

PLAT WITH THIS DOCUMENT

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Docket No. 839

RESOLUTION NO. 15-112 95206435

A Resolution Repealing Resolution No. 87-202 and Authorizing the Village President to Enter Into a New Covenant With Respect to Parking (310 Chaddick Drive) **95206435**

WHEREAS, on December 7, 1987, the President and Board of Trustees adopted Resolution No. 87-202 authorizing the Village President to enter into a Covenant with Respect to Parking for the landbanking of 5 parking spaces at 310 Chaddick Drive, Wheeling, Illinois, recorded as Document No. 87664322 on December 12, 1987; and

WHEREAS, due to a proposed building addition, the amount of required parking spaces has increased and a new variation is being requested to reduce parking from the required 35 spaces to 30 with landbanking of 5 spaces in a different location; and

WHEREAS, a variation from Title 19, Zoning, Section 19.76.120 Off-Street parking and loading, Required Spaces, Subsection (c)(1), of the Wheeling Municipal Code, was granted by the Corporate Authorities for the property located at 310 Chaddick Drive, Wheeling, Illinois, upon the passage and approval of Ordinance No. 3023 on March 6, 1995; and

WHEREAS, Thomas O'Gara, President of Remke Industries, Inc., has submitted an executed Covenant With Respect to Parking, which stipulates that should the Village of Wheeling conclude that additional parking is necessary or desirable, the owner of the property shall install 5 additional parking spaces substantially in conformance with the Site Plan, Sheet A-1, dated October 21, 1994, prepared by Jonson Architects of Oak Brook Illinois for Remke Industries, 310 Chaddick Drive, Wheeling, Illinois, marked as Exhibit 'B', herein attached and made part of; and

WHEREAS, the President and Board of Trustees deem it to be in the best interests of the Village to enter into a Covenant With Respect to Parking:

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WHEELING, COUNTIES OF COOK AND LAKE, STATE OF ILLINOIS, that Resolution No. 87-202 is hereby repealed and the Covenant with Respect to Parking recorded as Document No. 87664322 on December 12, 1987, is terminated;

BE IT FURTHER RESOLVED that the Village President is hereby authorized to sign the new Covenant With Respect to Parking, and said Covenant shall be duly recorded in the Office of the Cook County Recorder of Deeds.

Trustee Wahl moved, seconded by Trustee Wahl, that Resolution No. 15-112 be adopted.

Trustee Abruscato Wahl Trustee Hartman Wahl
Trustee Altieri Wahl Trustee Todd Wahl
Trustee Gaffke Wahl Trustee Wisinski Wahl

ADOPTED this 11th day of March, 1995, by the President and Board of Trustees of the Village of Wheeling, Illinois.



Sheila H. Schultz
Sheila H. Schultz
Village President

WILL CALL 600
PROBATION FEE \$ 35
DATE 3-28-95 WORKS
ALL

PATRICIA FOLEY
VILLAGE OF WHEELING
P.O. BOX V/255 W. DUNDEE RD.
WHEELING, IL. 60090



DEPT-01 REC'D
95666 TRAN 9437 03/20/95 11:02:00
4520 3 LC *-95-200435
COOK COUNTY RECORDER

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COOK COUNTY CLERK'S OFFICE

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COVENANT WITH RESPECT TO PARKING

COVENANT made this 11th day of March, 1995 by and between Romko Industries, Inc. (hereinafter referred to as "Owner") and the Village of Wheeling, an Illinois Municipal Corporation; and

WHEREAS, Owner is the fee title holder of certain premises containing approximately 1.15 acres improved with a building consisting of approximately 19,812 square feet in the Village of Wheeling, County of Cook, State of Illinois, more commonly known as 310 Chaddick Drive, Wheeling, Illinois, which premises are legally described on Exhibit A hereto attached and made a part hereof; and

WHEREAS, under the terms of Section 19.76.120 (c)(1) Required Parking for Industrial Uses of the Zoning Ordinance of the Village of Wheeling, the building on the subject premises would require 35 parking spaces; and

WHEREAS, the President and Board of Trustees of the Village of Wheeling have granted a variation reducing the parking requirement to 30 spaces on the condition that should need arise, as determined by undersigned or the Wheeling Village Board, that additional parking conforming to the requirements of Title 19 will be constructed by the Owner on the property legally described on Exhibit A;

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars and other good and valuable consideration including the granting by the Village of Wheeling of the aforesaid variation, the undersigned agrees for itself, its successors and assigns that should the Village of Wheeling conclude that additional parking is necessary or desirable on the property legally described on Exhibit A, such additional parking, not to exceed 35 total parking spaces, shall be constructed substantially in conformance with the Site Plan prepared by the Jonson Architects, 2311 West Twenty-Second Street, Oak Brook, Illinois 60521, dated October 21, 1994, marked as Exhibit B and hereto attached and made a part hereof. The construction of additional parking spaces shall bring the total number of spaces on the subject property to a maximum of 35 spaces. The covenants and conditions contained herein shall be binding upon and inure to the benefit of Owner, its successors, assigns and legal representatives.

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IN WITNESS WHEREOF, this Covenant was executed on the day, month and year first above written.

Remke Industries Inc.

By: John T. Osare
Title: President

ATTEST:

Lucille Welk

Title: Secretary

SEAL:



VILLAGE OF WHEELING, an Illinois
municipal corporation

By: Shirley H. Schuster
Village President

ATTEST:

James D. Hall
Village Clerk

SEAL:



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EXHIBIT A

Lots 33 and 34 in Palwaukee Business Center Unit 2, being a subdivision in the Southeast Quarter of Section 11, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

The above described property is located at 310 Chaddick Drive, Wheeling, Illinois.

Permanent Real Estate Index No. ~~03-11-400-001-0000~~

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