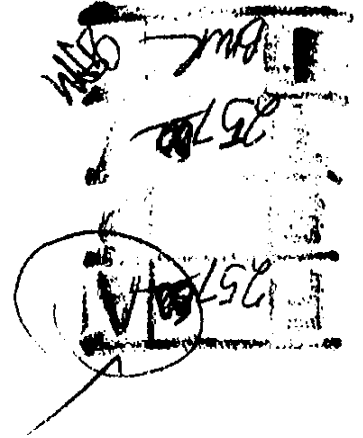


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Property of Cook County Clerks Office

DATED AS OF December 12, 1998

(ROYAL RIDGE SUBDIVISION, TECHNICAL REAL ESTATE PARCEL E-1)

RKZ VENTURE GROUP, L.L.C.

AND

THE VILLAGE OF NORTHBROOK

BY, BETWEEN, AND AMONG

SUBDIVISION AND DEVELOPMENT AGREEMENT

Above Space For Recorder's Use Only

DEPT-01 RECORDING 03/04/97 16:40:00  
142777 TRAN 8351  
1948 : DR \* -97-147624  
COOK COUNTY RECORDER

97147624

THIS DOCUMENT  
PREPARED BY:  
Steven M. Eirod  
Burke, Weaver & Prell  
55 West Monroe Street  
Suite 800  
Chicago, IL 60603  
AFTER RECORDING  
RETURN TO:  
Recorder's Box 337

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EXHIBIT I

The following notice shall appear in bold face type of the same point size as the body of the text of the document within which the notice is located or to which such notice is attached (but in no event smaller than 10-point type), within all promotional and sales documents, including, without limitation, advertising literature (other than newspaper, magazine, and similar print media advertisement), and contracts for the sale of any Residential Unit within the Property:

## IMPORTANT INFORMATION FOR PROSPECTIVE PURCHASERS

Note the following significant matters concerning the Royal Ridge Subdivision:

### 1. Ground Lease.

The land on which the Royal Ridge Subdivision is built is subject to a ground lease, for a period of approximately 150 years, beginning in 1996. The purchaser of property within the Royal Ridge Subdivision will purchase only the Residential Unit improvement located on the land and an undivided interest in the Ground Lease, but will not have any ownership interest in the land under that improvement.

The Royal Ridge ground lease is recorded in the Office of the Recorder of Deeds, Cook County, IL as Document No. \_\_\_\_\_. The ground lease contains provisions with respect to rental payments, rent increases, and liability for unpaid rent. Significant information concerning such responsibilities and liabilities is summarized in a Disclosure Declaration, a copy of which is recorded and available for inspection in the Office of the Recorder of Deeds, Cook County, IL as Document No. \_\_\_\_\_. [Add if applicable: A copy of the Disclosure Declaration is also inclosed within this information packet.]

### 2. Private Streets.

All streets located and constructed in the Royal Ridge Subdivision are and shall remain private streets. The Royal Ridge Homeowners' Association shall be solely and exclusively responsible for the maintenance, repair, and replacement of such streets in perpetuity. The Village of Northbrook shall at no time, and under no circumstances, have any responsibility whatsoever for the maintenance, repair, and replacement of such streets.

### 3. Building Envelope.

The Royal Ridge Subdivision was developed as a planned development and, as such, unique restrictions exist that significantly limit the ability to build additions to, or modify the exteriors of, Residential Units. Building envelopes have been drawn around each of the Residential Units constructed or to be constructed at Royal Ridge. The building envelopes are identified on the Royal Ridge Site Plan (prepared by SDI Consultants, Inc., dated October 1, 1996). No modification to the exterior of any Residential Unit shall be allowed without prior approval of the Royal Ridge Homeowners' Association and the Village of Northbrook. No building, deck, patio or construction of any kind that extends in any way beyond the building envelope applicable to each Residential Unit shall be permitted.

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## SUBDIVISION AND DEVELOPMENT AGREEMENT FOR ROYAL RIDGE SUBDIVISION

THIS AGREEMENT is dated as of the 12<sup>th</sup> day of December, 1996, and is by, between, and among the VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation (the "Village"), and RKZ VENTURE GROUP, L.L.C., an Illinois limited liability company (the "Developer").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth herein, and pursuant to the Village's home rule powers, the parties hereto agree as follows:

### SECTION 1. RECITALS.

A. The Village is a home rule unit by virtue of the provisions of the 1970 Constitution of the State of Illinois.

B. The Developer is the lessee of the Property (as hereinafter defined) pursuant to a long term ground lease.

C. The Society of the Divine Word (the "Society") is the sole beneficiary of the owner of the Property.

D. The Property is governed by, and was annexed to the Village pursuant to, the Annexation Agreement (as hereinafter defined).

E. In accordance with the Annexation Agreement, the Property is zoned R-8 Multiple Family Residential.

F. The Developer desires and proposes to develop the Property pursuant to, and in accordance with, this Agreement.

G. A public hearing was held by the Northbrook Plan Commission on May 21, 1996, and continued to June 18, 1996 to consider (1) a special permit for a planned development in the R-8 Multiple Family Residential District, (2) approval of a planned development plan, (3) approval of a variation to allow combined tentative plan and final subdivision plat, and (4) approval of a final plat of subdivision. On July 2, 1996, the Plan Commission recommended approval of the special permit, the combined concept plan and final plan, the variation for combined tentative and final subdivision plat, and the Final Plat in Resolution No. 96-PC-11.

H. The Corporate Authorities of the Village, after due and careful consideration, have concluded that the subdivision of the Property pursuant to and in accordance with this Agreement would further enable the Village to control the development of the Property and the surrounding area and would serve the best interests of the Village.

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## SECTION 2. DEFINITIONS.

Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

**"Annexation Agreement"**: That certain annexation agreement by and between the Village and the Society, dated December 15, 1988 and recorded in the Recorder's Office (as hereinafter defined) on December 16, 1988 as Document No. 88581079, as amended by the First Amendment to Annexation Agreement, dated March 26, 1991 and recorded in the Recorder's Office on March 27, 1991 as Document No. 91137573, and the Second Amendment to Annexation Agreement, dated November 9, 1993 and recorded in the Recorder's Office on November 10, 1993 as Document No. 93916442.

**"Building Code"**: Chapter 6, entitled "Building and Construction Regulations," of the Northbrook Municipal Code (1988), as the same has been and may, from time to time hereafter, be amended.

**"Building Site"**: Those certain locations depicted and designated as proposed buildings 1 through 151 on the Site Plan component of the Planned Development Plan on which Residential Units and certain permitted accessory uses are to be located. A Building Site is not a Lot of Record, as the same is defined in the Zoning Code.

**"Common Areas"**: That portion of the property depicted as "common area" on the Final Plat.

**"Corporate Authorities"**: The President and Board of Trustees of the Village.

**"Final Engineering Plan"**: That certain final engineering plan prepared by SDI Consultants Ltd., consisting of 35 sheets, with latest revision date of 2-14-97, ~~1998~~ *on site* attached as Exhibit A. *and 16 " " " " " " 2-14-97 off site*

**"Final Plat"**: That certain final plat of subdivision of the Royal Ridge Subdivision, prepared by SDI Consultants Ltd., consisting of five sheets, with latest revision date of October 1, 1996, attached as Exhibit B.

**"Improvements"**: The public and private on-site and off-site improvements including, without limitation, the improvements listed in Subsection 6.A of this Agreement, to be made in connection with the subdivision and development of the Property, described or listed on the Final Engineering Plan.

**"Ground Lease"**: That certain Ground Lease for Real Estate Parcel E-1 Between Cole Taylor Bank, as Successor-Trustee to Harris Trust and Savings Bank Under Trust Agreement Dated April 29, 1991 and Known as Trust No. 94707, Lessor and RKZ Venture Group, L.L.C., an Illinois Limited Liability Company, Lessee, dated 11-22, 1996 and recorded in the Recorder's Office on 12-9, 1996 as Document No. 96927871.

**"Plan Commission"**: The Plan Commission of the Village, established by Section 2-451 of the Northbrook Municipal Code (1988), as the same has been and may, from time to time hereafter, be amended.

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**"Planned Development Plan"**: Collectively, those certain plans and drawings depicting the proposed development of the Property and approved by, and attached to, the Special Permit Ordinance consisting of the following components:

- A. The Site Plan prepared by SDI Consultants, Ltd. with latest revision date of October 1, 1996;
- B. The Architect Drawings prepared by Otis Associates, Inc., with latest revision date of October 1, 1996, consisting of floor plans and elevation drawings for (i) typical residential units, (ii) the clubhouse building, and (iii) the gatehouse structure; and
- C. The Landscape Plan prepared by Douglas Hills Associates, Inc., with latest revision date of October 1, 1996.

**"Property"**: That certain tract of property consisting of approximately 47.95 acres generally located on the east side of Waukegan Road, north of Willow Road and south of the Techny Road/Waukegan Road intersection, defined as Real Estate Parcel E-1 in the Annexation Agreement, and legally described in Exhibit C.

**"Public Improvement Standards Manual"**: That certain document incorporated by reference into the Annexation Agreement and known as Village of Northbrook Standards and Specifications for Public and Private Improvements, dated July 22, 1988.

**"Recorder's Office"**: The office of the Recorder of Deeds, Cook County, Illinois.

**"Residential Unit"**: Those certain residential dwelling units to be constructed on each Building Site.

**"Residential Unit Types"**: Those four distinct floor plans and architectural styles for the Residential Units on the Property, as depicted in the Architect Drawings component of the Planned Development Plan.

**"Royal Ridge Homeowners' Association"**: That certain association of all homeowners on the Property, created pursuant to the Declaration referenced in Section 13 of this Agreement.

**"Society"**: The Society of the Divine Word, an Illinois not-for-profit corporation.

**"Special Permit Ordinance"**: Village of Northbrook Ordinance No. 96-46, adopted by the Corporate Authorities on October 14, 1996.

**"Subdivision Code"**: That certain version of the Northbrook Subdivision Ordinance (1964) as amended through December 15, 1988 and incorporated by reference into the Annexation Agreement, as the same may, from time to time hereafter, be amended in accordance with the Annexation Agreement.

**"Substitution of Residential Unit Types Plan"**: That certain plan specifying the permitted substitution of Residence Types, attached as Exhibit D.

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"Techny Real Estate Parcel E-1 -- Royal Ridge Phasing Plan": That certain document describing the Improvements to be constructed in each of the three phases of development, attached as Exhibit E.

"Transportation Agreement": That certain Transportation Facilities and Programs Agreement by, between, and among the Village, the Society, and Rubloff, Inc., dated June 30, 1989 and recorded in the Recorder's Office on July 7, 1989 as Document No. 89309243.

"Zoning Code": That certain version of the Northbrook Zoning Code dated November 22, 1988 and incorporated by reference into the Annexation Agreement, as the same may, from time to time hereafter, be amended in accordance with the Annexation Agreement.

## SECTION 3. APPROVAL OF FINAL PLAT OF SUBDIVISION.

Subsequent to the date of this Agreement, the Corporate Authorities shall adopt a valid and binding resolution in substantially the form attached as Exhibit F to this Agreement, which Resolution shall (i) grant a variation for combined tentative and final plat approval and (ii) approve the Final Plat.

## SECTION 4. DEVELOPMENT AND SUBDIVISION OF THE PROPERTY.

Notwithstanding any use or development right that may be applicable or available to the Property pursuant to the Annexation Agreement or the Zoning Code, the Property shall, as of, and at all times after the date of this Agreement, only be used and developed pursuant to and in accordance with this Agreement and the Site Plan, including, without limitation, the following:

### A. Number and Use of Lots.

1. Zoning Lot. The Developer, at the time of filing for approval of the planned development on the Property, has designated the entire tract of land comprising the single lot of record of the Royal Ridge Subdivision as a single "zoning lot," as such term is defined in Subsection 12-206L of the Zoning Code; and, provided the Property is used and developed in accordance with the Special Permit Ordinance and this Agreement, all applicable bulk, space and yard requirements shall be applied to each Building Site on the basis of that single zoning lot rather than with respect to individually-owned Residential Units and lots of record.

2. Lot and Yard Dimensions. The development of the Property contemplates phasing of the planned development final plan approval and clustering of the residential units in accordance with the provisions of Paragraphs 11-603 D4(e), 4-110 G5 and 4-110 G6 of the Zoning Code. So long as the Property is being developed in compliance with the provisions of the Special Permit Ordinance and this Agreement, the lot and yard dimensions designated or depicted in the Planned Development Plan and the Final Plat are hereby authorized, notwithstanding any bulk regulation that would otherwise be applicable to the Property or to development of the Property in one or more separate phases and/or by one or more separate developers.

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3. **Residential Units.** The Property shall be developed with no more than 151 Residential Units, with no more than one Residential Unit on each of Building Sites 1 through 151, as depicted on the Final Plat.

B. **Residential Unit Types.** The Developer has proposed, and the Village has approved, four distinct Residential Unit Types for the Residential Units with architectural features and floor plans described in the Planned Development Plan. No modification to the exterior of any Residential Unit Type shall be allowed without approval of the Royal Ridge Homeowners' Association and amendment of the Planned Development Plan in the manner set forth in the Special Permit Ordinance. The intended arrangement and designation of the four Residential Unit Types on the 151 Building Sites is depicted on the Site Plan component of the Planned Development Plan. Substitution and reclassification of the Residential Unit Types shall be allowed, but only in strict accordance with the Substitution of Residential Unit Types Plan.

C. **Building Sites.** Each Building Site constitutes a separate and distinct "Building Envelope," within which a Residential Unit, and certain permitted accessory uses are to be located. No building, deck, patio, or construction of any kind shall be permitted outside of any such Building Envelope.

D. **Real Estate Tax Parcels.** It is contemplated that the Property will be divided, for real estate tax purposes, into several tax parcels so as to allow each Building Site to be a designated tax parcel and receive a separate real estate tax bill. The parties do hereby acknowledge, and the Village does hereby confirm, that no further subdivision process shall be required in connection with such divisions; provided, however, the Developer shall notify the Village of the creation of each such tax parcel within 30 days after such division occurs.

E. **Private Streets.** The parties do hereby acknowledge, and the Village does hereby confirm, that approval for the construction and maintenance of private streets, in lieu of publicly dedicated rights-of-way, within the Property has been granted in conformance with the Annexation Agreement. The Royal Ridge Homeowners' Association shall be solely and exclusively responsible for the maintenance, repair, and replacement of such streets in perpetuity. The Village shall at no time, and under no circumstances, have any responsibility whatsoever for the maintenance, repair, and replacement of such streets.

F. **Maintenance of Residential Unit Roofs.** The Royal Ridge Homeowners' Association shall be responsible for an on-going maintenance program for the cedar shake roofs on the Residential Units. The maintenance program shall, at a minimum, include the treatment of all such roofs with a fire retarding material approved by the Village's Fire Chief.

G. **Maintenance Prior to Sale.** The Developer shall maintain the Property in a first rate condition, including, without limitation, seeding and mowing, until the last of the Building Sites is conveyed to a third party.

H. **Compliance with All Plans, Codes, and Agreements.** Development of the Property, except for minor alterations due to final engineering and site work approved by the Village Engineer or the Director of Development, as

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appropriate and permitted under Subsection 11-603J of the Zoning Code, shall be pursuant to and in strict accordance with the following:

- i. this Agreement;
- ii. the Special Permit Ordinance;
- iii. the Planned Development Plan;
- iv. the Final Plat;
- v. the Final Engineering Plan;
- vi. the Annexation Agreement;
- vii. the Declaration of Covenants referenced in Section 13 of this Agreement;
- viii. the Zoning Code;
- ix. the Subdivision Code;
- x. the Building Code;
- xi. the Public Improvement Standards Manual; and
- xii. all other applicable federal, state, and Village laws, statutes, ordinances, resolutions, rules, and regulations, except as otherwise provided in the Annexation Agreement.

In the event of a conflict between or among any of the above plans, documents, regulations, or code, the plan, document, regulation or code that provides the greatest control and protection for the Village, as determined by the Village Manager, shall control, except to the extent that any such regulation or code has been expressly modified by this Agreement, the Annexation Agreement, and the Special Use Ordinance. All of the above plans, documents, regulations and codes shall be interpreted so that duties and requirements imposed by any one of them are cumulative among all of them.

## SECTION 5. DISCLOSURE.

**A. Official Public Record Disclosure.** Concurrent with the recordation of this Agreement, the Developer shall cause to be recorded a "Disclosure Declaration" in substantially the form attached as Exhibit H and satisfactory to the Village Attorney, disclosing the following significant matters concerning the use and development of the Property:

- i. Homeowner liabilities and limitations as a result of the underlying ground lease;
- ii. Homeowner obligations for private streets; and

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- iii. Home improvement limitations as a result of building envelope restrictions.

B. Advertising and Sales Contract Disclosure Notice. All promotional and sales documents, including, without limitation, advertising literature (other than newspaper, magazine, and similar print media advertisement) and contracts for the sale of any Residential Unit within the Property, shall include, or shall have attached thereto, a notice, printed in bold face type of the same point size as the body of the text of the document within which the notice is located or to which such notice is attached (but in no event smaller than 10-point type) containing the information set forth in Exhibit I concerning ground lease implications, private streets obligations, and building envelope restrictions. This notice shall be included with, and made an integral and prominent part of, all information packets distributed by the Developer to all prospective purchasers of Residential Units within the Property.

## SECTION 6. IMPROVEMENTS.

A. Description of Improvements. The Developer shall, at its sole cost and expense construct and install the Improvements, including, without limitation, the following:

1. Off Site Improvements. Those certain utilities described on the sheet of the Final Engineering Plan entitled "Techny Parcel E-1 Development - Off Site Utility Improvements" consisting of a 16-inch diameter watermain and a sanitary sewer system, including a pump station and force main. The Developer does hereby agree to secure and deliver to the Village any and all easements that may, in the determination of the Village Engineer, be necessary in connection with such Off Site Improvements.

2. Phase I On Site Improvements. Those certain Improvements designated in the Final Engineering Plan for construction during the initial phase of development on the Property. At a minimum, such Improvements shall include the following:

- i. Mass grading of the entire Property;
- ii. All Waukegan Road land dedication, road widening, striping, curbs, and gutters;
- iii. The sidewalk along the entire Waukegan Road frontage of the Property;
- iv. The berm, landscaping, and fencing along the entire Waukegan Road frontage of the Property;
- v. The main entrance, entry drive, guardhouse, and gate;
- vi. The emergency access;

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- vii. The main internal roadway loop, curb, gutter, and street lighting depicted on the Final Engineering Plan as "Road A";
- viii. The two storm water detention retention ponds and tributaries;
- ix. The clubhouse and swimming pool;
- x. All stormwater retention and detention elements and related appurtenances for the entire Property;
- xi. The looped watermain system; and
- xii. The internal roads, sidewalks, curbs, gutters, and street lighting serving the Phase I Building Sites, depicted on the Final Engineering Plan as "Roads B, C, D, and I".

3. **Phase II On Site Improvements.** Those certain Improvements designated in the Final Engineering Plan for construction during the second phase of development on the Property.

4. **Phase III On Site Improvements.** Those certain Improvements designated in the Final Engineering Plan for construction during the third phase of development on the Property.

B. **Design, Construction, and Completion of Improvements.** The Improvements shall be designed and constructed pursuant to and in accordance with (i) the Techny Real Estate Parcel E-1 -- Royal Ridge Phasing Plan, (ii) the Final Engineering Plan and (iii) the Public Improvement Standards Manual. The Improvements for each phase shall be substantially completed, as determined by the Village Engineer, prior to the issuance by the Village of a certificate of occupancy for any building or structure located within the applicable phase. Further, the Off Site Improvements shall be substantially completed, as determined by the Village Engineer, prior to the issuance by the Village of a certificate of occupancy for any building or structure located anywhere on the Property.

C. **Special Provisions Concerning the Building Permits.** The Village shall have no obligation to issue:

- i. a building permit for the construction and installation of footings and foundations on any Building Site, and no such construction and installation of footings and foundations shall be performed, until a road with a proof-rolled gravel base of sufficient strength to support the weight of a fire engine (approximately 40,000 pounds) is complete to a point within 100 feet of the Building Site for which such building permit is requested and a written grant of ingress and egress to the Village over such road is made;

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- ii. a building permit for any work after the construction and installation of footings and foundations on any Building Site, and no such work after the construction and installation of footings and foundations shall be performed, until the following items are complete to a point within 100 feet of the Building Site for which such building permit is requested:
  - a. Water, storm sewer, and sanitary sewer mains and related appurtenances, as described on the Final Plat and Final Engineering Plan;
  - b. All required erosion control appurtenances, as described on the Final Plat and Final Engineering Plan; and
  - c. All private roadways, as described on the Final Plat and Final Engineering Plan, with proof rolled gravel base and curb and gutter.

**D. Dedication and Acceptance of Public Improvements.** Neither the execution of this Agreement nor the approval or recordation of the Final Plat shall constitute an acceptance by the Village of any public facilities that are depicted as "dedicated" on the Final Plat or Final Engineering Plan, if any, or of any public Improvements. The acceptance of public Improvements shall be made only by the adoption of a resolution by the Corporate Authorities after there has been filed with the Village Manager a certification by the Village Engineer stating that the same have been fully, or individually, completed, and that the inspected construction or installation thereof has been approved by the Village Engineer.

**E. Traffic Signal.** The Developer agrees to pay its proportionate share of the cost of installation of a traffic signal on Waukegan Road at the main entrance to the Property, if and when such traffic signal is installed.

## **SECTION 7. PERFORMANCE GUARANTEES.**

**A. General Requirements.** As security to the Village for the performance by the Developer of the Developer's obligations to construct and complete the Improvements pursuant to and in accordance with this Agreement, the Developer shall deposit with the Village Manager one or more performance guarantees (each a "Guarantee") consisting of a letter of credit from a bank or other financial institution having capital resources of at least \$50,000,000.00 in form and substance substantially conforming with Exhibit G and satisfactory to the Village Attorney.

**B. Phases of Improvements.** The Developer shall be entitled to submit a separate Guarantee, each consisting of a letter of credit, for the Off Site Improvements and for each phase of the On Site Improvements; provided, however, that (i) the Guarantees for the Off Site Improvements and the Phase I On Site Improvements must be submitted prior to the recordation of the Final Plat and (ii) the Guarantee for Phase II and the Guarantee for Phase III of the On Site Improvements must be submitted before commencement of any work within each respective phase.

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C. Amount of Guarantee. Each Guarantee shall be in a total amount equivalent to either:

- i. the total amount plus 10 percent of the actual, executed contracts for the construction of the Improvements designated in the phase for which the Guarantee is applicable, plus applicable Village review and inspection fees; or
- ii. in the event that actual, executed contracts for such Improvements are not available, the total amount plus 25 percent of an estimate of the cost of the Improvements designated in the phase for which the Guarantee is applicable, plus applicable Village review and inspection fees.

All such contracts and estimates shall be subject to review and approval by the Village Engineer.

D. Reduction of Guarantee. The aggregate amount of each letter of credit may be reduced by the Developer for payment of work on the applicable Improvements satisfactorily completed with the written approval of the Village Engineer. Without limitation of the foregoing, the Developer shall be entitled to separate partial reductions of the letter of credit for the Phase I On Site Improvements upon substantial completion, as determined by the Village Engineer, of each of the following separate Improvements:

- i. mass grading;
- ii. the sanitary sewer system and related appurtenances;
- iii. the storm sewer system and related appurtenances;
- iv. the watermain system and related appurtenances; and
- v. the internal roadway.

All requests by the Developer to reduce the amount of the letter of credit shall be accompanied by and shall include, without limitation, the following:

- i. the total original amount of the applicable letter of credit;
- ii. an itemized list of all approved and pending requests to reduce the total original amount of the applicable letter of credit;
- iii. the total original amount of the contract for the improvement(s) on which a reduction is requested;
- iv. the amounts of any increases or decreases in the total original amount of the contract;

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- v. the amount of the reduction in the applicable letter of credit requested by the Developer;
- vi. lien waivers from all contractors and subcontractors of the Developer for the improvement(s), evidencing that payment for the reduction amount has been made; and
- vii. a dated statement from the Society, signed by one or more persons designated in writing by the Society, stating: "Society of the Divine Word has reviewed and hereby approves this request to reduce the letter of credit held by the Village of Northbrook pursuant to Section 7 of the Subdivision Agreement by and between the Village of Northbrook and RKZ Venture Group, L.L.C."

Unless so reduced, the letters of credit deposit shall be held by the Village in escrow until completion of the applicable Improvements and shall, at the Village's discretion, be drawn on or retained by the Village in the event that the Developer fails to construct and complete, in a good and workmanlike manner pursuant to and in accordance with this Agreement, the applicable Improvements or any portion thereof. Upon the Village's certification of completion of construction of the applicable Improvements, the Village shall release the applicable letter of credit. All Guarantee deposits shall be maintained at the Developer's sole cost and expense.

## SECTION 8. RECAPTURE.

A. Paid By Developer. The parties do hereby acknowledge that the Developer has no obligation to pay any recapture amount as a result of prior installation of improvements benefiting the Property. Nothing in this Subsection 8.B shall be deemed or construed as relieving the obligation to pay the special annexation fee referenced in Subsection 9.B of this Agreement.

B. Paid To Developer. The parties agree that benefit will be provided to real estate other than the Property as a result of the Developer's installation of the Off Site Improvements referenced in Subsection 6.A.1 of this Agreement. Accordingly, the Village agrees, within 60 days after receipt of a written request from the Developer, to adopt one or more recapture ordinances, in form and substance satisfactory to the Village Attorney, as necessary to establish such charges to enable the recovery of such other real estate's proportionate share of the actual cost of the Off Site Improvements.

## SECTION 9. ANNEXATION FEES.

A. General Annexation Fees. The Developer does hereby acknowledge and confirm that a general annexation fee of \$500.00 per Building Site shall be paid to the Village by certified or cashier's check prior to the issuance of any building permit for such Building Site.

B. Special Annexation Fees. The Developer does hereby acknowledge and confirm that a special annexation fee of \$1,527.97 per Building Site shall be paid to the Village by certified or cashier's check prior to the issuance of any building permit for such Building Site. Each such special annexation fee shall bear



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interest at the rate of 6.5% per annum, compounded semi-annually on January 1 and July 1 in each year, from July 1, 1992 to and including the date of payment to the Village.

## SECTION 10. DONATIONS AND CONTRIBUTIONS.

The Village and the Developer do hereby acknowledge and agree that all applicable park and school donation requirements with respect to the Property were satisfied at the time of execution of the Annexation Agreement and no additional donations or fees in lieu thereof are required as a result of the Developer's proposed development of the Property.

## SECTION 11. PAYMENT OF VILLAGE COSTS.

In addition to any other costs, payments, permit fees or other fees required by this Agreement or by applicable Village ordinances and codes, the Developer agrees that it will pay to the Village, immediately and upon presentation of a written demand or demands therefor, all fees, costs, and expenses incurred by the Village in connection with the subdivision of the Property as required by the Subdivision Code, including without limitation the negotiation, preparation, consideration, and review of this Agreement, including those fees and expenses that the Village has paid and will pay to its legal counsel, Burke, Weaver & Prell. Further, the Developer agrees that it will continue to be liable for and to pay such costs incurred in connection with any applications, documents or proposals, whether formal or informal, of whatever kind submitted by it during the term of this Agreement in connection with the use and development of the Property. Further, the Developer agrees that it shall be liable for, and will pay upon demand, all costs incurred by the Village for publications and recordings required in connection with the aforesaid matters.

## SECTION 12. LIABILITY AND INDEMNITY OF VILLAGE.

A. **Village Review.** The Developer acknowledges and agrees that the Village is not, and shall not be, in any way, liable for any damages or injuries that may be sustained as the result of the Village's review and approval of any plans for the Property or the Improvements, or the issuance of any approvals, permits, certificates, or acceptances for the development or use of the Property or the Improvements, and that the Village's review and approval of any such plans and the Improvements and issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, and licensees, or any third party, against damage or injury of any kind and at any time.

B. **Village Procedures.** The Developer acknowledges that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and the Final Plat and agree not to challenge such approval on the grounds of any procedural infirmity or of any denial of any procedural right.

C. **Indemnity.** The Developer agrees to, and does hereby, hold harmless and indemnify the Village, the Corporate Authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, and attorneys from any and all claims that may, at any time, be asserted against any of such parties in connection with (i) the Village's review and approval of any plans or the Improvements,

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(ii) the Village's issuance of any approvals, permits, certificates, or acceptances for the development or use of the Property, (iii) any actions taken by the Village pursuant to Subsection 12.B of this Agreement, (iv) the development, construction, and maintenance of the Property and the Improvements, and (v) the performance by the Developer of its obligations under this Agreement and all related agreements.

D. **Defense Expense.** The Developer shall, and does hereby agree to, pay all expenses incurred by the Village in defending itself with regard to any and all of the Claims mentioned in Subsection 12.C of this Agreement. These expenses shall include all out-of-pocket expenses, such as attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the Village.

## SECTION 13. DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.

A declaration of covenants, easements and restrictions, acceptable in form and substance to the Village Attorney, shall be recorded against the Property within 45 days after recording of the Final Plat and prior to the transfer by the Developer of any Residential Unit located on the Property. At a minimum, the declaration shall include the cedar shake roof maintenance obligation referenced in Subsection 4.F of this Agreement.

## SECTION 14. COMPLETION OF CONSTRUCTION.

If the Developer fails to diligently pursue all construction as required in or permitted by this Agreement to completion within the time period prescribed in the building permit or permits issued by the Village for such construction, and if the building permit or permits are not renewed within three months after the expiration thereof, the Developer shall, within 60 days after notice from the Village, remove any partially constructed or partially completed buildings, structures, and improvements from the Property or other property. In the event that the Developer fails or refuses to remove said buildings, structures, and improvements, as required, the Village shall have, and is hereby granted, in addition to all other rights afforded to the Village in this Agreement and by law, the right, at its option, to demolish and/or remove any of said buildings, structures, and improvements, and the Village shall have the right to charge the Developer an amount sufficient to defray the entire cost of such work, including legal and administrative costs. If the amount so charged is not paid by the Developer within 30 days following a demand in writing by the Village for such payment, such charge, together with interest and costs of collection, shall become a lien on the Developer's leasehold estate in the Property, and the Village shall have the right to collect such charge, with interest and costs, and to enforce such lien in the same manner as in mortgage foreclosure proceedings.

## SECTION 15. ENFORCEMENT.

The parties hereto may, in law or in equity, by suit, action, mandamus or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Agreement; provided, however, that the Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village or any Village elected or appointed officials, officers, employees, agents, representatives, or attorneys on account of the negotiation, execution or breach of any of the terms and conditions of this Agreement. In the event of a judicial proceeding brought by any party to this Agreement against the other party for enforcement or for breach of any provision of this

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Agreement, the prevailing party in such judicial proceeding shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including reasonable attorneys' fees incurred in connection with such judicial proceeding.

Notwithstanding any other right of the Village provided in this Agreement, upon a finding by the Village that the Developer has failed to develop the Property and the Improvements in accordance with any of the requirements of this Agreement, the Developer will not object to the Village taking all actions necessary to vacate the Final Plat in accordance with the procedures of the Subdivision Code.

## SECTION 16. EXERCISE OF RIGHTS.

The Village shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest. No failure to exercise at any time any right granted herein to the Village shall be construed as a waiver of that or any other rights.

## SECTION 17. NATURE AND SURVIVAL OF OBLIGATIONS.

The parties agree that all charges payable pursuant to this Agreement, together with interest and costs of collection, including attorneys' fees, shall constitute both the personal obligation of the party liable for its payment, and the heirs, successors, and assigns of such party, and also a lien upon the Developer's leasehold estate in the Property enforceable in the same manner as in mortgage foreclosure proceedings, until paid. The lien of the charges provided for herein shall be subordinate to the lien of any first mortgage of all or any part of the fee or the leasehold now or hereinafter placed upon the Developer's leasehold estate in the Property; provided, however, that such subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Developer's leasehold estate in the Property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve the Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

## SECTION 18. SUCCESSORS.

A. **Binding Effect.** The Developer acknowledges and agrees that the obligations assumed by them under this Agreement shall be binding upon it and any and all of its heirs, successors, and assigns and the successor owners of record of all or any portion of the Developer's interest in the Property.

B. **Transferee Assumption.** To assure that such heirs, successors, and assigns have notice of this Agreement and the obligations created by it, the Developer agrees:

- i. that this Agreement shall be recorded with the Cook County Recorder of Deeds;
- ii. to incorporate, by reference, this Agreement into any and all agreements that Developer shall enter into for the transfer (as defined below) of all or any portion of its leasehold interest in Property to any party not a party to this Agreement; and

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- iii. to require, prior to the transfer (as defined below) of all or any portion of the Developer's leasehold interest in the Property, the transferee of said portion of the Property to execute an enforceable written agreement agreeing to be bound by the provisions of this Agreement and to provide the Village with such reasonable assurance of the financial ability of such transferee to meet the obligations of the Developer under this Agreement and the Special Use Ordinance. The Village agrees that upon a successor becoming bound to the personal obligation created herein in the manner provided herein and providing the financial assurances required by this Section, the personal liability of the Developer or other predecessor obligor shall be released to the extent of the transferee's assumption of liability. The Developer agrees to notify the Village in writing at least 30 days prior to any date upon which the Developer transfers a legal or beneficial interest in any portion of its leasehold interest in the Property to a transferee. The Developer shall, at the same time, provide the Village with a fully executed copy of the hereinabove required agreement by the transferee to be bound by the provisions of this Agreement and the transferee's proposed assurances of financial capability.

C. Transfer Defined. For the purposes of this Section:

- i. The term "transfer" shall include any assignment, transfer, sale, transfer to a receiver or to a trustee in bankruptcy, transfer in trust, or other disposition of the Developer's interest in the Property, in whole or in part, by voluntary or involuntary sale, foreclosure, merger, sale and leaseback, consolidation, or otherwise.
- ii. The term "transfer" shall not include any conveyance to a bona fide purchaser, for value, of a Building Site or Residential Unit.

## SECTION 19. REPRESENTATIONS AND WARRANTIES.

In order to induce the Village to enter into this Agreement and to adopt the resolutions and grant the rights herein provided for, the Developer warrants and represents to the Village that:

- i. The Developer is duly organized, validly existing, and in good standing as a limited liability company under the State of Illinois;
- ii. The Developer has the authority and the legal right to make, deliver, and perform this Agreement and has taken all necessary corporate actions to authorize the execution, delivery, and performance of this Agreement;
- iii. All necessary consents of any Board of Directors, shareholder, creditors, investors, partners, judicial or administrative bodies, governmental authorities, or other parties regarding the execution and delivery of this Agreement have been obtained;

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- iv. No consent or authorization of, filing with, or other act by or in respect of any governmental authority (other than the Village) is required in connection with the execution, delivery, performance, validity, or enforceability of this Agreement;
- v. The individuals executing this Agreement on behalf of the Developer have the power and authority to execute and deliver this Agreement on behalf of the Developer;
- vi. The execution, delivery, and performance of this Agreement (i) is not prohibited by any requirement of law or under any contractual obligation of the Developer, (ii) will not result in a breach or default under any agreement to which the Developer is a party or to which it or the Property are bound, and (iii) will not violate any restriction, court order or agreement to which the Developer is subject; and

## SECTION 20. SEVERABILITY.

It is hereby expressed to be the intent of the parties hereto that should any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property be held invalid by a court of competent jurisdiction, then the remaining Agreement shall remain valid and in full force and effect.

## SECTION 21. TERM.

The provisions of this Agreement shall run with and bind Developer's leasehold estate in the Property, and shall inure to the benefit of, and be enforceable by, the Developer and the Village, and any of their respective legal representatives, heirs, grantees, successors, and assigns, from the date this Agreement is recorded and until the Improvements are approved by the Village and the public Improvements as required by this Agreement and the Subdivision Code are accepted by the Village; provided, however, that the provisions in Sections 4 and 5 of this Agreement shall remain in full force and effect for so long as the Property is being used and occupied as a planned development in substantially the form as that which was approved by the Special Permit Ordinance. Following such approval and acceptance, the Village agrees, upon written request of the Developer, to execute appropriate and recordable evidence of termination of this Agreement, with the appropriate survival language, as contemplated in this Section. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (a) the rule against perpetuities or some analogous statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rule imposing time limits, then such provisions shall continue only until 21 years after the death of the survivor of the now living lawful descendants of the current President of the United States as of the date of this Agreement.

## SECTION 22. AMENDMENTS.

No amendment to this Agreement shall be effective unless it is in writing and approved by the Village (by resolution duly adopted) and by the Developer.

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## SECTION 23. ANNEXATION AGREEMENT AND TRANSPORTATION AGREEMENT.

The Developer hereby agrees and acknowledges that this Agreement and the Property are subject to the Annexation Agreement and the Transportation Agreement.

## SECTION 24. NOTICES.

All notices and other communications in connection with this Agreement shall be in writing, shall be deemed delivered to the addressee thereof when delivered in person at the address set forth below, or three business days after deposit thereof in any main or branch United States post office, and shall be sent certified or registered mail, return receipt requested, postage prepaid, properly addressed to the parties, respectively, as follows:

For notices and communications to the Developer:

RKZ Venture Group, L.L.C.  
c/o Romanek Properties, Ltd.  
8410 West Bryn Mawr Avenue  
Chicago, Illinois 60631  
Attention: Marvin Romanek

with copies (which need not be sent by certified or registered mail) to:

David L. Reifman, Esq.  
Rudnick & Wolfe  
203 North LaSalle Street, Suite 1800  
Chicago, Illinois 60601-1293

and

Society of the Devine Word  
c/o Guenther M. Philipp, Esq.  
Schiff Hardin & Waite  
7200 Sears Tower  
Chicago, IL 60606

For notices and communications to the Village:

Village of Northbrook  
1225 Cedar Lane  
Northbrook, Illinois 60062  
Attention: Village Manager

with a copy (which need not be sent by certified or registered mail) to:

Steven M. Elrod, Esq.  
Burke, Weaver & Prell  
55 West Monroe Street, Suite 800  
Chicago, Illinois 60603

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By notice complying with the foregoing requirements of this Section, each party shall have the right to change the address or addressee or both for all future notices and communications to such party, but no notice of a change of address shall be effective until actually received.

## SECTION 25. EXHIBITS.

Exhibits A through I attached to this Agreement are incorporated herein and made a part hereof by this reference.

## SECTION 26. CHANGES IN LAW.

Unless otherwise explicitly provided in this Agreement and the Annexation Agreement any reference to laws, ordinances, rules, or regulations shall include such laws, ordinances, rules, or regulations as the same may be amended or modified from time to time hereafter.

## SECTION 27. GOVERNING LAW.

This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Illinois.

## SECTION 28. HEADINGS.

The headings of the sections, paragraphs, and other parts of this Agreement are for convenience and reference only and in no way define, extend, limit or describe the scope or intent of this Agreement or the intent of any provision hereof.

## SECTION 29. INTERPRETATION.

This Agreement has been negotiated by both parties and shall not be construed against the party drafting this Agreement.

## SECTION 30. NO THIRD PARTY BENEFICIARIES.

No claim as a third party beneficiary under this Agreement by any person, firm, or corporation shall be made, or be valid, against the Village or Developer.

## SECTION 31. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

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IN WITNESS WHEREOF, the parties have set their hands and affixed on the date first above written, the same being done after public hearing, notice, and requirements having been fulfilled.

VILLAGE OF NORTHBROOK

By: Mark W. Demich  
Village President

ATTEST:

Lona M. Lewis  
Village Clerk

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RKZ VENTURE GROUP, L.L.C.

By: [Signature]  
Its: MANAGER

WITNESS:

[Signature]

02112024

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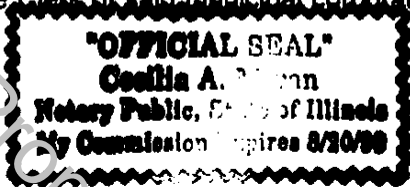
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGEMENTS

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

This instrument was acknowledged before me on December 16, 1996, by Mark W. Damisch, the Village President of the VILLAGE OF NORTHBROOK, an Illinois municipal corporation, and by Lona N. Louis, the Village Clerk of said municipal corporation.

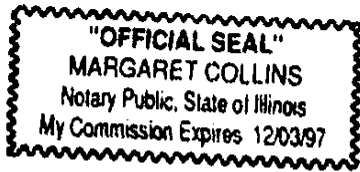


Cecilia A. Moran  
Signature of Notary

SEAL

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

This instrument was acknowledged before me on November 21, 1996, by Maverick M. Bonaparte, Manager of RKZ VENTURE GROUP, L.L.C., an Illinois limited liability company.

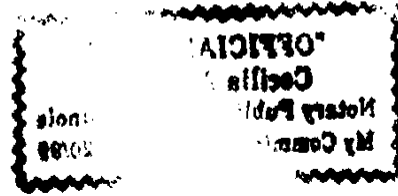


Margaret Collins  
Signature of Notary

SEAL



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## OWNER'S CONSENT

The undersigned, the Society of the Divine Word, an Illinois not-for-profit corporation (the "Society"), being the sole beneficiary of the owner of the Property (as defined herein) as of the date hereof, hereby agrees (i) that the leasehold estate of the Developer shall be subjected in its entirety to the covenants, conditions and restrictions set forth in this Agreement, (ii) that the Society shall take all necessary action to cause the creation of permanent easements for the Improvements referred to in Section 6.A.1 of this Agreement, and (iii) that, in the event of expiration or termination of the Developer's leasehold interest in the Property prior to completion of all of the Improvements and Residential Units contemplated by the Planned Development Plan, the Society will not enter into any future lease, contract for sale, development agreement, or any other agreement for development of the Property in accordance with the provisions of the Planned Development Plan without requiring such lessee, purchaser, or developer to assume in full all obligations of the Developer under this Agreement, by written instrument in form and substance satisfactory to the Village. The Society, by the signature of its duly authorized representative below, joins in the execution of this Agreement for the limited purposes of consenting to, and permitting the recordation of this Agreement against the Developer's leasehold interest in the Property in the Office of the Recorder of Deeds (as defined herein).

IN WITNESS WHEREOF, the Society has set its hand and affixed its seal on this 5<sup>th</sup> day of December, 1996.

SOCIETY OF THE DIVINE WORD

By: Stanley Ueda

Its: PRESIDENT

ATTEST:

Thomas Griffin  
Its: SECRETARY

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## LIST OF EXHIBITS

- |           |   |
|-----------|---|
| EXHIBIT A | Final Engineering Plan                                    |
| EXHIBIT B | Final Plat  |
| EXHIBIT C | Legal Description of the Property                         |
| EXHIBIT D | Residence Types Substitution Plan                         |
| EXHIBIT E | Techny Real Estate Parcel E-1 -- Royal Ridge Phasing Plan |
| EXHIBIT F | Resolution Approving Final Plat                           |
| EXHIBIT G | Form of Irrevocable Letter of Credit                      |
| EXHIBIT H | Form of Disclosure Declaration                            |
| EXHIBIT I | Advertising and Sales Contract Disclosure Notice          |

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EXHIBIT A

FINAL ENGINEERING PLAN

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EXHIBIT B

FINAL PLAT

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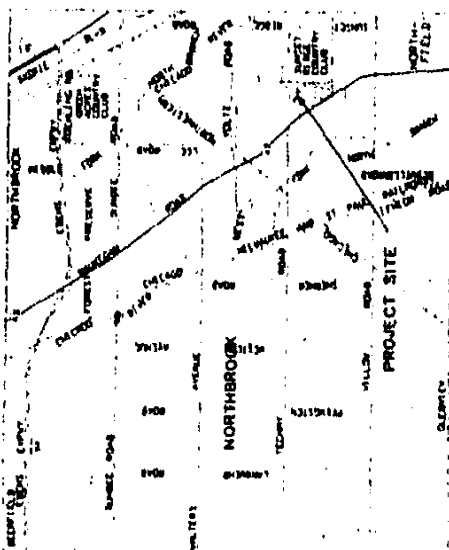
FINAL PLANNED UNIT DEVELOPMENT PLAN

OF ROYAL RIDGE

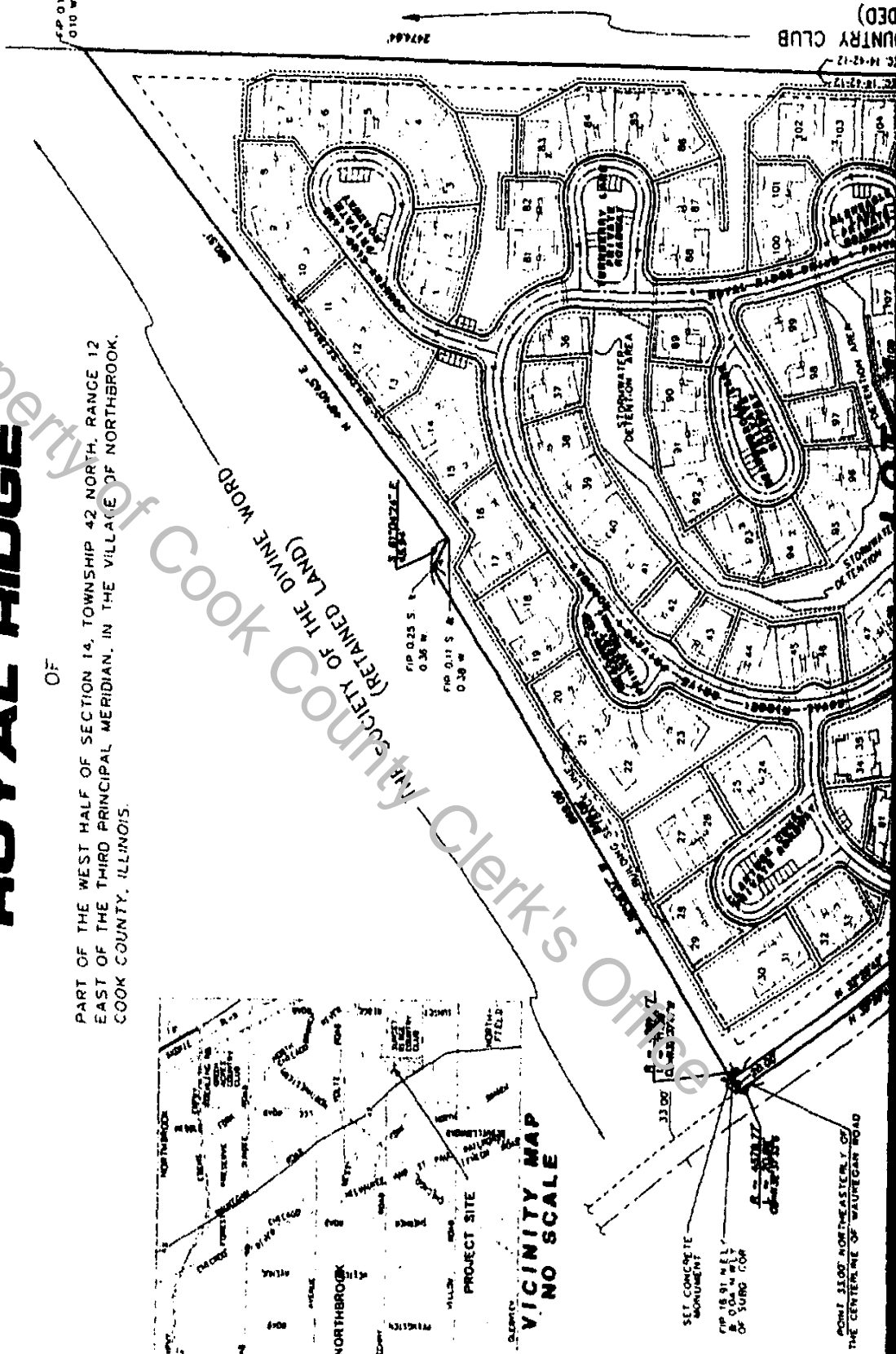
PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

PIN'S 04-14-100-024 & 04-14-100-023

SP 011 N & 010 W



VICINITY MAP NO SCALE



SEE CONCRETE MONUMENT  
PIN 18 91 N E L 1 & 0.04 W M E L OF SURV COP

POINT 23.00' NORTH-EASTERN OF THE CENTERLINE OF WAUREGAN ROAD

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Property of Cook County Clerk's Office

COUNTRY CLUB (E.O.)

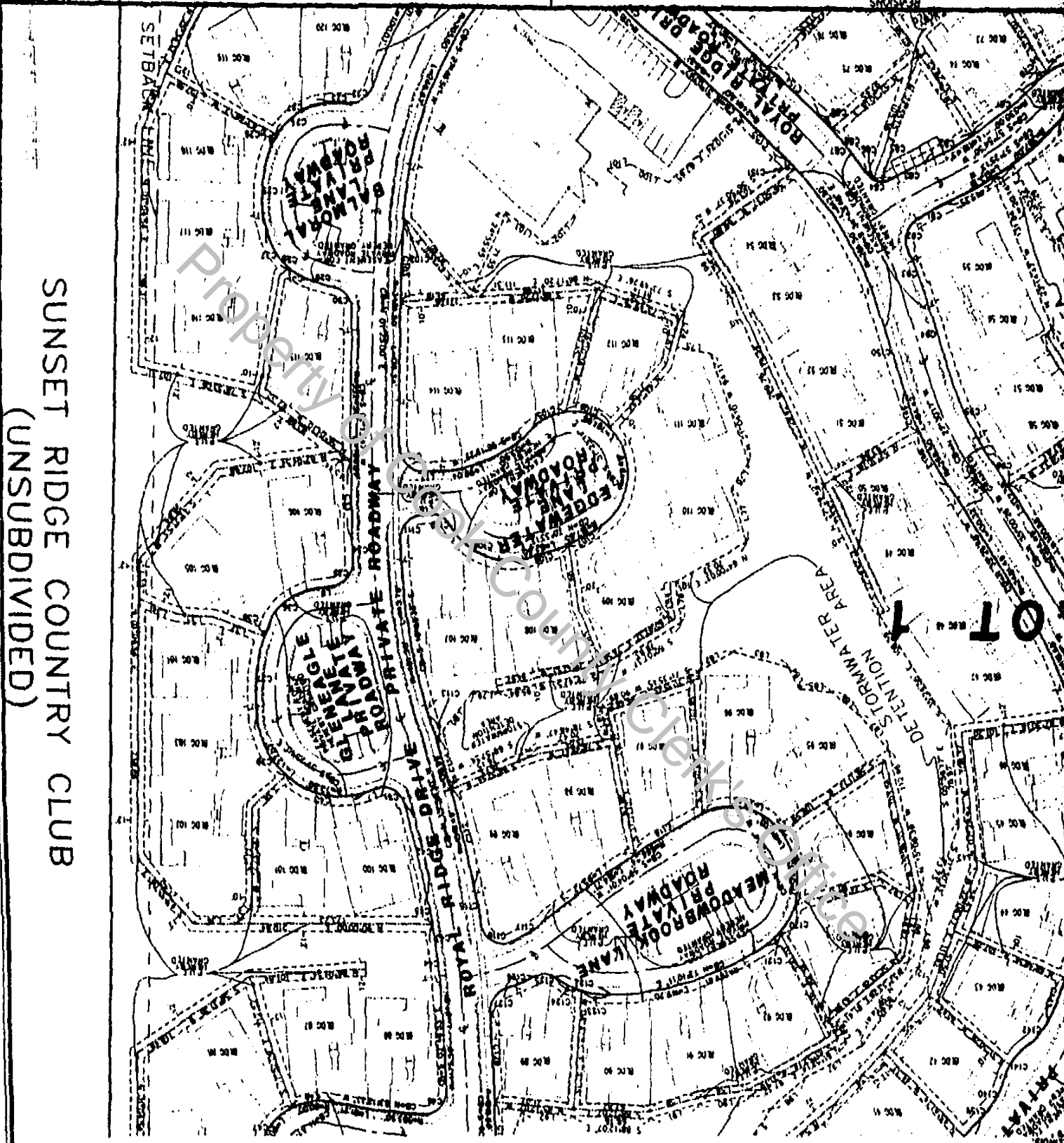




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FILE NAME: 01118-V04	DATE: 1/23/79	SCALE: 1" = 30'	SHEET NO: 6
OWNER: OLYMPIAN DEVELOPMENT	CHECKED BY: JAC	DATE: 1/23/79	SCALE: 1" = 30'
ROYAL RIDGE / NORTHMOOK, COOK COUNTY			
DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PLAT DETAILS



SUNSET RIDGE COUNTRY CLUB (UNSUBDIVIDED)

UNIT DEVELOPMENT PLAT  
 OF  
 ROYAL RIDGE  
 237 HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12  
 AND PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHMOOK,

P.L.N.'S 04-14-100-024 & 04-14-100-023

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SDI CONSULTING LTD

Consulting Engineers  
Surveyors  
2002 1st Bldg  
200 W. BRYN MAWR AVE.  
CHICAGO, ILLINOIS 60611

PREPARED FOR:  
ROMANEN PROPERTIES LTD.  
AGENTS FOR THE VENTURE GROUP LLC  
8410 W. BRYN MAWR AVE. #500  
CHICAGO, ILLINOIS 60611



97147624

ASSUMED MERIDIAN

WALKEREGAN ROAD  
708.83  
708.79

WALKEREGAN ROAD

WALKEREGAN ROAD

WALKEREGAN ROAD

WALKEREGAN ROAD

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WALKEREGAN ROAD

20.00

N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

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N 32°29'42" W

N 32°29'42" W

N 32°29'42" W

BE HALF OF MAT TO  
BE CONVERTED TO THE  
LINE'S DEPARTMENT OF  
RECORDS INFORMATION BY  
SEPARATE INSTRUMENT

R = 4579.77  
L = 21.59  
CB=N32°37'41"W

R = 4599.77  
L = 21.59  
CB=N32°37'41"W

Office

PART OF  
EAST OF  
COOK COUNTY





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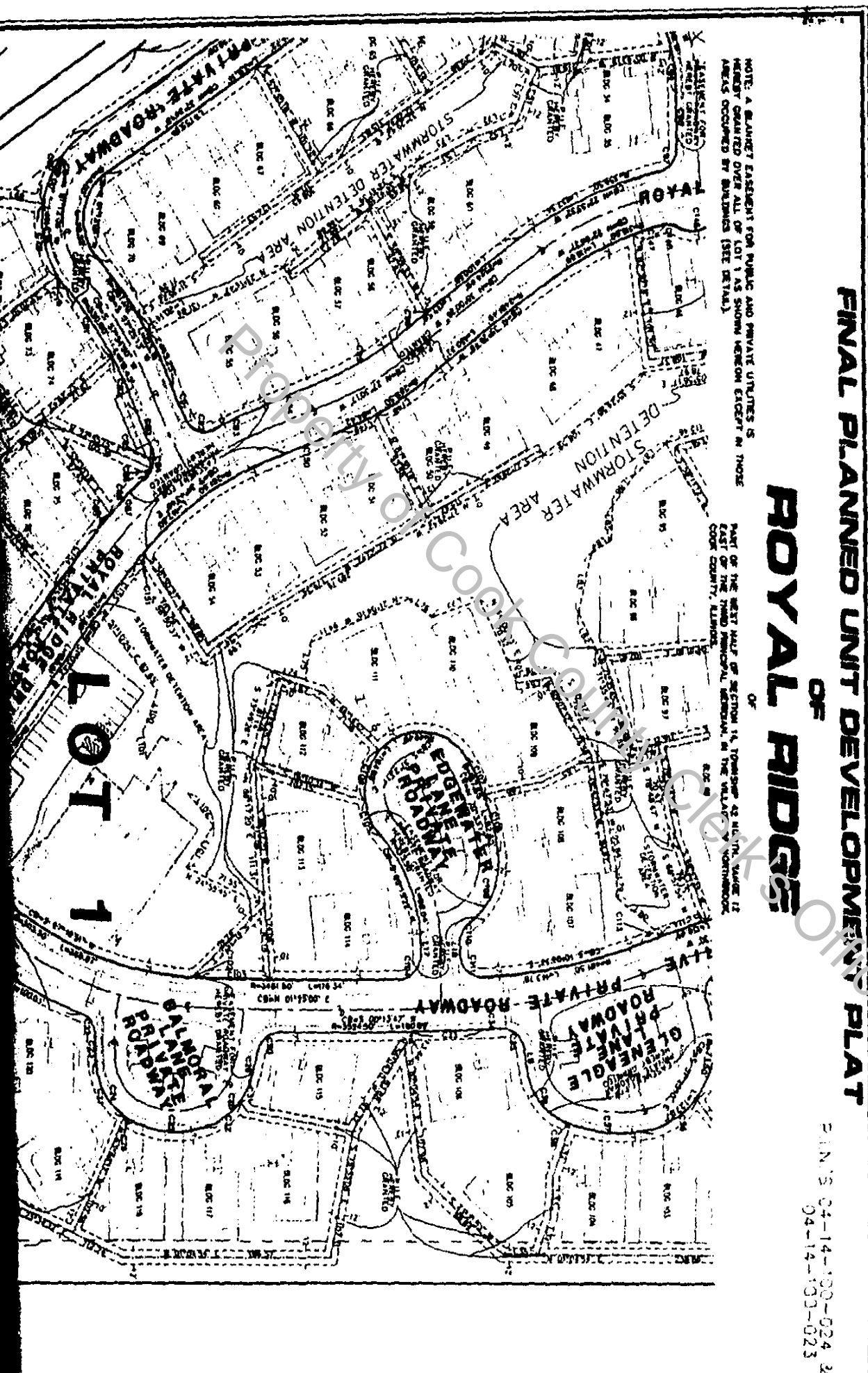
FINAL PLANNED UNIT DEVELOPMENT PLAT

ROYAL RIDGE

PLAT NO. 04-14-100-024 2  
04-14-100-023

NOTE: A BLANKET EASEMENT FOR PUBLIC AND PRIVATE UTILITIES IS GRANTED OVER ALL OF LOT 1 AS SHOWN HEREON EXCEPT IN THOSE AREAS OCCUPIED BY BUILDINGS (SEE DETAILS).

PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD MERIDIAN, IN THE COUNTY OF WASHINGTON, COOK COUNTY, ILLINOIS.



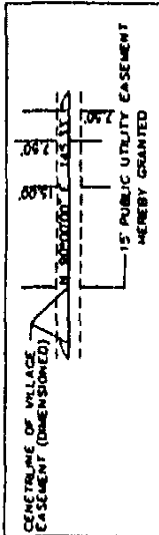
**FINAL PLANNED UNIT DEVELOPMENT PLAT**  
**OF**  
**ROYAL RIDGE**

OF  
 PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12  
 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK,  
 COOK COUNTY, ILLINOIS.

THE EASEMENTS SHOWN AND DIMENSIONED ON THIS  
 SHEET ARE VILLAGE EASEMENTS FOR SEWER  
 AND WATER AND ARE SUBJECT TO THE PROVISIONS  
 FOR VILLAGE EASEMENTS ON SHEET 6 OF 6.

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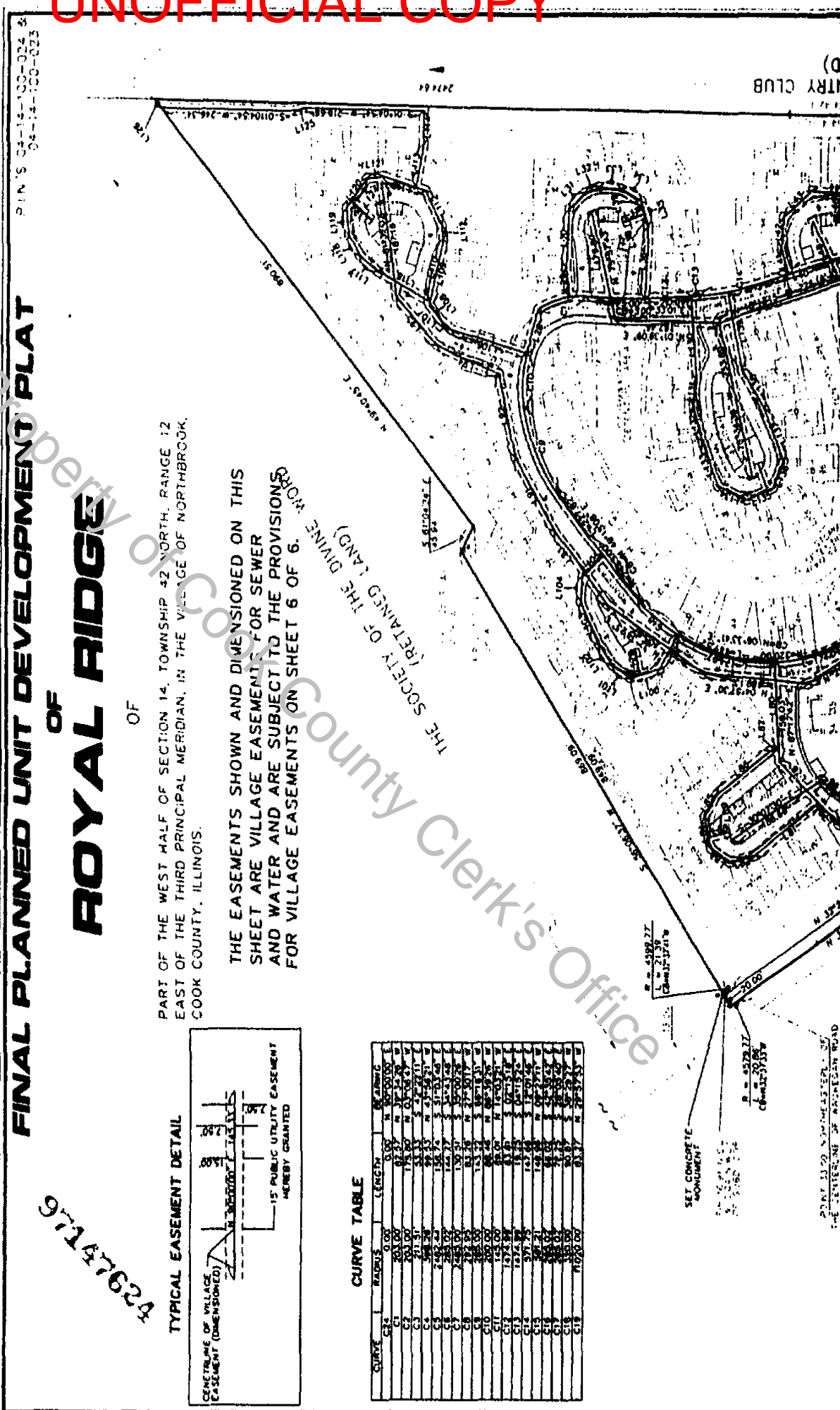
TYPICAL EASEMENT DETAIL



CURVE TABLE

CURVE	PIERCES	LENGTH	BEARING
C1	0.00	0.00	N 90°00'00" E
C2	203.00	174.00	N 71°24'00" W
C3	203.00	174.00	N 01°00'00" W
C4	203.00	174.00	S 71°24'00" E
C5	203.00	174.00	S 01°00'00" E
C6	203.00	174.00	S 71°24'00" E
C7	203.00	174.00	S 01°00'00" E
C8	203.00	174.00	S 71°24'00" E
C9	203.00	174.00	S 01°00'00" E
C10	203.00	174.00	S 71°24'00" E
C11	203.00	174.00	S 01°00'00" E
C12	203.00	174.00	S 71°24'00" E
C13	203.00	174.00	S 01°00'00" E
C14	203.00	174.00	S 71°24'00" E
C15	203.00	174.00	S 01°00'00" E
C16	203.00	174.00	S 71°24'00" E
C17	203.00	174.00	S 01°00'00" E
C18	203.00	174.00	S 71°24'00" E
C19	203.00	174.00	S 01°00'00" E
C20	203.00	174.00	S 71°24'00" E

THE SOCIETY OF THE DIVINE WORDS  
 (OWNER OF THE RETAINED LAND)



PROPERTY CLUB

PROPERTY CLUB

PROPERTY CLUB

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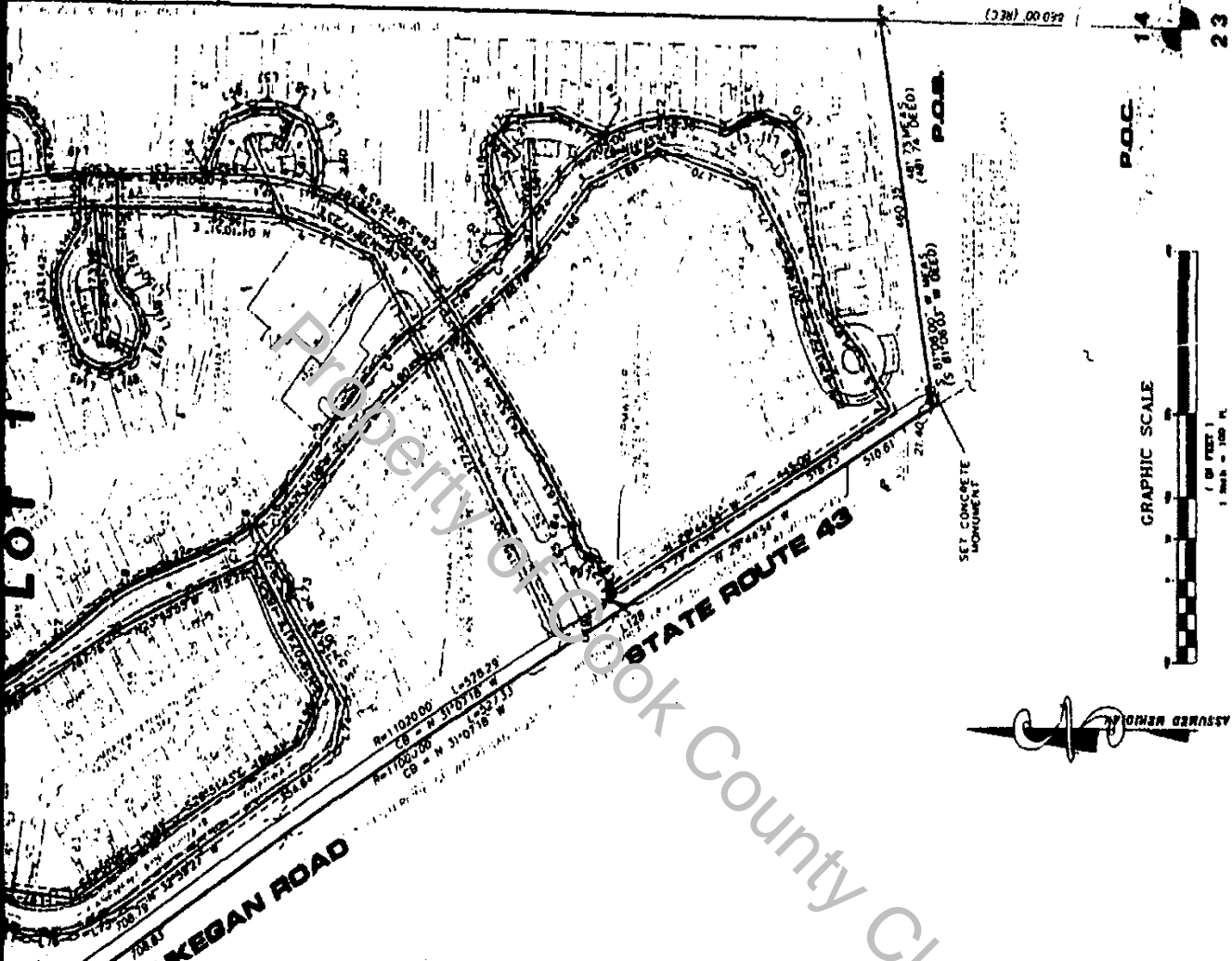
PROPERTY CLUB

PROPERTY CLUB

PROPERTY CLUB

PROPERTY CLUB

SUNSET RIDGE COU (UNSUBDIVID)



P.O.C. 14  
23

P.O.B.  
6 31°08'05" = 825.6



THE LINE AND CURVE TABLES SHOWN ON THIS SHEET REFER ONLY TO THIS SHEET!

20' RIGHT-OF-WAY TO BE CONVEYED TO I.D.O.T. BY SEPARATE INSTRUMENT

LINE TABLE

LINE	DESCRIPTION	DISTANCE	BEARING	AREA	PERCENTAGE
L1	N 31°07'18" W	110.20			
L2	N 31°07'18" W	110.20			
L3	N 31°07'18" W	110.20			
L4	N 31°07'18" W	110.20			
L5	N 31°07'18" W	110.20			
L6	N 31°07'18" W	110.20			
L7	N 31°07'18" W	110.20			
L8	N 31°07'18" W	110.20			
L9	N 31°07'18" W	110.20			
L10	N 31°07'18" W	110.20			
L11	N 31°07'18" W	110.20			
L12	N 31°07'18" W	110.20			
L13	N 31°07'18" W	110.20			
L14	N 31°07'18" W	110.20			
L15	N 31°07'18" W	110.20			
L16	N 31°07'18" W	110.20			
L17	N 31°07'18" W	110.20			
L18	N 31°07'18" W	110.20			
L19	N 31°07'18" W	110.20			
L20	N 31°07'18" W	110.20			
L21	N 31°07'18" W	110.20			
L22	N 31°07'18" W	110.20			
L23	N 31°07'18" W	110.20			
L24	N 31°07'18" W	110.20			
L25	N 31°07'18" W	110.20			
L26	N 31°07'18" W	110.20			
L27	N 31°07'18" W	110.20			
L28	N 31°07'18" W	110.20			
L29	N 31°07'18" W	110.20			
L30	N 31°07'18" W	110.20			
L31	N 31°07'18" W	110.20			
L32	N 31°07'18" W	110.20			
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L80	N 31°07'18" W	110.20			
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L95	N 31°07'18" W	110.20			
L96	N 31°07'18" W	110.20			
L97	N 31°07'18" W	110.20			
L98	N 31°07'18" W	110.20			
L99	N 31°07'18" W	110.20			
L100	N 31°07'18" W	110.20			

**VILLAGE EASEMENT DETAILS**

ROYAL RESERVE / NORTHBROOK, COOK COUNTY

FILE NAME: EASEMENT FROM B-101 JOB NO.: 016-104 P.O.D. B-101  
 DPC NUMBER: 1818 CHECKED BY: SET DATE: 3/19/97 SCALE: 1" = 100'

NO.	DATE	DESCRIPTION
1	10/07/97	DESIGNED FOR EASEMENT
2	3/19/97	AS LAYED OUT

DESIGNED FOR:  
 ROMANER PROPERTIES LTD.  
 AGENTS FOR RIZ VENTURE GROUP LLC  
 8410 W. BRYN MAWR AVE. #200  
 CHICAGO, ILLINOIS 60631

Consulting Engineers  
 Surveyors  
 and Plan Examiners  
 Civil, Mechanical, Electrical, and  
 Structural  
**SDI**  
 CONSULTANTS LTD.

SHEET NO. 5 OF 6

FINAL PLANNED UNIT DEVELOPMENT PLAT OF ROYAL RIDGE

P.I.N.'S 04-14-100-024 & 04-14-100-023

IN ACCORDANCE WITH ALL REV. STAT. 1991, CH. 109, PAR. 2, THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY: NAME: ADDRESS:

PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

OWNER'S CERTIFICATE STATE OF ILLINOIS ) COUNTY OF COOK ) THIS IS TO CERTIFY THAT COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK U/T/A DATED 4/27/99, A TRUST AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBMITTED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT THEREON, AND HEREBY ALSO RESERVES FOR THE VILLAGE OF NORTHBROOK, THE AMERITECH COMPANY, THE NORTHERN ILLINOIS GAS COMPANY, THE COMMONWEALTH EDISON COMPANY, AND TCI CABLE TELEVISION COMPANY, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

DATED THIS DAY OF A. D. 19

(DENOTE TITLE)

ATTEST: (DENOTE TITLE)

NOTARY CERTIFICATE STATE OF ILLINOIS ) COUNTY OF COOK )

I, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE SAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY FREELY AND DELIVERED THE ABOVE SAID PLAT AS AND AUTHORITY GIVEN BY THE AND CAUSED THE SEAL OF FREE AND VOLUNTARY ACT OF SAID OF SAID FREE AND VOLUNTARY ACT OF SAID AND AS THE AND PURPOSES THEREIN SET FORTH. FOR THE USES GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS A. D. 19 DAY OF

NOTARY PUBLIC CORPORATE AUTHORITY'S CERTIFICATE APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHBROOK COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS DAY OF A. D. 19 VILLAGE PRESIDENT

EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF NORTHBROOK, ILLINOIS, AND ITS SUCCESSORS OVER, UPON AND UNDER (INCLUDING, BUT NOT LIMITED TO, THE DETENTION AREA) TO REMAIN, OPERATE, REPAIR AND MAINTAIN THE DETENTION AREA AS A STORM WATER DETENTION AREA, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS UPON SAID DETENTION AREA FOR SUCH PURPOSES. THE ABOVE RIGHT TO ACCESS SHALL INCLUDE THE RIGHT TO REMOVE BRUSHES OR OTHER STRUCTURES TO CUT TREES, LANDSCAPING AND CROCOD COPINGS IN THE VILLAGE OF NORTHBROOK, ILLINOIS, SMALL REASONABLY BEEN NECESSARY IN ORDER TO MAINTAIN SAID DETENTION AREA AS A STORM WATER DETENTION AREA.

RESTRICTIVE COVENANTS

- A) A PORTION OF LOT 1 AS SHOWN ON THIS PLAT OF SUBDIVISION SHALL BE IMPROVED AND MAINTAINED AS A STORM WATER DETENTION AREA, AND AN EASEMENT FOR SUCH USE AND PURPOSE IS HEREBY GRANTED FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION. THIS STORM WATER DETENTION AREA IS DESIGNATED "DETENTION AREA" ON THE PLAT OF SUBDIVISION. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE DETENTION AREA, NOR SHALL ANY IMPROVEMENTS OR CONSTRUCTIONS OF ANY KIND WHATSOEVER BE ERRECTED OR PERMITTED TO EXIST WITHIN THE DETENTION AREA WHICH SHALL OR MIGHT MATERIALLY AFFECT STORM WATER DRAINAGE THEREON OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTINGS SHALL BE PERMITTED WITHIN THE DETENTION AREA ONLY UPON FORMAL APPROVAL BY THE VILLAGE OF NORTHBROOK, ILLINOIS.
B) THE OWNER OF THAT PORTION OF LOT 1 WHICH IS LOCATED WITHIN THE DETENTION AREA, SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF SUCH PORTION OF HIS LOT AND SHALL KEEP SUCH GRASS AND LANDSCAPING IN A TRIMMED CONDITION.
C) IF THE VILLAGE OF NORTHBROOK, ILLINOIS, SHALL BE REQUESTED TO EXPEND ANY FUNDS BY REASONS OF THE VIOLATION OF ANY OF THE FOREGOING COVENANTS, FROM THE OWNER WHO HAS CAUSED OR PERMITTED A VIOLATION OF SUCH COVENANT OR COVENANTS AND SHALL HAVE A LEAS ON THE LOT OF SUCH OWNER IN AN AMOUNT EQUAL TO THE AMOUNT EXPENDED BECAUSE OF SUCH VIOLATION.
D) THIS COVENANT SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER OF LOT 1 THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEEES AND ALL PARTIES CLAIMING BY THROUGH AND UNDER THEM. THIS COVENANT SHALL BE CONSIDERED AS A COVENANT RUNNING WITH THE LAND, AND IT SHALL RUN TO THE BENEFIT OF THE VILLAGE OF NORTHBROOK, ILLINOIS, AND ALL OF THE LOTS IN SAID VILLAGE. THE ENFORCEMENT OF THE TERMS OF WHICH MAY BE BY APPROPRIATE FORM OF ACTION EITHER AT LAW OR IN EQUITY IN ANY COURT OF COMPETENT JURISDICTION.

PUBLIC UTILITY EASEMENT PROVISIONS NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREIN "NIGAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN THE CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY.

ADDITIONAL PROVISION

ALL LAND SUBDIVIDED BY THIS PLAT IS AND SHALL FURTHER BE SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE INITIAL RIDGE SUBDIVISION TO BE RECORDED IMMEDIATELY AFTER THE RECORDED OF THIS PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS ) COUNTY OF COOK ) SS

I, COUNTY CLERK OF COOK COUNTY, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORECLOSED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LANDS INCLUDED IN THE ABOVE SAID PLAT. I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ABOVE SAID PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF COOK THIS DAY OF A. D. 19

COUNTY CLERK

SURFACE WATER STATEMENT STATE OF ILLINOIS ) COUNTY OF COOK ) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF...

DATED THIS 19th DAY OF A.D. 19

R. REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

STATE OF ILLINOIS COUNTY OF COOK

THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SD CONSULTANTS, LTD. UNDER THE SUPERVISION OF J. COLIN TOLINE AS ILLINOIS REGISTERED LAND SURVEYOR AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY...

A PARCEL OF LAND WITHIN THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE ON AN ASSUMED BEARING OF NORTH 07 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 14, 840.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81 DEGREES 08 MINUTES 03 SECONDS WEST 481.74 FEET TO A LINE THAT IS 50 FEET EAST OF THE CENTER LINE OF WAUKEGAN ROAD AS MEASURED AT RIGHT ANGLES THEREON; THENCE NORTH 29 DEGREES 44 MINUTES 54 SECONDS WEST ALONG SAID 50 FOOT LINE, 510.81 FEET; THENCE NORTHWESTERLY 527.33 FEET ALONG THE P.C. OF A CIRCLE CONVEY NORTHEASTERLY WITH A RADIUS OF 11,000.00 FEET (THE CHORD OF SAID ARC BEARS NORTH 31 DEGREES 07 MINUTES 18 SECONDS WEST 327.20); THENCE NORTH 32 DEGREES 29 MINUTES 42 SECONDS WEST 185.72 FEET TO A POINT ON A LINE 33.00 FEET NORTHEASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD; THENCE NORTHEASTERLY 20.00 FEET ALONG THE LAST SAID LINE BEING THE ARC OF A CIRCLE CONVEY NORTHEASTERLY WITH A RADIUS OF 4379.77 FEET (THE CHORD OF SAID ARC BEARS NORTH 32 DEGREES 37 MINUTES 32 SECONDS WEST 20.00 FEET); THENCE SOUTH 36 DEGREES 08 MINUTES 37 SECONDS EAST 45.94 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 54 SECONDS EAST 481.74 FEET TO SAID NORTH-SOUTH CENTER LINE OF SECTION 14; THENCE SOUTH 01 DEGREES 04 MINUTES 54 SECONDS WEST ALONG SAID SOUTH-CENTER LINE OF SECTION 14, 2474.84 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION CONCRETE MONUMENTS, AS SHOWN, AND IRON PIPES AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEKED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NORTHBROOK, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED IN ZONE "C" OR "AREAS OF MINIMAL FLOODING" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY FLOOD MAP COMMUNITY PANEL NO. 170132 0009 D EFFECTIVE DATE DECEMBER 15, 1980.

GIVEN UNDER MY HAND AND SEAL AT ILLINOIS, THIS 19th DAY OF A.D. 19

J. COLIN TOLINE ILLINOIS REGISTERED LAND SURVEYOR NO. 3078 SD CONSULTANTS, LTD.

CERTIFICATE SHEET

ROYAL ROAD / NORTHBROOK, COOK COUNTY

FILE NAME: 9119191.DL SHEET NO. 6 OF 6 DATE: 12/20/87

WITH THE RIGHT TO INSTALL PRIVATE ROADWAY, TOGETHER UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON OR ON ADJACENT LOTS, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES...

AT ANY TIME AND FROM TIME TO TIME, UPON WRITTEN REQUEST OF THE FEE OWNER, N-GAS WILL, AS PROMPTLY AS PRACTICABLE, RELOCATE ALL OR ANY DESIGNATED PART OF ITS FACILITIES TO AN ALTERNATIVE LOCATION...

EASEMENT PROVISIONS AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY (AMERITECH).

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, UNDER CROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED PUBLIC UTILITY EASEMENT, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS ON ADJACENT LOTS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES...

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO PROVIDING NECESSARY EASEMENTS TO SECTION 2 OF AN ACT TO REVISE THE LAW IN RELATION TO PLANNING AND DESIGNING A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE UNPAVED DRIVEWAY ACT ON DRIVEWAYS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

Table with columns: NO., DATE, REVISIONS, DESCRIPTION. Row 1: 1, 10/27/86, PER LAND PLAN REVISION, REVISION. Row 2: 2, 12/20/87, REVISED, REVISED.

VILLAGE CLERK PLANNING COMMISSION'S CERTIFICATE APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS 19th DAY OF A.D. 19

CHAIRMAN SECRETARY

VILLAGE COLLECTOR'S CERTIFICATE I HEREBY CERTIFY THAT I HAD NO DETERMINED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, NORTHBROOK, COOK COUNTY, ILLINOIS, DATED THIS 19th DAY OF A.D. 19

VILLAGE ENGINEER'S CERTIFICATE APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, DATED THIS 19th DAY OF A.D. 19

VILLAGE ENGINEER GENERAL VILLAGE EASEMENT PROVISIONS AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, DRAINAGE, AND STREET LIGHTING, IS HEREBY RESERVED FOR AND GRANTED TO

VILLAGE OF NORTHBROOK ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, DRAINAGE AND STREET LIGHTING, INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWERAGE, DRAINAGE, AND STREET LIGHTING, IS HEREBY RESERVED FOR AND GRANTED TO

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

ACCEPTED: ILLINOIS BELL TELEPHONE COMPANY DATE: ACCEPTED: COMMONWEALTH EDISON COMPANY DATE: ACCEPTED: NORTHBROOK, ILLINOIS GAS COMPANY DATE: ACCEPTED: TO CABLE TELEVISION COMPANY DATE:

SDI CONSULTANTS LTD. Consulting Engineers Surveyors 200 7th Ave Oak Brook, IL 60451 708/571-1100 12/20/87

WILLAGE OF NORTHMOOR... DAY OF... A. D. 19...

WILLAGE ENGINEER... WILLAGE CLERK... WILLAGE COLLECTOR'S CERTIFICATE...

WILLAGE ENGINEER'S CERTIFICATE... APPROVED BY THE WILLAGE ENGINEER OF THE WILLAGE OF NORTHMOOR...

GENERAL WILLAGE EASEMENT PROVISIONS... AN EASEMENT FOR PURPOSES INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION...

WILLAGE OF NORTHMOOR... HIS SUCCESSORS AND ASSONS TO INSTALL, OPERATE, MAINTAIN, AND REPAIR...

RESTORE TO THE AFFECTED AREAS OF THE PROPERTY AS NEAR AS POSSIBLE TO THE CONDITION THEY WERE IN PRIOR TO SUCH ENTRY...

ACCORDING TO THE FLOOD MAP (FLOOD INSURANCE RATE MAP) OF DECEMBER 15, 1990... FLOOD ZONE...

PUBLIC SIDEWALK EASEMENT PROVISIONS... AN EASEMENT IS HEREBY GRANTED TO THE WILLAGE OF NORTHMOOR AS NECESSARY FOR THE PUBLIC...

USED IN THE CONNECTION WITH THE TRANSFER AND CONVEYANCE OF NATURAL GAS... AT ANY TIME AND FROM TIME TO TIME UPON WRITTEN REQUEST...

EASEMENT PROVISIONS... AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE...

THEIR RESPECTIVE SUCCESSORS AND ASSONS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REPAIR...

AT ANY TIME AND FROM TIME TO TIME UPON REQUEST OF THE FEE OWNER, GRANTEE SHALL AS PRACTICABLE RELOCATE ALL OR ANY DEPARTMENT OF SUCH FACILITIES...

ACCEPTED... LINDS BELL TELEPHONE COMPANY... COMMERCIAL TRUST COMPANY...

ACCEPTED... NORTHMOOR GAS COMPANY... TO CABLE TELEVISION COMPANY...

THIS PLAT HAS BEEN APPROVED BY THE KLMONS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS... DISTRICT ENGINEER...

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION...

IT IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SD CONSULTANTS, LTD. UNDER THE SUPERVISION OF J. COLIN TOLSON...

A PARCEL OF LAND WITHIN THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD MERIDIAN, IN COOK COUNTY, ILLINOIS...

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS, AS SHOWN, AND NON-PAPER AT ALL LOT CORNERS AND POINT OF CHANGES IN ALIGNMENT WILL BE SET.

THIS IS ALSO TO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE UNIMAGED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE WILLAGE OF NORTHMOOR, ILLINOIS...

THIS IS ALSO TO CERTIFY THAT THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED IN ZONE "C" ON AREAS OF ANNUAL FLOODING...

BY: J. COLIN TOLSON... KLMONS REGISTERED LAND SURVEYOR NO. 2078... SD CONSULTANTS, LTD.

CERTIFICATE SHEET... ROYAL ROOPE / NORTHMOOR, COOK COUNTY... SHEET NO. 6 OF 6

SDI Consulting Engineers Surveyors... 100 W. Madison St., Chicago, IL 60601

Table with columns: NO., DATE, REVISIONS, DESCRIPTION

Table with columns: THE SURVEYOR'S, DATE, SHEET NO.

972147624

FINAL PLANNED UNIT DEVELOPMENT PLAT

ROYAL RIDGE

PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

P.L.N.'S 04-14-100-024 & 04-14-100-023

IN ACCORDANCE WITH ILL. REV. STAT. 1981 CH. 106, PAR. 2 THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY: NAME: ADDRESS: COUNTY: STATE: DATE: 1981

OWNER'S CERTIFICATE STATE OF ILLINOIS ) COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT COLE TAYLOR BANK, AS SUCCESSOR TRUSTEE TO HARRIS TRUST AND SAVINGS BANK U/7/A DATED 6/29/79 A/M/A TRUST NO 94707 IS THE OWNER OF THE PROPERTY DESCRIBED ON THE ANNEXED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREIN FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREIN INDICATED.

DATED THIS DAY OF A. D. 19

(NOTE TITLE) ATTEST: (NOTE TITLE)

NOTARY CERTIFICATE STATE OF ILLINOIS ) COUNTY OF COOK ) SS

A NOTARY PUBLIC IN AND FOR THE COUNTY OF COOK, ILLINOIS, DO HEREBY CERTIFY THAT IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AND PERSONALLY KNOWN TO ME TO BE THE AND AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS AND CAUSED THE SEAL OF SAID AUTHORITY OVER BY THE AS THEIR FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID AND PURPOSES THEREIN SET FORTH, FOR THE USES AND PURPOSES THEREIN SET FORTH, A. D. 19

NOTARY PUBLIC COOK COUNTY ILLINOIS

EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED IN THE VILLAGE OF NORTHBROOK, ILLINOIS, AND ITS TERRITORIES OVER UPON AND UNDER THAT AREA DESIGNATED DETENTION AREA AND ITS TERRITORIES, AND TO MAINTAIN THE DETENTION AREA AS A STORM WATER DETENTION AREA, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS FROM SAID DETENTION AREA TO THE LADDER PUMPHOUSES, THE ABOVE RIGHT TO EASTMENT SHALL INCLUDE THE RIGHT TO REMOVE BUILDINGS OR OTHER STRUCTURES TO CUT THE LADDER PUMPHOUSES TO GRASS COVER AS THE VILLAGE OF NORTHBROOK, ILLINOIS, SHALL REASONABLY DEEM NECESSARY IN ORDER TO MAINTAIN SAID DETENTION AREA AS A STORM WATER DETENTION AREA.

ADDITIONAL PROVISION

ALL LAND SUBDIVIDED BY THIS PLAT IS AND SHALL FURTHER BE SUBJECT TO ALL LAND SUBDIVISION OF COVENANTS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION TO BE RECORDED IMMEDIATELY AFTER THE RECORDING OF THIS PLAT IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

- 1) A PORTION OF ... AS SHOWN ON THIS PLAT OF SUBDIVISION SHALL BE ... AND AN EASEMENT FOR SUCH USE AND PURPOSE IS HEREBY GRANTED FOR THE BENEFIT OF ALL LOTS WITHIN THIS SUBDIVISION. THIS STORM WATER DETENTION AREA IS DESIGNATED DETENTION AREA ON THE PLAT OF SUBDIVISION.
2) THE OWNER OF THAT PORTION OF LOT 1 WHICH IS LOCATED WITHIN THE DETENTION AREA, SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF SUCH PORTION OF THE LOT AND SHALL RESEED SUCH GRASS AND LANDSCAPING IN A TIMELY MANNER.
3) THE OWNER OF NORTHBROOK, ILLINOIS, SHALL BE REQUESTED TO EXPEND ANY FUNDS OF RESOURCES OF THE VILLAGE OF SAID OF THE FOREGOING COVENANTS, FROM THE VILLAGE OF NORTHBROOK, ILLINOIS, SHALL BE ENTITLED TO REIMBURSEMENT FROM THE OWNER WHO HAS CAUSED OR PERMITTED A VIOLATION OF SUCH COVENANT OR COVENANTS AND SHALL HAVE A LIEN ON THE LOT OF SUCH VIOLATION IN AN AMOUNT EQUAL TO THE AMOUNT EXPENDED BECAUSE OF SUCH VIOLATION.

STATE OF ILLINOIS ) COUNTY OF COOK ) SS

COOK COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I DO NOT DETAINMENT GENERAL TAXES, AND UNPAID CURRENT GENERAL TAXES, AND UNPAID SPECIAL TAXES, AND UNPAID FORECLOSED TAXES, AND NO DELINQUENT TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT, (DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.)

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF COOK THIS DAY OF A. D. 19

COUNTY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS )

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EXHIBIT C

LEGAL DESCRIPTION OF THE PROPERTY

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97147624



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## EXHIBIT C

### Legal Description of the Property

A PARCEL OF LAND WITHIN THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE ON AN ASSUMED BEARING OF NORTH 01° 04' 54" EAST ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION 14, 660.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81° 06' 03" WEST 481.74 TO A LINE THAT IS 50 FEET EASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD AS MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH 29° 44' 54" WEST ALONG SAID 50 FOOT LINE, 510.61 FEET; THENCE NORTHWESTERLY 527.33 FEET ALONG THE ARC OF A CIRCLE CONVEX NORTHEASTERLY WITH A RADIUS OF 11,000.00 FEET (THE CHORD OF SAID ARC BEARS NORTH 31° 07' 18" WEST 527.28 FEET); THENCE NORTH 32° 29' 42" WEST 708.83 FEET TO A POINT ON A LINE 33.00 FEET NORTHEASTERLY OF THE CENTER LINE OF WAUKEGAN ROAD; THENCE NORTHEASTERLY 20.86 FEET ALONG THE LAST SAID LINE BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY WITH A RADIUS OF 4579.77 FEET (THE CHORD OF SAID ARC BEARS NORTH 32° 37' 32" WEST 20.86 FEET); THENCE NORTH 56° 06' 37" EAST 869.09 FEET; THENCE SOUTH 61° 04' 23" EAST 45.94 FEET; THENCE NORTH 49° 40' 45" EAST 890.51 FEET TO SAID NORTH-SOUTH CENTER LINE OF SECTION 14; THENCE SOUTH 01° 04' 54" WEST ALONG SAID NORTH-SOUTH CENTER LINE OF SECTION 14, 247.54 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known as Techny Real Estate E-1

Permanent Real Estate Index Nos.: 04-14-100-024 and 04-14-100-023

After recordation of the Final Plat, the Property will be legally described as:

LOT 1 IN ROYAL RIDGE SUBDIVISION; BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS.

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EXHIBIT D

RESIDENCE TYPES SUBSTITUTION PLAN

Property of Cook County Clerk's Office

97147624

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EXHIBIT TO FINAL DEVELOPMENT PLAN DATED OCTOBER 1, 1998  
 SUBSTITUTION OF UNIT TYPE

In order to ensure the architectural diversity and to provide for a degree of flexibility with respect to market response to the lifestyle preferences within the project, the Developer, individually reflects, the Development plan allows the substitution of up to twenty (20) designated residences in block of Type II in the specific locations shown and numbered hereinafter. The total development floor area, site coverage and storm water management calculations are not increased from the figures shown on the Development plan table as a result of this substitution flexibility.

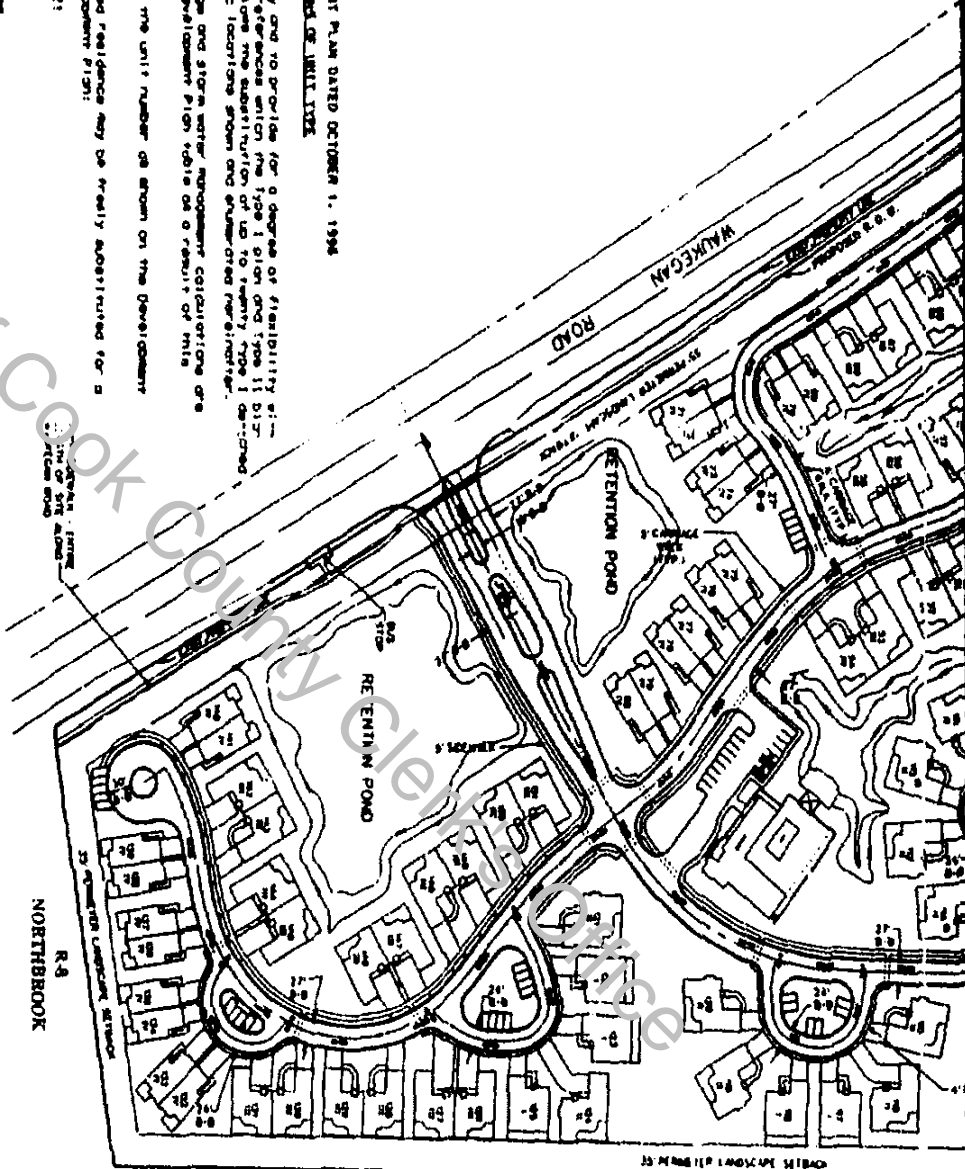
The specific site locations are referenced by the unit number as shown on the Development plan:

Specific unit numbers within a Type I detached residence may be freely substituted for a Type II detached residence shown on the Development plan:

UNIT NUMBER:	214511111311611719121
UNIT NUMBER:	8184861501927196199
UNIT NUMBER:	10510811121114

20 units max. number of substitutions permitted.

97147624



ILLUSTRATIVE DEVELOPMENT PLAN

Owner: Royal Ridge Properties Ltd. (Developer)  
 Prepared by: SDI Consultants, Ltd.

ROYAL RIDGE  
 PRIVATE RESIDENTIAL COMMUNITY

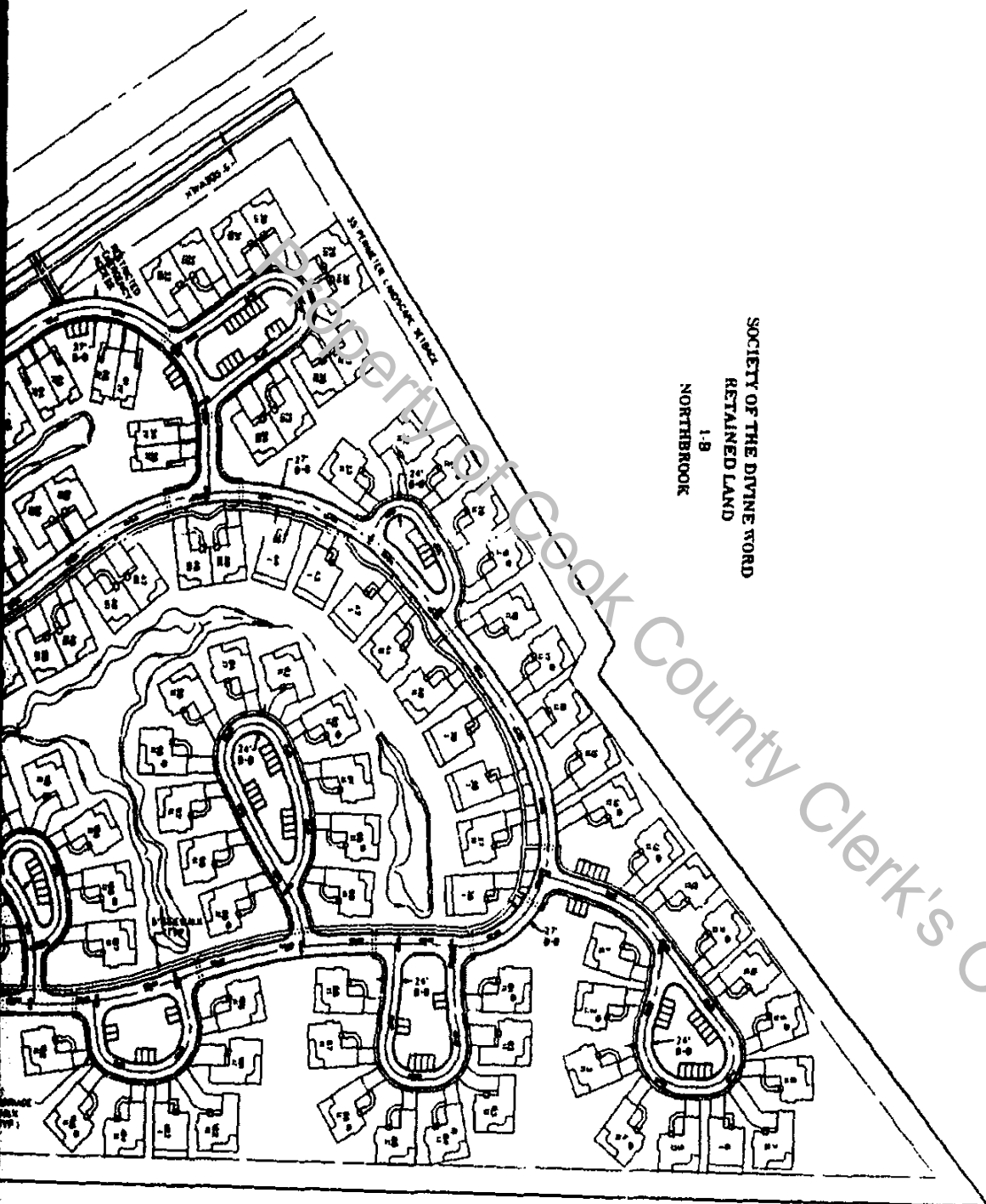
RKZ Venture Group L.L.C.  
 Romanek Properties Ltd./Managing Partner  
 Rev. Oct. 1, 1998

EXHIBIT D

Alper & Alper, Inc. - Planners  
 Otis Associates, Inc. - Architects  
 Douglas Hills Associates, Inc. - Landscape Architects  
 SDI Consultants, Ltd. - Civil Engineers



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SOCIETY OF THE DIVINE WORD  
RETAINED LAND  
1-8  
NORTHBROOK

R-3  
COOK COUNTY  
SUNSET RIDGE  
COUNTRY CLUB

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EXHIBIT E

TECHNY REAL ESTATE PARCEL E-1 -- ROYAL RIDGE PHASING PLAN

Property of Cook County Clerk's Office

97147624



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Exhibit E

**SOCIETY OF THE DIVINE WORD  
RKZ VENTURE GROUP, L.L.C.**

**Techny Real Estate Parcel E-1 - Royal Ridge Phasing Plan**

SDI Consultants, Ltd. has prepared certain documents showing the phasing plan for the Royal Ridge Development. The phasing plan shows major infrastructure components as they relate to the sequence of construction. Included are pavement, sidewalks, sanitary sewer, storm sewer, water main and street lighting. Mass grading of the earthwork will be done for the entire site as part of Phase I. Fine grading, final seeding and/or sodding and similar work will be phased in accordance with the phasing plans.

Street lighting, sidewalks, sanitary services, water main services, and storm services will be constructed in conjunction with the Phase in which the adjacent roadway or adjacent main is installed, without regard to the phasing of construction of dwelling units. Storm systems that serve a particular building sump pumps (systems not listed below) will be installed in the same Phase in which such building is constructed.

The allocation of dwelling unit building sites included in each Phase is as follows:

	<b><u>TOTAL DWELLING UNITS</u></b>
Phase I	57
Phase II A	31
Phase II B	19
Phase III	<u>44</u>
<b>Total</b>	<b>151</b>

Certain infrastructure facilities for Phase I will be constructed on Phase II and/or Phase III land. Infrastructure construction will proceed as set forth below and as depicted in three plats prepared by SDI Consultants, Ltd., Project No. 9116-554, dated 8/27/96, as revised, and identified as follows:

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# UNOFFICIAL COPY

DRAWING NO.	TITLE	REVISION NO.
P1	Roadway Phasing Plan	3 (10/22/96)
P2	Sanitary Sewer and Water Main Phasing Plan	3 (10/22/96)
P3	Storm Sewer and Street Lighting Phasing Plan	3 (10/22/96)

## PHASE I

### Roadway

Road A from station (120 + 50) to (155 + 10)  
Road B in its entirety  
Road C in its entirety  
Road D in its entirety  
Road I in its entirety  
Road E from station (17 + 00) to (17 + 40)  
Road F from station (24 + 00) to (24 + 32) and station (27 + 91) to (28 + 19)  
Road G from station (30 + 00) to (30 + 26)  
Road H from station (39 + 00) to (39 + 26) and station (41 + 16) to (41 + 48)  
Road J from station (55 + 00) to (55 + 41) and station (58 + 89) to (59 + 25)

### Sanitary System

From existing Sanitary Manhole to Sanitary Manhole 1  
Sanitary Manhole 1 to Sanitary Manhole 18 existing 120' (+/-) between Sanitary Manhole 8 and Sanitary Manhole 9  
Sanitary Manhole 11 to Sanitary Manhole 28  
Sanitary Manhole 28 to a stub past Sanitary Manhole 33  
Sanitary Manhole 3 to Sanitary Manhole 35  
Sanitary Manhole 5 to Sanitary Manhole 36  
Sanitary Manhole 6 to Sanitary Manhole 37

### Storm System

System 2 in its entirety  
System 3 in its entirety  
System 5 in its entirety  
System 6 in its entirety  
System 4 from FES 4-1 through structure 4-7  
System 7 in its entirety  
System 9 from FES 9-1 through structure 9-5  
All of System 10 with the exception of structure 10-5 through 10-8 and structure 10-10 through 10-12.  
System 12 in its entirety with the exception of storm 12-5 through 12-9, 12-11 and structure 12-16 through 12-19 and flared end section 12-2.

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## Water Main

Road A from Station 120 + 50 to 155 +00  
Road B  
Road C  
Road D  
Road G to the northeast corner of the site  
Road H  
Road I

## PHASE II

### Roadway

Road A from Phase 1 through its completion  
Road K in its entirety  
Road L in its entirety  
Road E from Phase I to its completion  
Road F from Phase I to its completion

### Sanitary System

From stub near Sanitary Manhole 1 to Sanitary Manhole 22.  
Sanitary Manhole 22 through Sanitary Manhole 27  
Sanitary Manhole 22 to Sanitary Manhole 39  
From the stub near Sanitary Manhole 7 to Sanitary Manhole 38  
From the stub near Sanitary Manhole 3 to Sanitary Manhole 9

### Phase II Storm System

System 1 in its entirety  
System 8 in its entirety  
From the stub near storm 9-5 past storm 9-7

### Water Main

Road A from Station 155+00 to 163+50. From 163+50 through "loop" back to Road A.  
Road E  
Road F

## PHASE III

### Roadway

Road G from Phase 1 through its entirety.  
Road H from Phase I through its entirety  
Road J from Phase I through its entirety

### Sanitary System

From the stub near Sanitary Manhole 18 through Sanitary Manhole 21  
From the stub near Sanitary Manhole 33 to Sanitary Manhole 34

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CHECKED BY: MC  
 NORTHBROOK  
 DRAWN BY: M  
 DATE: 10/10/00

**ROYAL RIDGE**  
 A PRIVATE RESIDENTIAL COMMUNITY

ILLINOIS

## CONSTRUCTION DETAILS & TYPICAL SECTIONS

6.3

<p style="text-align: center;">TYPICAL RETENTION POND SECTION</p>	<p style="text-align: center;">DETECTION POND A (OUTLET STRUCTURE)</p> <p style="text-align: center;">SECTION A-A</p>	<p style="text-align: center;">B (OUTLET STRUCTURE)</p> <p style="text-align: center;">SECTION A-A</p>
PAVER SIDEWALK	FLARED END SECTION WITH RESTRICTOR	FALL AT DRIVEWAYS
<p style="text-align: center;">PAVER DRIVEWAY/APRON</p>		

Property of Cook County Clerk's Office



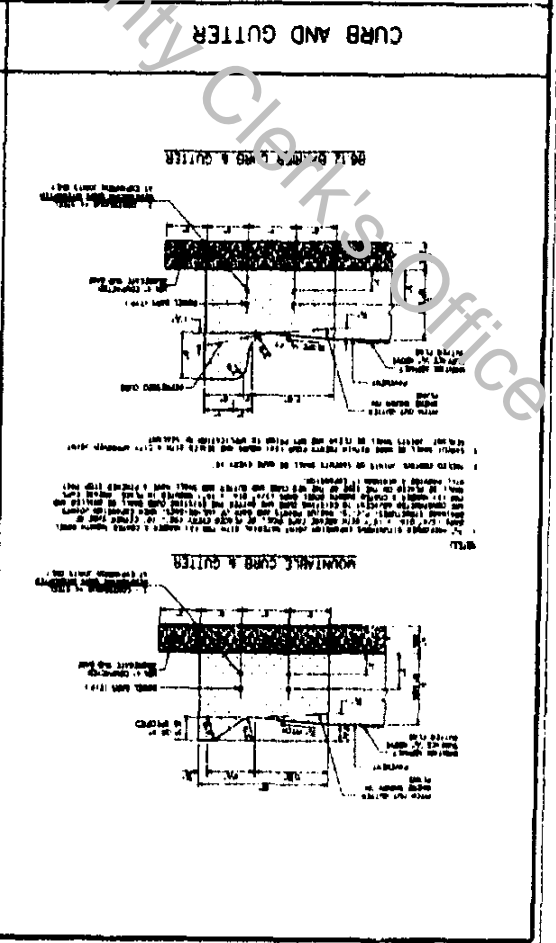
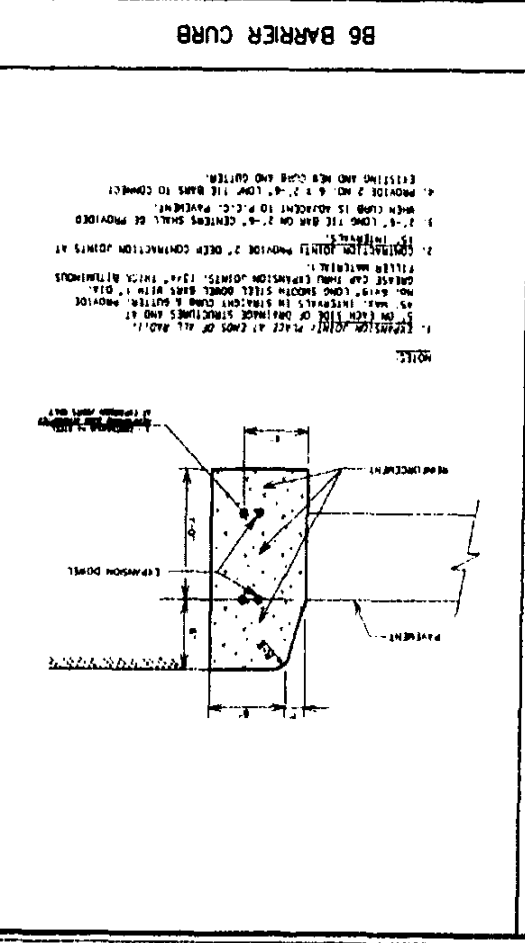
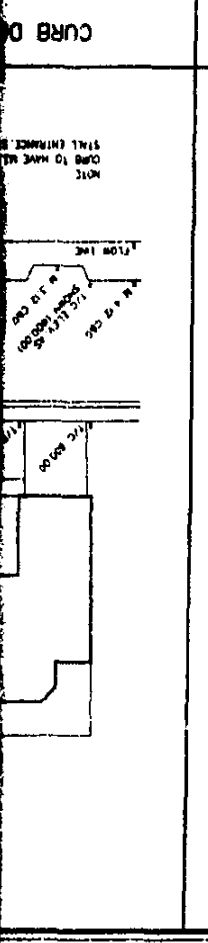
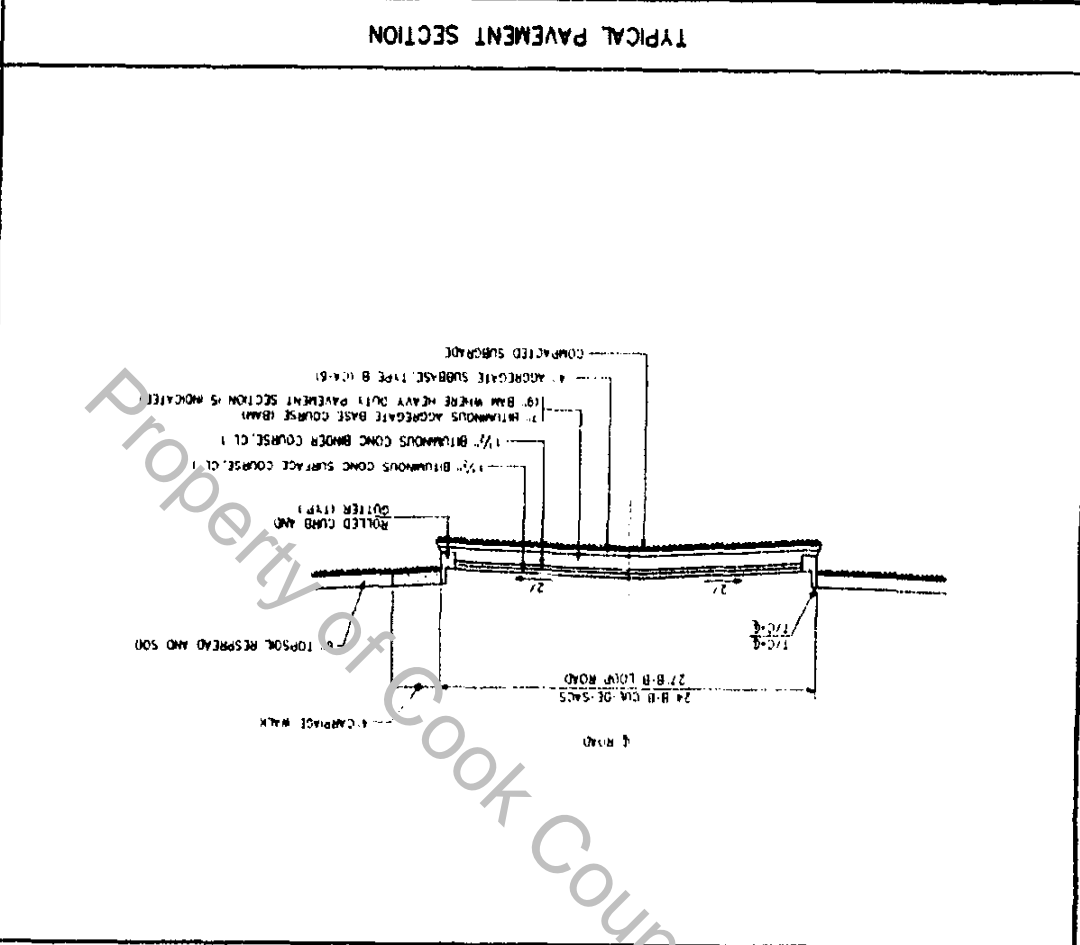
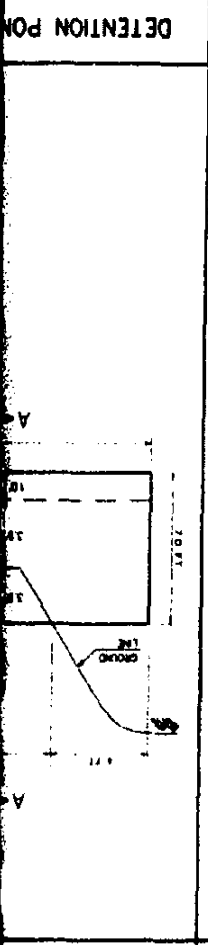
# UNOFFICIAL COPY

**SDI**  
CONSULTING ENGINEERS  
SURVEYORS  
INCORPORATED

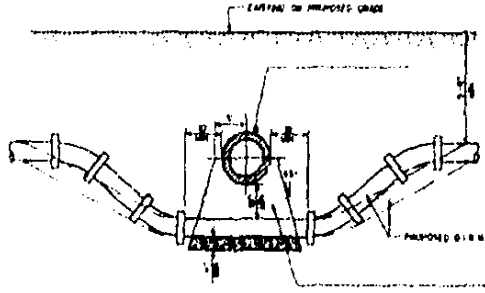
2000 YEAR ROAD  
0.00 BARS AT 200MM  
REGISTRATION NO. 8813/M/0325  
P.O. BOX 11, 00071  
RUE ROYAL, 10001

NO.	DATE	REVISIONS	DESCRIPTION
1	01-21-97	1.01	ISSUED FOR PERMITS
2	01-21-97	1.02	ISSUED FOR PERMITS
3	01-21-97	1.03	ISSUED FOR PERMITS
4	01-21-97	1.04	ISSUED FOR PERMITS
5	01-21-97	1.05	ISSUED FOR PERMITS
6	01-21-97	1.06	ISSUED FOR PERMITS
7	01-21-97	1.07	ISSUED FOR PERMITS
8	01-21-97	1.08	ISSUED FOR PERMITS
9	01-21-97	1.09	ISSUED FOR PERMITS
10	01-21-97	1.10	ISSUED FOR PERMITS

DATE: 4-29-98  
FILE NAME: DET13A.DWG  
PROJECT NO.: 918-454

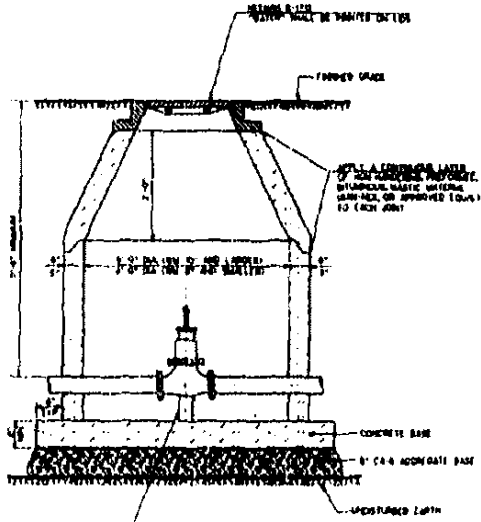


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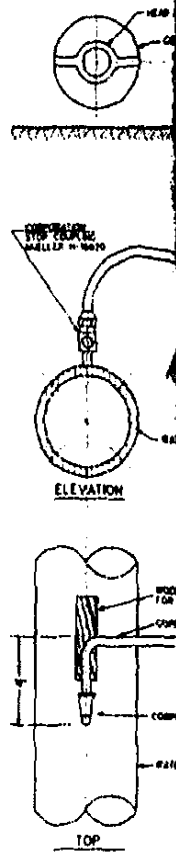
**NOTES**

1. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORM UNDER SERVICE WITHOUT SHARP BENDS PROVIDED THAT JOINT SELECTION DOES NOT EXCEED 9 DEGREES PER JOINT FOR PIPE SIZES 16" TO 24" AND 3 DEGREES PER JOINT FOR PIPE 30" AND OVER IN SIZE. JOINTS ARE TO BE MADE CONTINUOUS STRAPPING WITH BOOK STRAPS, NUTS AND BOLTS BEING APPLIED WATER MAIN DEPTH. WEATHER GLASS MAY BE USED IN CASE OF STRAPPING. WEATHER GLASS TO BE CLASS "A" OR APPROVED EQUAL.
2. UNIFORM BENDS INCLUDING SERVICE CROSSINGS WHERE THE WATER MAIN OR WATER SERVICES ARE LESS THAN 40' ABOVE THE GROUND SURFACE SHALL BE POLYETHYLENE GLASS REINFORCED AND SHALL CONFORM WITH THE LATEST EDITION OF ASTM SPEC. A536 - 2007 FOR 60 PSI FIBER GLASS SAND.
3. ALL STOPS WITHIN THE SERVICE CROSSINGS WHERE THE WATER MAIN OR WATER SERVICES ARE LESS THAN 40' ABOVE THE GROUND SURFACE SHALL BE UNIFORM PRECAST CONCRETE BENCH.
4. COMPLETED WATER MAIN BENCH SHALL CONFORM TO STANDARD SPECS FOR WATER MAIN CONSTRUCTION. (SEE STD 200-10-20 AND 21).



**NOTES**

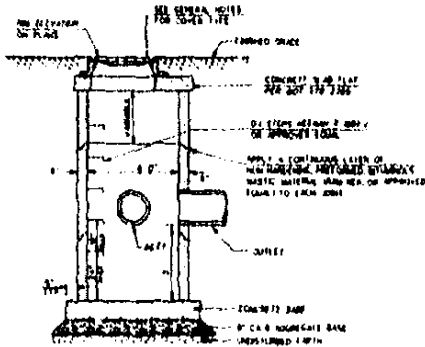
1. ADJUSTMENTS TO ELEVATION OF FRAME SHALL BE ACCOMPLISHED WITH PRECAST CONCRETE SLICES WITH A FULL WEATHER BED. MAXIMUM ADJUSTMENT 12" USING A MAXIMUM OF 3 SLICES. NO MORE THAN ONE 12" ADJUSTMENT SLICE SHALL BE USED.
2. 12" SLICES SHALL BE IRON BODY, RUBBER SEAT, BUTTERFLY VALVE OR 150 LB. 8000 CWP TYPICAL "CRANK HND" OR EQUAL.
3. 6" AND 8" VALVES SHALL BE IRON BODY RESILIENT SEAT GATE VALVES. UNMOUNTED CLOSURE OF WATERWAYS.
4. ALL VALVES SHALL OPEN CENTER CLOSURE.
5. ALL BOLTS SHALL BE STAINLESS STEEL CONFORMING WITH ASTM A 193, TYPE 304. NUTS ARE TO BE SERIES 300 STAINLESS STEEL. OTHER THAN SERIES 304, CONFORMING WITH ASTM A 194.



**WATER MAIN CROSSING DETAIL**

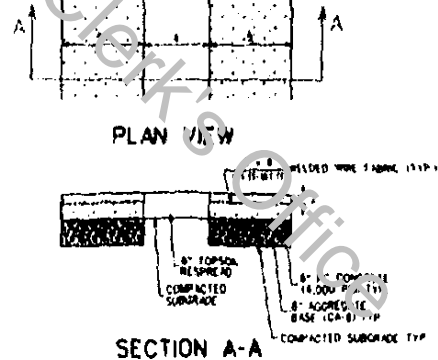
**VALVE VAULT (WATER TIGHT)**

**SERVICE VALVE**



**NOTES**

1. CON. SECTION TO BE USED IN VIEW IF FEEL TOO HIGH PRACTICAL.
2. ADJUSTMENTS TO ELEVATION OF FRAME SHALL BE ACCOMPLISHED WITH PRECAST CONCRETE SLICES WITH A FULL WEATHER BED. MAXIMUM ADJUSTMENT 12" USING A MAXIMUM OF 3 SLICES.



**6' DIAMETER CATCH BASIN - TYPE A**

**EMERGENCY ACCESS ENTRANCE**

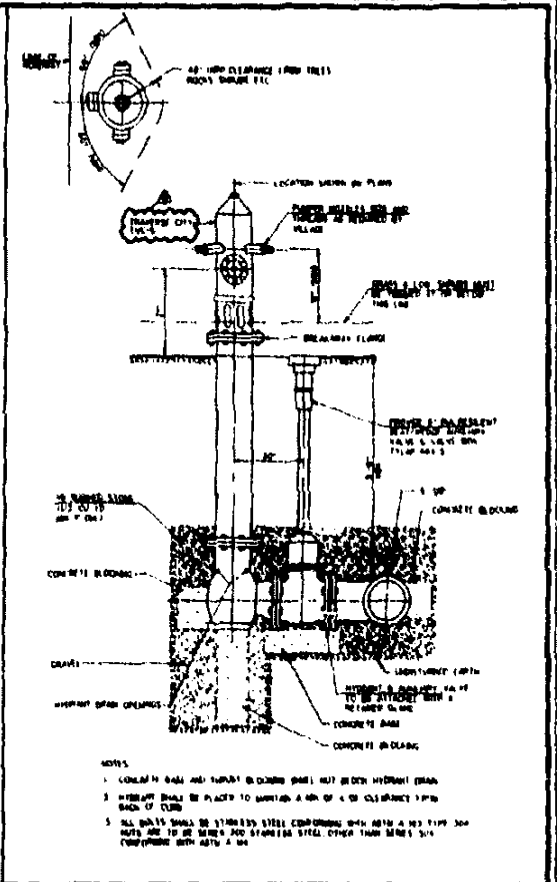
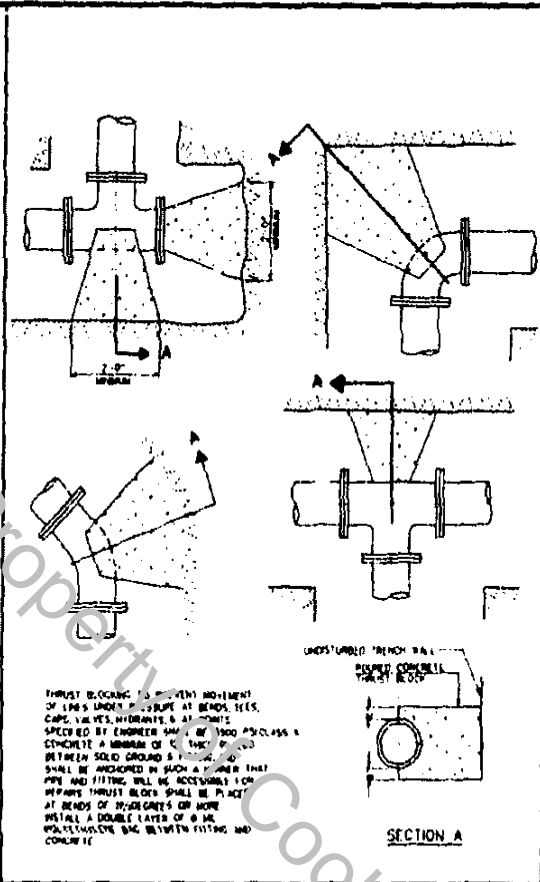
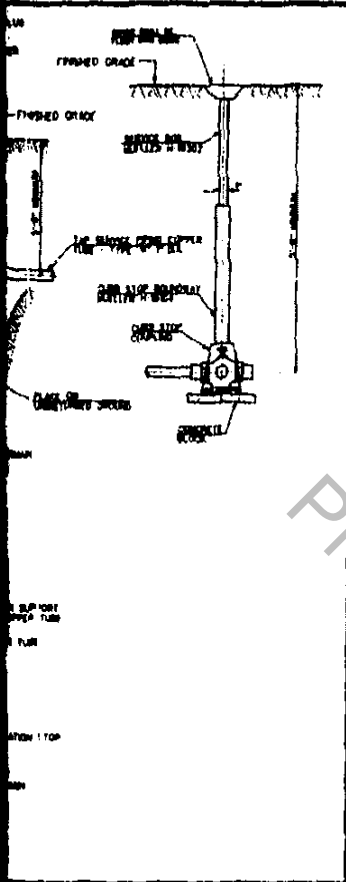
**HA**

**SDI**  
CONSULTANTS LTD.

Consulting Engineers  
Surveyors  
1000 York Road  
Ottawa, ON K2K 2K2  
613-274-0333  
Fax: 613-274-0430

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-14-11	PER VILLAGE COMMENTS			
2	11-12-11	PER TOWN & VILLAGE COUNCILS			
3	10-10-11	REVISED PER SDI REVIEW			
4	10-07-11	REVISED PER VILLAGE & TOWN			
5	10-11-11	PER CIVIL ENGINEER AND TOWN REVIEW			

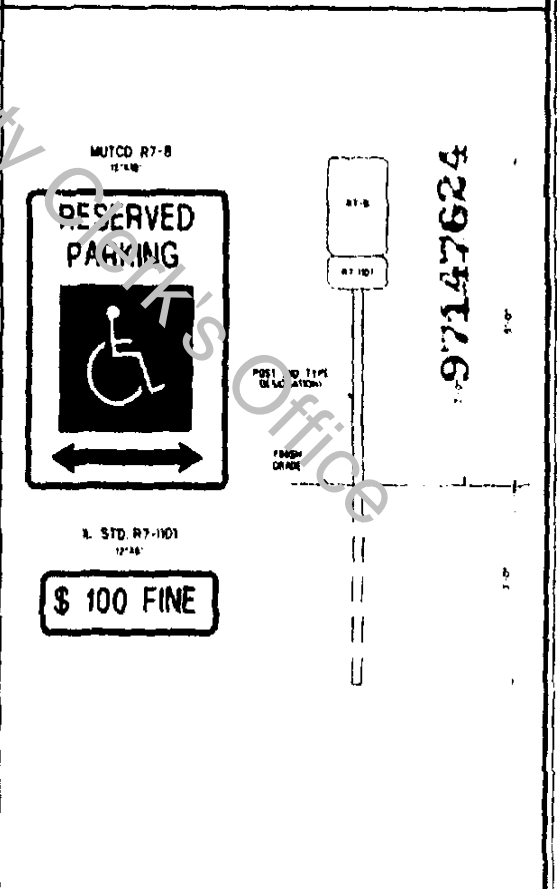
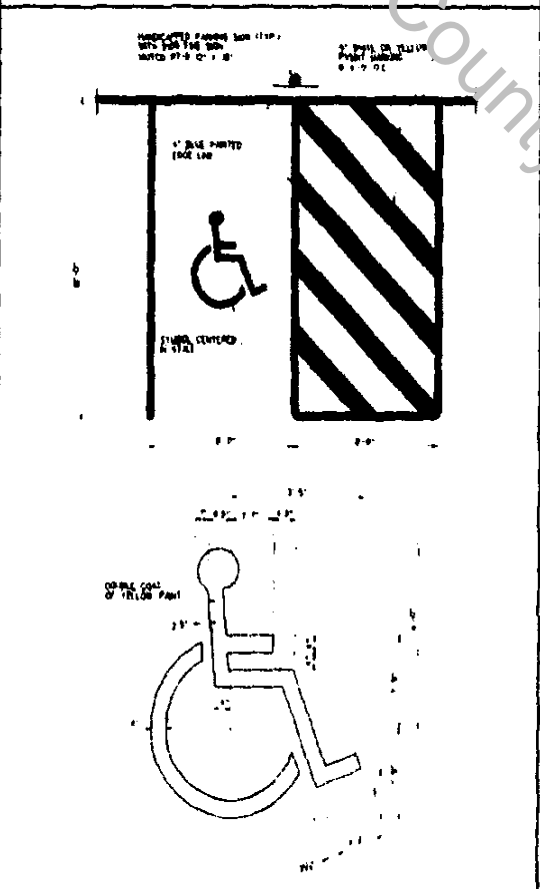
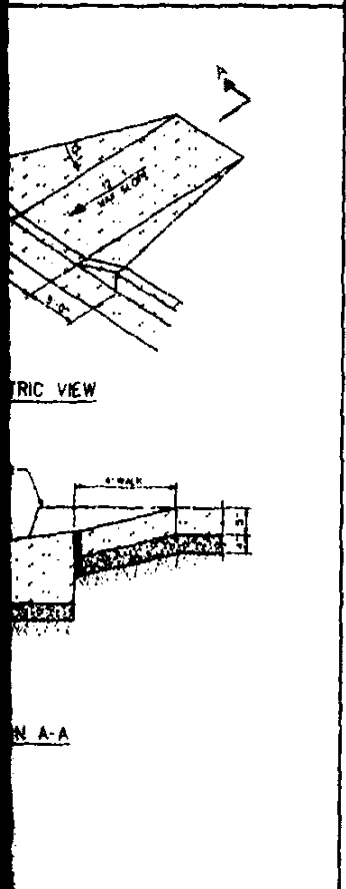
PROJ. NO. 010-134  
FILE NAME: 07134  
DATE: 4-25-06



TAP AND CONNECTION

THRUST BLOCK DETAIL

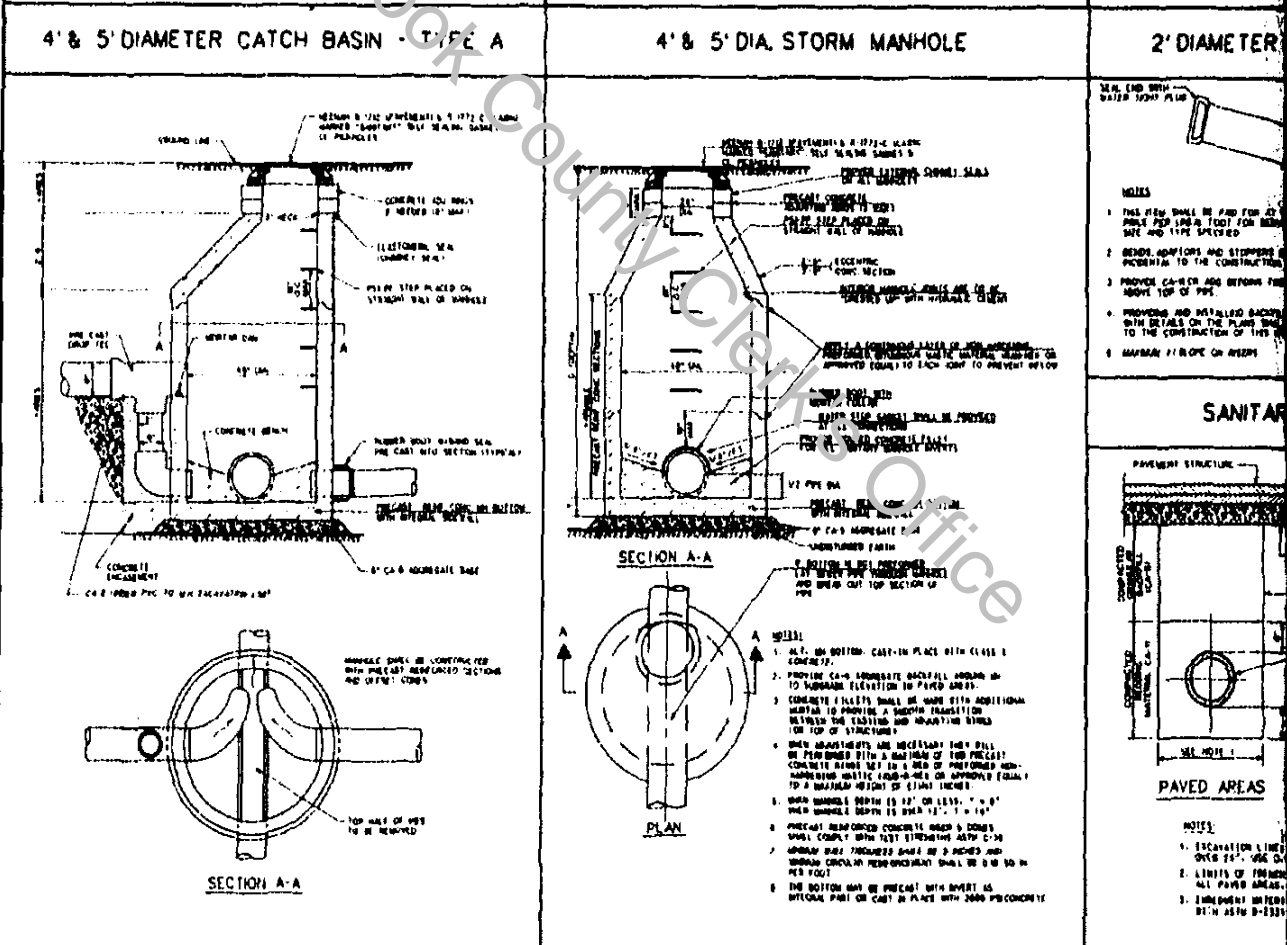
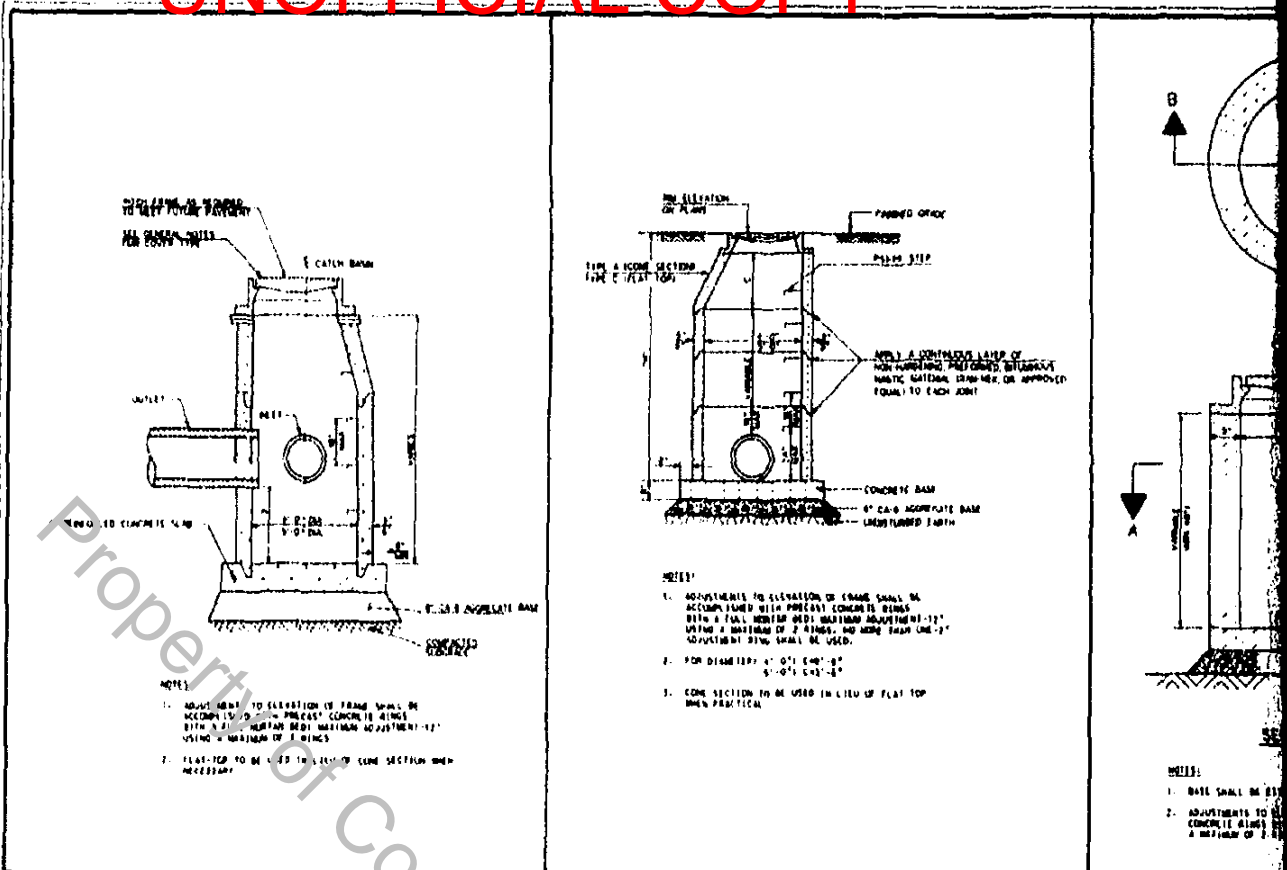
STANDARD HYDRANT ASSEMBLY



WALKWAY RAMP

HANDICAP PARKING STALL & PAINTED SYMBOL

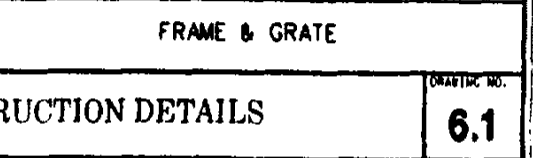
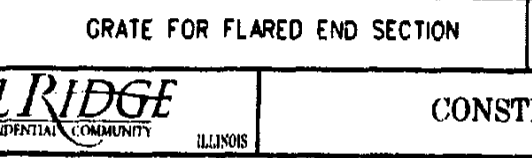
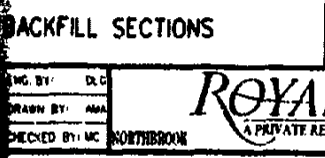
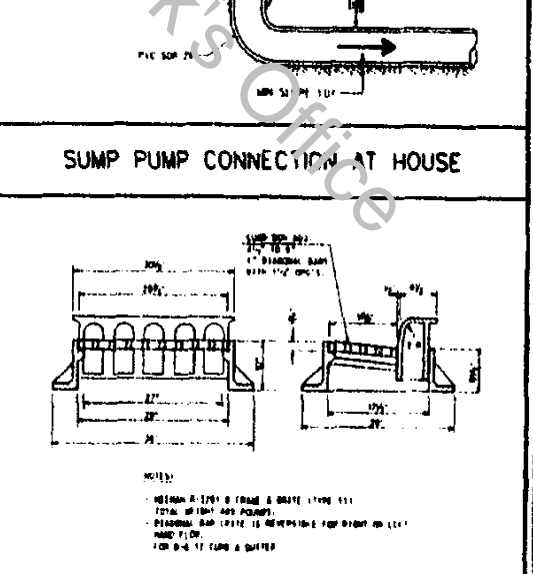
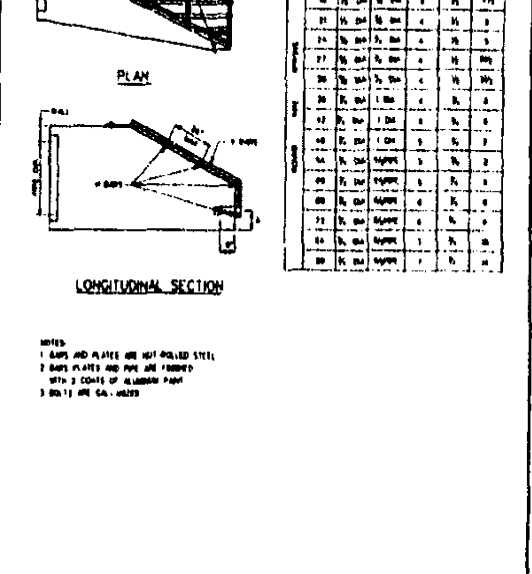
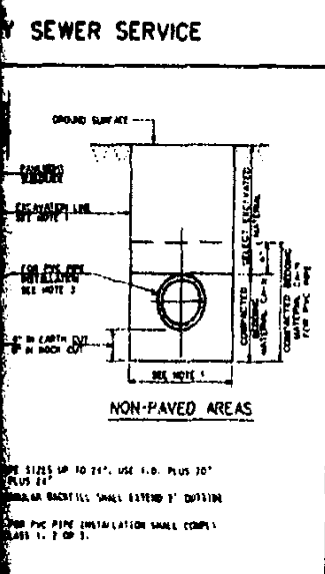
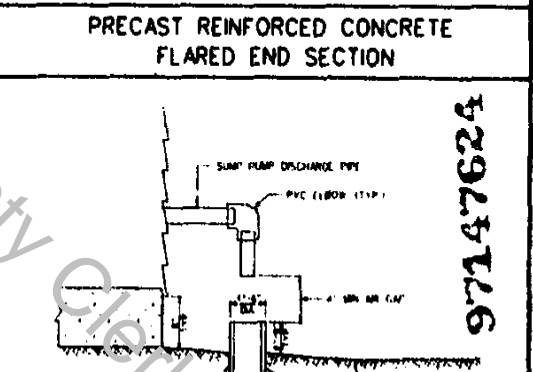
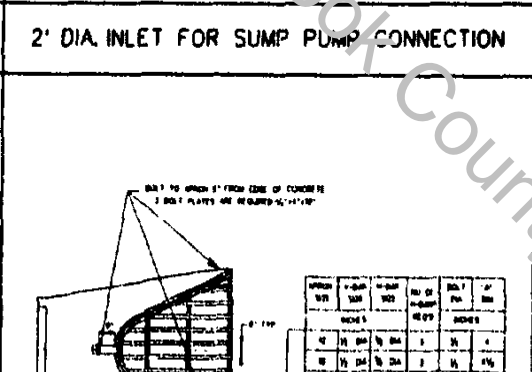
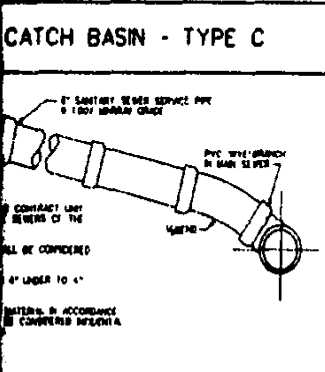
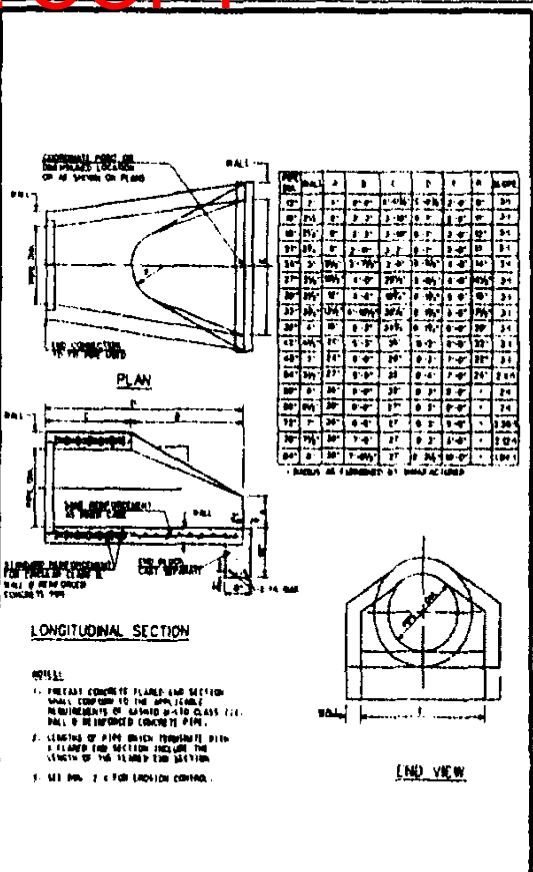
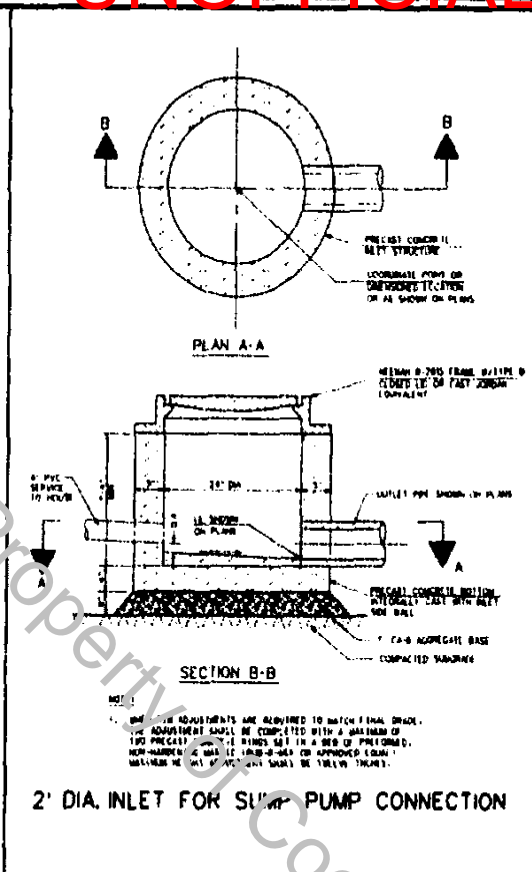
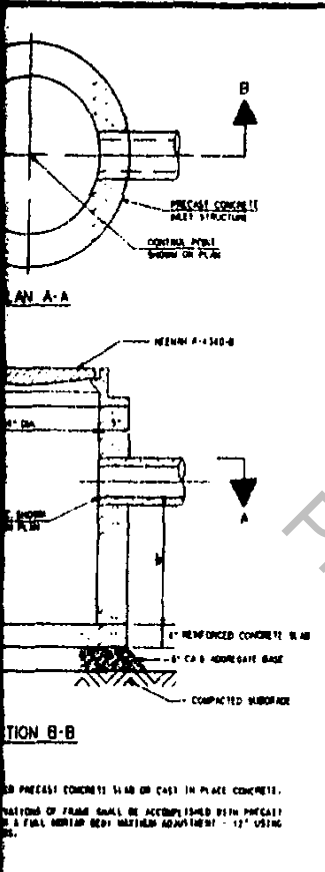
HANDICAPPED PARKING SIGN



NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	11-18-84	PER TDDY A VILLAGE COMMITTEE			
2	10-10-85	REVISED PER SDI REVIEW			
3	10-01-85	REVISED PER VILLAGE A TDDY			
4	10-19-85	PER TDDY, VILLAGE AND TDDY REVIEW			

**SDI CONSULTANTS LTD** Consulting Engineers Surveyors  
 1000 Fort Road, Oak Brook, IL 60111  
 630/574-8333, Fax 630/574-0430

PROJ NO: 8198-04  
 FILE NAME: 0711604  
 DATE: 4-25-86



# UNOFFICIAL COPY

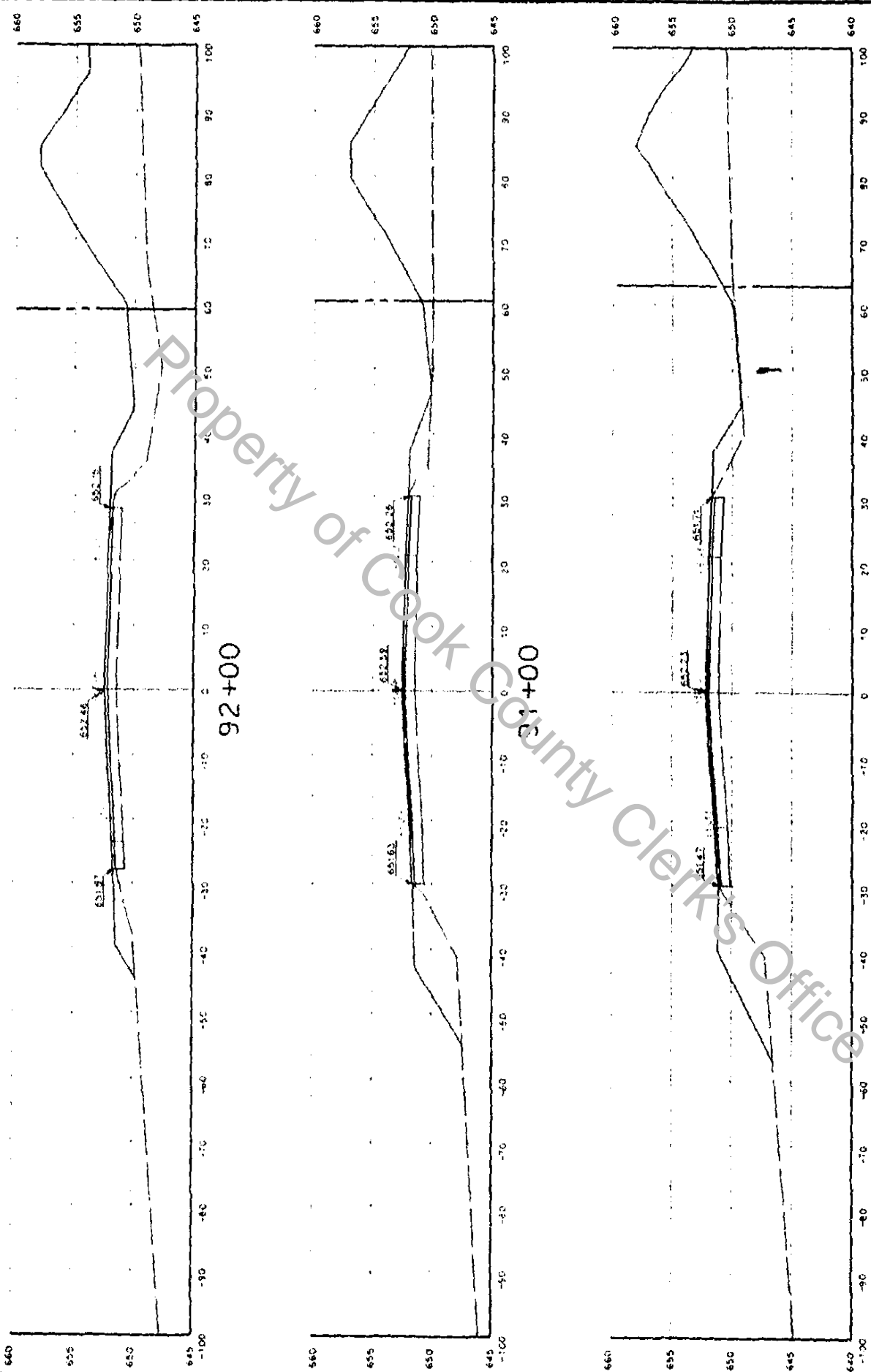
93+00

92+00

91+00

90+00

97147624



**LEGEND**  
 ——— PROPOSED E.O.P. GRADES  
 - - - - - EXISTING E.O.P. GRADES

DESIGNED BY: DLG  
 DRAWN BY: DMS  
 CHECKED BY: RCR

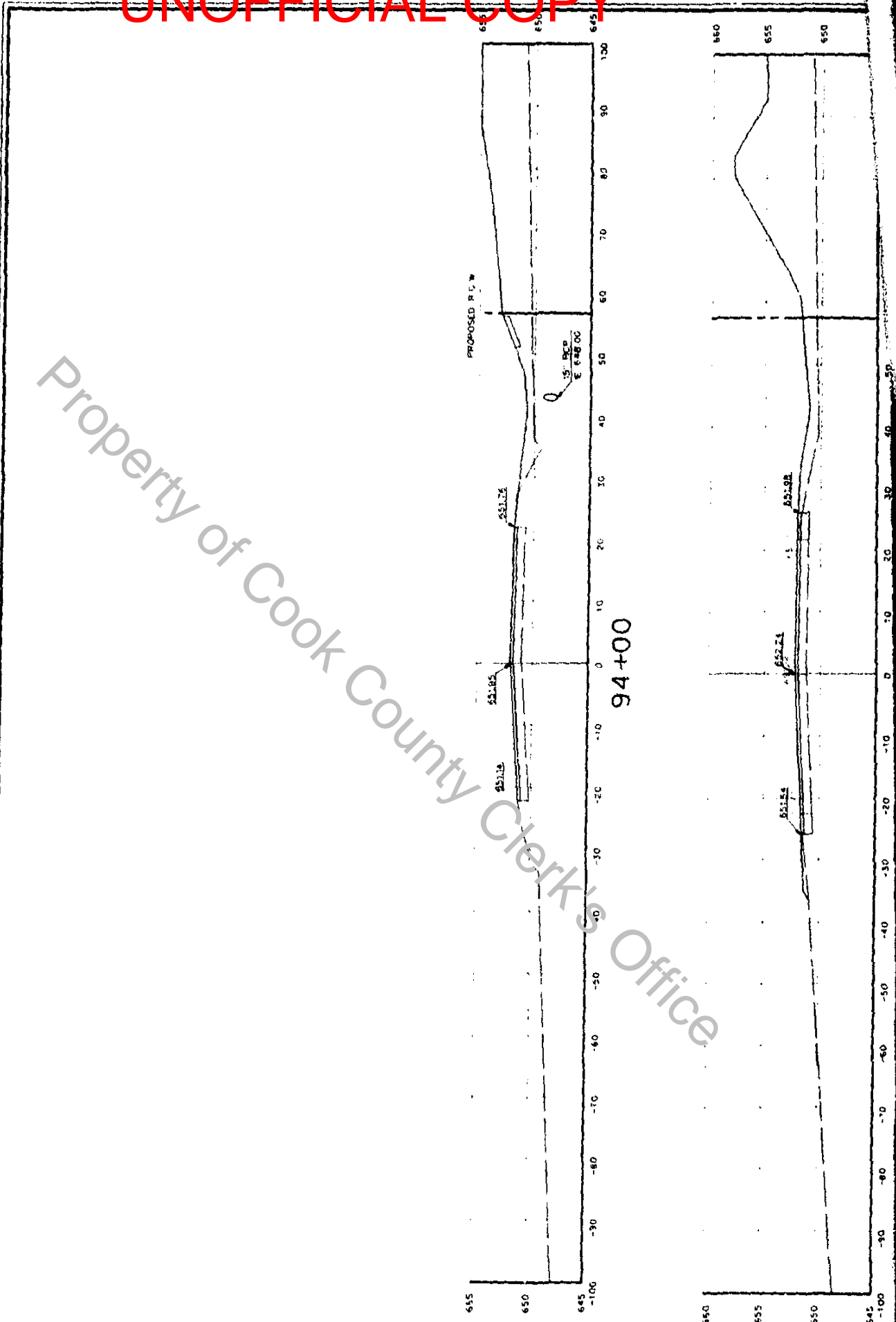
**ROYAL RIDGE**  
 A PRIVATE RESIDENTIAL COMMUNITY

**WAUKEGAN ROAD  
 CROSS SECTIONS**

DRAWING NO.  
**5.9**

UNOFFICIAL COPY

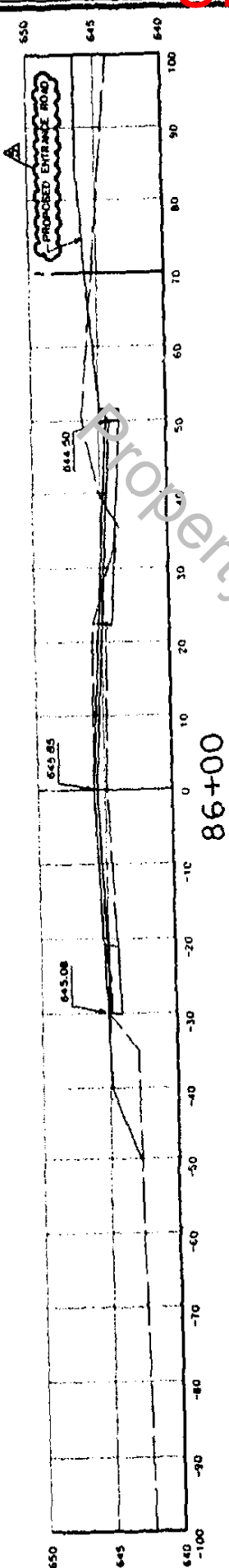
Property of Cook County Clerk's Office



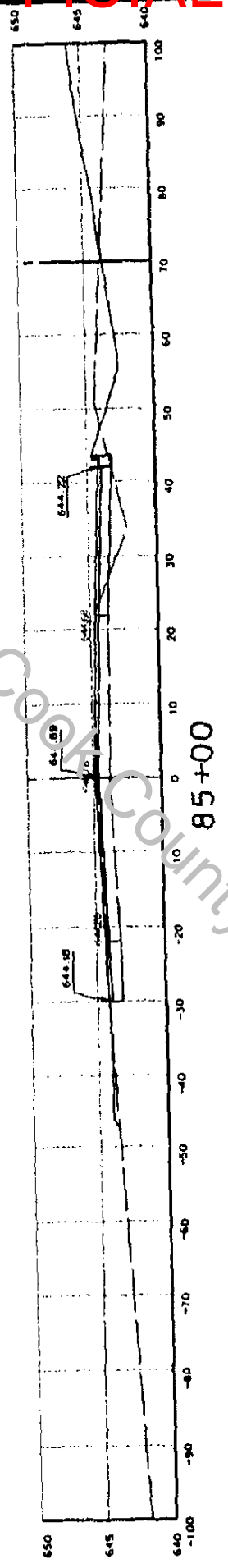
<b>SDI</b> CONSULTANTS LTD. Consulting Engineers Surveyors 2000 1st <sup>st</sup> Road Oak Brook, IL 60110 630/571-0013 Fax 630/571-0030	NO	DATE	DESCRIPTION	NO	DATE	DESCRIPTION	PROJ. NO. 010-144
	1	11-18-95	PER TOWN & VILLAGE COMMENTS				FILE NAME: 010-144
	2	10-10-96	REVISED PER SDI REVIEW				DATE: 4/25/98
	2	10-01-96	REVISED PER VILLAGE & TOWN				
	3	04-12-98	PER VILLAGE, TOWN AND TOWN REVIEW				

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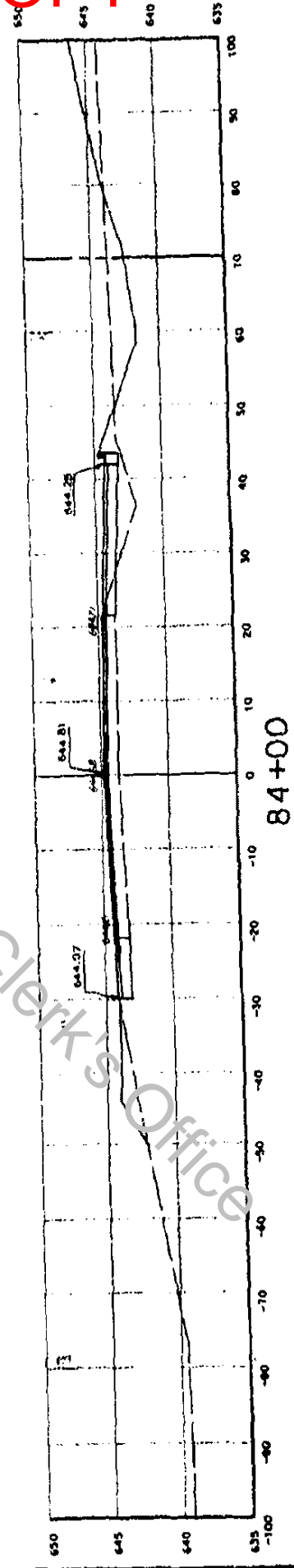
87+00



86+00



85+00



84+00

97147624

**LEGEND**  
 - - - - - PROPOSED E.O.P. GRADES  
 - - - - - EXISTING E.O.P. GRADES

DRAWN BY: OLG  
 CHECKED BY: OLG

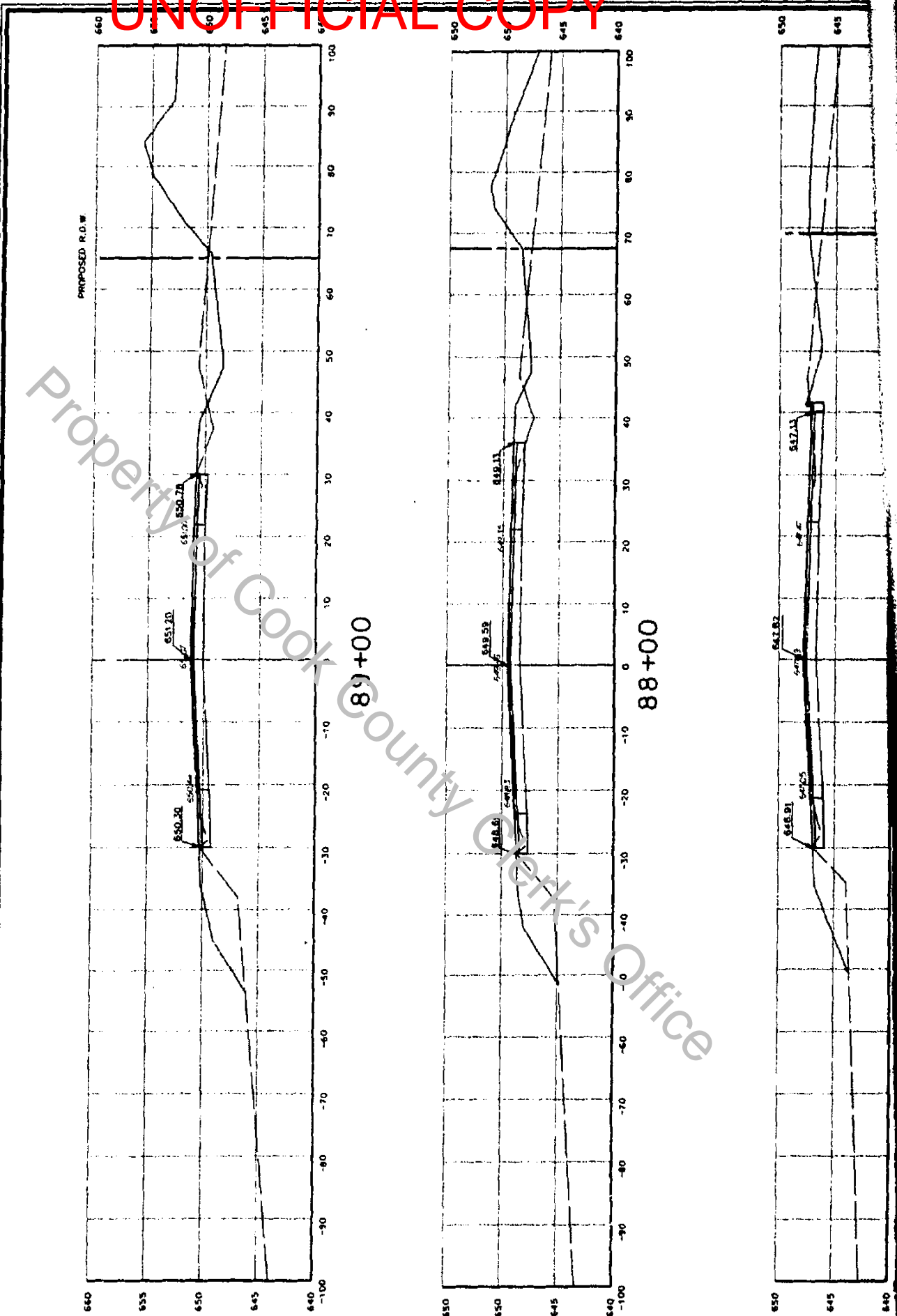
**ROYAL RIDGE**  
 A PRIVATE RESIDENTIAL COMMUNITY

**WAUKEGAN ROAD  
 CROSS SECTIONS**

DRAWING NO.  
**5.8**



UNOFFICIAL COPY



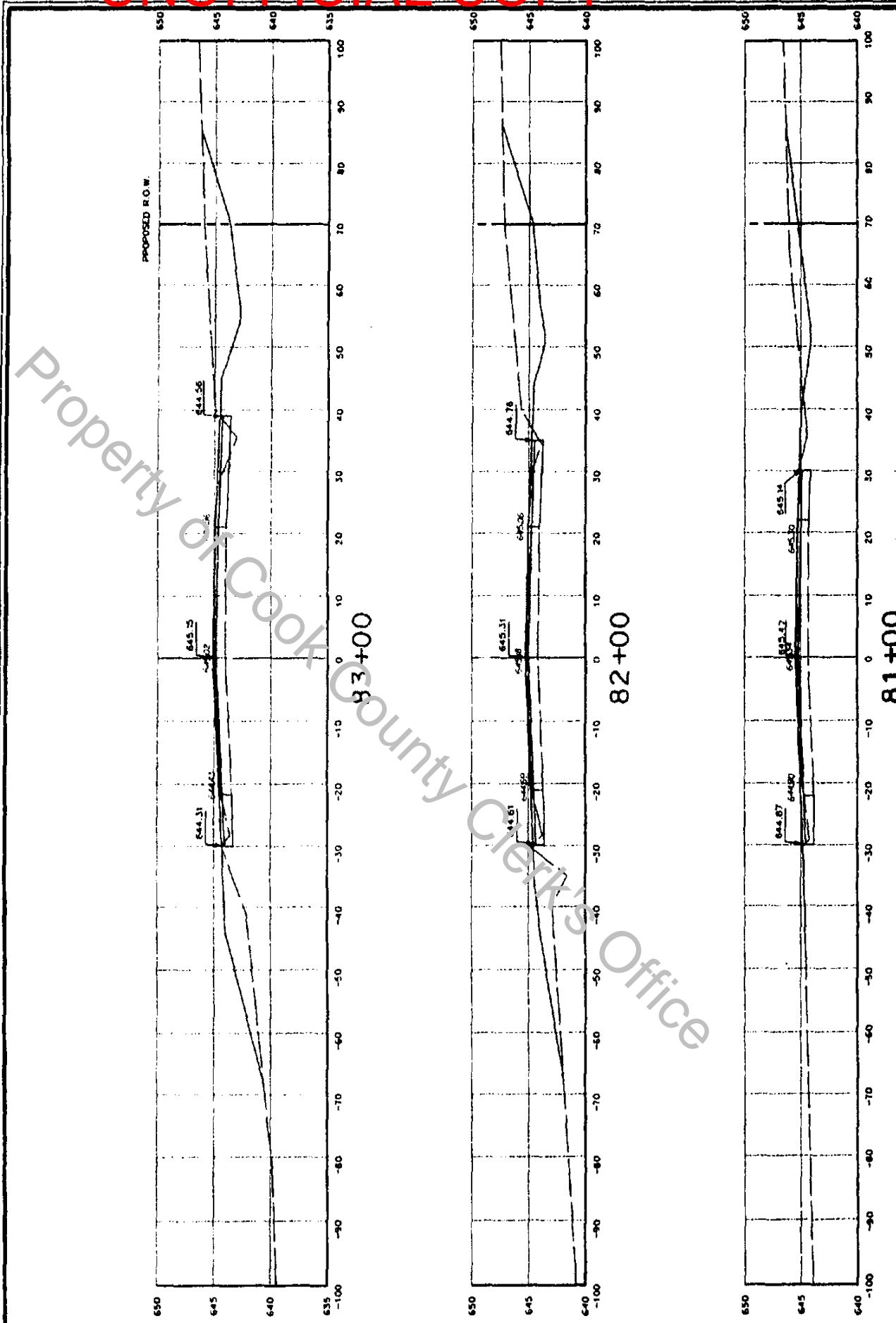
**SDI**  
CONSULTANTS LTD.

Consulting Engineers  
Surveyors  
2000 York Road  
Oak Brook, IL 60521  
630-578-0000  
Fax 630-578-0000

NO.	DATE	REVISION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

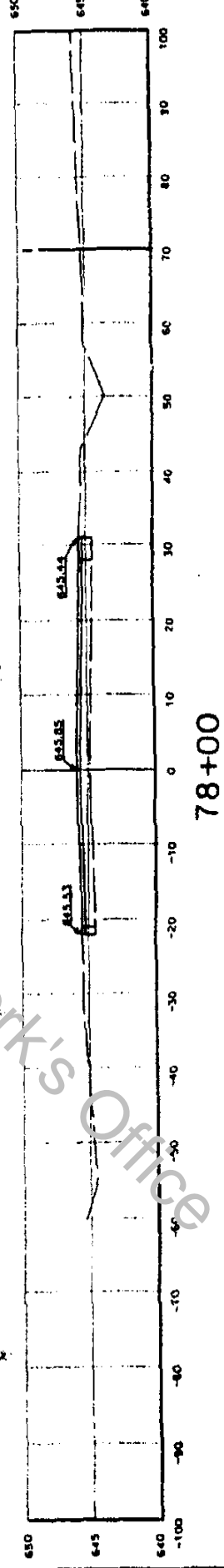
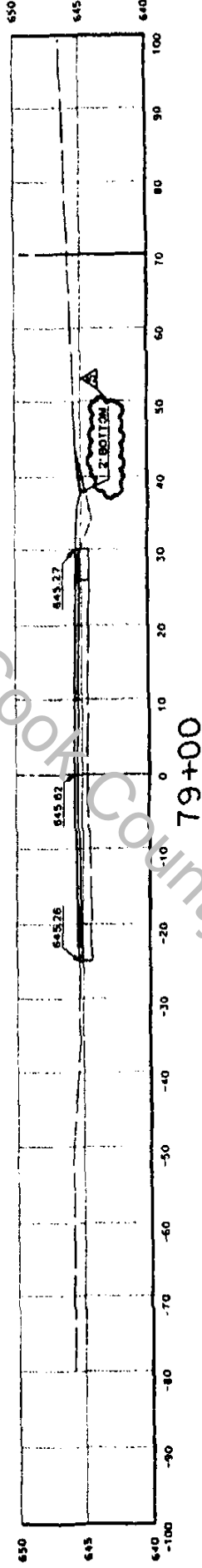
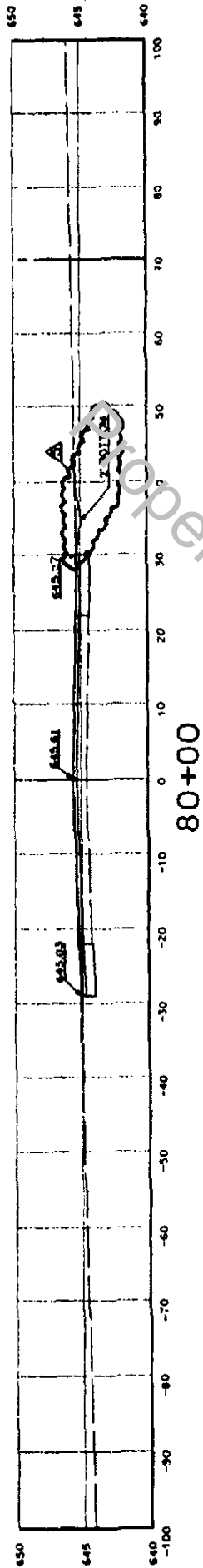
PROJ. NO.: 97B-142  
FILE NAME: [unclear]  
DATE: 6/25/00

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<b>SDI</b> CONSULTANTS LTD.	Consulting Engineers Surveyors	2000 York Road Oak Brook, IL 60111 630/579-8888 Fax 630/579-0488	NO.	DATE	DESCRIPTION	PROJ. NO.
			01	11-21-97	PER VILLAGE COMMISSION	9708
			02	11-21-97	PER VILLAGE COMMISSION	
			03	11-21-97	PER VILLAGE COMMISSION	
			04	11-21-97	PER VILLAGE COMMISSION	
			05	11-21-97	PER VILLAGE COMMISSION	
			06	11-21-97	PER VILLAGE COMMISSION	
			07	11-21-97	PER VILLAGE COMMISSION	
			08	11-21-97	PER VILLAGE COMMISSION	
			09	11-21-97	PER VILLAGE COMMISSION	
			10	11-21-97	PER VILLAGE COMMISSION	

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**LEGEND**  
 ——— PROPOSED E.O.P. GRADES  
 - - - - - EXISTING E.O.P. GRADES

97147624

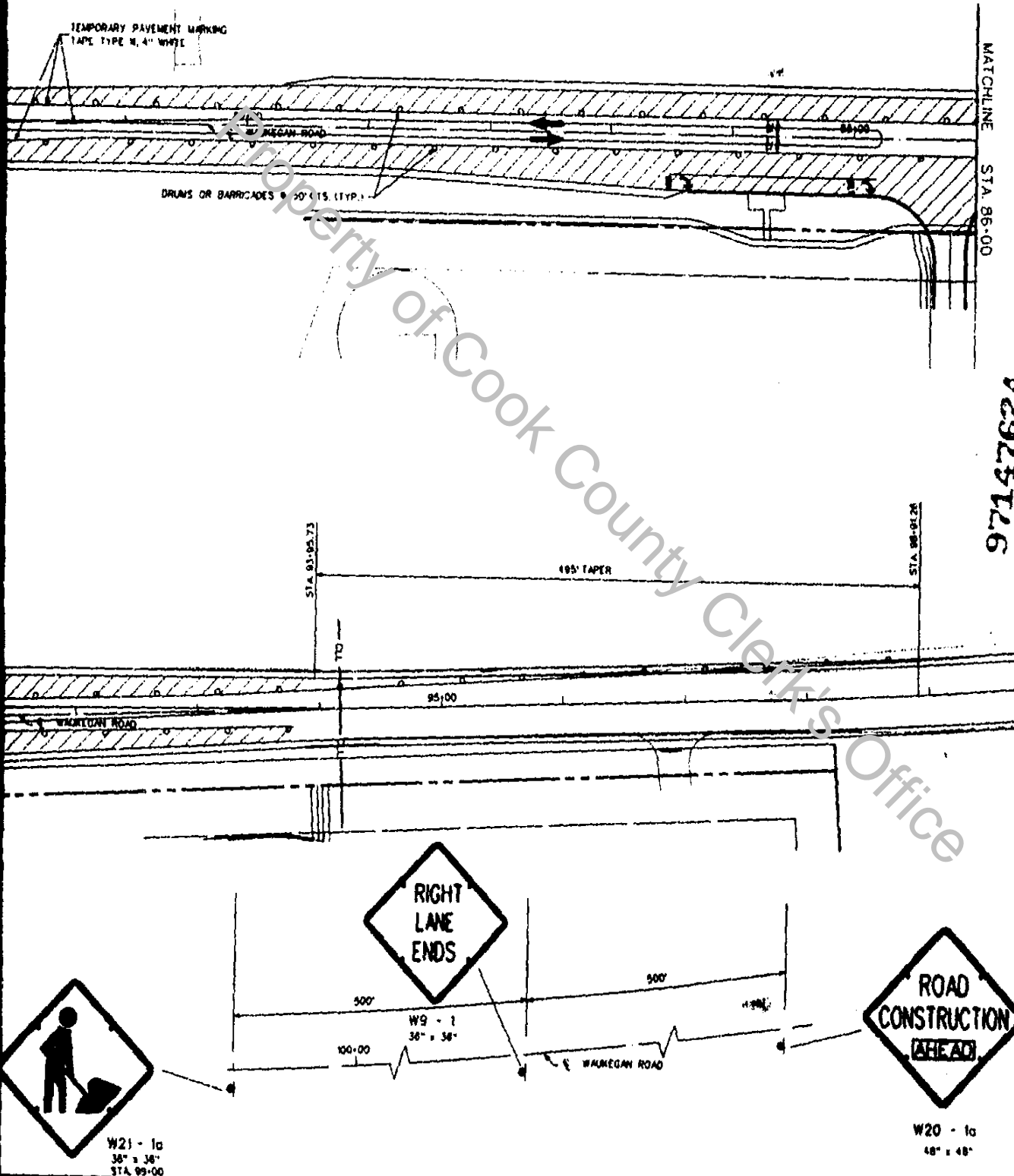
14 DES. BY: DLO  
 15 DRAWN BY: DMS  
 16 CHECKED BY:

**ROYAL RIDGE**  
 A PRIVATE RESIDENTIAL COMMUNITY

**WAUKEGAN ROAD  
 CROSS SECTIONS**

DRAWING NO.  
**5.7**

# UNOFFICIAL COPY



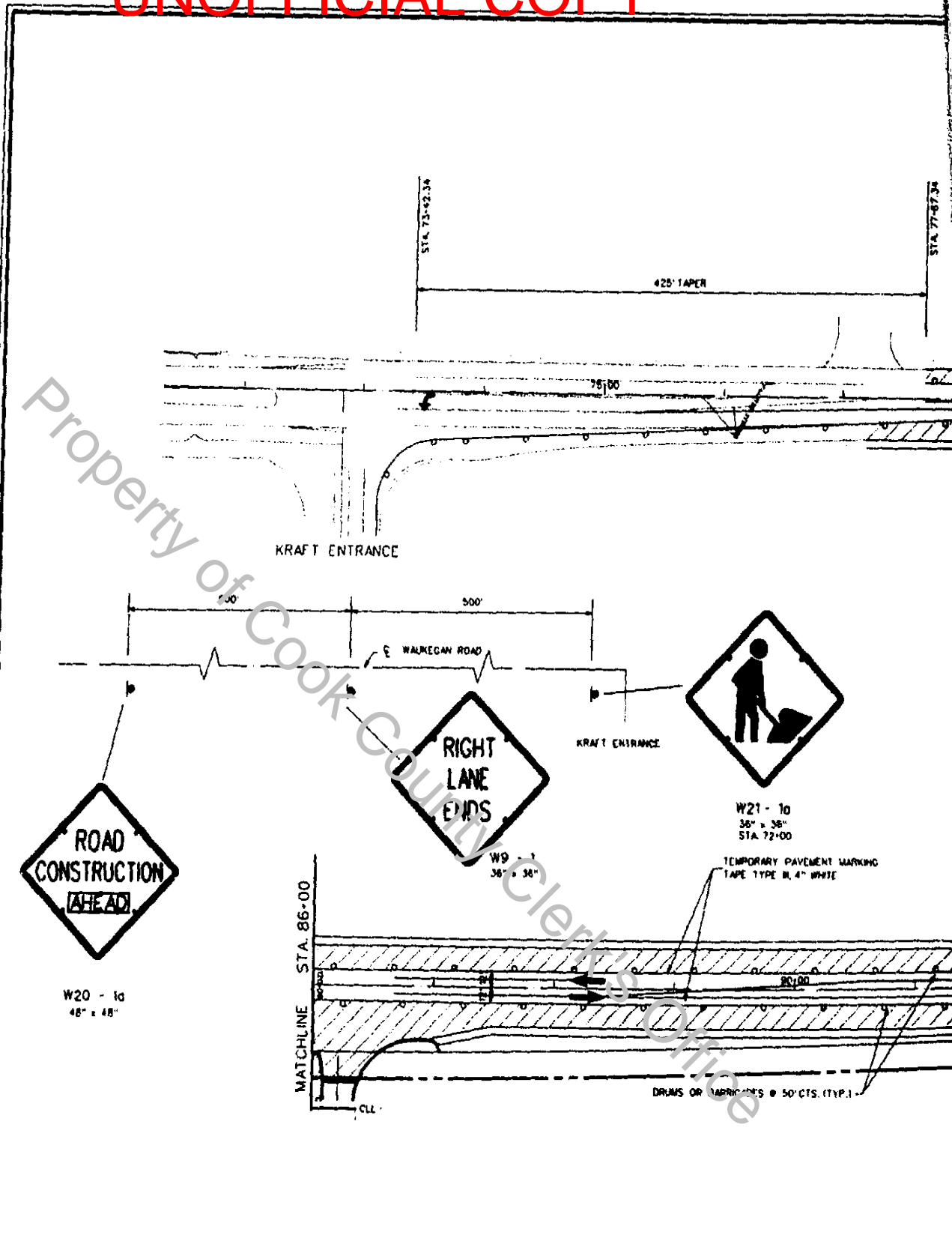
DWG. BY: OLC  
DRAWN BY: ONS  
CHECKED BY:

**ROYAL RIDGE**  
A PRIVATE RESIDENTIAL COMMUNITY

WAUKEGAN ROAD  
TRAFFIC CONTROL

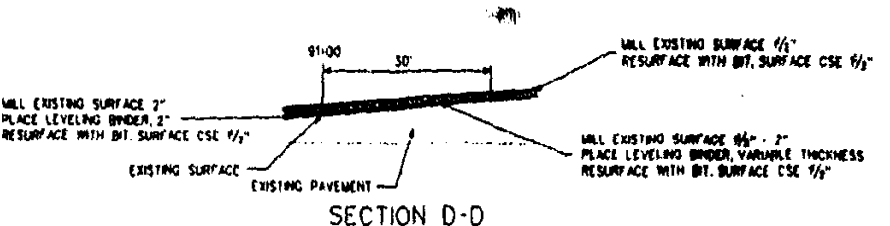
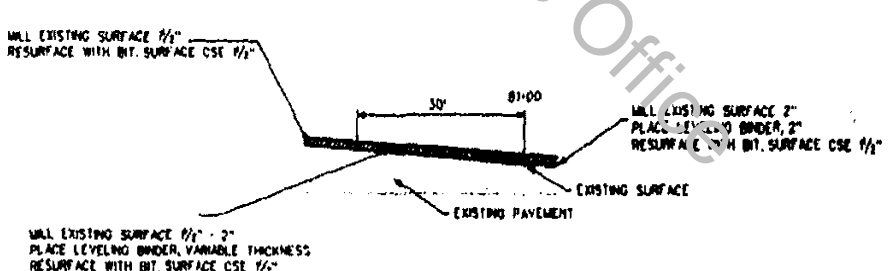
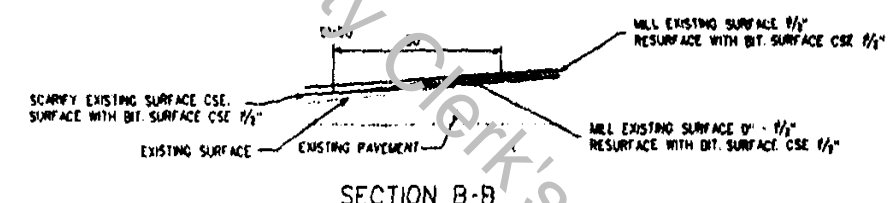
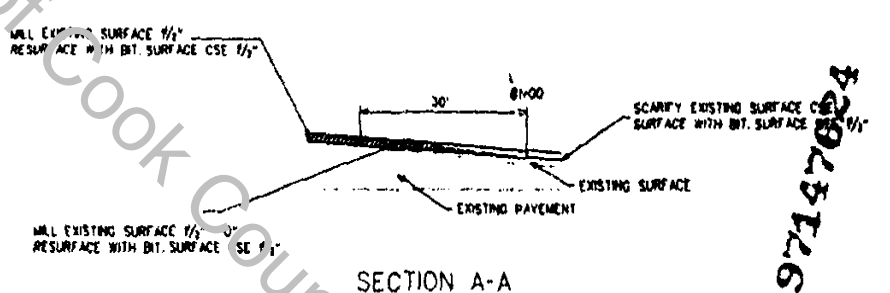
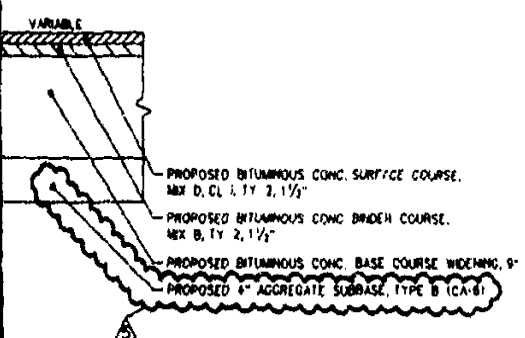
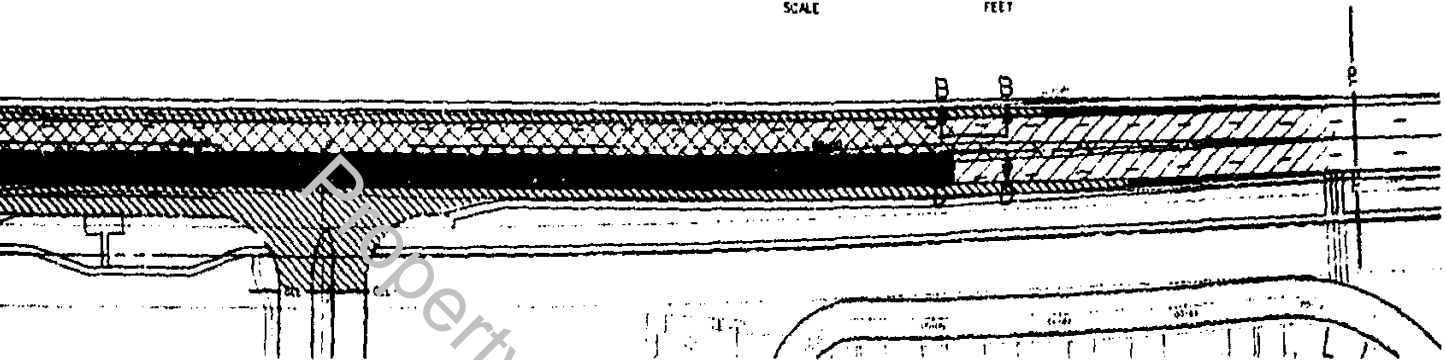
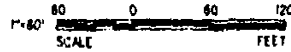
DRAWING NO.  
**5.6**

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**NOTES:**  
 FOR PAVEMENT SURFACING OPERATIONS MAINTAIN A MINIMUM OF ONE LANE OF TRAFFIC IN EACH DIRECTION. MAINTENANCE OF TRAFFIC FOR THIS WORK SHALL BE IN ACCORDANCE WITH DOT STANDARD 7402.

<b>SDI</b> CONSULTANTS LTD.	Consulting Engineers Surveyors	1990 Torr Road Oak Brook, IL 60421 630/578-0993 Fax 630/578-0990	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
			1	11-11	DESIGN FOR TRUCK & TRAILER HEIGHTS			
			2	10-18	CONSTRUCTION PER DOT REVIEW			FILE NAME: roadwork
			3	10-01	CONSTRUCTION PER VILLAGE & DOT			DATE: 4/25/06
			4	10-11	CONSTRUCTION PER VILLAGE & DOT REVIEW			



97147024  
52045146

REQ. NO.: 978-144	ENR. BY: DLG
FILE NAME: pavplan	DRAWN BY: DMS
DATE: 4/23/98	CHECKED BY: ROR

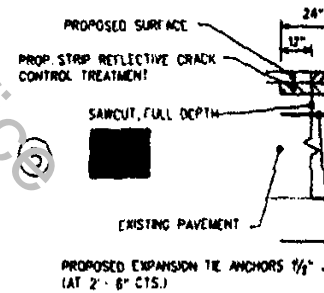
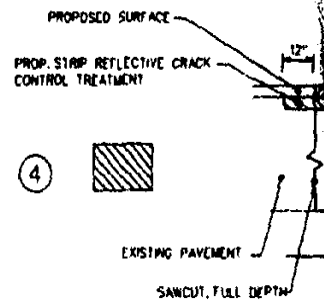
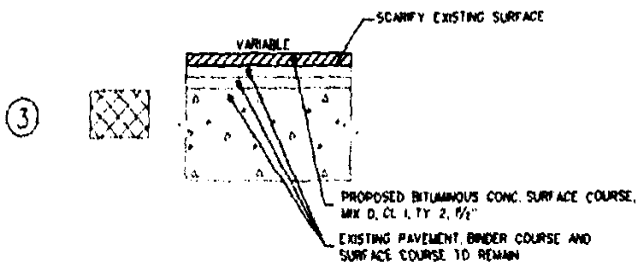
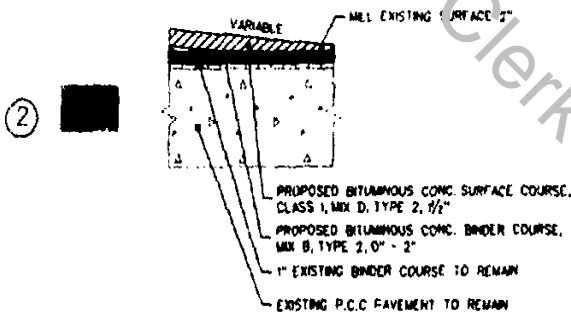
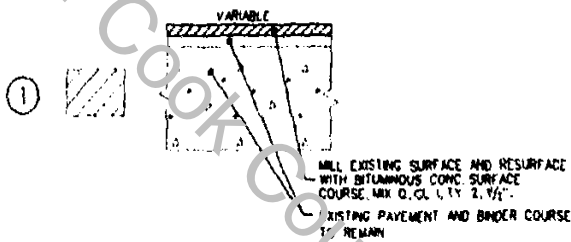
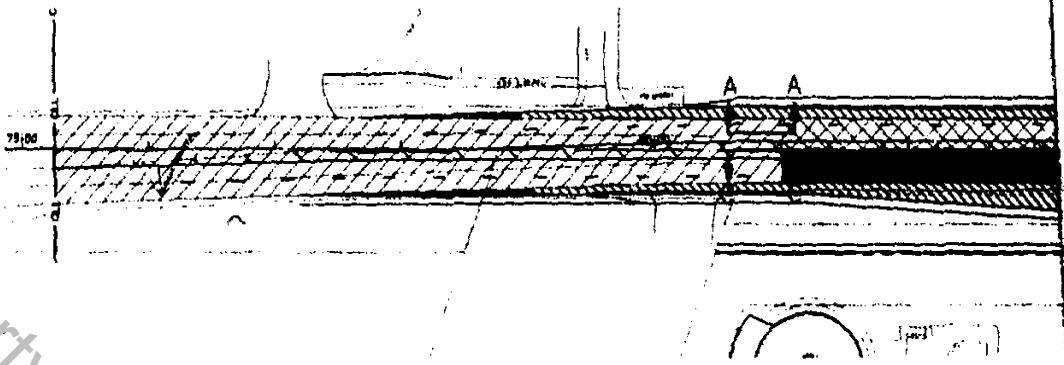
**ROYAL RIDGE**  
A PRIVATE RESIDENTIAL COMMUNITY

**WAUKEGAN ROAD  
PAVEMENT PLAN**

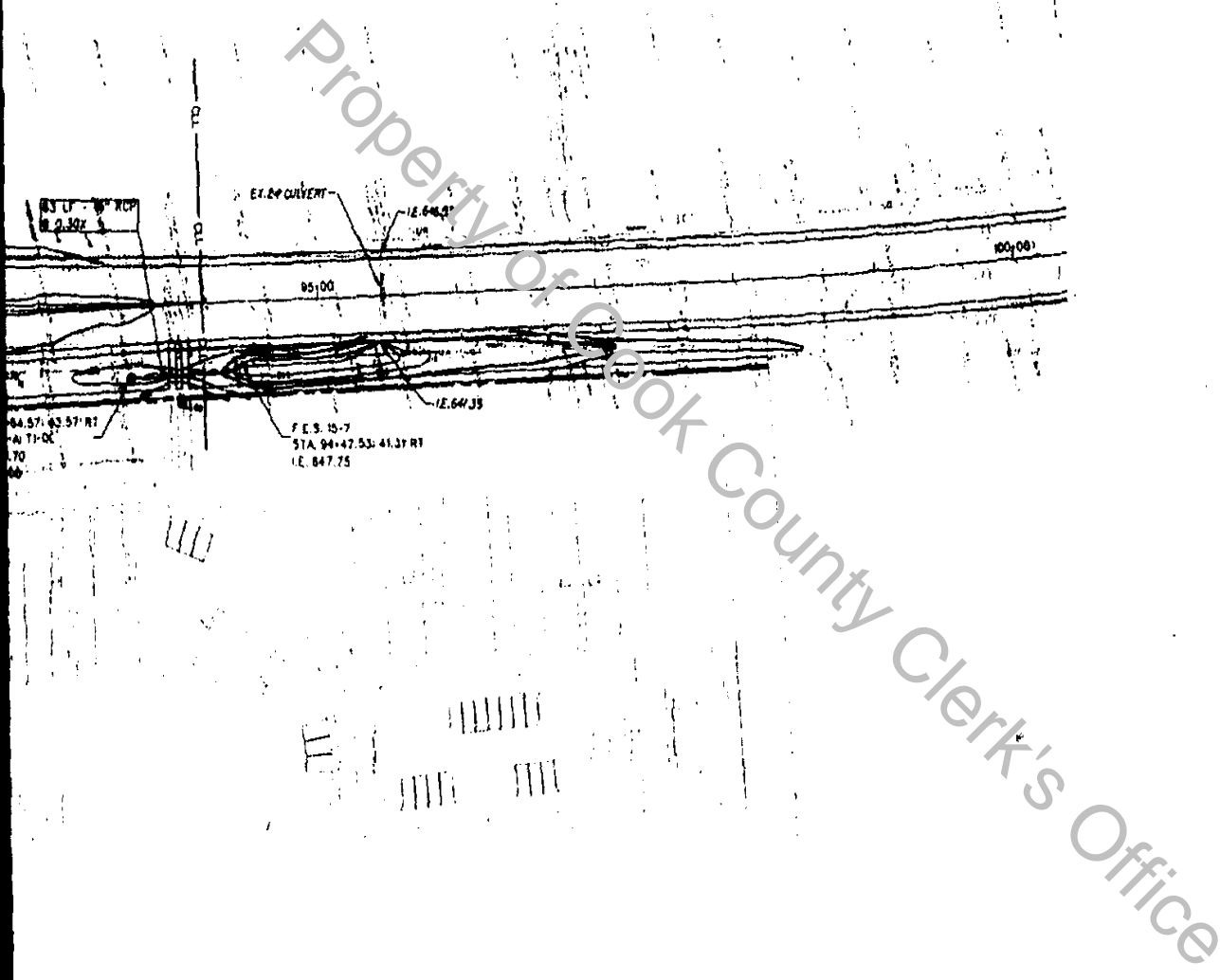
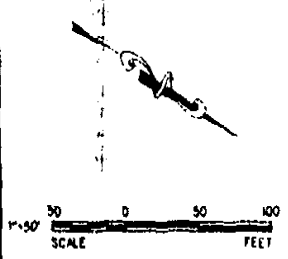
DRAWING NO.:  
**5.5**

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97147624

PROJ. NO.: 010-744	DRG. BY:	TLD
FILE NAME: 027004	DRAWN BY:	ONS
DATE: 4/25/98	CHECKED BY:	

**ROYAL RIDGE**  
A PRIVATE RESIDENTIAL COMMUNITY

**WAUKEGAN ROAD  
GRADING & DRAINAGE PLAN**

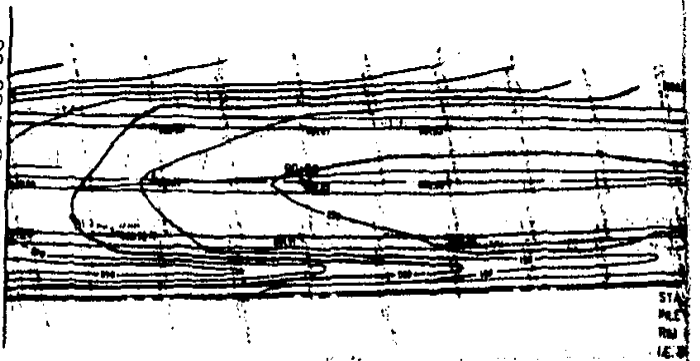
5.4



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MATCHLINE STA. 88+00



**SDI** Consulting Engineers  
SURVEYORS  
1809 York Road  
Oak Brook, IL 60521  
630/574-0000  
Fax: 630/574-0000

NO.	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
1	11-11-88	FOR TOWN & VILLAGE COMMISSION			
2	11-17-88	FOR TOWN & VILLAGE COMMISSION			
3	11-17-88	FOR TOWN & VILLAGE COMMISSION			
4	11-17-88	FOR TOWN & VILLAGE COMMISSION			
5	11-17-88	FOR TOWN & VILLAGE COMMISSION			
6	11-17-88	FOR TOWN & VILLAGE COMMISSION			





# UNOFFICIAL COPY

**SDI**  
CONSULTANTS LTD.

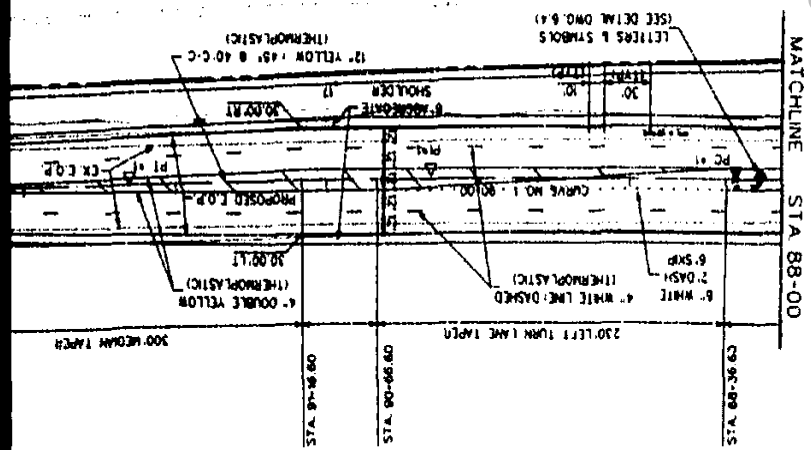
Consulting Engineers  
Surveyors

1888 Lake Road  
Oak Brook, IL 60451  
630-571-0000  
Fax 630-571-0000

NO.	DATE	DESCRIPTION
11-1	11/11/01	ISSUE FOR PERMITS
11-2	11/11/01	ISSUE FOR PERMITS
11-3	11/11/01	ISSUE FOR PERMITS
11-4	11/11/01	ISSUE FOR PERMITS
11-5	11/11/01	ISSUE FOR PERMITS
11-6	11/11/01	ISSUE FOR PERMITS
11-7	11/11/01	ISSUE FOR PERMITS
11-8	11/11/01	ISSUE FOR PERMITS
11-9	11/11/01	ISSUE FOR PERMITS
11-10	11/11/01	ISSUE FOR PERMITS

Property of Cook County Clerk's Office

NOTE:  
BASED REFLECTIVE PAYMENT  
PLACED IN ACCORDANCE WITH  
FROM STA 79+28 TO STA 81+00



CURVE NO. 1

9	10+95.92
Δ	2' 10" 58.87'
D	0' 32" 43.10'
L	399.96'
T	200.00'
E	181'
PC	STA 88+30.35
N	189055.90
E	1135450.58
PI	STA 90+30.65
N	1890228.83
E	1135351.86
PT	STA 92+30.30
N	1896398.28
E	1135245.56

NO.	MONTH	CAST
17	NOV 06	1135245.56
18	NOV 06	1135245.56
19	NOV 06	1135245.56
20	NOV 06	1135245.56

EDGE OF SIDEWALK