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Village Hall

Village of
Northfield

361 Happ Road
Northfield, Illinois 60093-3482
Phone: 446-9200

89472638

I, John H. Eckenroad, Village Clerk of the Village of Northfield, Cook County, Illinois do hereby certify that the attached is a true and complete original Traffic Regulation Agreement to be recorded and attached to the following address: 325 Waukegan Road, Real Estate Index Number 4-23-201-003.



JHE:ms
10-3-89

John H. Eckenroad
Village Clerk
Village of Northfield
Northfield, Illinois 60093

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COOK COUNTY RECORDER

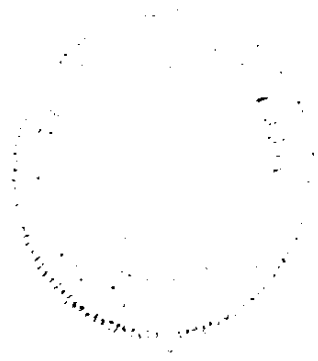
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(11) Such other provisions as are necessary and proper to carry into effect the powers granted and purposes stated herein.

(c) Judicial review of final determinations of parking violations made pursuant to this Section shall be subject to the provisions of the Administrative Review Law.¹

(d) Any fine, penalty, or part of any fine or any penalty remaining unpaid after the exhaustion of, or the failure to exhaust, administrative remedies created pursuant to this Section and the conclusion of any judicial review procedures shall be a debt due and owing the municipality and, as such, may be collected in accordance with applicable law. Payment in full of any fine or penalty resulting from a standing or parking violation shall constitute a final disposition of that violation.

(e) After the expiration of the period within which judicial review may be sought for a final determination of parking violation, the municipality may commence a proceeding in the Circuit Court for purposes of obtaining a judgment on the final determination of parking violation. Nothing in this Section shall prevent a municipality from consolidating multiple final determinations of parking violation against a person in such a proceeding. Upon commencement of the action, the municipality shall file a certified copy of the final determination of parking violation, which shall be accompanied by a certification that recites facts sufficient to show that the final determination of parking violation was issued in accordance with this Section and the applicable municipal ordinance. Service of the summons and a copy of the petition may be by any method provided by Section 2-203 of the Code of Civil Procedure² or by certified mail, return receipt requested, provided that the total amount of fines and penalties for final determinations of parking violations does not exceed \$2500. If the court is satisfied that the final determination of parking violation was entered in accordance with the requirements of this Section and the applicable municipal ordinance, and that the registered owner or the lessee, as the case may be, had an opportunity for an administrative hearing and for judicial review as provided in this Section, the court shall render judgment in favor of the municipality and against the registered owner or the lessee for the amount indicated in the final determination of parking violation, plus costs. Such judgment shall have the same effect and may be enforced in the same manner as other judgments for the recovery of money.

Added by P.A. 85-876, § 2, eff. Nov. 6, 1987.

¹ Chapter 110, § 3-101 et seq.

² Chapter 110, § 2-203.

Section 4 of P.A. 85-876 provided:

"Sections 2 and 3 of this Act shall apply only to violations of a municipality's vehicular standing and parking regulations which occur on or after the effective date of this Act."

11-209. Powers of municipalities and counties—Contract with school boards, hospitals and shopping center and apartment complex owners for regulation of traffic

§ 11-209. Powers of municipalities and counties—Contract with school boards, hospitals and shopping center and apartment complex owners for regulation of traffic.

(a) The corporate authorities of any municipality or the county board of any county, and a school board, hospital or owner of any shopping center or apartment complex which controls a parking area located within the limits of

the municipality, or outside the limits of the municipality and within the boundaries of the county, may, by contract, empower the municipality or county to regulate the parking of automobiles and the traffic at such parking area. Such contract shall empower the municipality or county to accomplish all or any part of the following:

1. The erection of stop signs, flashing signals, hand-capped parking area signs or yield signs at specified locations in a parking area and the adoption of appropriate regulations thereto pertaining, or the designation of any intersection in the parking area as a stop intersection or as a yield intersection and the ordering of like signs or signals at one or more entrances to such intersection, subject to the provisions of this Chapter.
2. The prohibition or regulation of the turning of vehicles or specified types of vehicles at intersections or other designated locations in the parking area.
3. The regulation of a crossing of any roadway in the parking area by pedestrians.
4. The designation of any separate roadway in the parking area for one-way traffic.
5. The establishment and regulation of loading zones.
6. The prohibition, regulation, restriction or limitation of the stopping, standing or parking of vehicles in specified areas of the parking area.
7. The designation of safety zones in the parking area and fire lanes.
8. Providing for the removal and storage of vehicles parked or abandoned in the parking area during snowstorms, floods, fires, or other public emergencies, or found unattended in the parking area, (a) where they constitute an obstruction to traffic, or (b) where stopping, standing or parking is prohibited, and for the payment of reasonable charges for such removal and storage by the owner or operator of any such vehicle.
9. Providing that the cost of planning, installation, maintenance and enforcement of parking and traffic regulations pursuant to any contract entered into under the authority of this paragraph (a) of this Section be borne by the municipality or county, or by the school board, hospital, property owner or apartment complex owner, or that a percentage of the cost be shared by the parties to the contract.
10. Causing the installation of parking meters on the parking area and establishing whether the expense of installing said parking meters and maintenance thereof shall be that of the municipality or county, or that of the school board, hospital, shopping center or apartment complex owner. All moneys obtained from such parking meters as may be installed on any parking area shall belong to the municipality or county.
11. Causing the installation of parking signs in accordance with Section 11-301 in areas of the parking lot covered by this Section and where desired by the person contracting with the appropriate authority listed in paragraph (a) of this Section, indicating that such parking spaces are reserved for handicapped persons.
12. Contracting for such additional reasonable rules and regulations with respect to traffic and parking in a parking area as local conditions may require for the safety and convenience of the public or of the users of the parking area.
 - (b) No contract entered into pursuant to this Section shall exceed a period of 20 years. No lessee of a shopping

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center tract lease. (c) A shall be in which made forceab (d) A been e contract petry of fail to p regulati space re (11) of t tion plat Section to a dis Code, th pal auth violator 1301.3. (e) The means pl establish on privat area, or s access to lishments vehicles business (f) The means an school or l public hig means of s stores and and for th (g) The center own in this Sec ping center officer of a and contro right, thro property. (h) The travel lane there shall at any tin freely ther (i) The t tion, mean connection property ne land used b as a means or for the p their guests This ame the contract cle VII, Sec Amended b 83-1316, § : eff. Sept. 1:

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center or apartment complex shall enter into such a contract for a longer period of time than the length of his lease.

(c) Any contract entered into pursuant to this Section shall be recorded in the office of the recorder in the county in which the parking area is located, and no regulation made pursuant to the contract shall be effective or enforceable until 3 days after the contract is so recorded.

(d) At such time as parking and traffic regulations have been established at any parking area pursuant to the contract as provided for in this Section, then it shall be a petty offense for any person to do any act forbidden or to fail to perform any act required by such parking or traffic regulation. If the violation is the parking in a parking space reserved for handicapped persons under paragraph (11) of this Section, by a person without special registration plates issued to a handicapped person, as defined by Section 1-159.1, pursuant to Section 3-616 of this Code, or to a disabled veteran pursuant to Section 3-609 of this Code, the local police of the contracting corporate municipal authorities shall issue a parking ticket to such parking violator and issue a fine in accordance with Section 11-1301.3.

(e) The term "shopping center", as used in this Section, means premises having one or more stores or business establishments in connection with which there is provided on privately-owned property near or contiguous thereto an area, or areas, of land used by the public as the means of access to and egress from the stores and business establishments on such premises and for the parking of motor vehicles of customers and patrons of such stores and business establishments on such premises.

(f) The term "parking area", as used in this Section, means an area, or areas, of land near or contiguous to a school or hospital building, or shopping center, but not the public highways or alleys, and used by the public as the means of access to and egress from such buildings and the stores and business establishments at a shopping center and for the parking of motor vehicles.

(g) The terms "owner", "property owner", "shopping center owner", and "apartment complex owner", as used in this Section, mean the actual legal owner of the shopping center parking area or apartment complex, the trust officer of a banking institution having the right to manage and control such property, or a person having the legal right, through lease or otherwise, to manage or control the property.

(h) The term "fire lane", as used in this Section, means travel lanes for the fire fighting equipment upon which there shall be no standing or parking of any motor vehicle at any time so that fire fighting equipment can move freely thereon.

(i) The term "apartment complex", as used in this Section, means premises having one or more apartments in connection with which there is provided on privately-owned property near or contiguous thereto an area, or areas, of land used by occupants of such apartments or their guests as a means of access to and egress from such apartments or for the parking of motor vehicles of such occupants or their guests.

This amendatory Act of 1972 is not a prohibition upon the contractual and associational powers granted by Article VII, Section 10 of the Illinois Constitution.

Amended by P.A. 83-1058, § 1, eff. July 1, 1984; P.A. 83-1318, § 1, eff. Jan. 1, 1985; P.A. 83-1382, Art. II, § 99, eff. Sept. 11, 1984.

Both P.A. 83-1316 and P.A. 83-1362, Art. II, the First 33rd General Assembly Combining Revisory Act, incorporated the amendments by P.A. 83-358 and P.A. 83-1058.

In addition, P.A. 83-1316, in subd. (a)(1), inserted "in accordance with Section 11-301"; and in the last sentence of subd. (d), substituted "and issue a fine in accordance with Section 11-1301.3" for "Such violation is a petty offense and on conviction thereof the offender shall pay a mandatory \$5 fine."

11-209.1. Powers of local authorities—Enforcing the provisions of this Code on private streets and roads

§ 11-209.1. Powers of local authorities—enforcing the provisions of this Code on private streets and roads. (a) Any person or board of directors owning, operating or representing a residential subdivision, development, apartment house or apartment project, containing a minimum of 10 apartments or single family residences may file a written request, with the appropriate local authority wherein such property is situated, requesting their law enforcement agency enforce the provisions of this Code on all private streets or roads open to or used by the tenants, owners, employees or the public for the purposes of vehicular traffic by permission of such person or board of directors and not as a matter of public right. Notwithstanding Section 1-126 and Section 1-201 of this Code, if the local authority grants such request by the adoption of an enabling ordinance then all such private streets or roads shall be considered "highways" only for the enforcement purposes of this Code.

(b) All regulations adopted and traffic control devices employed by a local authority in the enforcement of this Code on such streets or roads within any private area, pursuant to this Section, shall be consistent with the provisions of this Code and shall conform to the Illinois Manual on Uniform Traffic Control Devices.

A local authority may require that any person who files a request for the installation of traffic signs pay for the cost of such traffic signs prior to initial installation or replacement by the local authority. Such traffic signs shall be installed only by the local authority and shall be in conformity with Section 11-604 of this Code.

(c) Any person or board of directors which has filed such a request under this Section, may rescind that request by filing with the appropriate local authority a written request for such rescission. Upon receipt of the written request, the local authority shall subsequently repeal the original enabling ordinance. Such repeal shall not take effect until the first day of January following any such action by the local authorities. However, no such rescission request may be filed within 12 months of the date of the original written request.

(d) The filing of a written request for the adoption of the enabling ordinance under this Section in no way constitutes a dedication to public use of any street, road, driveway, trail, terrace, bridle path, parkway, parking area, or other roadway open to or used by vehicular traffic, nor does it prevent such person or board of directors, as owners of such property, from requiring additional regulations than those specified by the local authorities or otherwise regulating such use as may seem best to such person or board of directors as long as they do not conflict with the powers granted to local authorities under Section 11-208 of this Code.

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Lot 2 (except that part used for public roadway) in County Clerk's Division of Section 23, Township 42 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded October 11, 1876, in Book 11 of Plats, Page 70, as Document No. 106454, Northfield Township, Cook County, Illinois

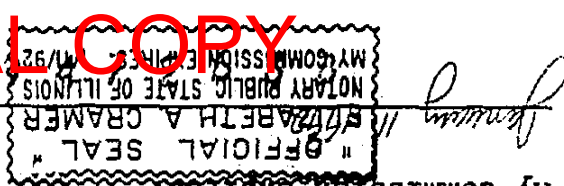
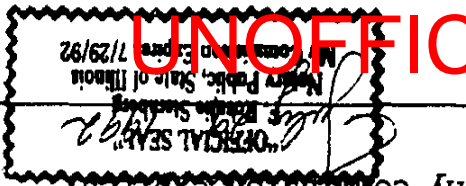
EXHIBIT A

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL STREET
CHICAGO, ILL. 60602
TEL: (312) 321-1000
WWW.COOKCOUNTYCLERK.COM

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My Commission expires: _____
Notary Public
[Signature]
Subscribed, acknowledged and
sworn to before me this 28
day of September, 1989.

My Commission expires: _____
Notary Public
[Signature]
Subscribed, acknowledged and
sworn to before me this 13th
day of September, 1989.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

By: *[Signature]*
Richard D. Klatzco
Chief of Police

By: *[Signature]*
Its: _____

College of American Pathologists, an Illinois not-for-profit corporation

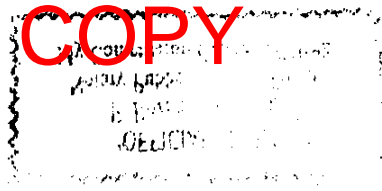
IN WITNESS WHEREOF, this Traffic Regulation Agreement is executed as of this 6th day of September, 1989.

We, the College of American Pathologists, an Illinois not-for-profit corporation, its successors and assigns ("Owner"), as owner of certain real estate located in Northfield, Illinois and more particularly described on Exhibit A attached hereto and incorporated herein ("Property"), which Property contains a parking area located thereon ("Parking Area"), hereby enter into this Traffic Regulation Agreement with the Northfield Police Department pursuant to Chapter 95-1/2, Section 11-209, of the Illinois Vehicle Code ("Code"), a copy of which is attached hereto as Exhibit B and made a part hereof, authorizing the Northfield Police Department to enforce all traffic and parking regulations of the Village of Northfield and the State of Illinois in connection with said Parking Area; provided, however, any and all rules and regulations imposed by the Village of Northfield with respect to the Parking Area (other than those for which the Village of Northfield has authority to impose or enforce pursuant to the PUD Ordinance No. 402, including, but not limited to, the right to enforce and determine all speed limits and determine the location of fire lanes) shall be subject to the prior reasonable written approval of the Owner.

TRAFFIC REGULATION AGREEMENT

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

[Illegible Name]

[Illegible Name]

[Illegible Name]

[Illegible Name]

[Illegible Name]

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