STERK, LTD.

Michael B. Stillman

UNOFFICIAL COPY



MICHAEL B. STILLMAN
mstillman@odelsonsterk.com

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EVERGREEN PARK, IL 60805
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July 21, 2020

VIA CERTIFIED MAIL

Nicor Gas Real Estate
10 Peachtree Place
Atlanta, Georgia 30309

RE: Notice of Proposed Annexation

To whom it may concern:

An examination of the public records indicates that you are the taxpayer of record of property with a P.I.N. of 22-14-400-017-0000, with a common address of 13087 Chicago-Jolie Road, Lemont, Illinois 60439 and property with a P.I.N. of 22-14-400-019-0000 with a common address of 13067 Main Street, Lemont, Illinois 60439 in Cook County. The Village of Lemont is contemplating the annexation of these properties in accordance with Section 7-1-13 of the Illinois Municipal Code. Attached please find Notice of Contemplated Annexation.

The Village Board is scheduled to consider this proposed annexation at its August 10, 2020 Village Board Meeting. You are entitled to attend this meeting.

If you have any questions please contact George Schafer, Village Administrator at 630-243-2709 or gschafer@lemont.il.us.

Respectfully submitted,

ODELSON & STERK, LTD.

Michael B. Stillman

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DuPAGE AND WILL COUNTIES

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July 21, 2020

VIA CERTIFIED MAIL

Ms. Carol Albrecht
16912 Diamond Court
Lockport, Illinois 60441

RE: Notice of Proposed Annexation

Dear Ms. Albrecht:

An examination of the public records indicates that you are the taxpayer of record of property with a P.I.N. of 22-14-402-021-0000, with a common address of 13060 Main Street, Lemont, Illinois 60439 in Cook County. The Village of Lemont is contemplating the annexation of this property in accordance with Section 7-1-15 of the Illinois Municipal Code. Attached please find Notice of Contemplated Annexation.

The Village Board is scheduled to consider this proposed annexation at its August 10, 2020 Village Board Meeting. You are entitled to attend this meeting.

If you have any questions please contact George Schafer, Village Administrator at 630-243-2709 or gschafer@lemont.il.us.

Respectfully submitted,

ODELSON & STERK, LTD.

Michael B. Stillman

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**ODELSON
STERK, LTD**
ATTORNEYS AT LAW

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DuPAGE AND WILL COUNTIES

www.odelsonsterk.com

MICHAEL B. STILLMAN
mstillman@odelsonsterk.com

July 21, 2020

VIA CERTIFIED MAIL

Mr. Jeff Kozlowski
13000 Main Street
Lemont, Illinois 60439

RE: Notice of Proposed Annexation

Dear Mr. Kozlowski:

An examination of the public records indicates that you are the taxpayer of record of property with a P.I.N. of 22-14-402-022-0000, with a common address of 13000 Main Street, Lemont, Illinois 60439 in Cook County. The Village of Lemont is contemplating the annexation of this property in accordance with Section 7-1-13 of the Illinois Municipal Code. Attached please find Notice of Contemplated Annexation.

The Village Board is scheduled to consider this proposed annexation at its August 10, 2020 Village Board Meeting. You are entitled to attend this meeting.

If you have any questions please contact George Schafer, Village Administrator at 630-243-2709 or gschafer@lemont.il.us.

Respectfully submitted,

ODELSON & STERK, LTD.

Michael B. Stillman

UNOFFICIAL COPY

EXHIBIT 3

**Daily Southtown
Publish Notice**

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
116 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
116 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

NOTICE OF CONTEMPLATED ANNEXATION

NOTICE IS HEREBY GIVEN in accordance with Section 7-1-13 of the Illinois Municipal Code, the corporate authorities of the Village of Lemont are contemplating the annexation of the following property:

PIN: 22-14-400-015-0000

Address: 13095 Main Street, Lemont, Illinois 60439

THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE EAST ½ IF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 14, LYING NORTH OF THE CENTERLINE OF SAG-LEMONT ROAD, AS PAVED AND LYING WEST OF THE WEST LINE OF THE EAST ½ OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 14 (LYING WEST OF THE EAST 404.70 FEET THEREFOR) KNOWN AS:

THAT PART OF THE LOT 3 IN CHARLES E. BOYER'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 14, LYING NORTH OF THE CENTERLINE OF SAG-LEMONT ROAD, AS PAVED, EXCEPT THERE FROM THE NORTH 1.75 ACRES OF THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, IN COOK COUNTY, ILLINOIS.

PIN: 22-14-400-017-0000

Address: 13087 Chicago-Jolie Road, Lemont, Illinois 60439

THE SOUTH 120 ½ FEET (AS MEASURED PERPENDICULAR TO THE CENTER LINE OF SAG-LEMONT ROAD) OF THE EAST ½ OF THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 404.7 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, AND NORTH OF THE CENTER LINE OF SAG-LEMONT ROAD (ALSO DESCRIBED AS THAT PART OF LOT 6 IN CHARLES BOYER'S SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 14 LYING NORTH OF THE CENTER LINE OF SAG-LEMONT ROAD), IN COOK COUNTY, ILLINOIS.

PIN: 22-14-400-019-0000

Address: 13067 Main Street, Lemont, Illinois 60439

THAT PART OF LOT 2 IN DOOLIN AND KIRK'S RESUBDIVISION OF THE EAST 404.7 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; TOGETHER WITH THE SOUTH ¼ OF THE SOUTHEAST ¼, (EXCEPT LOTS 1 TO 5, BOTH INCLUSIVE IN CHRISTIAN BOE'S SUBDIVISION OF CERTAIN PARTS THEREOF) OF SECTION 14 TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF DOOLIN AND KIRK'S

UNOFFICIAL COPY

RESUBDIVISION RECORDED AUGUST 30, 1889, AS DOCUMENT 1149383 IN BOOK 37 OF PLATS PAGE 18 LYING WEST OF THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 14, LYING SOUTH OF THE FOLLOWING DESCRIBED LINES; BEGINNING AT A POINT IN THE WEST LINE OF THE WOUTHEAT $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ WHICH IS 128.06 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2, THENCE WESTERLY A DISTANCE OF 295.91 FEET TO A POINT WHICH IS 128.72 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2, THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 2 WHICH IS 131.81 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2, IN COOK COUNTY, ILLINOIS.

PIN: 22-14-402-021-0000

Address: 13060 Main Street, Lemont, Illinois 60439

22-14-402-022

Address: 13000 Main Street, Lemont, Illinois 60439

THAT PART OF LOT 3, IN DOOLIN AND KIRK'S RESUBDIVISION LYING IN THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 37 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO-JOLIET ROAD (AKA MAIN STREET) IN COOK COUNTY, IL.

A proposed annexation ordinance will be considered by the Village Board at the August 10, 2020 Village Board meeting. The meeting begins at 6:30 p.m. at the Lemont Village Hall, 418 Main Street, Lemont, Illinois 60439.

Charlene Smollen, Village Clerk of the Village of Lemont
Published in the Daily Southtown on July 30, 2020 and July 31, 2020.

UNOFFICIAL COPY

EXHIBIT 4

Notice of Proposed Annexation to Cook County Board of Commissioners

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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ATTORNEYS AT LAW

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mstillman@odelsonsterk.com

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MAIN (708) 424-5678
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OFFICES IN CHICAGO
DuPAGE AND WILL COUNTIES

www.odelsonsterk.com

July 21, 2020

VIA CERTIFIED MAIL

Cook County Board of Commissioners
118 N. Clark Street, Suite 567
Chicago, Illinois 60602

RE: Notice of Proposed Annexation to Cook County Board of Commissioners

Dear Board of Commissioners:

Attached please find a Notice of Contemplated Annexation of certain property to the Village of Lemont, pursuant to Section 7-1-13 of the Illinois Municipal Code. The matter is scheduled to be considered by the Village Board at the Village Board Meeting on August 10, 2020.

If you have any questions please contact George Schafer, Village Administrator at 630-243-2709 or gschafer@lemont.il.us.

Respectfully submitted,

ODELSON & STERK, LTD

Michael B. Stillman

UNOFFICIAL COPY

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PEN: 22-14-402-021-0000

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22-14-402-022

Address: 13000 Main Street, Lemont, Illinois 60439

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Charlene Smollen, Village Clerk of the Village of Lemont

Published in the Daily Southtown on July 30, 2020 and July 31, 2020

UNOFFICIAL COPY

EXHIBIT 5

Plat of Annexation

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY
COOK COUNTY CLERK

PLAT RECORDING

ATTACHED TO DOCUMENT

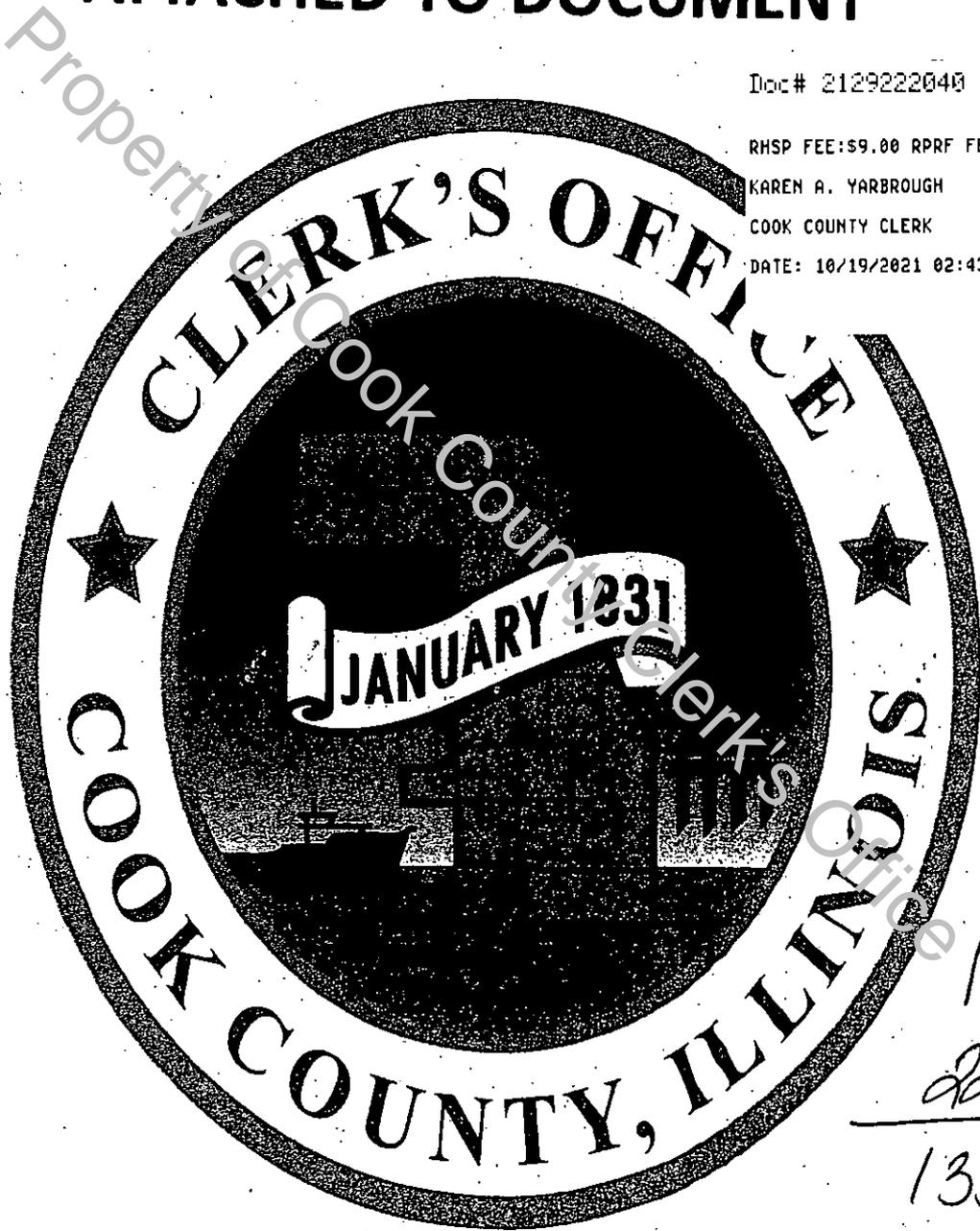
Doc# 2129222040 Fee \$133.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/19/2021 02:43 PM PG: 0



1 Plat
[Signature]
 133.00

IMAGES STORED IN PLAT INDEX DATABASE