

**ORDINANCE 7399
PAMPHLET**

**REINSTATEMENT OF AND SECOND AMENDMENT
TO THE WOODMOOR DEVELOPMENT LLC UTILITY SERVICE AND
DEVELOPMENT AGREEMENT FOR THE
KEN-LOCH GOLF COURSE PROPERTY**



PUBLISHED IN PAMPHLET FORM THIS 21ST DAY OF JULY, 2017, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.



Sharon Kuderna
Village Clerk

ORDINANCE NO. 7399

**AN ORDINANCE APPROVING A REINSTATEMENT OF,
AND SECOND AMENDMENT TO,
A UTILITY SERVICE AND DEVELOPMENT AGREEMENT
FOR THE KEN LOCH GOLF COURSE PROPERTY**

WHEREAS, the Corporate Authorities of the Village of Lombard have received a Reinstatement of, and Second Amendment to, a Utility Service and Development Agreement in regard to the Ken Loch Golf Course Property; a copy of which is attached hereto as Exhibit "A" and made part hereof (the "Second Amendment"); and

WHEREAS, the Corporate Authorities deem it to be in the best interests of the Village of Lombard to approve the Second Amendment;

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 Second Amendment, attached hereto as Exhibit "A", is hereby approved.

SECTION 2: That the Village President and Village Clerk are hereby authorized and directed to execute said Second Amendment on behalf of the Village of Lombard, and to execute any additional documents in furtherance of said Second Amendment.

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 ____, 2017.

First reading waived by action of the Board of Trustees this 20th day of July, 2017.

Passed on second reading this 20th day of July, 2017.

Ayes: Trustee Whittington, Fugiel, Foltyniewicz, Johnston, Pike and Ware

Nays: None

Absent: None

Approved this 20th day of July, 2017.


Keith T. Giagnorio
Village President

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Second Amendment Woodmoor Development
Utility Service and Development Agreement
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ATTEST:



Sharon Kuderna
Village Clerk

Published by me in pamphlet form on this 21st day of July, 2017.

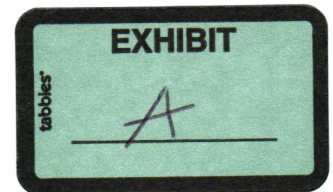


Sharon Kuderna
Village Clerk

Exhibit "A"

**REINSTATEMENT OF,
AND SECOND AMENDMENT TO,
A UTILITY SERVICE AND DEVELOPMENT AGREEMENT
FOR THE KEN LOCH GOLF COURSE PROPERTY**

(attached)



**REINSTATEMENT OF, AND SECOND AMENDMENT TO,
UTILITY SERVICE AND DEVELOPMENT AGREEMENT –
KEN LOCH GOLF COURSE PROPERTY
(1S601 FINLEY ROAD – 31 ACRES)**

This Reinstatement of, and Second Amendment to, Utility Service and Development Agreement (hereinafter, the "Second Amendment") is made and entered into as of July 26, 2017 (hereinafter, the "Effective Date"), by and between the Village of Lombard, an Illinois municipal corporation located in DuPage County, Illinois (hereinafter, the "Village"), and Woodmoor Development, LLC, an Illinois limited liability company (hereinafter, the "Developer") in accordance with authority granted by Article VII, Section 10(a) of the Illinois Constitution. References to "Developer" herein shall include any nominees, successors or successor entities of Woodmoor Development, LLC, as well as any joint ventures in relation to which Woodmoor Development, LLC is a party. The Village and the Developer are hereinafter sometimes referred to collectively as the "Parties" and individually as a "Party."

WITNESSETH

WHEREAS, the Village and the Developer entered into a Utility Service and Development Agreement dated July 16, 2015 (the "Original Agreement"), in regard to the property as legally described, at the time of the approval of the Original Agreement and the First Amendment (as defined below), as set forth on Exhibit 1 attached hereto and made part hereof; with said Original Agreement being recorded with the DuPage County Recorder's Office on September 3, 2015, as document number R2015-098665; and

WHEREAS, the Village and the Developer entered into a First Amendment to Utility Service and Development Agreement dated December 15, 2016 (the "First Amendment"), which amended the Original Agreement, and which was recorded with the DuPage County Recorder's Office on February 9, 2017, as document number R2017-014395 (the Original Agreement as amended by the First Amendment being hereinafter referred to as the "Amended Agreement"); and

WHEREAS, the property covered by the Amended Agreement was subdivided pursuant to the plat of subdivision recorded on April 17, 2017 as document number R2017-036373, with said property now being legally described as set forth on Exhibit 2 attached hereto and made part hereof (the "Updated Legal Description"); and

WHEREAS, the Village and the Developer desire to reinstate the Amended Agreement, and amend certain provisions of the reinstated Amended Agreement; and

WHEREAS, it is in the best interests of the Village and the Developer to enter into this Second Amendment;

NOW, THEREFORE, in consideration of the foregoing, the covenants, conditions and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties hereby agree as follows:


1. That Recital M of the Amended Agreement is amended by revising the reference therein to “December 1, 2019” to read “February 1, 2020.”
2. That subsection 2.1 of the Amended Agreement is amended by revising the reference therein to “June 30, 2017” to read “August 31, 2017.”
3. That subsection 2.2 of the Amended Agreement is amended: (a) by revising the reference therein to “June 30, 2018” to read “August 31, 2018”; (b) by revising the reference therein to “June 30, 2019” to read “August 31, 2019”; and (c) by adding the following language thereto, between the words “to” and “force” in the first line thereof: “the provisions of subsection 5.1 below, relative to the Off-Site Stormwater Facilities (as defined in subsection 5.1 below), and subject to”.
4. That subsection 2.6 of the Amended Agreement is amended by revising the reference therein to “December 1, 2019” to read “February 1, 2020.”
5. That Section 2.16 of the Amended Agreement is amended: (a) by revising the reference therein to “June 30, 2018” to read “August 31, 2018”; and (b) by revising the reference therein to “June 30, 2019” to read “August 31, 2019.”
6. That subsection 5.1 of the Amended Agreement is amended by adding the following to the end thereof: “Notwithstanding the foregoing, in the event that the Village has not obtained all temporary construction and permanent easements necessary to construct that portion of the Off-Site Stormwater Facilities as referenced in subsection (D) of the first sentence of this subsection (hereinafter, the “18th Street Storm Sewer”) on or before September 1, 2017, the Developer shall deposit \$60,296.00 with the Village within seven (7) days of September 1, 2017, and the Developer shall, upon deposit of said amount with the Village, be relieved of its obligation to construct the 18th Street Storm Sewer, with the Village being thereafter obligated to construct said 18th Street Storm Sewer upon obtaining the necessary temporary construction and permanent easements to do so.”
7. That Exhibit A of the Amended Agreement is hereby amended to read in its entirety as set forth on Exhibit 2 attached hereto.

8. A copy of this Second Amendment shall be recorded by the Village, and same shall be re-recorded, with a cover sheet acknowledging the Parties' agreement to be bound hereby, upon Developer becoming the fee title owner of the Subject Property (as defined in the Amended Agreement, as revised by this Second Amendment).
9. The individual executing this Second Amendment on behalf of the Developer warrants that he/she has been lawfully authorized by Developer to execute this Second Amendment on behalf of said Developer. The individual executing this Second Amendment on behalf of Kensinger (as defined in Recital P of the Amended Agreement) warrants that he has been lawfully authorized by Kensinger (as defined in Recital P of the Amended Agreement) to execute this Second Amendment on behalf of Kensinger (as defined in Recital P of the Amended Agreement). The Village President and Village Clerk hereby warrant that they have been lawfully authorized by the Corporate Authorities of the Village to execute this Second Amendment. The Developer, Kensinger (as defined in Recital P of the Amended Agreement) and the 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 Second Amendment on behalf of each of them.
10. This Second Amendment may be executed in three (3) or more counterparts, each of which, taken together, shall constitute one and the same instrument.
11. The date on which the last of the Village, the Developer or Kensinger (as defined in Recital P of the Amended Agreement) signs this Second Amendment shall be inserted on page 1 hereof, which date shall be the Effective Date of this Second Amendment.
12. That all portions of the Amended Agreement, not amended hereby, shall remain in full force and effect, and the Amended Agreement, as amended by this Second Amendment, is hereby approved in its entirety, and hereby reinstated to the extent necessary.

**THE REMAINDER OF THIS PAGE
HAS INTENTIONALLY BEEN LEFT BLANK**

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed as of the date first above written.

Village of Lombard,
an Illinois municipal corporation

By: 
Keith Giagnorio
Village President

Date: July 20, 2017

Woodmoor Development, LLC,
an Illinois limited liability company

By: 
Scott A. Stevens
Manager

Date: July 24, 2017


ATTEST:


Sharon Kuderna
Village Clerk

Date: July 20, 2017

Kensinger Realty Investments, LLC, an Illinois limited liability company, as fee title owner of the Subject Property, hereby approves of and consents to this Second Amendment, between the Village and the Developer, and hereby authorizes the Village and the Developer to record same against title to the Subject Property (as defined in the Amended Agreement, as revised by this Second Amendment).

Kensinger Realty Investments, LLC,
an Illinois limited liability company

By: 
Richard E. Kensinger
Manager

Date: 7.26.17

State of Illinois)
) SS
County of DuPage)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith Giagnorio, personally known to me to be the Village President of the Village of Lombard, and Sharon Kuderna, personally known to me to be the 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 Village President and 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 Corporate Authorities 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 20th day of July, 2017.



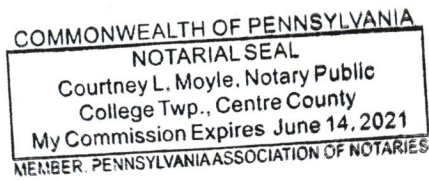
Karen I Ellis
Notary Public

State of Illinois)
) SS
County of DuPage)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Richard E. Kensinger, personally known to me as the Manager of Kensinger Realty Investments, LLC, an Illinois limited liability company, acknowledged to me that he signed and delivered the foregoing instrument on behalf of said company as his own free and voluntary act for the uses purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of July, 2017.



Courtney L. Moyle
Notary Public

Exhibit 1

**Legal Description
of the Subject Property
as Contained in the Original Agreement and the First Amendment**

PARCEL 1: THAT PART OF THE NORTH 31 ACRES OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE NORTH 660 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER, IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH 31 ACRES WITH THE EAST LINE OF FINLEY ROAD AS HERETOFORE DEDICATED BY DOCUMENT R69-42444; THENCE NORTH ALONG THE EAST LINE OF FINLEY ROAD, A DISTANCE OF 523.75 FEET FOR A PLACE OF BEGINNING, THENCE CONTINUING NORTH ALONG THE EAST LINE OF FINLEY ROAD A DISTANCE OF 164.38 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 265.0 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 164.38 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 265.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS; AND

PARCEL 2: THE NORTH 31 ACRES OF THAT PART OF THE WEST HALF OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE NORTH 660 FEET OF SAID WEST HALF OF THE SOUTHEAST 1/4, EXCEPT THE FOLLOWING: THAT PART OF THE NORTH 31 ACRES OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE NORTH 660 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER, IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTH 31 ACRES WITH THE EAST LINE OF FINLEY ROAD AS HERETOFORE DEDICATED BY DOCUMENT R69-42444; THENCE NORTH ALONG THE EAST LINE OF FINLEY ROAD, A DISTANCE OF 523.75 FEET FOR A PLACE OF BEGINNING, THENCE CONTINUING NORTH ALONG THE EAST LINE OF FINLEY ROAD A DISTANCE OF 164.38 FEET; THENCE EAST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 265.0 FEET; THENCE SOUTH PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 164.38 FEET; THENCE WEST PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 265.0 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PINs: 06-19-400-011, -030 and -031.

COMMON ADDRESS: 1 South 601 Finley Road,
Lombard, Illinois 60148.

Exhibit 2

**Current Legal Description
of the Subject Property**

Lots 1 through 20, inclusive, in Woodmoor Subdivision, being a subdivision in the West 1/2 of the Southeast 1/4, in Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, DuPage County, Illinois.

PINs: 06-19-400-033, -034, -035, -036, -037, -038, -039, -040, -041, -042, -043, -044, -045, -046, -047, -048, -049, -050, -051, -052, -053, -054, -055, -056 and -057.

COMMON ADDRESS: 1 South 601 Finley Road,
Lombard, Illinois 60148.