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1999-07-14 16:34:29
Cook County Recorder 33.00



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ORDINANCE NO. 98-30

AN ORDINANCE ZONING PROPERTY
AT THE NORTH EAST CORNER OF THE INTERSECTION OF
LANDWEHR AND WILLOW ROADS AND AMENDING THE ZONING MAP

Passed by the Board of Trustees, June 23, 1998

Printed and Published, June 24, 1998

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

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

BOX 337

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DATE 7/14/99 COPIES 6
OK

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.

6/24/99 Lona N. Louis
Date Village Clerk

ORDINANCE NO. 98-30

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 ZONING PROPERTY
AT THE NORTHEAST CORNER OF THE INTERSECTION OF
LANDWEHR AND WILLOW ROADS AND AMENDING THE ZONING MAP

be and is hereby adopted as follows:

Section 1. BACKGROUND.

Northbrook Community Synagogue (the "Synagogue") and Centrum Realty Services, Inc. ("Centrum") (collectively, the "Applicants") are the contract purchasers of certain real estate located at the northeast corner of the intersection of Landwehr Road and Willow Road (the "Property") and legally described in Exhibit 1 attached hereto and incorporated herein. The Property is the subject of an annexation agreement dated as of June 23, 1998 and approved by Resolution 98-R-72 (the "Annexation Agreement").

The Applicants intend to divide the Property into seven lots, six of which consist of approximately 3.4 acres and will be developed with six single family detached dwellings (the "Residential Parcel") and one of which consists of approximately 4.91 acres that will be developed with a religious facility and parking lot (the "Synagogue Parcel"). A single family dwelling with the street address of 3185 Highland Road will remain on the Synagogue Parcel and will serve as an accessory structure to the religious facility within which the Synagogue's Rabbi and family will reside (the "Accessory Residence").

The Applicants have requested that pursuant to Section 11-601 of the Northbrook Zoning Code the Residential Parcel be rezoned to R-3 Single Family Residential District and the Synagogue Parcel be rezoned to IB Institutional Building District.

Section 2. PUBLIC HEARING.

The amendment provided for in this Ordinance was duly advertised on April 30, 1998 in the Northbrook Star and was publicly heard at the Plan Commission's regular meeting. On May 19, 1998 with a recommendation of approval made by the Plan Commission on May 19, 1998 in Resolution No. 96-PC-12.

Section 3. AMENDMENT - RESIDENTIAL PARCEL.

The District Zoning Map of the Village of Northbrook included in the Northbrook Zoning Code is hereby amended to add the Residential Parcel, as depicted in the Site Plan attached hereto and incorporated herein as Exhibit 2 (the "Site Plan") to the R-3 Single Family Residential District.

Section 4. AMENDMENT - SYNAGOGUE PARCEL.

The District Zoning Map of the Village of Northbrook included in the Northbrook Zoning Code is hereby amended to add the Synagogue Parcel, as depicted in the Site Plan to the IB Institutional Building Department.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon, but not before:

- a. passage and publication in pamphlet form in accordance with State statutes; and
- b. the complete execution and recordation of the Annexation Agreement; and
- c. the recordation of this Ordinance and related affidavits pursuant to Sections 3 and 4 hereof; and
- d. the receipt by the Village Clerk of the annexation notice referred to, and in strict accordance with, the requirements of Subsection 3.B of the Annexation Agreement.

Unless each of the foregoing occurs on or before June 1, 1999, this Ordinance shall be null and void and of no force and effect.

PASSED: This 23rd day of June, 1998.

AYES: (5) Trustees Jaeger, Karagianis, Buehler, Donewald and Meek

NAYS: (0)

ABSENT: (1) Trustee Frum

ABSTAIN: (0)

/s/ Mark W. Damisch

Village President

ATTEST:

/s/ Lona N. Louis

Village Clerk

EXHIBIT 1**LEGAL DESCRIPTION OF PROPERTY****PARCEL 1:**

That part of the South Half of the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning on the South line of the North Half of the Northeast Quarter of said Section, at a point 2,118.25 feet West of the East Line of the Northeast Quarter of said Section; thence running West 264.90 feet along the South line of the North Half of the Northeast Quarter of said Section; thence North 660.65 feet parallel to the East line of the Northeast Quarter of said Section; thence East 264.90 feet along the North line of the South Half of the North Half of the Northeast Quarter of said Section; thence South 660.61 feet parallel to the East line of the Northeast Quarter of said Section, being the place of beginning (excepting therefrom the South 330.0 feet, also excepting therefrom the North 33.0 feet thereof) in Cook County, Illinois.

Commonly known as: 3135 Highland, Northbrook, Illinois
PIN: 04-20-200-049, 050 & 051

PARCEL 2:

That part of the South Half of the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning on the South line of the South Half of the North Half of the Northeast Quarter of said Section at a point 2383.15 feet West of the East line of the Northeast Quarter of said Section; thence running West 263.63 feet along the South line of the North Half of the Northeast Quarter of said Section; thence North 660.68 feet along the West line of said Northeast Quarter of said Section; thence 263.85 feet along the North line of the South Half of the North Half of the Northeast Quarter of said Section; thence South 660.65 feet parallel to the East line of the Northeast Quarter of said Section to the place of beginning, (excepting therefrom the South 330.40 feet thereof, also excepting therefrom the North 33 feet thereof, and except the West 50 feet thereof), in Cook County, Illinois.

Commonly known as: 3185 Highland, Northbrook, Illinois
PIN: 04-20-200-015

PARCEL 3:

That part of the South Half of the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning on the South line of the North Half of the Northeast Quarter of said Section, at a point 2,118.25 feet West of the East line of the Northeast Quarter of said Section; thence running West 264.90 feet along the South line of the North Half of the Northeast Quarter of said Section; thence North 330 feet parallel to the East line of the Northeast Quarter of said Section; thence East 264.90 feet parallel to the South line of the North Half of the Northeast Quarter of said Section; thence South 330 feet parallel to the East line of the Northeast Quarter of said Section, being the point of beginning, in Cook County, Illinois.

Commonly known as: 3120 Willow Road, Northbrook, Illinois
PIN: 04-20-200-017

PARCEL 4:

That part of the South Half of the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning on the South line of the North Half of the Northeast Quarter of said Section, at point 2383.15 feet West of the East line of the Northeast Quarter of said Section; thence running West 263.63 feet along the South line of the North Half of Northeast Quarter of the said Section to the West line of the said Northeast Quarter; thence North 330.40 feet along the West line of the said Northeast Quarter; thence East 263.74 feet parallel to the South line of the North Half of the said Northeast Quarter of the said Section; thence South 330.40 feet to the point of beginning, except that part described as follows: Beginning at the Southwest corner of the said South Half of the North Half of the Northeast quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, thence North on the West line thereof, 330.40 feet; thence East parallel with the South line of the South Half, aforesaid, to the East line of the West 50 feet of the said South Half; thence South on the said East line to a point 30 feet North of (as measured on the said East line) the North line of 100 foot Willow Road; thence South easterly to the said North line 30 feet East of its intersection with the said East line; thence South at right angles to the said North line of the South line of the South half aforesaid; thence West on the said South line to the point of beginning, and excepting therefrom that part falling within Willow Road, in Cook County, Illinois.

Commonly known as: 3170 Willow Road, Northbrook, Illinois
PIN: 04-20-200-009

PARCEL 5:

That part of the South Half of the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on the South line of the North Half of the Northeast Quarter of said Section, at a point 1985.80 feet West of the East Line of said Section 20; thence West along the South line of the North Half of the Northeast Quarter of said Section 20; a distance of 132.45 feet; thence North parallel to the East line of said Section 20, a distance of 660.61 feet to the North line of the South Half of the North Half of the Northeast Quarter of said Section 20; thence East along the North line of the South Half of the North Half of the Northeast Quarter of said Section 20; a distance of 132.45 feet; thence South parallel to the East line of said Section 20 a distance of 660.60 feet to the point of beginning, (excepting therefrom the South 330.0 feet thereof, also excepting therefrom the North 33.0 feet thereof used for Highland Drive), all in Cook County, Illinois.

Commonly known as: 3105 Highland, Northbrook, Illinois
PIN: 04-20-200-039

PARCEL 6:

That part of the South Half of the North Half of the Northeast Quarter of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: Beginning on the South line of the North Half of the Northeast Quarter of said Section 20, at a point 1853.35 feet West of the East Line of the Northeast Quarter of said Section; thence running West 132.45 feet along the South line of the North Half of the Northeast Quarter of said Section; thence North 660.60 feet parallel to the East line of the Northeast Quarter of said Section; thence East 132.45 feet along the North line of the South Half of the North Half of the Northeast Quarter of said Section; thence South 660.58 feet parallel to the East line of the Northeast Quarter of said Section, being the place of beginning (excepting therefrom the South 330.0 feet thereof, also except therefrom the North 33.0 feet thereof used for Highland Drive) in Cook County, Illinois.

Commonly known as: 3085 Highland, Northbrook, Illinois
PIN: 04-20-200-040

AFTER RECORDING OF THE FINAL PLAT OF SUBDIVISION FOR HIGHLAND WOODS
SUBDIVISION, TO BE KNOWN AS:

LOTS 1 THROUGH 7 IN HIGHLAND WOODS SUBDIVISION, OF
THE NORTH HALF OF THE NORTHEAST QUARTER OF
SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND
PORTIONS OF DEDICATED JASPER COURT.

Property of Cook County Clerk's Office

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EXHIBIT 2

SITE PLAN

Plan is on file in the Office of
the Village Clerk
Northbrook, Illinois

Property of Cook County Clerk's Office