

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION

For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: July 14, 2005 (BOT) Date: July 21, 2005

TITLE: BOT 05-05: 19W120-160 22nd Street

SUBMITTED BY: Department of Community Development *[Signature]*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a petition requesting the Village take the following actions on the property:

1. Ordinance approving an Annexation Agreement (2/3 of Corporate Authorities Vote Required);
 2. Ordinance annexing the property into the Village of Lombard; and
 3. Motion waiving the requirement from Section 154.302 of the Subdivision & Development Ordinance to install sidewalks along Vista Avenue.
- (UNINCORPORATED)

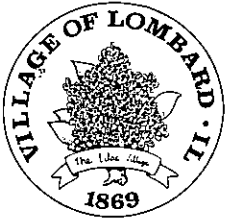
Staff recommends approval of this ordinance.

The petitioner is requesting a waiver of first reading.

FISCAL IMPACT/FUNDING SOURCE:

REVIEW (AS NECESSARY):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>W. T. Lichter</i>	Date	<i>7/14/05</i>



MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DAH*

DATE: July 13, 2005

SUBJECT: BOT 05-05: 19W120-160 22nd Street

Attached please find the following items for Village Board consideration as part of the July 20, 2005 Village Board meeting:

1. An Ordinance granting approval of an annexation agreement for the subject property (the draft agreement is attached to the draft Ordinance).
2. An Ordinance granting approval of the annexation of the subject property.
3. Plat of Annexation

The petitioner is requesting annexation of the subject property. The petitioner is also requesting waiver of the requirements to install sidewalks along Vista Avenue. As there were no concurrent request requiring Plan Commission review or recommendations, this request is being forwarded directly to the Board of Trustees.

Staff requests waiver of the first reading for the July 21, 2005 Board of Trustees meeting in light of the cancellation of the August 4, 2005 meeting. If you have any further questions please contact me.

PETITION FOR ANNEXATION
TO THE VILLAGE OF LOMBARD
PURSUANT TO THE PROVISIONS
OF 65 ILCS 5/7-1-8

THIS Petition for Annexation, dated this 10TH day of JUNE, 2005, is
made by KINMAN ENTERPRISES, L.L.C.

(hereinafter referred to as the "OWNER") to the Village of Lombard, an Illinois municipal corporation (hereinafter referred to as the "VILLAGE").

WITNESSETH:

WHEREAS, the OWNER is/are the sole owner(s) of certain real property located in unincorporated DuPage County, Illinois, which is legally described on Exhibit "A" attached hereto and made part hereof (hereinafter referred to as the "PROPERTY"); and,

WHEREAS, the PROPERTY is not presently situated within the corporate limits of any municipality; and,

WHEREAS, the PROPERTY is contiguous to the corporate limits of the VILLAGE; and,

WHEREAS, there is/are No elector(s) residing upon the PROPERTY, at least fifty-one percent (51%) of whom have executed this Petition for Annexation, with the name(s) of said elector(s) being set forth below; and,

WHEREAS, the OWNER desires to annex the PROPERTY into the VILLAGE;

NOW, THEREFORE, the OWNER hereby specifically petitions and requests that the VILLAGE take all necessary and appropriate actions required to annex the PROPERTY into the

VILLAGE including, without limitation, holding all required public hearings and providing notification to all required individuals and governmental entities.

ELECTOR(S)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

OWNER(S)

Daniel Duorkin, Manager

(Signature)

DANIEL DUORKIN, Manager

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

(Signature)

(Name & Title – Printed)

RECEIVED by me this _____ day of _____, 2005.

Barbara A. Johnson, Deputy Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DePue)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Daniel Dvorak

_____, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he/she signed and delivered the said instrument, as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this 10th day of June, 2004.

My commission expires 9-27, 2007.



Marilyn K. Thorpe
Notary Public

KINMAN ENTERPRISES, L.L.C.

10 East 22nd Street
Suite 116
Lombard, IL 60148
Phone: 630-627-0606
Fax: 630-932-0915

June 15, 2005

Village of Lombard
Attn: William Heniff
Senior Planner
225 East Wilson Avenue
Lombard, IL 60148

Re: Annexation – 19S120 & 19W120 22nd Street, Lombard

We are hereby requesting a variance to the Administrative Plats of Subdivision Ordinance #154.302. We are requesting the requirements for a sidewalk on the west side of Vista Avenue for the full length of the right-of-way abutting the subject property be waived to be consistent with the existing conditions of the Congress Knolls Subdivision and preserve neighborhood comparability.

We, also, are requesting a waiver of First Reading of the Annexation Ordinance.

Sincerely,



Daniel Dvorkin
Manager

ORDINANCE _____

AN ORDINANCE AUTHORIZING THE
EXECUTION OF AN ANNEXATION AGREEMENT

(BOT 05-05; 19W120-160 22nd Street)

(See also Ordinance No.(s) _____)

WHEREAS, it is in the best interest of the Village of Lombard, DuPage County, Illinois that a certain Annexation Agreement (hereinafter the "Agreement") pertaining to the property located at 19W120-160 22nd Street, Lombard, Illinois and legally described in Section 2 below, be entered into; and,

WHEREAS, the Agreement has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the legal owner of the lot of record, which is the subject of said Agreement, is ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and,

WHEREAS, the statutory procedures provided in Chapter 65 ILCS 5/11-15.1-1 through 5/11-15.1-5, as amended, for the execution of said Agreement have been complied with; a hearing on said Agreement having been held, pursuant to proper notice, by the President and Board of Trustees on July 21, 2005.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village President and Village Clerk be and hereby are authorized to sign and attest to the Agreement attached hereto and marked Exhibit "A", by and between the Village of Lombard; and,

SECTION 2: This Ordinance is limited and restricted to the property generally located at 19W120-160 22nd Street, Lombard, Illinois containing 0.97 acres more or less and legally described as follows:

LOTS 149 AND 150 TOGETHER WITH THE VISTA AVENUE RIGHT OF WAY EAST OF AND ADJACENT TO LOT 149 IN CONGRESS KNOLLS UNIT NUMBER THREE, BEING A SUBDIVISION OF PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

Ordinance No. _____
Re: BOT 05-05; Annex. Agmt.
Page 2

THEREOF RECORDED APRIL 21, 1955 AS DOCUMENT NUMBER 753822, IN DUPAGE COUNTY, ILLINOIS.
Parcel Numbers: 06-20-405-008 and 06-20-405-009

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this _____ day of _____, 2005.

First reading waived by action of the Board of Trustees this _____ day of _____, 2005.

Passed on second reading this _____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____ day of _____, 2005.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

ORDINANCE _____

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS**

(BOT 05-05; 19W120 – 160 22nd Street)

(See also Ordinance No.(s) _____)

WHEREAS, a written petition, signed by the legal owners and electors of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Lombard, DuPage County, Illinois, requesting that said territory be annexed to the Village of Lombard; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Lombard; and,

WHEREAS, all notices of said annexation, as required by (Chapter 65 ILCS 5/7-1-1), have been given to the appropriate parties in a timely manner as required by Statute (copies of said Notices being attached hereto as Exhibit "A", and made part hereof).

WHEREAS, it is in the best interest of the Village of Lombard that said territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That the territory described in Section 2 below be and the same is hereby annexed to the Village of Lombard, DuPage County, Illinois, pursuant to (Chapter 65 ILCS 5/7-1-8).

SECTION 2: This ordinance is limited and restricted to the property indicated on the attached Plat of Annexation attached hereto as Exhibit "B", and generally located at 19W120-160 22nd Street, Lombard, Illinois containing 0.97 acres more or less and legally described as follows:

LOTS 149 AND 150 TOGETHER WITH THE VISTA AVENUE RIGHT OF WAY EAST OF AND ADJACENT TO LOT 149 IN CONGRESS KNOLLS UNIT NUMBER THREE, BEING A SUBDIVISION OF PART OF SECTIONS 20 AND 21, TOWNSHIP

39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS
DOCUMENT NUMBER 753822, IN DUPAGE COUNTY, ILLINOIS.
Parcel Numbers: 06-20-405-008 and 06-20-405-009

SECTION 3: The new boundary of the Village of Lombard shall extend to the far side of any adjacent rights-of-way, and shall include all of every right-of-way within the area annexed hereby.

SECTION 4: The Village Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk, a certified copy of this Ordinance, and the original Plat of Annexation.

SECTION 5: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this ____ day of _____, 2005.

First reading waived by action of the Board of Trustees this ____ day of _____, 2005.

Passed on second reading this ____ day of _____, 2005.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2005.

William J. Mueller, Village President

Ordinance No. _____
Re: BOT 05-05; Annexation
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ATTEST:

Brigitte O'Brien, Village Clerk

ANNEXATION AGREEMENT
19W120 – 160 22nd Street

THIS AGREEMENT made and entered into this ____ day of _____, _____, by and between the Village of Lombard, a municipal corporation (hereinafter referred to as "Village"); Kinman Enterprises, LLC (hereinafter collectively referred to as "Owner")

WITNESSETH:

WHEREAS, the Owner is the record owner of the property legally described in EXHIBIT A, attached hereto and made a part hereof (hereinafter sometimes referred to as the "Subject Property"); and

WHEREAS, Owner proposes to develop the Subject Property; and

WHEREAS, the Subject Property is adjacent to and contiguous to the existing corporate boundaries of the Village; and

WHEREAS, the Village desires to annex and the Owner desires to have the Subject Property annexed to the Village and each of the parties desires to obtain assurances from the other as to certain provisions of the zoning and other ordinances of the Village for the Subject Property when the same has been annexed and to other matters covered by this Agreement for a period of twenty (20) years from and after the execution of this Agreement; and

WHEREAS, the Subject Property is an approximately 0.97 acre parcel of land and there are no electors residing thereon; and

WHEREAS, the Village is approving a plat of resubdivision; and

WHEREAS, all owner(s) of record of the Subject Property have signed a Petition for Annexation of the Subject Property to the Village, which Petition is hereinafter referred to as the "Annexation Petition"; and

WHEREAS, an application has heretofore been filed with the Village Clerk for Zoning of the Subject Property; and

WHEREAS, a public hearing on this Annexation Agreement ("Agreement") has been held by the Corporate Authorities on the 21st day of July, 2005; and

WHEREAS, the parties wish to enter into a binding agreement with respect to the said annexation, zoning and development and for other related matters pursuant to the provisions of Division 15.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, and upon the terms and conditions contained in this Agreement; and

WHEREAS, upon completion of the watermain extension, the Village will enter into a recapture agreement relative to certain properties, in the format attached as Exhibit "A", subject to the proration cost between the annexed property and the benefited properties being approved by the Director of Community Development; and

WHEREAS, pursuant to Section 154.203 (E) of the Lombard Subdivision and Development Ordinance, a variation to deviate from Section 154.302 of the Subdivision & Development Ordinance requiring a sidewalk along Vista Avenue is being forwarded directly to the Board of Trustees for a public hearing as there were no concurrent actions requiring Plan Commission review or recommendation; and

WHEREAS, all other actions required to be held or taken prior to the adoption and execution of this Agreement, in order to make the same effective, have been held or taken, including all hearings and actions required in connection with amendments to and classifications under the Zoning Ordinance, such public hearings and other actions having been held pursuant to

public notice as required by law and in accordance with all requirements of law prior to adoption and execution of this Agreement; and

WHEREAS, the Corporate Authorities of the Village and the Owner deems it to the mutual advantage of the parties and in the public interest that the Subject Property be annexed to and developed as a part of the Village as hereinafter provided; and

WHEREAS, the development of the Subject Property as provided herein will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, the Corporate Authorities of the Village have examined the proposed uses by Owner and have determined that said uses and the development of the Subject Property in accordance with this Agreement comply with the Comprehensive Plan of the Village; and

WHEREAS, the Corporate Authorities have granted certain variances from the [Subdivision and Development Ordinance] in accordance with the terms of this Agreement; and

NOW THEREFORE, in consideration of the premises and the mutual promises herein set forth, the parties hereto agree as follows:

1. **Incorporation of Recitals**: The Village and Owner agree that the foregoing recitals are incorporated in this Agreement as if fully recited herein.
2. **Development of Subject Property**: Village and Owner agree that the Subject Property shall be developed in accordance with the terms of this Agreement.
3. **Annexation**: Subject to the provisions of Article 7 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, the parties agree to do all things necessary or appropriate to cause the

Subject Property to be duly and validly annexed to the Village as promptly as practicable after the execution of this Agreement. The parties shall cause such annexation to be effected pursuant to the provisions of Section 5/7-1-8 of Act 5 of Chapter 65 of the Illinois Compiled Statutes.

4. **Zoning:** Upon annexation of the Subject Property to the Village as set forth herein, the entire Subject Property shall be classified under the R-1 Single Family Residence District by operation of law.

5. **Fees:** In consideration of the impact of the development of Subject Property on the Village, and in consideration of water mains, sanitary sewer mains and storm sewer mains previously installed by the Village to assist in the serving of the Subject Property with water and sewers, Owner agrees to pay all applicable permit (including, but not limited to building permit) and utility connection fees as required by Village Ordinances at the time of application for the respective permits. Owner further agrees that the connection charges and fees required by this Agreement are reasonable in amount, where applicable, and are reasonably related to and made necessary by the development of the Subject Property.

6. **Annexation to Lombard Park District:** The Owner agrees to petition the Lombard Park District to have the Subject Property annexed to the Lombard Park District upon its annexation to the Village.

7. **General Provisions:**

A. **Notices:** Notice or other writings which any party is required to, or may wish to, serve upon any other party in connection with this Agreement shall be in

writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

- (1) If to the Village or
Corporate Authorities:

President and Board of Trustees
VILLAGE OF LOMBARD
255 East Wilson Avenue
Lombard, Illinois 60148

With a copy to:

Village Manager
VILLAGE OF LOMBARD
255 East Wilson Avenue
Lombard, Illinois 60148

Director of Community Development
VILLAGE OF LOMBARD
255 East Wilson Avenue
Lombard, Illinois 60148

Thomas P. Bayer
KLEIN, THORPE AND JENKINS, LTD.
20 North Wacker Drive
Suite 1660
Chicago, Illinois 60606

- (2) If to the Owner:

Kinman Enterprises, LLC
10 E. 22nd Street, Suite 116
Lombard, IL 60148

With a copy to:

or to such other address as any party may from time to time designate in a written notice to the other parties.

B. Binding Agreement This Agreement shall insure to the benefit of and shall be binding upon Owner's successors in any manner in title, and shall be binding upon the Village and the successor Corporate Authorities of the Village and any successor municipality.

C. Court Contest: In the event the annexation of the Subject Property, the classification of the Subject Property for zoning purposes or other terms of this Agreement are challenged in any court proceeding, the period of time during which such litigation is pending, including (without limitation) the appeal time therefor, shall not be included, if allowed by law, in calculating the twenty (20) year period mentioned in subsection 8 below.

D. Remedies: The Village and Owner, and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions or conditions of this Agreement by any party, or their successors or assigns, which default exists uncorrected for a period of ten (10) days after written notice to any party to such default, the party seeking to enforce said provision shall have the right of specific performance and if said party prevails in a court of law, it shall be entitled to specific performance. It is further expressly agreed by and between the parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the parties, or their successor or successors in title.

E. Conveyances: Nothing contained in this Agreement shall be construed to restrict or limit the right of Owner to sell or convey all or any portion of the Subject Property, whether improved or unimproved.

F. Survival of Representations: Each of the parties agrees that the representations, warranties and recitals set forth in the preambles to this Agreement are material to this Agreement and the parties hereby confirm and admit their truth and validity and hereby incorporate such representations, warranties and recitals into this Agreement and the same shall continue during the period of this Agreement.

G. Captions and Paragraph Headings: The captions and paragraph headings used herein are for convenience only and are not a part of this Agreement and shall not be used in construing it.

H. Reimbursement of Village for Legal and Other Fees and Expenses:

(1) To Effective Date of Agreement: The Owner concurrently with annexation and zoning of the Subject Property or so much thereof as required, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Property:

- (a) the costs incurred by the Village for engineering services;
- (b) all reasonable attorneys' fees incurred by the Village in connection with this Agreement and the annexation and zoning of the Subject Property; and
- (c) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expense.

(2) **From and After Effective Date of Agreement:** Except as provided in this subsection upon demand by Village made by and through its Director of Community Development, Owner from time to time shall promptly reimburse Village for all reasonable expenses and costs incurred by Village in the administration of this Agreement, including engineering fees, attorneys' fees and out-of-pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances and other documents required hereunder, and the negotiation and preparation of letters of credit and escrow agreements to be entered into as security for the completion of public improvements.

Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Owner upon its request, by a sworn statement of the Village; and such costs and expenses may be further confirmed by the Owner at either's option from additional documents designated from time to time by the Owner relevant to determining such costs and expenses.

Notwithstanding the foregoing, Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against the Owner and/or the Village, which relate to the terms of this Agreement, then, in that event, the Owner, on notice from Village shall assume, fully and vigorously, the entire defense of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

- (a) Owner shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.
- (b) If the Village, in its sole discretion, determines there is, or may probably be, a conflict of interest between Village and Owner, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Owner shall reimburse the Village, from time to time on written demand from the Director of Community Development and notice of the amount due, for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection therewith.

In the event the Village institutes legal proceedings against Owner for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against Owner all expenses of such legal proceedings incurred by Village, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by the Village in connection therewith (and any appeal thereof). Owner may, in its sole discretion, appeal any such judgment rendered in favor of the Village against Owner.

I. No Waiver or Relinquishment of Right to Enforce Agreement:

Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

J. Village Approval or Direction: Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided herein or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

K. Recording: A copy of this Agreement and any amendments thereto shall be recorded by the Village at the expense of the Owner.

L. Authorization to Execute: The officers of Owner executing this Agreement warrant that they have been lawfully authorized by Owner's respective Boards of Directors to execute this Agreement on behalf of said Owner. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Village Board of the Village to execute this Agreement. The Owner and Village shall deliver to each other upon request copies of all bylaws, joint venture agreements, resolutions, ordinances or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

M. Amendment: This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Owner and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

N. Counterparts: This Agreement may be executed in two (2) or more counterparts, each of which taken together, shall constitute one and the same instrument.

O. Conflict Between the Text and Exhibits: In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

P. Definition of Village: When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

Q. Execution of Agreement: This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he/she signs this Agreement on Page 1 hereof, which date shall be the effective date of this Agreement.

R. Term of Agreement: This Agreement shall be in full force and effect for a term of twenty (20) years from and after the date of execution of this Agreement.

S. Venue: The parties hereto agree that for purposes of any lawsuit(s) between them concerning this Agreement, its enforcement, or the subject matter thereof, venue shall be in DuPage County, Illinois, and the laws of the State of Illinois shall govern the cause of action.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF LOMBARD

ATTEST:

By: _____

Village President

Village Clerk

DATED: _____

ATTEST:

Its _____

DATED: _____

ATTEST:

Its _____

DATED: _____

Owner:

By: _____
Its _____

OWNER

By: _____
Its _____

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
). SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that William J. Mueller, personally known to me to be the President of the Village of Lombard, and Barbara A. Johnson, personally known to me to be the Deputy Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Deputy Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, _____.

Commission expires _____, 20____.

Notary Public

19W120-160 22nd Street

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that the above-named _____ and
_____, are personally known to me to be the _____
President and _____ Secretary of _____
_____ and also personally known to me to be the same persons whose
names are subscribed to the foregoing instrument as such _____ and
_____ respectively, and that they appeared before me this day in Person and
severally acknowledged that as such _____ President and _____
Secretary they signed and delivered the said instrument, pursuant to authority given by the Board of
Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and
deed of said Corporation, for the uses and purposes therein set forth, and the said
_____, then and there acknowledged that said _____
_____ Secretary as custodian of the corporate seal of said Corporation caused said seal to be
affixed to said instrument as said _____ Secretary's own free and voluntary act and
as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____, _____.

Commission expires _____, _____.

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY that the above-named _____ and
_____, are personally known to me to be the
_____, President and _____ Secretary of
_____ and also personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such _____ and
_____ respectively, and that they appeared before me this day in person and
severally acknowledged that as such _____ President and _____
Secretary they signed and delivered the said instrument, pursuant to authority given by
_____ as their free and voluntary act, and as the free and
voluntary act and deed of said _____, for the uses and purposes therein set
forth, and the said _____, then and there acknowledged that said
_____ Secretary as custodian of the corporate seal of said _____ caused
said seal to be affixed to said instrument as said _____ Secretary's own free and
voluntary act and as the free and voluntary act of said _____, for the uses
and purposes therein set forth.

GIVEN under my hand and Notary Seal this _____ day of _____, _____.

Commission expires _____, _____.

Notary Public

EXHIBIT A – LEGAL DESCRIPTION

LOTS 149 AND 150 TOGETHER WITH THE VISTA AVENUE RIGHT OF WAY EAST OF AND ADJACENT TO LOT 149 IN CONGRESS KNOLLS UNIT NUMBER THREE, BEING A SUBDIVISION OF PART OF SECTIONS 20 AND 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS DOCUMENT NUMBER 753822, IN DUPAGE COUNTY, ILLINOIS.

Common Address: 19 W 120 – 160 22nd Street
Parcel Numbers: 06-20-405-008 and 06-20-405-009

EXHIBIT "A"
RECAPTURE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the VILLAGE OF LOMBARD, a municipal corporation of the County of DuPage, in the State of Illinois (hereinafter referred to as "VILLAGE'S and Kinman Enterprises, LLC (hereinafter referred to as "OWNER");

W I T N E S S E T H

WHEREAS, the VILLAGE owns and operates a sanitary sewer collection system, storm water system, and water distribution system; and,

WHEREAS, the VILLAGE has jurisdiction over the construction, maintenance and repair of local streets and traffic control; and,

WHEREAS, the OWNER is the owner of the following described property (hereinafter referred to as ("SUBJECT SITE")):

P.I.N.: 06-20-405-008 and 06-20-405-009

Commonly known as: 19 W 120 – 160 22nd Street

and

WHEREAS, the OWNER intends to develop/has developed the SUBJECT SITE in accordance with its zoning classification under the VILLAGE'S Zoning Ordinance for residential uses; and,

WHEREAS, the OWNER intends to construct/has constructed the following public utilities relative to the development of the SUBJECT PROPERTY: _____

(hereinafter referred to as the "PUBLIC UTILITY IMPROVEMENTS"); and,

WHEREAS, all of the aforesaid construction will be carried out/has been carried out and completed in strict compliance with all VILLAGE ordinances and codes, and plans, and specifications approved by the VILLAGE; and,

Recapture Agreement
(Continued)

WHEREAS, the cost for the aforesaid PUBLIC UTILITY IMPROVEMENTS is estimated to be/was \$ _____, which estimated cost/final cost has been reviewed and approved by the VILLAGE; and,

WHEREAS, the construction of the aforesaid PUBLIC UTILITY IMPROVEMENTS by the DEVELOPER will, in addition to benefiting the SUBJECT SITE, also benefit the property located at _____ if and when said property is developed; and,

WHEREAS, the DEVELOPER should be reimbursed by the owners of said benefited property if and when it is developed; and,

WHEREAS, the DEVELOPER agrees to convey the title to all of the aforesaid PUBLIC UTILITY IMPROVEMENTS to the VILLAGE by a legally proper Bill of Sale;

NOW, THEREFORE, for and in consideration of the foregoing and the mutual promises and agreements herein contained, including, but not limited to, the construction of the aforesaid PUBLIC UTILITY IMPROVEMENTS, the adequacy and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. That DEVELOPER will, at its sole expense, complete the construction of all the aforesaid PUBLIC UTILITY IMPROVEMENTS in conformance with the plans and specifications prepared by _____, dated the _____ day of _____, 20 __, and approved by the VILLAGE.

2. Upon acceptance of all of the aforesaid PUBLIC UTILITY IMPROVEMENTS by the VILLAGE, the DEVELOPER shall convey to the VILLAGE, by a legally proper Bill of Sale, all of said PUBLIC UTILITY IMPROVEMENTS and appurtenances incidental thereto. Such conveyance shall be free and clear of all liens or encumbrances relative to said improvements. Upon acceptance of said PUBLIC UTILITY IMPROVEMENTS by the VILLAGE, the VILLAGE shall have complete control thereof including the determination of all future use and connections thereto, and shall be responsible for the operation, maintenance, repair and replacement of said PUBLIC UTILITY IMPROVEMENTS.

Recapture Agreement
(Continued)

3. DEVELOPER'S estimated/actual costs for said PUBLIC UTILITY IMPROVEMENTS is made up of the following:

1. Water Main Construction	\$ _____
2. Storm Sewer Construction	\$ _____
3. Sanitary Sewer Construction	\$ _____
4. Roadway Construction	\$ _____
5. Traffic Signal Construction	\$ _____
6. Construction of Traffic Related Improvements	\$ _____
7. Engineering and Inspection Fees	\$ _____
TOTAL	\$ _____

The VILLAGE agrees to reimburse DEVELOPER for a portion of said total amount not to exceed \$ _____, said \$ _____ to be payable by the VILLAGE to the DEVELOPER solely and exclusively from collections from the owners of the property described on Exhibit "A", attached hereto and made part hereof, which will be benefited by the construction of said PUBLIC UTILITY IMPROVEMENTS by DEVELOPER if and when said property is developed (hereinafter the "BENEFITED PROPERTY"). The amounts to be collected in relation to each individual parcel, tract or lot shall be as set forth on Exhibit "A".

Said \$ _____ is to be collected by the VILLAGE from the owner(s) of said BENEFITED PROPERTY if and when said owner(s) apply to the VILLAGE for a building permit to develop said BENEFITED PROPERTY, or any portion thereof, or at such time as said owner(s) seek to connect to the storm and sanitary sewers and/or watermain constructed by DEVELOPER.

4. It is further understood and agreed to that under no circumstances will the General Fund of the VILLAGE be in any way obligated for said amount to be reimbursed to DEVELOPER, nor shall the VILLAGE be liable for its failure or neglect to collect said \$ _____ from the owner(s) of the BENEFITED PROPERTY described in Exhibit "A". The VILLAGE is only obligated to pay DEVELOPER from those funds the VILLAGE actually collects from the owner(s) of said BENEFITED PROPERTY.

5. This Agreement shall remain in full force and effect until the _____ day of _____, _____; after said date the BENEFITED PROPERTY set forth in Exhibit "A" shall no longer be liable for payment of the \$ _____.

Recapture Agreement
(Continued)

6. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto, provided, however, that DEVELOPER shall not assign its interests under this Agreement without the prior written consent of the VILLAGE.

7. The VILLAGE is hereby authorized to record this Agreement with the Recorder of Deeds of DuPage County, Illinois.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed in duplicate by their duly authorized representatives all on the day and year first above written, pursuant to a proper resolution of the respective governing body of each party hereto.

VILLAGE OF LOMBARD

By: _____
Village President

(Corporate Seal)

ATTEST:

Village Clerk

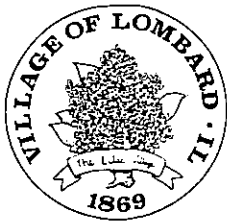
DEVELOPER

By: _____

(Corporate Seal)

ATTEST:

Secretary



KCH

MEMORANDUM

TO: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Director of Community Development *DAH*

DATE: July 20, 2005

SUBJECT: BOT 05-05: 19W120-160 22nd Street – Additional Correspondence

On the July 21, 2005 Village Board agenda is a request for approval of an annexation agreement and annexation of the properties at 19W120 and 19W160 22nd Street. Attached is a letter received today from the Congress Knolls Civic Association expressing their Association's desire to keep all properties within the Congress Knolls Subdivision unincorporated.

Staff notes that the request for annexation has been made by the property owner of the subject properties. The Village has previously annexed two residential properties along 22nd Street within the Congress Knolls Subdivision. As the Village has previously installed public watermain along 22nd Street as well as stub-outs for the residential properties along 22nd Street, staff has been supportive of annexation petitions in order to allow the adjacent property owners to connect to the existing public watermain.

The companion annexation agreement does include a waiver of the sidewalk requirement along Vista Avenue. This provision was added at staff's request, rather than the developer's request, to help ensure that the proposed development of the subject properties will remain compatible with the typical roadway profile and cross section currently found within the Congress Knolls Subdivision. But for the sidewalk requirement, the properties will be developed in full compliance with the R1 District development requirements.

ACTION REQUESTED

Please share this correspondence with the Village Board members at the July 21, 2005 meeting.

CONGRESS KNOLLS CIVIC ASSOCIATION

c/o Mr. William C. McCarthy, Jr., Secy. / Treas.
1 S 445 School Ave., Lombard, IL. 60148
Phone 630-953-1213 / FAX 630-953-1238

July 20, 2005

VIA CERTIFIED MAIL
And Read Aloud at 7/21 Hearing

Village of Lombard
Dept. of Community Development
225 E. Wilson Ave.
Lombard, IL. 60148

RE: BOT 05-05
19W120-160 – 22nd St.
Lombard, IL.

Dear Lombard Village Officials:

The two (2) vacant lots described in BOT 05-05 are located within the Congress Knolls Subdivision in York Township. Congress Knolls Civic Association has for years polled its members concerning their desire to become annexed to Lombard. Responses from our residents, previously given to Lombard village officials on Aug. 23, 2003, have overwhelmingly indicated that Congress Knolls desires to remain unincorporated.

In keeping with the mandate of our residents, and in accordance with a resolution adopted 7-14-05 at a Board of Directors meeting of Congress Knolls Civic Association, we are writing to oppose the annexations of 19W120 – 22nd St. and 19W160 – 22nd St. in order to keep these properties unincorporated with the remainder of this subdivision.

Very truly yours,

CONGRESS KNOLLS CIVIC ASSOCIATION



William C. McCarthy, Jr.
Secretary / Treasurer