

UNOFFICIAL COPY

7-81-69
Annexation
3327 Glenview Road
Hohs Property
NATURE Annexation Ordinance
SIGNATURE [Signature] DATE 6-7-89

89258431

ORDINANCE NO. 2953

AN ORDINANCE TO ANNEX CERTAIN TERRITORY
TO THE VILLAGE OF GLENVIEW, COOK COUNTY,
ILLINOIS

WHEREAS, on the 24th day of January, 1989, an Annexation Agreement was entered into by and between the Village of Glenview, a home rule municipality, and certain property owners owning property commonly known 3327 Glenview Road, which said Annexation Agreement incorporated herein by reference; and

WHEREAS, pursuant to said Annexation Agreement of the day of January 24, 1989, there was filed with the Clerk of the Village of Glenview a certain petition to annex to the said Village of Glenview, the said property hereinafter described; and

WHEREAS, the President and Board of Trustees of the Village of Glenview have independently determined that said property described in the aforesaid petition is not within the corporate limits of any municipality, that it is contiguous to the present village limits of the Village of Glenview, and that all property owners and more than 51% of the electors residing therein, have signed said petition as required by statute; and

WHEREAS, the President and Board of Trustees of the Village of Glenview have determined that annexation of the said property is in the public interest and will promote the public health, safety and welfare of the Village of Glenview and its residents.

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Glenview, Cook County, Illinois, that

Section 1: The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2: The property commonly known as 3327 Glenview Road, and so legally described as:

That part of the northeast quarter of the southwest quarter of Section 33, Township 42 North, Range 12 East, of the Third Principal Meridian, described as follows:

Beginning at the intersection of the north line of the southwest quarter of said Section 33 (said north line being also the centerline of Glenview Road) with the west line of the east 5.75 acres of the north half of the northeast quarter of the southwest quarter of said Section 33 (said west line being also the west right-of-way line of Elmdale Avenue); thence south along the said west line of the east 5.75 acres, a distance of 282.75 feet; thence west, parallel with the said north line of the southwest

BOX 384

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6509
6 copies
Mll

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~~SUBSCRIBED AND RETURN TO
before on this
day of
1989~~

~~Cook County, Illinois
the Village of Glenview,
Paul T. McCarthy, Clerk of~~

Paul T. McCarthy

ATTESTED and FILED
in my office this
21st day of February,
1989.

Property of Cook County Clerk

James W. Smiles, President of
Village of Glenview, Cook County,
Illinois.

James W. Smiles

APPROVED by me this 21st day of February, 1989

PASSED this 21st day of February, 1989
AYES: Messrs Brown, Pater, Elbert, Nelson, Norrene, Well
NAYS: None
ABSENT: None

Section 3: This ordinance is subject to an Annexation Agreement hereto entered into by and between the Village of Glenview and the said property owners dated the 24th day of January, 1989, which said Annexation Agreement is incorporated herein by reference.

Section 4: The Clerk of the Village of Glenview is hereby authorized and directed to record with the Recorder of Cook County, Illinois, a certified copy of this Ordinance, together with an accurate map and plat of annexation of the territory annexed, attached hereto and made a part hereof.

Section 5: Every section and provision of this ordinance shall be severable, and the invalidity of any portion of this ordinance shall not affect the validity of any other portion hereof.

Section 6: This ordinance shall take effect upon its passage, and approval according to law.

be and the same is hereby annexed to the Village of Glenview, Cook County, Illinois, pursuant to the provisions of Chapter 24, Section 11-15.1-3 of the Illinois Revised Statutes.


quarter of Section 33, a distance of 262.92 feet; thence north, parallel with the said west line of the east 3.75 acres, a distance of 282.75 feet to the said north line of the southwest quarter of Section 33, thence east along said north line of the southwest quarter of Section 33, a distance of 262.92 feet to the point of beginning; (except the north 50.00 feet thereof, taken for said Glenview Road); containing 1.405 acres, more or less; all in Northfield Township, Cook County, Illinois.

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The undersigned hereby certifies under oath that he is the Village Clerk and that as such he is custodian of the records of the municipality and keeper of the minutes of the Village Board; and he further certifies that the foregoing is a true and correct copy of Ordinance No. 2953, duly enacted by the President and Board of Trustees of the Village of Glenview at a regular meeting thereof on the 21st day of February, 1989, and passed on roll call vote as shown on the foregoing; and he further certifies under oath that due notice of the consideration of said ordinance was given to the Trustees of the Glenbrook Fire Protection District on October 26, 1988, by Certified Mail.

Dated this 21st day of February, 1989


Paul T. McCarthy, Clerk of
the Village of Glenview, Cook
County, Illinois.

Property of Cook County Clerk's Office

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Original

ANNEXATION AGREEMENT

THIS AGREEMENT, is made and entered into this 7th day of February, 1989, by and between the VILLAGE OF GLENVIEW, ILLINOIS (hereinafter referred to as the "Village"), by and through its President and Board of Trustees (hereinafter, together with their agents and representatives, collectively referred to as the "Corporate Authorities"); and ROBERT A. HOHS, 2232 Grandview Place, Glenview, Illinois, (hereinafter referred to as "Owner").

WITNESSETH:

WHEREAS, the Owner is the owner of record of a certain parcel of real estate, the legal description of which is set forth in Exhibit "A", attached hereto and made a part hereof, consisting of approximately 1.5 acres (hereinafter referred to as the "Property"), situated in an unincorporated area of Cook County, which Property is contiguous to the corporate limits of the Village and may be annexed to the Village as provided in Article 7 (territory) and Division 15.1 (annexation) of the Illinois Municipal Code, as amended (Chapter 24, Illinois Revised Statutes 1983), herein referred to as the "Code;" and,

WHEREAS, the Owner desires to have the Property annexed to the Village as shown on Plat of Annexation attached hereto as Exhibit "B" and made a part hereof, upon certain terms and conditions hereinafter set forth; and,

WHEREAS, a proposed annexation agreement, in substance and form the same as this Agreement, was submitted to the Corporate Authorities and a public hearing was held thereon, pursuant to notice as provided by statute; and,

WHEREAS, the statutory procedures provided in Section 11-15.1-1 et seq. of the Code with regard to the making of annexation agreements have been fully complied with by the parties to this Agreement; and,

WHEREAS, Owner proposes that the Property be developed in all respects in accordance with presently existing ordinances, rules and regulations of the Village, except as otherwise provided herein, including the Village Zoning Ordinance (hereinafter the "Zoning Ordinance"), Subdivision Control Ordinance (hereinafter the "Subdivision Ordinance"), Building Code (hereinafter the "Building Code") and other ordinances, rules and regulations (such ordinances, regulations and codes herein mentioned shall be collectively referred to as the "Village Regulations"); and,

WHEREAS, following published notice, as required by statute and ordinance, on application of the Owner and this public hearing was held on the proposed zoning and preliminary subdivision by the Plan Commission of the Village (said Commisison being duly designated by the Corporate

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Authorities of the Village to hold such public hearing and hereinafter being referred to as the "Plan Commission") to establish the Property subject to the R-4 Residential District standards and to develop the Property for residential use to permit four (4) single family residences on a four (4) lot, single family subdivision as set forth on the Plat of Subdivision attached hereto as Exhibit "C" and made expressly a part hereof. Pursuant to the Zoning Ordinance, said public hearings and notice were held and public hearings and notice were held and published in a manner conforming in all respects to law.

WHEREAS, the Board of Trustees of the Village, by the affirmative vote of at least two-thirds of its members, has approved this Agreement and authorized the President and the Clerk of the Village to execute this Agreement and authorized the President and the Clerk of the Village to execute this Agreement, under which Agreement the zoning classification of the subject real estate will be established subject to the R-4 Residential District Standards, to permit the development for residential use as shown on Exhibit "C."

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, IT IS HEREBY AGREED as follows:

1. ANNEXATION. After the execution of this Agreement, the Corporate Authorities shall adopt an ordinance annexing the Property to the Village, in accordance with all the terms and provisions of this Agreement.
2. ZONING. After the adoption of the annexation ordinance required in Section 1, the Corporate Authorities shall adopt an ordinance amending the Zoning Ordinance to classify the property as R-4 Residential District, and shall adopt other appropriate ordinances, if needed, to effectuate the development of the Property, or parts thereof, in accordance with the evidence submitted and compiled in the approved minutes of the public hearings before the Plan Commission incorporated herein and made a part hereof by this reference, and in accordance with the Preliminary Plat of Subdivision attached hereto as Exhibit "C."
3. SUBDIVISION APPROVAL. Concurrent with the adoption of the zoning ordinance set forth in Section Two (2) hereof, the Village shall approve preliminary subdivision of the Property to permit development of a four (4) lot single family subdivision as set forth on Exhibit "C." The Village agrees to diligently review all engineering plans which the Owner may hereafter submit for the entire Property (or for portions thereof if developed in phases) and to approve said plans or to notify the Owner of reasonable proposed revisions or additional requirements. Upon final engineering approval, the Village agrees to approve and execute a final Subdivision Plat, in general conformance with the criteria listed above, and to permit it to be recorded with the Recorder of Deeds of Cook County and/or the Torrens Office.

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4. STREETS AND IMPROVEMENTS - DEDICATION. The Village shall accept dedication of all public streets and improvements now or hereafter located on the Property, including storm sewers and water mains, in accordance with the Village Regulations as applicable to the Property. It is understood that this dedication shall not be applicable to the lateral service lines leading to individual buildings. Owner shall dedicate the Eastern most 20' of the property so as to create a 60' right-of-way for Elmdale Avenue. Owner shall further modify the curb work at the intersection of Elmdale and Glenview Road so as to create a 26' back-to-back street cross section at that location. The owner shall further implement and conform its construction to those features set forth on Preliminary Engineering Plans attached as Exhibit 'D' hereto and expressly made a part hereof. The current Owner shall deliver to the Village a bill of sale for all accepted improvements.

5. WATER PRODUCTION FACILITIES. The Village owns and operates public water facilities and agrees to provide water service to the Property on a non-discriminatory basis by means of a connection to be made by the Owner. The tap-on fee for water applicable to the subject premises shall be in accordance with the rates and schedules as now established by the Village of Glenview and shall be payable at the time each plumbing permit is issued.

6. STORM SEWER FACILITIES. Owner shall provided for storm water removal by connecting the sump pump of each residence to the sewer line adjacent to the property. Owner shall pay a "tap on" charge for such connection to the owner of the storm sewer line as agreed between the parties.

7. ANNEXATION, BUILDING PERMIT AND OTHER FEES. In connection with the annexation and development of the Property, Owner shall be required to pay fees at such rates as exist as of the date such fees are paid.

8. PERMITS. The Village agrees to issue necessary building permits and other permits for construction of the building and improvements, subject to the Owner being in full compliance with all Village Regulations.

9. SCHOOL AND PARK DISTRICT DONATIONS. The parties hereto acknowledge that, pursuant to Village Ordinance 1528, no cash donations are to be made by petitioner to the Glenview Park District, Community Consolidated District 34 or Northfield Township High School District 225.

10. OTHER ORDINANCES. The Village shall pass all ordinances which may be necessary to carry out the term and provisions of this Agreement.

IN WITNESS WHEREOF, the parties have set forth hands and affixed their seals this 7 day of FEBRUARY, 1989, the same being done

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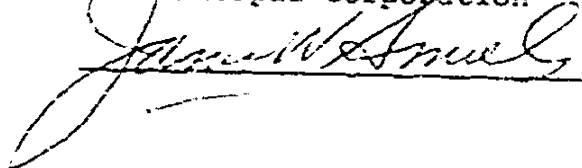
after public hearing, notice and statutory requirements having been fulfilled.

VILLAGE OF GLENVIEW, ILLINOIS,
A Municipal Corporation

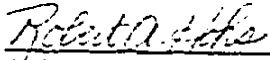
(SEAL)

ATTEST:


Village Clerk



OWNER:


Robert A. Hohn
2232 Grandview Place
Glenview, IL 60025

Property of Cook County Clerk's Office

89258431

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TABLE OF EXHIBITS

Exhibit "A"	Legal Description
Exhibit "B"	Plat of Annexation
Exhibit "C"	Preliminary Plat of Subdivision
Exhibit "D"	Preliminary Engineering Plan

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EXHIBIT "A"

The South 232.75 feet of the North 282.75 feet of that part of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 42 North, Range 12 East of the Third Principal Meridian lying West of the West line of the East 5.75 Acres of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 33 (being also the West line of Elmdale Road) and lying East of the East line of Doetsch's Subdivision of the West 10.101 acres of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 42 North, Range 12 East of the Third Principal Meridian, all in Cook County, Illinois.

Also: All of Elmdale Avenue lying East of and adjoining the above described parcel.

Also: All of that part of Glenview Road lying North of and adjoining the above described parcel, and lying North of the North line of the above described parcel extended east to the East line of Elmdale Avenue, and lying South of the North line of the SW 1/4 of said Section 33, Township 42 North, Range 12 East of the Third Principal Meridian, all in Cook County, Illinois.

Property of Cook County Clerk's Office

8/19/25/2011

HOHS SUBDIVISION

A Subdivision in the N 1/2 of the NE 1/4 of the SW 1/4 of Section 35, T42N, R12E, of the 3rd Principal Meridian, in Cook County, Illinois

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original map of the HOHS Subdivision as shown to me by the owner thereof.

Surveyed and Platted by _____
Surveyor

Witness my hand and seal of office at _____
this _____ day of _____, 19____.

County Clerk

Approved by the Board of Commissioners of Cook County, Illinois, on _____
this _____ day of _____, 19____.

County Clerk

Approved by the Board of Commissioners of Cook County, Illinois, on _____
this _____ day of _____, 19____.

County Clerk

Approved by the Board of Commissioners of Cook County, Illinois, on _____
this _____ day of _____, 19____.

County Clerk

Approved by the Board of Commissioners of Cook County, Illinois, on _____
this _____ day of _____, 19____.

County Clerk

Approved by the Board of Commissioners of Cook County, Illinois, on _____
this _____ day of _____, 19____.

County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

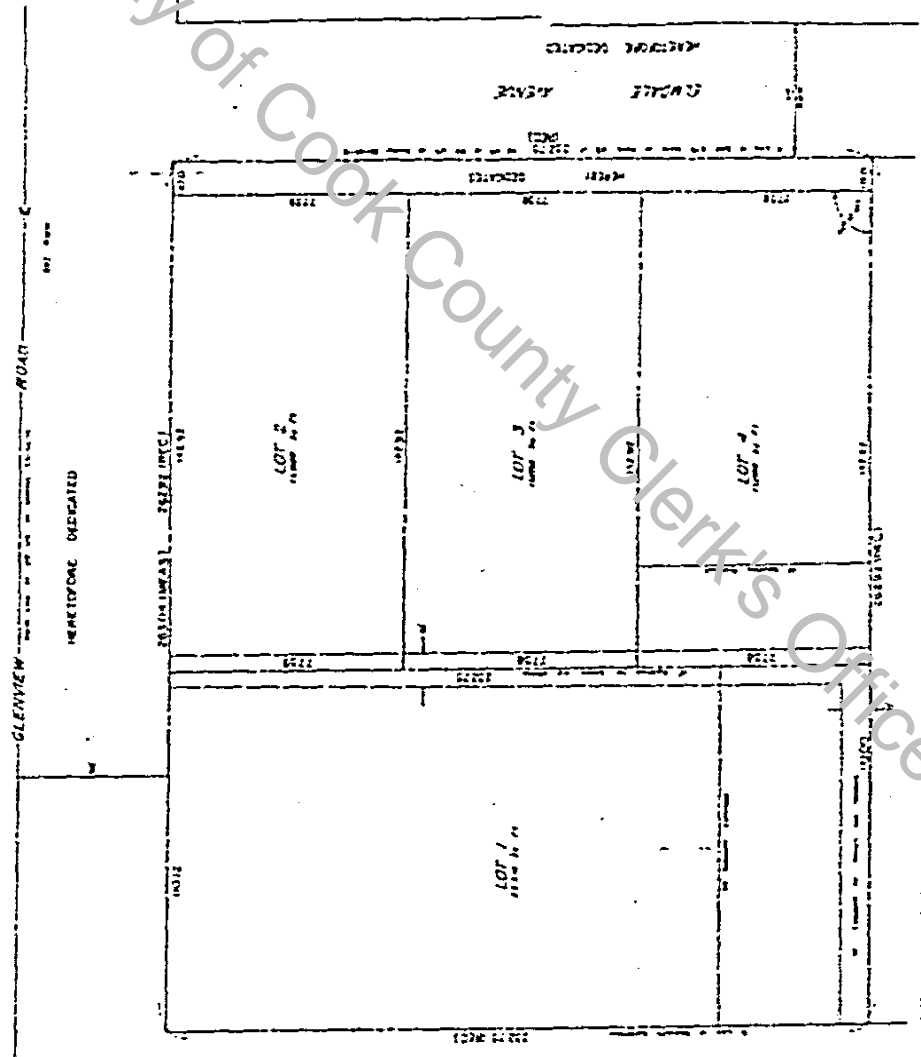
County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

County Clerk

APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

County Clerk



APPROVED AND CERTIFIED TRUE AND CORRECT BY THE CLERK OF SAID COUNTY, ILLINOIS, THIS _____ DAY OF _____, 19____.

80258433

SCALE: 1"=40'

