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**PLAT**

3-9-94

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VILLAGE OF LEMONT  
418 Main Street  
Lemont, IL 60439

**PLAT WITH THIS DOCUMENT**

VILLAGE OF LEMONT

ORDINANCE NO. 820 DEPT-09 MISC \$121.00  
T42222 TRAN 7250 03/09/94 12:53:00  
42312 & KE. \*\*94-216443  
COOK COUNTY RECORDER

AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT,  
COOK, DUPAGE, AND WILL COUNTIES, ILLINOIS, A 44 ACRE  
PARCEL GENSEALLY LOCATED BETWEEN MAIN STREET & ARCHER AVENUE  
SOUTHWEST OF THE MAIN STREET - ROUTE 83 INTERSECTION  
(Montefiori Property)

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF LEMONT

This 24th day of January, 1994.

Published in pamphlet form by  
authority of the President and  
Board of Trustees of the Village  
of Lemont, Cook, Will and DuPage  
Counties, Illinois, this 24 day  
of January, 1994.

RECORDING FEE \$ 121.00  
DATE 3-9-94 COPIES 6  
OK [Signature]

WILL CALL

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ORDINANCE NO: 820

AN ORDINANCE ANNEXING TO THE VILLAGE OF LEMONT,  
COOK, DuPAGE, AND WILL COUNTIES, ILLINOIS, A 44 ACRE  
PARCEL GENERALLY LOCATED BETWEEN MAIN STREET & ARCHER AVENUE  
SOUTHWEST OF THE MAIN STREET - ROUTE 83 INTERSECTION  
(Montefiori Property)

WHEREAS, a written petition, signed by the legal owner of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lemont, Cook, DuPage, and Will Counties, Illinois, requesting that said territory be annexed to the Village of Lemont; and

WHEREAS, said annexation petition has also been signed by the elector residing within said territory; and

WHEREAS, said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lemont; and

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by State Statute; and

WHEREAS, the legal owners of record of said territories and the Village of Lemont have entered into a valid and binding Annexation Agreement relating to such territory; and

WHEREAS, all petitions, documents and other necessary legal requirements are in full compliance with the terms of said Annexation Agreement and with the statutes of the State of Illinois, specifically Chapter 24, Paragraph 7-1.8, Illinois Revised Statutes, 1971; and

WHEREAS, it is in the best interest of the Village of Lemont that said territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COOK, DuPAGE AND WILL COUNTIES, STATE OF ILLINOIS, as follows:

SECTION 1: That the territory described in Exhibit "A" attached hereto being indicated on an accurate map of the annexed territory, (which is attached hereto and made a part of this ordinance) is hereby annexed to the Village of Lemont, Counties of Cook, DuPage, and Will, State of Illinois.

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SECTION 2: That the Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance together with an accurate map of the territory annexed appended to this Ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED AND APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LEMONT, COUNTIES OF COOK, DUPAGE, AND WILL, ILLINOIS, on this 24 day of January, 1994.

	AYES	NAYS	PASSED	ABSENT
Barbara Buchman	✓			
Alice Chin	✓			
Keith Latz	✓			
William Margalun	✓			
Rick Rimbo	✓			
Ralph Schebert	✓			

Charlene Smollen  
CHARLENE SMOLLEN, Village Clerk

Approved by me this 24 day of January, 1994.

Richard A. Kwaneski  
RICHARD A. KWANESKI, Village President

Attest:

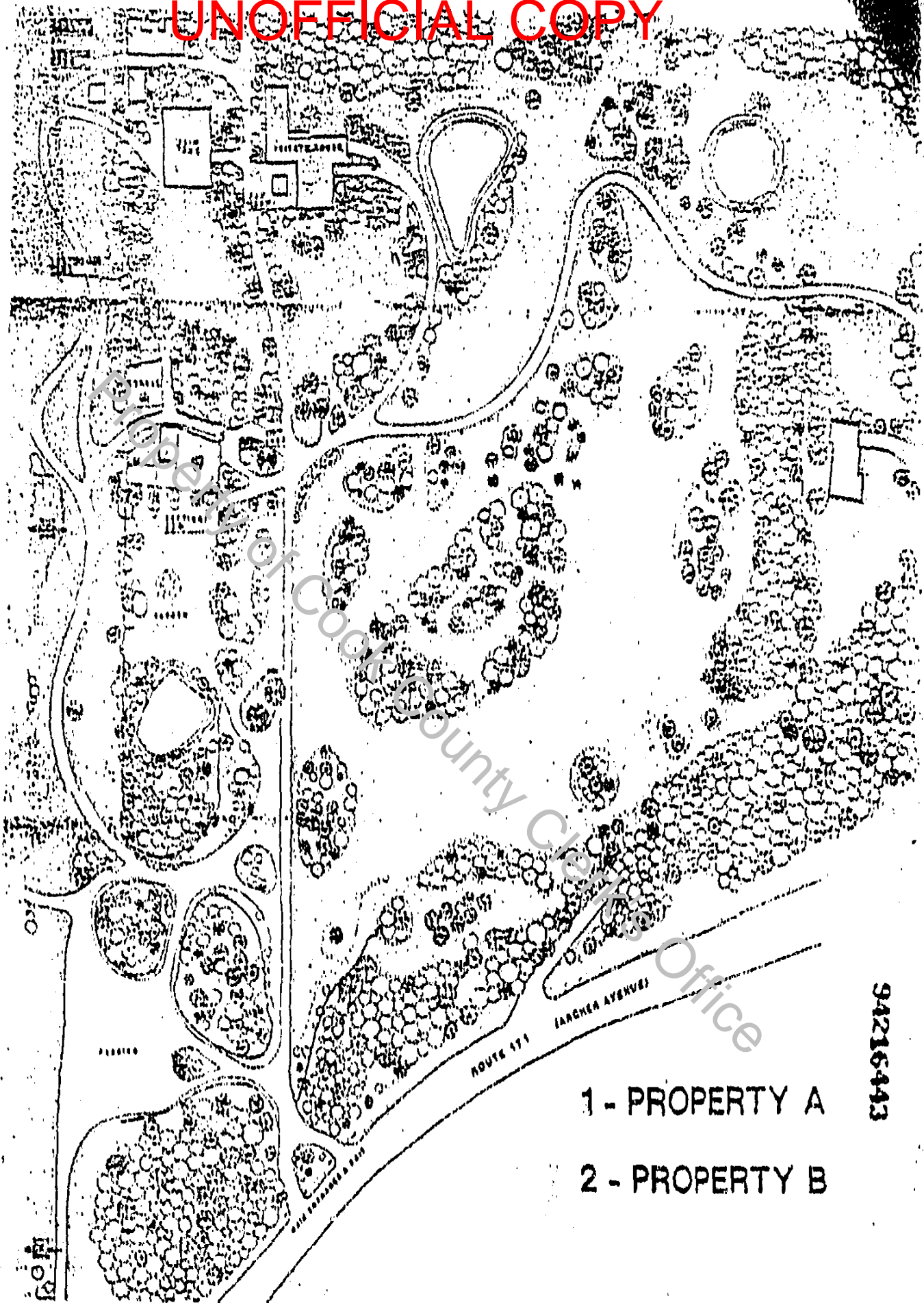
Charlene Smollen  
CHARLENE SMOLLEN, Village Clerk

Mail to:  
Village Clerk  
Village of Lemont  
418 Main Street  
Lemont, IL 60439

22-23-203-003;-004;-008  
22-14-402-003;-013

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1 - PROPERTY A

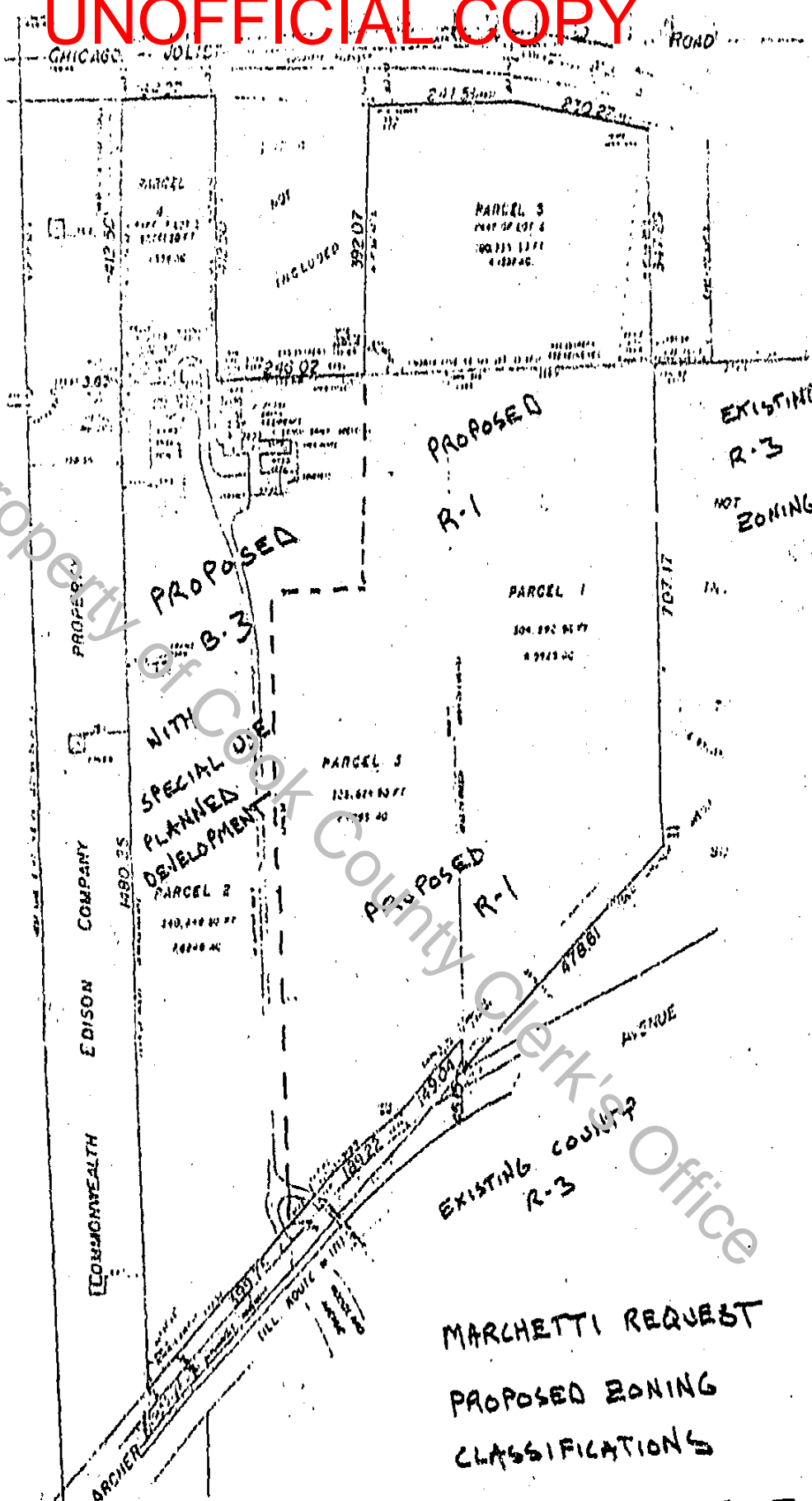
2 - PROPERTY B

9A216443

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EXISTING ZONING

EXISTING COUNTY R-3



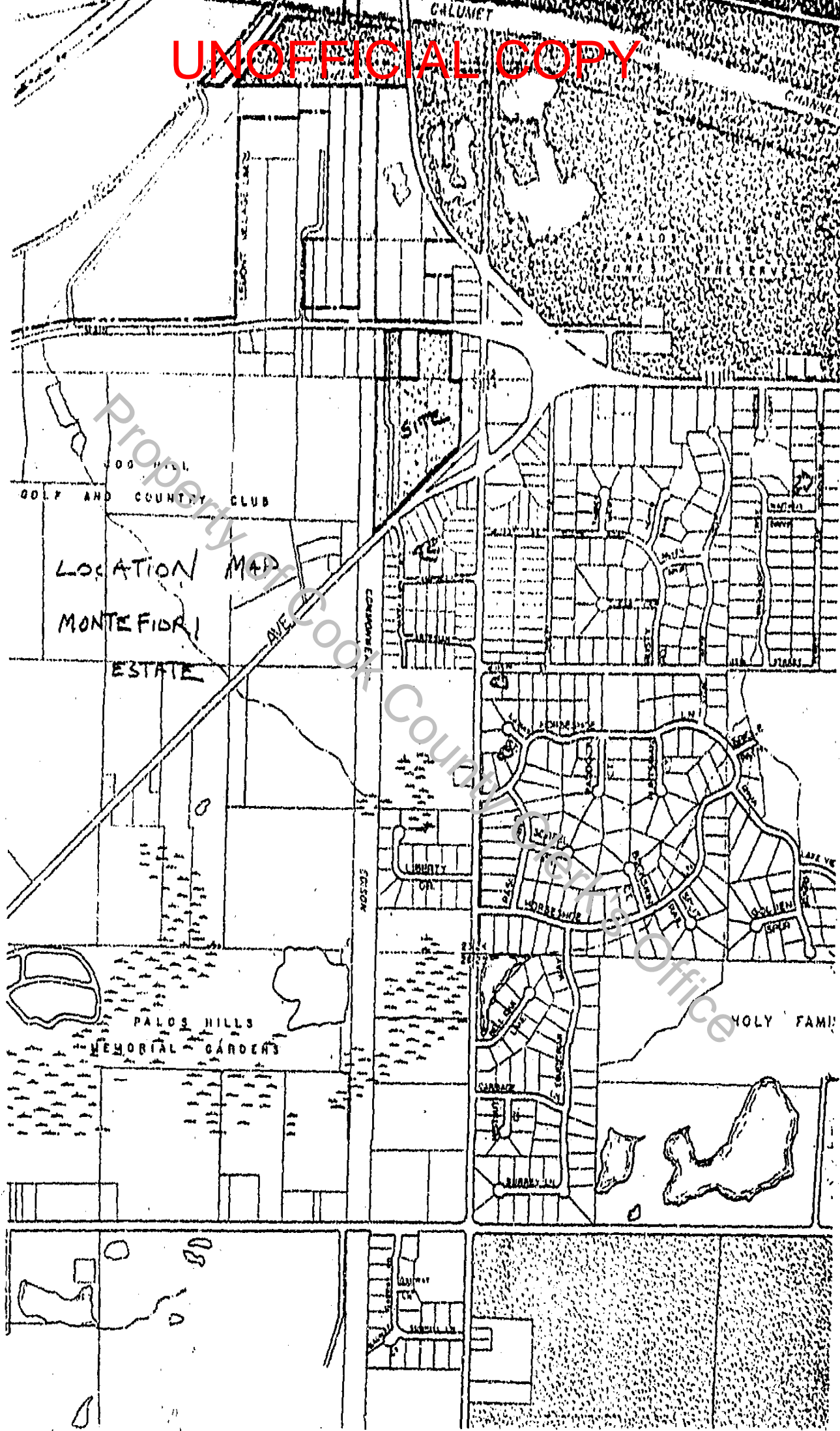
Property of Cook County Clerk's Office

MARCHETTI REQUEST  
PROPOSED ZONING  
CLASSIFICATIONS

NOTE: ZONING DISTRICT  
BOUNDARY IS APPROXIMATE

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LOCATION MAP  
MONTEFIORI  
ESTATE

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Parcel One: That part of the East half of the North East quarter of Section 23, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at a point in the North line of said East half of the North East quarter which is 700 feet East of the North West corner of said East half of the North East quarter; thence East, along said line, a distance of 150 feet; thence Southerly, along a line which is parallel with the West line of said East half of the North East quarter for 700.45 feet, to the center of a road (Archer Avenue), thence South Westwardly along the center of said road, for a distance of 478.17 feet, more or less, to a point which is 700 feet East of the West line of said East half of the North East quarter; thence North along a line which is parallel with said West line of the East half of the North East quarter for a distance of 1,035.29 feet, to the place of beginning, containing 7.01 acres, more or less, situated in the Township of Lemont, County of Cook, and State of Illinois. (PIN number 22-23-203-008)

Parcel Two: A parcel of land in the East half of the North East quarter of Section 23, Township 37 North, Range 11, East of the Third Principal Meridian, bounded and described as follows: Measure along the North section line from the North West corner of the East half of the North East quarter of said Section, a distance of 150 feet to the place of beginning; thence continue along said Section line a distance of 250 feet; thence South along a line parallel with and 400 feet East of the West line of the East half of the North East quarter of said Section, 1,315.21 feet to the center of the public highway known as Archer Avenue, or State Aid Route 85, thence South West along the center line of said public highway, a distance of 341.65 feet more or less to a point 150 feet East of the West line of the East half of the North East quarter of said Section measured at right angles thereto, which is 1,548.07 feet South of the place of beginning, thence North to the place of beginning, containing 0.22 acres more or less, situated in the County of Cook, in the State of Illinois. (PIN 22-23-203-003)

Parcel Three: That part of the East half of the North East quarter of Section 23, Township 37 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point in the North line of said quarter section at a point 400 feet East of the North West corner of the East half of the North East quarter of said Section, thence continuing East along said Section line a distance of 300 feet; thence South along a line parallel with and 700 feet East of the West line of the East half of the North East quarter of said section to the center of a public highway known as Archer Avenue or State Aid Road, Route Number 85; thence South Westerly along the center line of the public road a distance of 409.88 feet more or less to a point 400 feet East of the West line of the East half of the North East quarter of said section, measured at right angles to said line, which point is 1,314.88 feet

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South of the place of beginning, thence North to the place of beginning, situated in the Township of Lamont, County of Cook, in the State of Illinois. (PIN 22-23-203-004)

Parcel Four: The East 2 acres of Lot 3 (except the West 20 feet thereof) in Doelin and Kirk's Resubdivision of the East 40<sup>th</sup> 7 feet of the South West quarter of the South East quarter and of the South East quarter of the South East quarter of Section 24, Township 37 North, Range 11, East of the Third Principal Meridian (except Lots 1 to 3 of Bon's Subdivision of part thereof) in Cook County, Illinois. (PIN 22-23-402-003)

Parcel Five:  
LSE 3 (except the East 101.94 feet thereof) in Christian Bee's Resubdivision of Blocks 46, 47, and 48 and land adjoining on the West in the Village of Oak Plains in the Southeast Quarter of Section 14, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois. Except from above described property that part thereof taken for highway purposes as described in Lis Pendens Case Number 69 L3 1193. (PIN 22-23-402-013)

PARCEL 6 THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 278.80 FEET; THENCE SOUTH 709.45 FEET MORE OR LESS, TO THE CENTER LINE OF OLD ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 381.15 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG SAID EAST LINE 449.67 FEET MORE OR LESS TO THE PLACE OF BEGINNING, ALSO

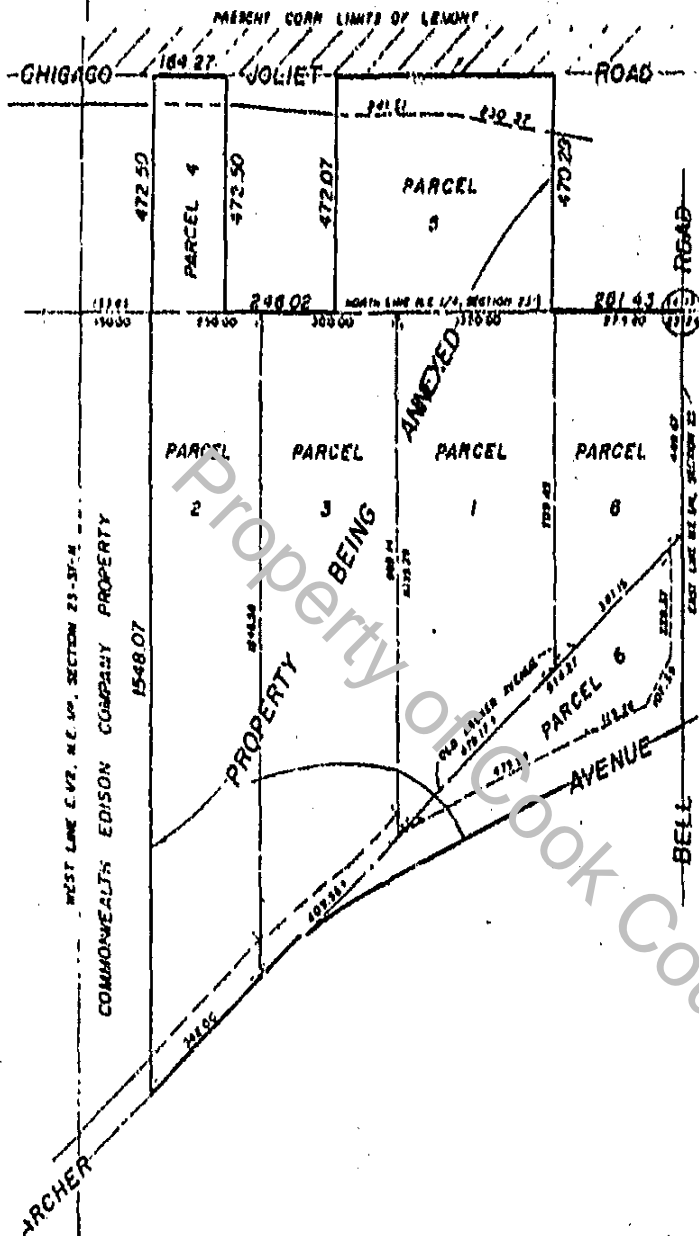
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 449.67 FEET TO THE CENTER LINE OF OLD ARCHER AVENUE, FOR A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE SAID CENTER LINE 659.32 FEET MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY OF NEW ARCHER AVENUE (ROUTE 4A); THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID NEW ARCHER AVENUE (ROUTE 4A) TO THE EAST LINE OF SAID SECTION 23; THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM, THAT PART TAKEN BY CONDEMNATION FOR ARCHER AVENUE).

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PLAT OF LAND ANNEXATION  
 TO THE VILLAGE OF LEMONT, COOK COUNTY, ILLINOIS  
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EXHIBIT 1510

1 INCH = 100 FEET



PARCEL ONE, THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE NORTH EAST 1/4 WHICH IS 100 FEET EAST OF THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHEAST 1/4; THENCE EAST, ALONG SAID LINE, A DISTANCE OF 100 FEET; THENCE SOUTHWEST, ALONG A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 FOR 100.43 FEET, TO THE CENTER OF A ROAD (ARCHER AVENUE); THENCE SOUTHWESTWARDLY ALONG THE CENTER OF SAID ROAD, FOR A DISTANCE OF 478.17 FEET, MORE OR LESS, TO A POINT WHICH IS 100 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4; THENCE NORTH ALONG A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 1,033.79 FEET, TO THE PLACE OF BEGINNING, CONTAINING 7.61 ACRES, MORE OR LESS, SITUATED IN THE TOWNSHIP OF LEMONT, COUNTY OF COOK, AND STATE OF ILLINOIS. (P.L.N. NUMBER 22-23-21-001)

PARCEL TWO, A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ALONG THE NORTH SECTION LINE FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 100 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE ALONG SAID SECTION LINE, A DISTANCE OF 350 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 100 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, 1,115.21 FEET TO THE CENTER OF THE PUBLIC HIGHWAY KNOWN AS ARCHER AVENUE, OR FEWER 100 FEET EAST, THENCE SOUTHWEST ALONG THE CENTER LINE OF SAID PUBLIC HIGHWAY, A DISTANCE OF 141.65 FEET, MORE OR LESS, TO A POINT 100 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION MEASURED AT RIGHT ANGLES THEREON, WHICH IS 1,348.67 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING, CONTAINING 8.27 ACRES, MORE OR LESS, SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS. (P.L.N. NUMBER 22-23-21-002)

PARCEL THREE, THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID QUARTER SECTION AT A POINT 100 FEET EAST OF THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE CONTINUING EAST ALONG SAID SECTION LINE, A DISTANCE OF 100 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 100 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION TO THE CENTER OF A PUBLIC HIGHWAY KNOWN AS ARCHER AVENUE OR STATE AID ROAD, ROUTE NUMBER 83; THENCE SOUTHWESTWARDLY ALONG THE CENTER LINE OF THE PUBLIC ROAD, A DISTANCE OF 409.98 FEET, MORE OR LESS, TO A POINT 100 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION, MEASURED AT RIGHT ANGLES TO SAID LINE, WHICH POINT IS 1,114.95 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH TO THE PLACE OF BEGINNING, SITUATED IN THE TOWNSHIP OF LEMONT, COUNTY OF COOK, IN THE STATE OF ILLINOIS. (P.L.N. NUMBER 22-23-21-003)

PARCEL FOUR, THE EAST 2 ACRES OF LOT 3 (EXCEPT THE WEST 70 FEET THEREOF) IN SCOLLIN AND KEPA'S RESUBDIVISION OF THE EAST 400 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT LOTS 1 TO 3 OF BOB'S SUBDIVISION OF PART THEREOF IN COOK COUNTY, ILLINOIS. (P.L.N. NUMBER 22-14-20-001)

PARCEL FIVE, LOT 5 (EXCEPT THE EAST 101.94 FEET THEREOF) IN HUNTERMAN BOB'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (P.L.N. 22-14-202-011)

PARCEL SIX, THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 278.80 FEET; THENCE SOUTH 100.43 FEET, MORE OR LESS, TO THE CENTER LINE OF OLD ARCHER AVENUE; THENCE NORTHWESTERLY ALONG SAID CENTER LINE, 381.13 FEET, MORE OR LESS, TO EAST LINE OF SAID SECTION; THENCE NORTH ALONG SAID EAST LINE, 449.67 FEET, MORE OR LESS TO THE PLACE OF BEGINNING ALSO, THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, 449.67 FEET TO THE CENTER LINE OF OLD ARCHER AVENUE, 100 FEET SOUTH OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE SAID CENTER LINE 816.32 FEET, MORE OR LESS, TO THE NORTHWESTLY RIGHT-OF-WAY OF NEW ARCHER AVENUE (CURVE 4A); THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID NEW ARCHER AVENUE (CURVE 4A) TO THE EAST LINE OF SAID SECTION 23; THENCE NORTH ALONG SAID EAST LINE TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (P.L.N. NUMBER 22-23-21-011)

STATE OF ILLINOIS,  
 COUNTY OF COOK

SEYMOUR HURVEY CO., LTD. HEREBY CERTIFIES THAT THEY HAVE REPRODUCED THE ABOVE DESCRIBED PROPERTY AND PREPARED THE HEREON DRAWN PLAT OF ANNEXATION FROM SAID SURVEY AND FROM RELEVANT PLATS AND RECORDS.

DATED AT MORN, ILLINOIS, THIS 20 DAY OF JANUARY, 1994.

SEYMOUR HURVEY CO., LTD.  
 BY: [Signature]  
 TO REG. LAND SURVEYOR 11103

STATE OF ILLINOIS,  
 COUNTY OF COOK

APPROVED BY THE BOARD OF THE VILLAGE OF LEMONT AT A MEETING HELD THIS 19 DAY OF JANUARY, 1994.

BY: [Signature]  
 MAYOR

94216443