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. COOK COUNTY RECORDER

96693603

ORDINANCE NO. 0-152-96

AN ORDINANCE PROVIDING FOR PRO-RATA REIMBURSEMENT OF THE COST OF
CERTAIN IMPROVEMENTS (EASY STREET SUBDIVISION)
SUBDIVISION CONSTRUCTION

P.I.N 02-15-207-013
02-15-207-024
02-15-207-019

96693603

Published in pamphlet form by authority of the
President and Board of Trustees of the Village of Palatine
on August 12, 1996

PLEASE MAIL TO:
VILLAGE OF PALATINE
DIANE GREENLEES
DEPUTY VILLAGE CLERK
200 E. WOOD STREET
PALATINE, IL 60067

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ORDINANCE 0-152-96

AN ORDINANCE PROVIDING FOR PRO-RATA REIMBURSEMENT OF THE COST OF CERTAIN IMPROVEMENTS

WHEREAS, the Village of Palatine has agreed to permit Manteks Company, 600 W. Rand Road, Arlington Heights, IL 60004 (hereinafter referred to as "the Developers"), developers of the following described property, to-wit: *EASY STREET SUBDIVISION* (herein after 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 Resolution R-09-95, dated February 27, 1995, pursuant to which the Developers will construct the following improvements; *Subdivision construction including but not limited to sanitary sewer, storm sewer, watermain, streetlights, road construction sidewalks, etc., 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:

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:

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10-20-2025

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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.

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 (c) 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

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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.

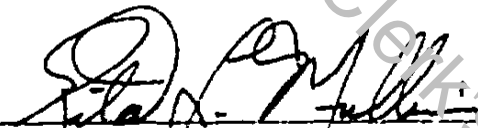
SECTION 4: This ordinance shall be effective upon its passage and approval according to law and shall expire twenty (20) years from the date of passage.

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 12 day of August, 1996.

AYES: 6 **NAYS:** 0 **ABSENT:** 0 **PASS:** 0

APPROVED by me this 12 day of August, 1996.



President of the Village of Palatine

ATTESTED and filed in the Office of the Village Clerk this 12 day of August, 1996



Village Clerk

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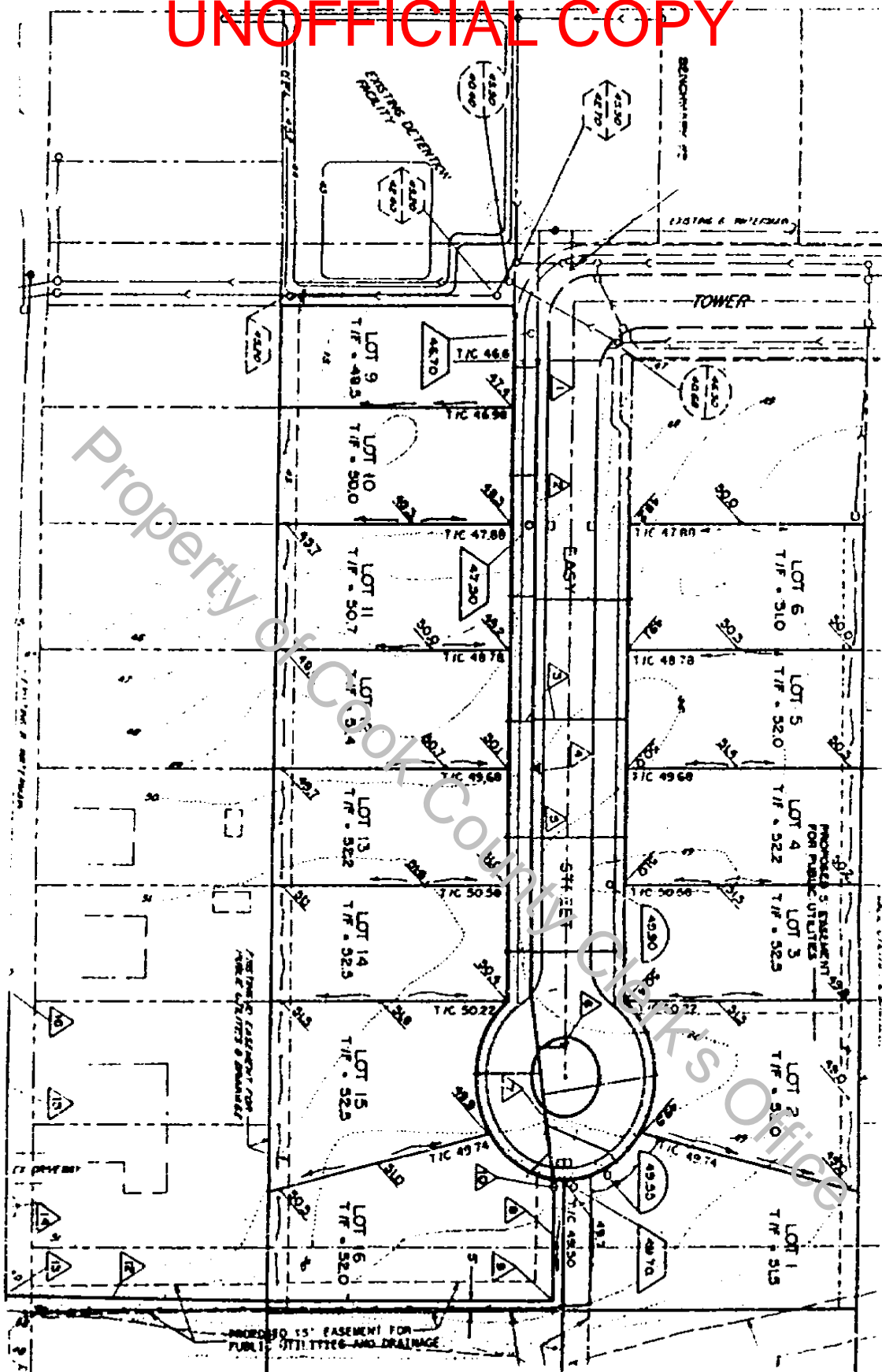


EXHIBIT A
EASY STREET RECAPTURE

<p>1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.</p> <p>2. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>3. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>4. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p>	<p>5. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>6. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>7. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>8. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p>	<p>9. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>10. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>11. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>12. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p>	<p>13. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>14. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>15. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p> <p>16. THE TOTAL AREA OF THE TRACT IS 1.23 ACRES.</p>
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EXHIBIT B

EASY STREET RESUBDIVISION COSTS Subdivision Improvement

Trade/Exp.	AMOUNT
Construction Mgmt. - Deal Construction	\$13,600.00
Surveying - Mike Emmert	\$1,200.00
Surveying - John Rebik	\$2,240.00
Engineering - Seton Engineering	\$10,746.66
Excavating - Carlson & Sons	\$16,200.00
Hauling - Ganna Construction	\$3,900.00
Road & Curbs - Arrow Road Construction	\$38,268.78
Silt Fence - Deal Construction	\$359.63
Barricade Rental	\$31.40
Letter of Credit - Parkway Bank	\$846.27
Tree Inventory - Urban Forest Mgmt.	\$1,780.00
Street Light/Elec. - B&Z Electrical	\$3,085.00
Landscaping - Liebforth	\$4,400.00
Water/Sanitary - Ricci Welch	\$60,264.00
Municipal Admin. - Village of Palatine	\$1,959.45
Tree Removal - The Garden Space Route 12	\$3,450.00 \$1,175.00
Asphalt Testing - O'Brien & Associates	\$263.70
Sidewalk Replacement - F.J. Teresi	\$1,200.00
Dumpster - Northshore	\$315.00
TOTAL -	\$165,374.89
Allocation: Number of benefiting lots = 16 \$165,374.89/16 Lots = \$10,335.93/L.F.	

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EXHIBIT C

BENEFITING-CONTRIBUTING PARCELS

Lots 1 and 2, 15 and 16 in Easy Street Resubdivision, being a resubdivision of Lots 1 and 2 in Block 5, Lots 15 and 16 in Block 4 part of Gilbert Avenue and part of Easy Street in Frank E. Merrill and Company's Palatine Homesites, being a subdivision of part of the Northeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 28, 1995, as Document #95280498 in Cook County, Illinois.

Amount Benefiting **\$10,335.93 per lot**

Lots 3, 4 and 6 in Block 5 and 10 through 13 in Block 4 in Frank E. Merrill and Company's Palatine Homesites being a subdivision in part of the Northeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 10, 1926 as Document #9235994 in Cook County, Illinois.

Amount Benefiting **\$10,335.93 per lot**

BENEFITING -NON CONTRIBUTING PARCELS

02-15-207-013

Lot 5 in Block 5 in Frank E. Merrill and Company's Palatine Homesites being a subdivision in part of the Northeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 10, 1926 as Document #9235994 in Cook County, Illinois.

Amount recapturable **\$10,335.93**

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Exhibit C cont'd

02-15-207-024

Lot 9 in Block 4 in Frank E. Merrill and Company's Palatine Homesites being a subdivision in part of the Northeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 10, 1926 as Document #9235994 in Cook County, Illinois.

Amount recapturable \$10,335.93

02-15-207-019

Lot 14 in Block 4 in Frank E. Merrill and Company's Palatine Homesites being a subdivision in part of the Northeast 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian recorded April 10, 1926 as Document #9235994 in Cook County, Illinois.

Amount recapturable \$10,335.93

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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 as a Regular meeting held on the 12 day of August, 1996, and that said ordinance was deposited and filed in the office of the Village Clerk on the 12 day of August, 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: 6 NAYS: 0 ABSENT: 0 PASS: 0

BY WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Palatine this 12 day of August, 1996.

(S E A L)


Margaret R. Duer
Palatine Village Clerk

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