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ORDINANCE NO. 97-64

Cook County Recorder

\$7.00

AN ORDINANCE GRANTING THE RELIEF REQUESTED
AND NECESSARY TO ALLOW FOR THE EXPANSION
OF THE NORTHBROOK PUBLIC LIBRARY
ON THE VILLAGE HALL CAMPUS

Passed by the Board of Trustees, December 9, 1997

Printed and Published, December 10, 1997

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS



BOX 337

I hereby certify that this document
was properly published on the date
stated above.

/s/Lona N. Louis
Village Clerk

I hereby certify this to be a true and exact copy of the
original.

12/23/97 Lona N. Louis
Date Village Clerk

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will be your books and must be returned to the County Clerk's Office

Village Clerk

ORDINANCE NO. 97-64

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BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

AN ORDINANCE GRANTING THE RELIEF REQUESTED
AND NECESSARY TO ALLOW FOR THE EXPANSION
OF THE NORTHBROOK PUBLIC LIBRARY
ON THE VILLAGE HALL CAMPUS

be and is hereby adopted as follows:

Section 1. BACKGROUND.

The Village of Northbrook (the "Village") is the owner of certain real property commonly known as the Village Hall Campus (the "Campus Property"). In 1975, the Village adopted Ordinance No. 75-11, granting a special permit to allow the use of the Campus Property for multiple municipal buildings and facilities, including a public library building and related facilities (the "Library Facilities") operated by the Northbrook Public Library (the "Library"). Ordinance No. 75-11 provides that the maximum Floor Area Ratio for all buildings on the Campus Property shall be .20.

The Library Facilities currently consist of an approximately 49,614 square foot building (the "Library Building") and accessory off-street parking areas. The Library desires to expand the Library Building to add an additional 35,560 square feet (the "Proposed Expansion"), which would increase the floor area ratio of the Campus Property to .29.

In order to allow for the Proposed Expansion, the Library and the Village, as co-applicants, have requested the following relief: (i) an amendment to Ordinance No. 75-11 to increase the applicable floor area ratio; (ii) a variation reducing the corner side yard structural setback requirement; (iii) a variation reducing the required number of off street parking spaces; and (iv) a special permit for landbanking of certain required off street parking spaces.

Section 2. DESCRIPTION OF THE CAMPUS PROPERTY.

The Campus Property consists of 421,859 square feet and is legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance. The Campus Property is zoned in the IB Institutional Buildings District.

Section 3. PUBLIC HEARING.

Notice of a public hearing to consider the relief requested was given by (i) publication in the July 31, 1997 edition of the *Northbrook Star*, (ii) posting on the Campus Property and (iii) certified mailing to all property owners within 250 feet of the Campus Property. A public hearing to consider the requested relief was held by the Northbrook Plan Commission on August 19, 1997 and October 7, 1997. The Plan Commission's Resolution No. 97-PC-21, recommending approval of the application, failed on October 21, 1997 by a vote of three Ayes and three Nays, with three commissioners absent.

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Section 4. AMENDMENT TO ORDINANCE NO. 75-11.

Subject to, and contingent upon, the conditions, restrictions and provisions set forth in Section 8 of this Ordinance, Subsection 3.1 of Ordinance No. 75-11 shall be, and it is hereby, amended in its entirety so that said Subsection 3.1 shall hereafter be and read as follows:

- 1) Notwithstanding any provision of the Northbrook Zoning Code (1988), as amended from time to time (the "Zoning Code"), that may provide otherwise, the maximum Floor Area Ratio for the Campus Property shall be .30; provided, however, that in no event shall the Gross Floor Area of the building occupied by the Northbrook Public Library exceed 85,174 square feet. For purposes of this Ordinance, Floor Area Ratio shall be determined by dividing the Gross Floor Area of all buildings on the Campus Property by the Net Area of the Campus Property. All capitalized terms in this Section not otherwise defined herein shall have the meanings ascribed to them in Article XII of the Zoning Code.

Except as specifically amended above, all provisions of Ordinance No. 75-11 shall remain in full force and effect.

Section 5. SETBACK VARIATION.

Subject to, and contingent upon, the conditions, restrictions and provisions set forth in Section 8 of this Ordinance, a variation to reduce the applicable corner side yard structural setback requirement by 15 feet, from 40 feet to 25 feet, is hereby granted to the Library in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 6. PARKING VARIATION.

Subject to, and contingent upon, the conditions, restrictions and provisions set forth in Section 8 of this Ordinance, a variation to reduce the required number of off street parking spaces for the Library Facilities on the Campus Property by 24 spaces, from 186 spaces to 162 spaces, is hereby granted to the Library in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 7. LANDBANKING SPECIAL PERMIT.

Subject to, and contingent upon, the conditions, restrictions and provisions set forth in Section 8 of this Ordinance, a special permit to allow the landbanking of four of the required of street parking spaces for the Library Facilities on the Campus Property (Village S.I.C. Code 9830.0) is hereby granted to the Library in accordance with and pursuant to Section 11-602 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 8. CONDITIONS.

The amendment granted in Section 4 above, the variations granted in Sections 5 and 6 above and the special permit granted in Section 7 above shall be, and they are hereby, expressly subject to and contingent upon each of the following conditions, restrictions and provisions:

- A. Compliance with Plans. The development, use, and maintenance of the Library Facilities on the Campus Property shall be in strict accordance with the following

documents and plans, except for minor changes and site work approved by the Director of Development or the Village Engineer (for matters within their respective permitting authorities) in accordance with all applicable Village standards:

- i. the Site Plan prepared by Gewalt-Hamilton Associates, Inc., with latest revision date of December 5, 1997, a copy of which is attached as Exhibit B and, by this reference, made a part of this Ordinance;
- ii. the Final Engineering Plan, as defined in Section 8.D.1 of this Ordinance;
- iii. the Final Landscape Plan, as defined in Section 8.D.2 of this Ordinance;
- iv. the Building Elevations Plan, prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997, a copy of which is attached as Exhibit C and, by this reference, made a part of this Ordinance;
- v. the Building Floor Plans, prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997, a copy of which is attached as Exhibit D and, by this reference, made a part of this Ordinance;
- vi. the Retaining Wall Detail Plan, prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997, a copy of which is attached as Exhibit E and, by this reference, made a part of this Ordinance;
- vii. the Landbanked Parking Site Plan, consisting of one sheet, prepared by Gewalt-Hamilton Associates, Inc. with latest revision date of December 5, 1997, attached as Exhibit F and, by this reference, made a part of this Ordinance (the "Landbanked Parking Site Plan"); and
- viii. the Full Parking Site Plan, consisting of one sheet, prepared by Gewalt-Hamilton Associates, Inc., with latest revision date of December 5, 1997, attached as Exhibit G and, by this reference, made a part of this Ordinance (the "Full Parking Site Plan").

B. Parking Management. The following minimum standards and procedures are hereby imposed on the Library to attempt to mitigate traffic congestion and parking conflicts between and among users of the Library, the Village Hall, and the soccer playfield on the Campus Property:

1. Library Staff Parking. Unless written permission is granted by the Library Executive Director on a *Special Need Basis* (as defined herein), the parking of all vehicles by all full-time and part-time employees of the Library shall be restricted to the parking lot located in the northeast corner of the Campus Property. Nothing herein shall be deemed or interpreted as prohibiting any Library employee from parking in a designated "handicapped parking" space at any time if such employee is qualified or authorized to do so under applicable state or federal law.

For purposes of this Section, the term "*Special Need Basis*" shall mean extraordinary circumstances that, in the determination of the Executive Director of the Library (the "Library Executive Director"), warrant parking by Library staff in a location close to the entrance of the Library Building.

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2. Scheduling of Events. The Library shall use its best efforts to schedule *Significantly Increased Library Traffic Events* (as defined herein) at such times so as not to conflict with scheduled regular or scheduled special events, programs, meetings, activities, or exhibits that take place in the Northbrook Village Hall, on the soccer playfield located on the Campus Property or in Greenbriar School for which an increased demand for vehicular parking on and around the Campus Property can reasonably be anticipated. Without limitation of the foregoing, the Library shall not schedule or permit to occur any *Significantly Increased Library Traffic Event* on or during the *Prohibited Scheduling Times* (as defined herein) without the prior written approval of the Village Manager.

For purposes of this Section, the terms:

"*Significantly Increased Library Traffic Events*" shall mean scheduled events, programs, meetings, activities or exhibits that take place within the Library Building for which an increased demand for vehicular parking on and around the Campus Property is reasonably anticipated, including, without limitation, the following:

- feature films;
- youth program registration;
- day literacy classes;
- appearances by noted authors; and
- any and all group gatherings, meetings, or programs with an anticipated attendance of more than 50 persons; and

"*Prohibited Scheduling Times*" shall mean:

- Mondays, all day and night; and
- Tuesdays after 6:00 p.m.

3. Annual Review of Parking.

(a) Committee. A Parking Review Committee consisting of the Library Executive Director, the Executive Director of the Northbrook Park District and the Village Manager shall meet annually, during the month of each anniversary of the effective date of this Ordinance, to evaluate the Library's compliance during the preceding year with its obligations under this Subsection 8.B and to evaluate the adequacy of the parking facilities located on the Campus Property. At such meeting, the Parking Committee shall make recommendations to the Village Board of Trustees concerning parking needs, issues, and compliance.

(b) Board of Trustees. Upon receipt of the Parking Committee's recommendations, the Village Board of Trustees shall have the right to require, in its sole and absolute discretion, by resolution duly adopted, any or all of the following:

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- i. that the Library, at its sole expense, add additional off-street parking, in accordance with Zoning Code standards, (in addition to the landbanked parking depicted on the Full Parking Site Plan) to serve the Library Facilities;
- ii. that the definition of *Significantly Increased Library Traffic Events* be expanded or contracted; and
- iii. that the definition of *Prohibited Scheduling Times* be expanded or contracted.

C. River Walk. The Village Board of Trustees may, at any time after the effective date of this Ordinance, in its sole and absolute discretion, by resolution duly adopted, direct and require that the Library construct and maintain a river walk pathway along that portion of the West Fork of the North Branch of the Chicago River that runs adjacent to the Library Facilities on the Campus Property (the "River Walk"), subject to the approval of any state or federal governmental permitting agencies with jurisdiction. The Library shall be responsible for the full cost of the construction and maintenance of the River Walk; provided, however, that the Village Board of Trustees shall have the right, but not the obligation, to contribute to such cost.

D. Development Agreement. Pursuant to and in accordance with Section 3-102d of the Subdivision and Development Code, and prior to the issuance of any building permit, grading permit, or other permit for any work associated with the Proposed Expansion, the Library shall enter into a development agreement addressing, at a minimum, the following issues and incorporating, at a minimum, the following provisions:

1. Final Engineering. Prior to the issuance by the Village of any building permit, grading permit, or other permit for any work associated with the Proposed Expansion, the Library shall submit to the Village Engineer for his review, acceptance and approval, a final engineering plan (the "Final Engineering Plan") in substantial conformance with that certain preliminary engineering plan for the Library Facilities on the Campus Property, consisting of one sheet, prepared by Gewalt-Hamilton Associates, Inc., with latest revision date of December 5, 1997, a copy of which is attached as Exhibit H, which preliminary engineering plan has, prior to the effective date of this Ordinance, been approved by the Village Engineer. The Final Engineering Plan shall also be in conformance with all applicable laws, codes, ordinances, rules and regulations, including, without limitation, the Village Standards and Specifications for Public and Private Improvements (1990), as amended from time to time (the "Public Improvements Standards").

2. Landscaping.

- (a) Prior to the issuance by the Village of any building permit, grading permit, or other permit for any work associated with the Proposed Expansion, the Library shall submit to the Village Engineer for his review, acceptance and approval, a final landscape plan (the "Final Landscape Plan") in substantial conformance with that certain preliminary landscape plan for the Library Facilities on the Campus Property, consisting of one sheet, prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997, a copy of which is attached as Exhibit I and in conformance with all applicable laws, codes, ordinances, rules and regulations, including, without limitation, the Public Improvements Standards.

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(b) The Final Landscape Plan shall be prepared and designed in such a manner as to accommodate the potential construction of the River Walk on the Campus Property.

(c) The Village Board of Trustees shall have the right, but not the obligation, to review the landscaping of the Library Facilities on the Campus Property at any time within two years after the date of initial occupancy of the Proposed Expansion. In the event that the Village Board of Trustees determines within said time period, in its sole and absolute discretion, that the landscaping installed pursuant to the Final Landscape Plan is neither sufficient nor adequate, the Library shall, at its sole cost and expense, install such additional landscaping as the Village Board of Trustees shall require.

3. Streambank Stabilization and Erosion controls. The Final Engineering Plan and the Final Landscape Plan shall incorporate provisions for stabilization of the streambank and for the control of erosion of the streambank, which provisions shall be subject to the review and approval of the Village's Stormwater Management Commission as well as a professional engineer or environmental specialist approved by the Village Engineer.

4. Stormwater Detention. The Final Engineering Plan shall include detailed plans for the construction, operation, and maintenance of the proposed underground vault for stormwater detention identified in the preliminary engineering plan.

5. Floodwater Control. The Final Engineering Plan shall depict the manner in which the Library will satisfy the floodwater compensatory storage requirements of the Zoning Code (the "Library Compensatory Storage"). It is acknowledged that the Library Compensatory Storage may be located on property for which the Village has previously planned a floodwater protection project (the "Village Floodwater Protection Project"). In the event that the Village, at any time, desires to undertake or implement the Village Floodwater Protection Project, the Library shall, at its sole cost and expense, replace, in a manner acceptable to the Village Engineer, any displaced compensatory storage capacity.

6. Guarantee of Improvements. The Library shall provide for the guarantee of the construction and maintenance of the required public and private improvements on and around the Campus Property in the manner required by the Public Improvements Standards.

7. Firelanes. The Library shall, at its sole cost and expense, construct and maintain inter-connecting firelanes between the Library Facilities and the Village Hall pursuant to and in accordance with plans approved by the Village Director of Development and the Village Engineer.

8. Re-Striping of Cedar Lane Parking. The Library shall, at its sole cost and expense, re-stripe the on-street parking spaces located on the east and west sides of the Cedar Lane frontage of the Campus Property in accordance with plans approved by the Village Engineer.

9. Landbanking Commitment. The Library shall agree that, the Village Board of Trustees has the right, which may be exercised in its sole and

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absolute discretion, to require the Library to pave some or all of the four landbanked parking spaces in accordance with the Full Parking Site Plan and that, in such event, the Library shall cause such spaces to be paved at its sole cost and expense.

In the event that such development agreement is not fully executed by the Village and the Library within six months after the effective date of this Ordinance, the Village Board of Trustees shall have the right, in its sole and absolute discretion, by ordinance duly adopted, revoke the amendment granted in Section 4 above, the variations granted in Sections 5 and 6 above, and the special permit granted in Section 7 above. In such event, the development and use of the Campus Property shall be governed solely by Ordinance No. 75-11 and the regulations of the IB Institutional Buildings District, as the same may, from time to time, be amended.

Section 9. FAILURE TO COMPLY WITH CONDITIONS.

Upon the failure or refusal of the Library to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the amendment granted in Section 4 above, the variations granted in Sections 5 and 6 above and the special permit granted in Section 7 above shall, at the sole and absolute discretion of the Village Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village Board of Trustees may not so revoke the amendment, variations or special permit unless it shall first provide the Library with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Campus Property shall be governed solely by Ordinance No. 75-11 and the regulations of the IB Institutional Buildings District, as the same may, from time to time, be amended. Further, in the event of such revocation of the amendment, variations or special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Library acknowledges that public notices have been given and public hearings have been held with respect to the adoption of this Ordinance, has considered the possibility of revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Library required by this Section is given.

Section 10. AMENDMENT TO VARIATIONS AND SPECIAL PERMIT.

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- i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;
- ii. publication in pamphlet form in the manner required by law;
- iii. the filing by the Library with the Village Clerk of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions and limitations set forth in this Ordinance. Said unconditional agreement and consent shall be in the form of Exhibit J, attached to and, by this reference, made a part of this Ordinance, and shall be executed by the Library; and
- iv. recordation of this Ordinance, together with such exhibits as the Village Manager shall deem appropriate for recordation, with the Cook County Recorder of Deeds. The Library shall bear the full cost of such recordation.

B. In the event that the Library does not file with the Village Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 12.A.iii above within 90 days of the date of passage of this Ordinance by the Corporate Authorities, the Corporate Authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED: This 9th day of December, 1997.

AYES: (6) Trustees Jaeger, Frum, Karaglanis, Buehler,
Donewald and Meek

NAYS: (0)

ABSENT: (0)

ABSTAIN: (0)

/s/ Mark W. Damisch
Village President

ATTEST:

/s/ Lona N. Louis
Village Clerk

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EXHIBIT A

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Legal Description of the Campus Property

THAT PART OF LOT 39 IN WALTER'S RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST AND SOUTH RESPECTIVELY OF THE EAST AND SOUTH LINE OF CEDAR LANE AND CHERRY LANE AS DEDICATED PER DOCUMENT NO. 20470351, EXCEPTING FROM THE ABOVE THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINES: COMMENCING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 39, 20.24 FEET WESTERLY OF THE NORTHWEST CORNER OF LOT 1 OF MITCHEL'S RESUBDIVISION OF LOT 42 AND PART OF LOT 40 IN SAID WALTER'S RESUBDIVISION; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 281.88 FEET TO A LINE 8.00 FEET (MEASURED PERPENDICULARLY) WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAILROAD 197.17 FEET TO THE NORTHERLY LINE OF LOT 43 IN SAID WALTER'S RESUBDIVISION.

ALSO

THE WEST 150 FEET OF LOT 40 (MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT) EXCEPT THE EAST 120 FEET OF THE SOUTH 200 FEET THEREOF, IN WALTER'S RESUBDIVISION AFORESAID.

ALSO

THE EASTERLY 8 FEET OF LOT 43 IN WALTER'S RESUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 04-09-404-020

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EXHIBITS NOT ATTACHED FOR RECORDATION

The following exhibits, not attached hereto, are on file in the Office of Village Clerk, Village Hall, 1225 Cedar Lane, Northbrook, IL 60062.

- EXHIBIT B - Site Plan prepared by Gewalt-Hamilton Assoc., Inc., latest revision date of December 5, 1997.
- EXHIBIT C - Building Elevations Plan prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997.
- EXHIBIT D - Building Floor Plans prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997.
- EXHIBIT E - Retaining Wall Detail Plan prepared by Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997.
- EXHIBIT F - Landbanked Parking Site Plan, consisting of one sheet, prepared by Gewalt-Hamilton Assoc., Inc., latest revision date of December 5, 1997.
- EXHIBIT G - Full Parking Site Plan, consisting of one sheet, prepared by Gewalt-Hamilton Assoc., Inc., latest revision date of December 5, 1997.
- EXHIBIT H - Preliminary Engineering Plan for the Library Facilities on the Campus Property, consisting of one sheet, prepared by Gewalt-Hamilton Assoc., Inc., latest revision date of December 5, 1997.
- EXHIBIT I - Preliminary Landscape Plan for the Library Facilities on the Campus Property, consisting of one sheet, Frye Gillian Molinero Architects, Ltd., with latest revision date of December 5, 1997.

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EXHIBIT J

Unconditional Agreement and Consent of the Library

TO: The Village of Northbrook, Illinois (the "Village");

WHEREAS, the Northbrook Public Library (the "Library") currently occupies and operates certain library facilities on a portion of the property commonly known as the Village Hall Campus (the "Campus Property") and proposes to expand said library facilities; and

WHEREAS, the Village of Northbrook (the "Village") is the owner of record of the Campus Property; and

WHEREAS, the Library and the Village, the Library and the Village, as co-applicants, have applied for (i) an amendment to Ordinance No. 75-11 to increase the applicable floor area ratio; (ii) a variation reducing the corner side yard structural setback requirement; (iii) a variation reducing the required number of off street parking spaces; and (iv) a special permit for landbanking of certain required off street parking spaces (the "Zoning Relief"); and

WHEREAS, Ordinance No. 97-64, adopted by the President and Board of Trustees of the Village of Northbrook on December 9, 1997 (the "Ordinance"), grants approval of the Zoning Relief, subject to certain conditions; and

WHEREAS, the Library desires to evidence to the Village its unconditional agreement and consent to accept and abide by each of the terms, conditions and limitations set forth in said Ordinance;

NOW THEREFORE, the Library does hereby agree and covenant as follows:

1. The Library shall and does hereby unconditionally agree to accept, consent to and abide by all of the terms, conditions, restrictions and provisions of the Ordinance.

2. The Library 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 a result of the Village's review and approval of any plans for the Campus Property, or the issuance of any permits for the use and development of the Campus Property, and that the Village's review and approval of any such plans and issuance of any such permits does not, and shall not, in any way, be deemed to insure the Library against damage or injury of any kind and at any time.

3. The Library acknowledges that the public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Library required by Section 9 of the Ordinance is given.

4. The Library agrees to and does hereby hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and 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 (a) the Village's review and approval of any plans and issuance of any permits, (b) the procedures followed in connection with the adoption of the Ordinance, (c) the development, construction, maintenance, and use of the Campus Property, and (d) the performance by the Library of its obligations under this Unconditional Consent and Agreement.

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5. The Library 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 this Unconditional Consent and 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.

NORTHBROOK PUBLIC LIBRARY
BOARD OF TRUSTEES

By: 

Its: President

ATTEST:

By: 

Its: Treasurer

SUBSCRIBED and SWORN to
before me this 22nd day of
December, 1997.


Notary Public

"OFFICIAL SEAL"
HOWARD M. PELTZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/13/2000

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