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. DEPT-01 RECORDING \$47.50
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 . 40327 REC *-96-432810
 . COOK COUNTY RECORDER

ORDINANCE NO. 0-71-96

AN ORDINANCE PROVIDING A CORRECTED PRO-RATA REIMBURSEMENT OF THE
 COST OF CERTAIN IMPROVEMENTS AND SUPERSEDING ORDINANCE 0-9-96

4752
AS

Property of Cook County Clerk's Office

ICOR TITLE INSURANCE

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Published in pamphlet form by authority of the
 President and Board of Trustees of the Village of Palatine
 on April 22, 1996

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ORDINANCE 0-71-96

AN ORDINANCE PROVIDING A CORRECTED PRO-RATA REIMBURSEMENT OF THE COST OF CERTAIN IMPROVEMENTS AND SUPERSADING ORDINANCE 0-9-96.

WHEREAS, the Village of Palatine has agreed to permit Blue Jay Building Corp., 145 S. Lively Blvd., Elk Grove Village, Illinois (hereinafter referred to as "the Developers"), developers of the following described property, to-wit:

Crescentwood Subdivision, a resubdivision of Lots 1,3,4 in Block 7 and Lots 6,7, 8 and 10 in Block 8, in Arthur T. McIntosh and Company's Chicago Avenue Farms in the Southeast 1/4 of Section 16, Township 42 North, Range 10th East of the Third Principal Meridian recorded April 20, 1992 as Document #91255438 in Cook County, Illinois.

(hereinafter referred to as the "Premises") to connect the said Premises to the Village's municipal water main and sewer lines on the terms and conditions of a certain Annexation Agreement, dated August 28, 1989, pursuant to which the Developers will construct the following improvements; Road improvements and watermains along Middleton Avenue. Road improvements and watermain and sanitary sewer along Wilson Street; and

WHEREAS, said improvements, will benefit properties other than the Premises; and

WHEREAS, the Village of Palatine has determined to recover from other property owners benefiting by the said improvements a pro-rata share of the cost of said improvements:

WHEREAS, on the 8th day of January 1996, Ordinance 0-9-96 recorded as Document #96102162 on February 7th, 1996, provided for a recapture of certain

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cost associated with the improvements installed in association with the Crescentwood Subdivision; and

WHEREAS, Exhibit B & C of said ordinance reflected the wrong dollar amount to be recaptured; and

WHEREAS, this revised ordinance reflects the correct amount to be recaptured and supersedes all of the terms and provisions of Ordinance 0-9-96.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Palatine, County of Cook, Illinois acting in the exercise of their home rule power:

SECTION 1: For the purposes of this ordinance, "Non-Contributing Owner" shall mean any person or persons who paid no part of the construction cost of the said improvements to be installed by the Developer and whose property benefits therefrom, including subsequent purchasers of such property with prior notice of this Ordinance.

SECTION 2: Attached hereto and made a part of this Ordinance are:

- (a) Satisfactory evidence of the nature, extent and location of said improvements, labeled as Exhibit A.
- (b) Total cost and apportionment of improvements; labeled as Exhibit B.
- (c) The legal description of the service area that will benefit from said improvement labeled as Exhibit C.

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SECTION 3: Whenever any NON-CONTRIBUTING OWNER applies to the Village for the right to tap into or make connection with said improvements, the Village Director of Community Development shall certify to such applicant the amount due from him under this Ordinance. Said amount shall be determined by adding to the cost apportionment for the appropriate parcel, computed pursuant to Section 3, Paragraph (a) above, an inflation increment computed at the rate of six percent (6%) per annum of said apportionment cost, from the date of passage of this Ordinance. The amount so certified shall be collected from applicant before issuing any permit to tap into or make connection therewith. The amount so collected shall be remitted by the Village to the developer, less three percent (3%) thereof to cover processing and administrative costs. The amounts to be collected from NON-contributing owners under this paragraph shall be in addition to and exclusive of fees required and fixed by any other ordinance for inspection of, or permit for, connections with or taps into sewer lines.

SECTION 4: This ordinance shall be effective upon its passage and approval according to law and shall expire twenty (20) years from the date of passage.

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SECTION 5: The Village Clerk of the Village of Palatine hereof is authorized and directed to file with the Recorder of Deeds of Cook County, Illinois, a certified copy of this Ordinance.

PASSED: This 22 day of April, 1996.

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

APPROVED by me this 22 day of April, 1996.



President of the Village of Palatine

ATTESTED and filed in the Office of the Village Clerk this 22 day of April, 1996.



Village Clerk

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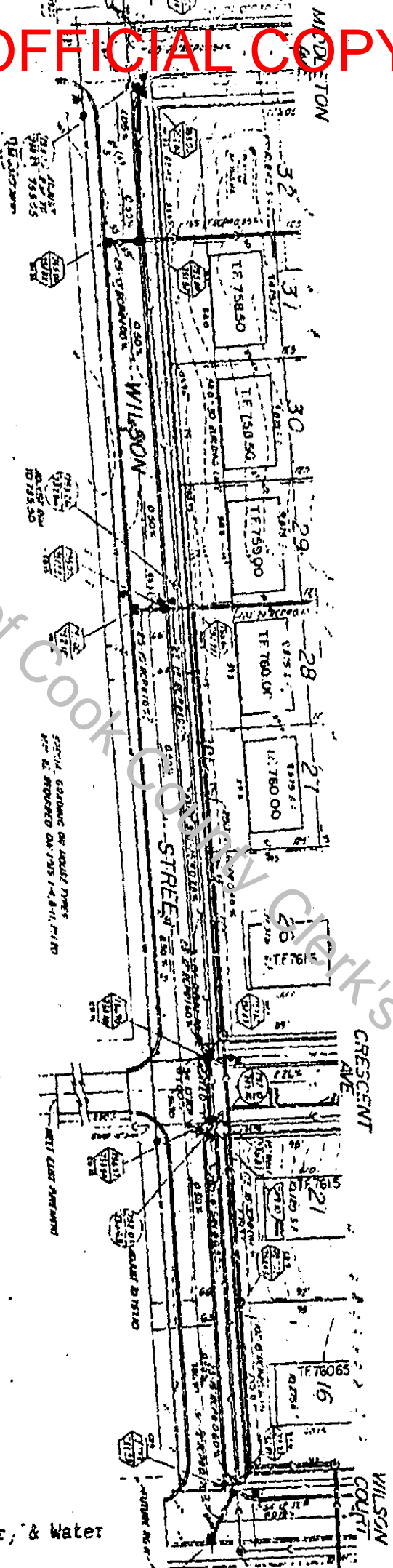


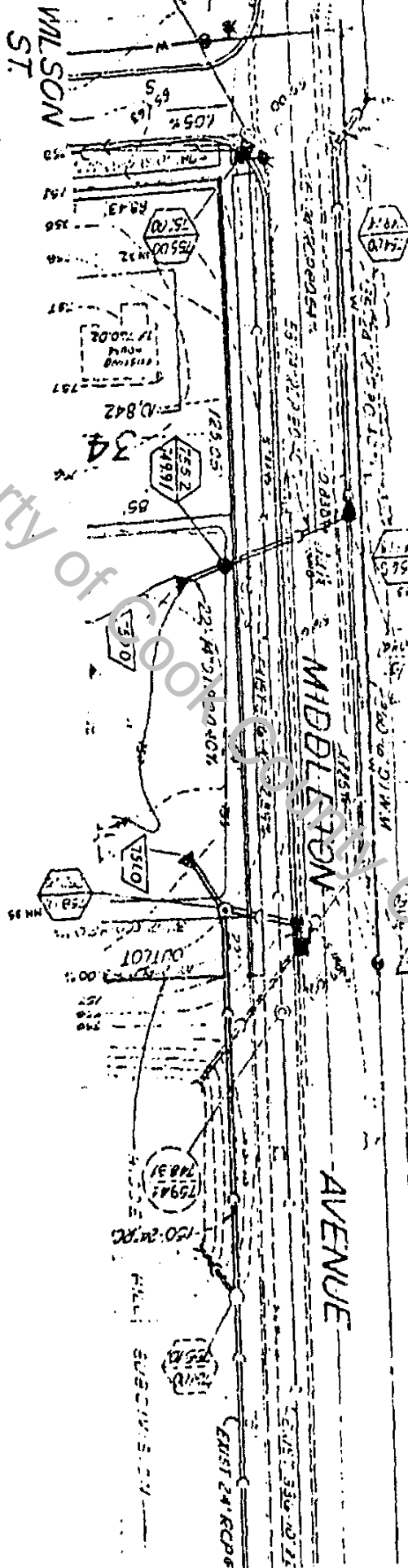
EXHIBIT A
CRESCENTWOOD - Sanitar, & Water

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THE CALL TO THE CONTRACTORS WERE
STORM SEWER RISERS OVER W/M
STORM SEWER TO BE 15' MIN 1.5' MIN
SEPARATION

NOTE CONTRACTOR TO MAINTAIN 10' MIN
SEPARATION BETWEEN STORM SEWER
AND WATERMAIN

08122010

EXHIBIT A
CRESCENTWOOD -Sanitary & Water

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EXHIBIT B

CRESCENTWOOD

SANITARY SEWER - WILSON

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
Drop Connection to Existing Structure	1 ea.	\$1600.00	\$1600.00
Standard Manhole	1 ea.	\$1101.00	\$1101.00
8" Sanitary Sewer	280 L.F.	\$21.50	\$6020.00
Trench Backfill	40 L.F.	\$25.00	\$1000.00
T.V. Inspection	280 L.F.	\$0.50	\$140.00
Design Engineering	3% const.		\$295.83
Consulting Engineering	3% const.		\$295.83
TOTAL			\$10452.76

Frontage of Property benefiting 556.89 L.F.
Apportionment: - \$10,452.76/556.89 L.F. = \$18.76/L.F.

WATERMAIN ON MIDDLETON AVENUE

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
6" Gate Valve & Vault	1 ea.	\$1250.00	\$1250.00
6" DIP Watermain	360 L.F.	\$18.00	\$6480.00
Connection to Existing Main	1 ea.	\$1600.00	\$1600.00
Design Engineering	3% const.		\$279.90
Construction Engineering	3% const.		\$279.90
TOTAL			\$9889.80

Frontage of Property benefiting 658.04 L.F.
Apportionment - \$9889.80/658.04 L.F. = \$15.02/L.F.

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Blue Jay Custom Construction

(847) 934-9672

921 W. Wood Street
Palatine, IL 60067

FAX (847) 934-9702

March 1, 1996

Village Of Palatine
Engineering Dept.
200 East Wood Street
Palatine, IL 60067

RE: excavating recapture for Wilson ST

Dear Mike Dancki,

The revised figures for excavation of Crescentwood Subdivision are as follows:

1) Property located East of Crescent Avenue with an average fill of 5', 40' wide. 295 L.F.

Frontage


1'0 Top Soil Stripping	437 cy @ \$1.25	\$546.25
Clay Compaction	2185 cy @ \$1.25	\$2,731.25
Clay Brought In	2185 cy @ \$5.95	<u>\$13,000.75</u>
		\$16,278.25
	divided by 2	\$8,139.13
	silt fence	\$500.00
	6%	<u>\$518.35</u>
	Total Johnson	\$9,157.48

2) Property located West of Crescent Avenue with an average fill of 3', 60' wide. 670 L.F.

Frontage

1'0 Top Soil Stripping	1489 cy @ \$1.25	\$1,861.25
Clay Compaction	4467 cy @ \$1.25	\$5,583.75
Clay Brought In	4467 cy @ \$5.95	<u>\$26,572.65</u>
		\$34,023.65
	divided by 2	\$17,011.83
	silt fence	\$1,000.00
	6%	<u>\$1,080.71</u>
	Total Lemanski	\$19,092.54

Sincerely,

 3/4/96

Michael Losacco

EXHIBIT B
1A of 3

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EXHIBIT B

Crescentwood Subdivision

Watermain on Wilson Street

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
6" Gate Valve and Vault	2 ea.	\$1250.00	\$2500.00
Fire hydrants	2 ea	\$1300.00	\$2600.00
6" DIP Watermain	950 L.F.	\$18.00	\$17100.00
Trench Backfill	80 L.F.	\$11.00	\$880.00
Design Engineering	3% constr.		\$692.40
Construction Engineering	3% constr.		\$692.40
TOTAL			\$24454.80

Frontage of Property Benefiting - 1827.21 L.F.
Apportionment - $\$24,454.80 / 1827.21 \text{ L.F.} = \$13.38 / \text{L.F.}$

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EXHIBIT B

Crescentwood Subdivision

ROADWAY IMPROVEMENTS ON WILSON STREET

ITEMS	QUANTITY	UNIT PRICE	AMOUNT
Type A Concrete Curb & Gutter	2136 L.F.	\$7.10	\$15165.60
6" Base Course	2966 S.Y.	\$10.00	\$29660.00
6" Binder Course	2966 S.Y.	\$2.75	\$8156.50
1" Surface Course	2966 S.Y.	\$2.50	\$7415.00
Prime Coat	296.6 gal	\$1.85	\$548.71
Inlet	5 ea.	\$600.00	\$3000.00
Catchbasin	4 ea.	\$875.00	\$3500.00
12" diameter Stormsewer	118 L.F.	\$13.00	\$1534.00
Trench Backfill	118 L.F.	\$10.00	\$1180.00
Streetlight	3 ea.	\$2544.27	\$7632.81
Restoration along Southside			\$1800.00
Topsoil Stripping	1926 CY	\$1.25	\$2407.50
Clay Import	6652 CY	\$5.95	\$39579.40
Clay Compaction	6652 CY	\$1.25	\$8315.00
Silt Fence	Lump Sum		\$1000.00
SUB-TOTAL			\$130,894.52
Design Engineering	3% constr.		\$3926.83
Construction Engineering	3% constr.		\$3926.83
TOTAL			\$138,748.18

Frontage of Property benefiting - 1827.21 L.F.
Apportionment - \$138748.18/1827.21 L.F. = \$75.93 L.F.

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EXHIBIT C

CRESCENTWOOD SUBDIVISION

BENEFITING - CONTRIBUTING

1. Crescentwood Subdivision a resubdivision of Lots 1,3,4 in Block 7 and Lots 6, 7, 8 and 10 in Block 8 in Arthur T. McIntosh and Company's Chicago Avenue Farms in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 20, 1992 as Document #91255438 in Cook County, Illinois.

Lineal Frontage along Middleton Avenue - 360 L.F.

Lineal Frontage along Wilson Street - 946.26 L.F.

Amount Benefiting from Watermain along Middleton Ave. - $360LF \times \$15.02/LF = \5407.20

Amount benefiting Watermain along Wilson - $946.26F \times \$13.38/LF = \$12,660.96$

Amount Benefiting Sanitary Sewer along Wilson - $280LF \times 18.76/LF = \5252.80

Amount Benefiting Street Imp. along Wilson St. - $946.26 \times \$75.93 = \$71,849.52$

BENEFITING - NON CONTRIBUTING

1. **02-16-406-005**
Lot 4 in Block 6 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Middleton - 298.04 L.F.

Amount of Recapture for Watermain - $298.04 L.F. \times \$15.02/LF. = \4476.56

- (2) **02-16-412-016**
Lot 13 in Block 9 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Wilson - 276.89 L.F.

Amount of Recapture for Street Imprv. - $276.89 LF \times \$75.93/LF = \21024.26

Amount of Recapture of Watermain Imprv. - $276.89LF \times \$13.38/LF = \3704.79

Amount of Recapture for Sanitary Sewer Impr. - $276.89LF \times \$18.76/LF = \5194.45

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EXHIBIT C

(CRESCENTWOOD)

BENEFITING - NON CONTRIBUTING (con't)

3. 02-16-411-004

Lot 1 in Block 10 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Wilson - 302.03 L.F.

Amount of Recapture for Street Imprv. - 302.03 LF X \$75.93/LF = \$22,933.14

Amount of Recapture of Watermain Imprv. - 302.03 LF X \$13.38/LF = \$4041.16

4. 02-16-411-001

Lot 12 in Block 10 in Arthur T. McIntosh and Company's Chicago Ave. Farm in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian recorded May 3, 1926 as Document #9261330 in Cook County, Illinois.

Lineal Frontage along Wilson - 302.03 L.F.

Amount of Recapture for Street Imprv. - 302.03 LF X \$75.93/LF = \$22,933.14

Amount of Recapture of Watermain Imprv. - 302.03 LF X \$13.38/LF = \$4041.16

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, MARGARET R. DUER, do hereby certify that I am the duly elected, qualified and acting Clerk of the Village of Palatine, Cook County, Illinois, and that I am the keeper of the records, journals, entries, ordinances and resolutions of the said Village of Palatine.

I do further certify that the foregoing Ordinance is a true and correct copy of a ordinance passed and adopted by the Board of Trustees of the Village of Palatine at a Regular meeting held on the 22 day of APRIL, 1996, and that said ordinance was deposited and filed in the office of the Village Clerk on the 22 day of APRIL, 1996.

I do further certify that the original of which the foregoing is a true copy, is entrusted to my care for safekeeping and that I am the keeper of the same.

I further certify that the vote of the Board of Trustees on the motion to adopt said ordinance was as follows:

AYES: 5 NAYS: 0 ABSENT: 1 PASS: 0

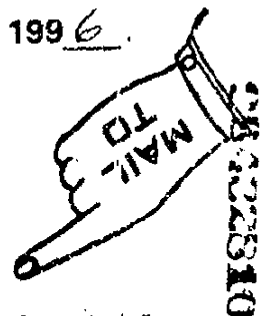
BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 30 day of APRIL, 1996.

(S E A L)

Margaret R. Duer
Margaret R. Duer
Palatine Village Clerk

*Prepared by Margaret Duer
Palatine Village Clerk
200 E. Wood St
Palatine IL 60067*

*Mail to Blue Jay Building Corp
1455 Lively Blvd.
Elk Grove Village IL
60007*



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