

ORDINANCE NO. 15-O-0047

AN ORDINANCE REZONING LAND FROM THE ER-1, ESTATE RESIDENTIAL DISTRICT TO THE ORI, OFFICE, RESEARCH AND LIGHT INDUSTRIAL DISTRICT - THE EAST SIDE OF POWIS ROAD AND THE NORTH SIDE OF NORTH AVENUE

WHEREAS, The City of West Chicago (the "CITY") is petitioning for the rezoning of property legally described on Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, A notice of public hearing (the "NOTICE") on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on October 19, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a public hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY commencing on November 3, 2015, pursuant to said NOTICE; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 2015-RC-0018, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY legally described on Exhibit "A" is hereby rezoned from the ER-1, Estate Residential District to the ORI, Office, Research and Light Industrial District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT REALTY LEGAL DESCRIPTION

THE PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND RUNNING THENCE NORTH 88 DEGREES 24 MINUTES EAST ALONG THE EAST AND WEST QUARTER SECTION LINE, 1328.00 FEET TO THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29 FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, 602.40 FEET; THENCE NORTH 89 DEGREES 53 MINUTES EAST 357.30 FEET TO THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILWAY) LANDS ; THENCE SOUTH 20 DEGREES 08 MINUTES EAST ALONG SAID RAILROAD LANDS LINE 1490.54 FEET TO THE CENTERLINE OF STATE ROUTE 64 (NORTH AVENUE); THENCE NORTH 78 DEGREES 48 MINUTES WEST, ALONG SAID CENTERLINE, 850.40 FEET TO THE DIVISION LINE; THENCE NORTH 00 DEGREES 03 MINUTES WEST, ALONG SAID LINE, 540.45 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE WEST 33.00 FEET AND ALSO EXCEPTING ALL THAT PART FALLING WITHIN THE RIGHT-OF-WAY OF STATE ROUTE 64, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 01-29-102-004, 01-29-102-008 AND 01-29-301-003 THROUGH -005.

EXHIBIT “B”

RECOMMENDATION NO. 2015-RC-0018

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-15 Area # 3
Rezoning from ER-1 to ORI
The east side of Powis Road and the north side of North Avenue

DATE: November 3, 2015

DECISION: The motion to approve passed (5-0).

RECOMMENDATION

After review of the proposed rezoning, the Plan Commission/Zoning Board of Appeals recommends approval.

1. The existing uses and zoning of the property in question.

The subject area located at the northeast corner of Powis Road and North Avenue currently has four industrial uses and is currently zoned I-1, Light Industrial through DuPage County. The City's proposed ORI zoning for these properties not be consistent with the properties' current unincorporated I-1, Light Industrial zoning designation. The existing uses would be considered legal non-conforming by the City's ORI zoning district standards.

2. The existing uses and zoning of other lots in the vicinity.

See the “Adjacent Property Zoning & Land Use” Information. The subject area is situated in the middle of land owned by the DuPage Airport Authority to the west, railroad and forest preserve open space (Pratts Wayne Woods Forest Preserve) to the east, and industrial uses to the north and south.

3. Suitability of the property in question for uses already permitted under the existing regulations.

The ORI zoning district allows for light industrial, commercial and office type uses. The existing industrial uses are not suitable for the proposed ORI zoning designation.

4. Suitability of the property in question for the proposed use.

There are no proposed uses at this time. The existing industrial uses are not suitable for the proposed ORI zoning designation.

5. *The trend of development in the vicinity of the property in question, including any recent zoning activity.*

There is no development trend in the vicinity as the subject area is surrounded by established uses that are not likely subject to change in the near future. There has been no recent zoning activity in the area.

6. *The effect the proposed rezoning would have on implementation of the Comprehensive Plan.*

The City's Comprehensive Plan designates the subject area for the properties located at the northeast corner of Smith Road and North Avenue as Transportation/Communication/Utilities. This unique land use designation was established in 2006 when this portion of the subject area was being considered for a future commuter rail station associated with the Starline project, which is now defunct.

7. *Impact on the surrounding properties.*

The proposed ORI zoning should not have an immediate impact on the surrounding properties given that the subject area is currently developed with industrial uses and the adjacent properties to the south are currently zoned Manufacturing. Also, the adjacent property to the east is an existing forest preserve and is therefore anticipated to remain as open space, and the adjacent property to the west is owned by the DuPage Airport Authority, thus limiting the potential impact the uses within the subject area would have on the adjacent properties.

8. *Impact on the health, safety, and welfare of the Community.*

The proposed rezoning to the City's ORI zoning district should not have an adverse impact on the welfare of the adjacent properties and the community given that industrial uses already exist within the subject area and no changes in use are proposed at this time.

Respectfully submitted,

Robert Mireault
Vice Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
C. Dettmann			B. Laimins
S. Hale			D. Faught
R. Mireault			
M. Schafer			
E. Van-Der-May			

ORDINANCE NO. 15-O-0048

AN ORDINANCE REZONING LAND FROM THE ER-1, ESTATE RESIDENTIAL DISTRICT TO THE M, MANUFACTURING DISTRICT - THE EAST SIDE OF POWIS ROAD AND THE SOUTH SIDE OF NORTH AVENUE

WHEREAS, The City of West Chicago (the "CITY") is petitioning for the rezoning of property legally described on Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, A notice of public hearing (the "NOTICE") on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on October 19, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a public hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY commencing on November 3, 2015, pursuant to said NOTICE; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 2015-RC-0019, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY legally described on Exhibit "A" is hereby rezoned from the ER-1, Estate Residential District to the M, Manufacturing District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT REALTY LEGAL DESCRIPTION

LOT 1 IN KICKEL'S PLAT OF LOT 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1960 AS DOCUMENT 956283, TOGETHER WITH ALL OF THAT PART OF STATE ROUTE 64 (NORTH AVENUE) LYING NORTH OF AND IN BETWEEN THE WEST AND EAST LINE OF LOT 1 EXTENDED NORTH, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 01-29-304-026.

EXHIBIT "B"

RECOMMENDATION NO. 2015-RC-0019

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-15 Area # 3
Rezoning from ER-1 to M
The east side of Powis Road and the south side of North Avenue

DATE: November 3, 2015

DECISION: The motion to approve passed (5-0).

RECOMMENDATION

After review of the proposed rezoning, the Plan Commission/Zoning Board of Appeals recommends approval.

1. The existing uses and zoning of the property in question.

The subject area located at the southeast corner of Powis Road and North Avenue is currently vacant and is currently zoned I-1, Light Industrial through DuPage County. The City's proposed Manufacturing zoning for this property is consistent with the property's current unincorporated I-1, Light Industrial zoning designation.

2. The existing uses and zoning of other lots in the vicinity.

See the "Adjacent Property Zoning & Land Use" Information. The subject area is situated in the middle of land owned by the DuPage Airport Authority to the west and industrial uses to the north, south, and east.

3. Suitability of the property in question for uses already permitted under the existing regulations.

The Manufacturing zoning district allows for industrial uses. The subject area is currently vacant.

4. Suitability of the property in question for the proposed use.

There is no proposed use at this time.

5. The trend of development in the vicinity of the property in question, including any recent zoning activity.

There is no development trend in the vicinity as the subject area is surrounded by established uses that are not likely subject to change in the near future. There has been no recent zoning activity in the area.

6. The effect the proposed rezoning would have on implementation of the Comprehensive Plan.

The City's Comprehensive Plan designates the subject area for the property located at the southeast corner of Powis Road and North Avenue as Industrial. The proposed Manufacturing zoning is consistent with the Comprehensive Plan designation for this portion of the subject area.

7. Impact on the surrounding properties.

The proposed Manufacturing zoning should not have an immediate impact on the surrounding properties given that the subject area is currently vacant and the adjacent properties to the south are currently zoned Manufacturing. Also, the adjacent property to the west is owned by the DuPage Airport Authority, thus limiting the potential impact a future use within the subject area would have on the adjacent properties.

8. Impact on the health, safety, and welfare of the Community.

The proposed rezoning to the City's Manufacturing zoning district should not have an adverse impact on the welfare of the adjacent properties and the community given that industrial uses already exist around the subject area and no changes in use are proposed at this time.

Respectfully submitted,

Robert Mireault
Vice Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
C. Dettmann			B. Laimins
S. Hale			D. Faught
R. Mireault			
M. Schafer			
E. Van-Der-May			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Annexation and Rezoning - Area 4
Powis Road

Annexation Ordinance No. 15-O-0049
Rezoning Ordinance No. 15-O-0050

AGENDA ITEM NUMBER: 5.D.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 9, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE JDS

APPROVED BY CITY ADMINISTRATOR: Michael Guttman SIGNATURE _____

ITEM SUMMARY:

In accordance with City Council direction, City staff initiated annexation proceedings for a certain property located on the east side of Powis Road between Powis Court and Arthur Drive that is eligible to be annexed to the City of West Chicago under State Statutes. Per Article 6.5 of the City's Zoning Code annexed parcels are automatically zoned to the least intensive zoning district, which is the ER-1, Estate Residential District. As part of this annexation process, staff also reviewed each subject parcel to determine if it would be appropriate to rezone the subject parcel from the ER-1 zoning district to a more appropriate City zoning district upon annexation. The factors staff evaluated in the rezoning determination were: the similarity of the proposed zoning to the subject parcel's current unincorporated zoning; the subject parcel's land use designation on the City's Comprehensive Plan; and zoning(s) of surrounding properties currently within the City limits.

At its November 3, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed rezoning of the property located within Area 4 to the M, Manufacturing District upon annexation. The PC/ZBA unanimously recommended approval of the proposed rezoning of the property located on the east side of Powis Road between Powis Court and Arthur Drive by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached rezoning ordinance.

ACTIONS PROPOSED:

Consideration of annexation of a certain property located on the east side of Powis Road between Powis Court and Arthur Drive. Also, consideration of the rezoning of certain property located on the east side of Powis Road between Powis Court and Arthur Drive from the ER-1, Estate Residential District to the M, Manufacturing District upon annexation.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 15-O-0049

AN ORDINANCE OF THE CITY OF WEST CHICAGO, ILLINOIS, PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY LOCATED ON THE EAST SIDE OF POWIS ROAD BETWEEN POWIS COURT AND ARTHUR DRIVE

WHEREAS, 65 ILCS 5/7-1 of the Illinois Revised Statutes, as amended, provides for the annexation of any unincorporated territory containing sixty (60) acres or less by the passage of an ordinance to that effect after notice is given in accordance with said State Statutes; and

WHEREAS, the subject territory, as hereinafter described, is not within the corporate limits of any municipality and meets the State Statute requirements for annexation into the corporate limits of the City of West Chicago; and

WHEREAS, legal notices regarding the intention of the City of West Chicago to annex the subject territory have been sent by certified mail to the Wayne Township Supervisor and taxpayer(s) of record required to receive such notice by State Statute; and

WHEREAS, notice of the intended passage of this annexation ordinance was duly published in the Daily Herald, a newspaper of general circulation within the territory to be annexed, on November 1, 2015, all as required by the ordinances of the City of West Chicago, DuPage County and the State Statutes; and

WHEREAS, the City of West Chicago City Council considered the annexation of the subject territory commencing on November 16, 2015, pursuant to the required notices; and

WHEREAS, it is in the best interest of the City of West Chicago that said territory be annexed thereto into the corporate limits of the City of West Chicago.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled:

Section 1. The subject territory legally described in Exhibit "A" being indicated on the Plat of Annexation to the City of West Chicago, which is appended to and made part of this ordinance, is hereby annexed to the City of West Chicago, County of DuPage, and State of Illinois.

Section 2. The City Clerk is hereby directed to record with the DuPage County Recorder and to file with the DuPage County Clerk a certified copy of this ordinance, together with the Plat of Annexation, appended to this Ordinance.

Section 3. All ordinances and resolutions, or parts thereof, in conflict with this ordinance are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

(Attach the Plat of Annexation here)

ORDINANCE NO. 15-O-0050

AN ORDINANCE REZONING LAND FROM THE ER-1, ESTATE RESIDENTIAL DISTRICT TO THE M, MANUFACTURING DISTRICT - THE EAST SIDE OF POWIS ROAD BETWEEN POWIS COURT AND ARTHUR DRIVE

WHEREAS, The City of West Chicago (the "CITY") is petitioning for the rezoning of property legally described on Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, A notice of public hearing (the "NOTICE") on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on October 19, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a public hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY commencing on November 3, 2015, pursuant to said NOTICE; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 2015-RC-0020, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY legally described on Exhibit "A" is hereby rezoned from the ER-1, Estate Residential District to the M, Manufacturing District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT REALTY LEGAL DESCRIPTION

LOTS A AND B IN THE ROSSI RAILROAD ASSESSMENT PLAT OF PART OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2009 AS DOCUMENT R2009-145450 IN DUPAGE COUNTY, ILLINOIS. P.I.N. 01-32-204-006 AND 01-32-204-007.

EXHIBIT "B"

RECOMMENDATION NO. 2015-RC-0020

TO: The Honorable Mayor and City Council

SUBJECT: PC 15-15 Area # 4
Rezoning from ER-1 to M
The east side of Powis Road between Powis Court and Arthur Drive

DATE: November 3, 2015

DECISION: The motion to approve passed (5-0).

RECOMMENDATION

After review of the proposed rezoning, the Plan Commission/Zoning Board of Appeals recommends approval.

1. The existing uses and zoning of the property in question.

The subject area is currently vacant and is currently zoned I-1, Light Industrial through DuPage County. The City's proposed Manufacturing zoning would be consistent with the County's current I-1 zoning for the subject area.

2. The existing uses and zoning of other lots in the vicinity.

See the "Adjacent Property Zoning & Land Use" Information. The subject area is situated in an area that transitions from the DuPage Airport to the west to industrial uses to the north, south, and east. The proposed Manufacturing zoning is therefore consistent with the existing zoning of the adjacent properties to the north, south, and east.

3. Suitability of the property in question for uses already permitted under the existing regulations.

The Manufacturing zoning district allows for typical industrial uses. The subject area is currently vacant and is located in an industrial area.

4. Suitability of the property in question for the proposed use.

There is no proposed use at this time. The subject area is currently vacant.

5. The trend of development in the vicinity of the property in question, including any recent zoning activity.

There is no development trend in the vicinity as the subject area is surrounded by established industrial uses to the north, south, and east and the DuPage Airport to the west that are not likely subject to change in the near future. There has been no recent zoning activity in the area.

6. The effect the proposed rezoning would have on implementation of the Comprehensive Plan.

The City's Comprehensive Plan designates the subject area as Industrial. The proposed Manufacturing zoning is consistent with the Comprehensive Plan designation for the subject area.

7. Impact on the surrounding properties.

The proposed Manufacturing zoning should not have an impact on the surrounding properties given that the surrounding properties are currently developed with industrial uses and are currently zoned Manufacturing.

8. Impact on the health, safety, and welfare of the Community.

The proposed rezoning to the City's Manufacturing zoning district should not have an adverse impact on the welfare of the adjacent properties and the community given that such zoning and industrial uses already exist on the adjacent properties and there are no changes in use are proposed at this time for the subject area.

Respectfully submitted,

Robert Mireault
Vice Chairman

VOTE:

<u>For</u>	<u>Against</u>	<u>Abstain</u>	<u>Absent</u>
C. Dettmann			B. Laimins
S. Hale			D. Faught
R. Mireault			
M. Schafer			
E. Van-Der-May			

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Annexation and Rezoning - Area 5
Lee Road

Annexation Ordinance No. 15-O-0051

AGENDA ITEM NUMBER: 5.E.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 9, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE JSB

APPROVED BY CITY ADMINISTRATOR: Michael Guttman SIGNATURE _____

ITEM SUMMARY:

In accordance with City Council direction, City staff initiated annexation proceedings for a certain property located on the south side of Lee Road between Pilsen Road and Lane Road that is eligible to be annexed to the City of West Chicago under State Statutes. Per Article 6.5 of the City's Zoning Code annexed parcels are automatically zoned to the least intensive zoning district, which is the ER-1, Estate Residential District. As part of this annexation process, staff also reviewed each subject parcel to determine if it would be appropriate to rezone the subject parcel from the ER-1 zoning district to a more appropriate City zoning district upon annexation. The factors staff evaluated in the rezoning determination were: the similarity of the proposed zoning to the subject parcel's current unincorporated zoning; the subject parcel's land use designation on the City's Comprehensive Plan; and zoning(s) of surrounding properties currently within the City limits. After evaluating the subject parcel staff determined that the most appropriate zoning for the parcel is the ER-1 zoning district, therefore no rezoning is being proposed.

ACTIONS PROPOSED:

Consideration of annexation of a certain property located on the south side of Lee Road between Pilsen Road and Lane Road.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 15-O-0051

AN ORDINANCE OF THE CITY OF WEST CHICAGO, ILLINOIS, PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY LOCATED ON THE SOUTH SIDE OF LEE ROAD BETWEEN PILSEN ROAD AND LANE ROAD

WHEREAS, 65 ILCS 5/7-1 of the Illinois Revised Statutes, as amended, provides for the annexation of any unincorporated territory containing sixty (60) acres or less by the passage of an ordinance to that effect after notice is given in accordance with said State Statutes; and

WHEREAS, the subject territory, as hereinafter described, is not within the corporate limits of any municipality and meets the State Statute requirements for annexation into the corporate limits of the City of West Chicago; and

WHEREAS, legal notices regarding the intention of the City of West Chicago to annex the subject territory have been sent by certified mail to the Winfield Township Supervisor and taxpayer(s) of record required to receive such notice by State Statute; and

WHEREAS, notice of the intended passage of this annexation ordinance was duly published in the Daily Herald, a newspaper of general circulation within the territory to be annexed, on November 1, 2015, all as required by the ordinances of the City of West Chicago, DuPage County and the State Statutes; and

WHEREAS, the City of West Chicago City Council considered the annexation of the subject territory commencing on November 16, 2015, pursuant to the required notices; and

WHEREAS, it is in the best interest of the City of West Chicago that said territory be annexed thereto into the corporate limits of the City of West Chicago.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled:

Section 1. The subject territory legally described in Exhibit "A" being indicated on the Plat of Annexation to the City of West Chicago, which is appended to and made part of this ordinance, is hereby annexed to the City of West Chicago, County of DuPage, and State of Illinois.

Section 2. The City Clerk is hereby directed to record with the DuPage County Recorder and to file with the DuPage County Clerk a certified copy of this ordinance, together with the Plat of Annexation, appended to this Ordinance.

Section 3. All ordinances and resolutions, or parts thereof, in conflict with this ordinance are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

(Attach the Plat of Annexation here)

LEGAL DESCRIPTION:

LOT 25A IN OWNERS ASSESSMENT PLAT OF MADQUEEN ESTATES, BEING A PART OF SECTIONS 4 AND 5, TOWNSHIP 29 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1937 AS DOCUMENT 281949, IN DUPAGE COUNTY, ILLINOIS.

LEGEND

===== = BOUNDARY OF AREA HEREBY ANNEXED

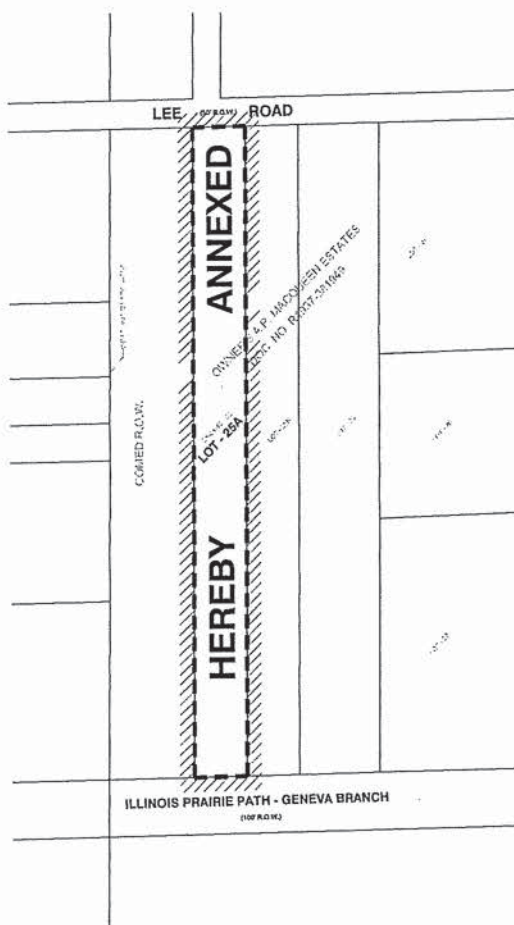
////// = EXISTING CORPORATE LIMITS
OF THE CITY OF WEST CHICAGO

AREA TO BE ANNEXED

PRIVATE PROPERTY: 108123.0 SQ. FT. OR 2.48 ACRES

SUBMITTED BY/RETURN TO:

CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185



RECORDS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE
RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID, ON THE _____ DAY
OF _____ A.D. 20 _____ AT _____ O'CLOCK _____ A.M.

DURAGE COUNTY RECORDER

CITY OF WEST CHICAGO CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAN OF ANNEXATION ATTACHED HERETO BY ORDINANCE NO. _____ DULY AUTHENTICATED AS PASSED THIS _____ DAY OF _____ 20____

MAYOR _____
ATTEST: _____
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766
CERTIFY THAT WE HAVE PREPARED THE PLAT OF ANNEXATION OF THE ABOVE DESCRIBED
PROPERTY PER OFFICIAL RECORDS FOR THE PURPOSES OF ANNEXING INTO THE CITY OF
WEST CHICAGO AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID
ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

EDWARD A. HILGEE
P.L.S. NO. 035-003026
EXPIRES 11/30/2018



GEORGE N. BRUNYAK P.L.S. 035-002350 EXPIRATION DATE 11/30/2016
STACY L. STEWART P.L.S. 035-002415 EXPIRATION DATE 11/30/2016
EDWARD A. MORSE P.L.S. 035-003016 EXPIRATION DATE 11/30/2016
PROFESSIONAL DESIGN FIRM NO. 154-004956
1551 SWEET HOME
HUNTSVILLE, ALABAMA 35890
PHONE 205/817-1437 FAX 205/817-1100

[illegible]

CITY OF WEST CHICAGO

DEVELOPMENT COMMITTEE AGENDA ITEM SUMMARY

ITEM TITLE:

Annexation and Rezoning - Area 6
Roosevelt Road

Annexation Ordinance No. 15-O-0052
Rezoning Ordinance No. 15-O-0053

AGENDA ITEM NUMBER: 5.F.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: Nov. 9, 2015

COUNCIL AGENDA DATE: _____

STAFF REVIEW: John D. Said

SIGNATURE 

APPROVED BY CITY ADMINISTRATOR: Michael Guttman SIGNATURE _____

ITEM SUMMARY:

In accordance with City Council direction, City staff initiated annexation proceedings for certain properties located on the south side of Roosevelt Road between Commerce Drive and Town Road that is eligible to be annexed to the City of West Chicago under State Statutes. Per Article 6.5 of the City's Zoning Code annexed parcels are automatically zoned to the least intensive zoning district, which is the ER-1, Estate Residential District. As part of this annexation process, staff also reviewed each subject parcel to determine if it would be appropriate to rezone the subject parcel from the ER-1 zoning district to a more appropriate City zoning district upon annexation. The factors staff evaluated in the rezoning determination were: the similarity of the proposed zoning to the subject parcel's current unincorporated zoning; the subject parcel's land use designation on the City's Comprehensive Plan; and zoning(s) of surrounding properties currently within the City limits.

At its November 3, 2015 meeting, the Plan Commission/Zoning Board of Appeals (PC/ZBA) conducted a public hearing to consider the proposed rezoning of the properties located within Area 6 to the ORI, Office, Research, and Light Industrial District upon annexation. The PC/ZBA unanimously recommended approval of the proposed rezoning of the property located on the south side of Roosevelt Road between Commerce Drive and Town Road by a (5-0) vote. Their recommendation is included as Exhibit "B" of the attached rezoning ordinance.

ACTIONS PROPOSED:

Consideration of annexation of a certain property located on the south side of Roosevelt Road between Commerce Drive and Town Road. Also, consideration of the rezoning of certain property located on the south side of Roosevelt Road between Commerce Drive and Town Road from the ER-1, Estate Residential District to the ORI, Office, Research, and Light Industrial District upon annexation.

COMMITTEE RECOMMENDATION:

ORDINANCE NO. 15-O-0052

AN ORDINANCE OF THE CITY OF WEST CHICAGO, ILLINOIS, PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY LOCATED ON THE SOUTH SIDE OF ROOSEVELT ROAD BETWEEN COMMERCE DRIVE AND TOWN ROAD

WHEREAS, 65 ILCS 5/7-1 of the Illinois Revised Statutes, as amended, provides for the annexation of any unincorporated territory containing sixty (60) acres or less by the passage of an ordinance to that effect after notice is given in accordance with said State Statutes; and

WHEREAS, the subject territory, as hereinafter described, is not within the corporate limits of any municipality and meets the State Statute requirements for annexation into the corporate limits of the City of West Chicago; and

WHEREAS, legal notices regarding the intention of the City of West Chicago to annex the subject territory have been sent by certified mail to the Winfield Township Supervisor and taxpayer(s) of record required to receive such notice by State Statute; and

WHEREAS, notice of the intended passage of this annexation ordinance was duly published in the Daily Herald, a newspaper of general circulation within the territory to be annexed, on November 1, 2015, all as required by the ordinances of the City of West Chicago, DuPage County and the State Statutes; and

WHEREAS, the City of West Chicago City Council considered the annexation of the subject territory commencing on November 16, 2015, pursuant to the required notices; and

WHEREAS, it is in the best interest of the City of West Chicago that said territory be annexed thereto into the corporate limits of the City of West Chicago.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, in regular session assembled:

Section 1. The subject territory legally described in Exhibit "A" being indicated on the Plat of Annexation to the City of West Chicago, which is appended to and made part of this ordinance, is hereby annexed to the City of West Chicago, County of DuPage, and State of Illinois.

Section 2. The City Clerk is hereby directed to record with the DuPage County Recorder and to file with the DuPage County Clerk a certified copy of this ordinance, together with the Plat of Annexation, appended to this Ordinance.

Section 3. All ordinances and resolutions, or parts thereof, in conflict with this ordinance are hereby repealed.

Section 4. That this Ordinance shall be in full force and effect after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT “A”

(Attach the Plat of Annexation here)

PLAT OF ANNEXATION TO THE CITY OF WEST CHICAGO

North
Scale 1" = 50'

LEGEND
--- BOUNDARY OF AREA HEREBY ANNEXED
--- EXISTING CORPORATE LIMITS OF THE CITY OF WEST CHICAGO

AREA TO BE ANNEXED

PRIVATE PROPERTY: 141302.8 SQ. FT. OR 3.24 ACRES

SUBMITTED BY/RETURN TO:

CITY OF WEST CHICAGO
475 MAIN STREET
WEST CHICAGO, IL 60185

LEGAL DESCRIPTION:

PARCEL 1: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE WEST 4 CHAINS (264.00 FEET) OF THE SOUTH 11.35 CHAINS (741.15 FEET) OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, EXCEPTING FROM SAID PARCEL THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF PUBLIC HIGHWAY KNOWN AS ROOSEVELT ROAD, SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 9 AND PLACE OF BEGINNING THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 9, 255.80 FEET TO THE CENTERLINE OF THE PUBLIC HIGHWAY KNOWN AS ROOSEVELT ROAD OR UNITED STATES HIGHWAY ALTERNATE ROUTE 30; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 47.81 FEET TO A POINT; THENCE SOUTH 326.43 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9 WHICH IS 35.39 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE 33.9 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF PUBLIC HIGHWAY KNOWN AS ROOSEVELT ROAD, SITUATED IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF A LINE DRAWN 402.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF ROOSEVELT ROAD, SAID PARCEL BEING DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18 WHICH IS 113.81 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTHERLY ALONG A DIAGONAL LINE WHICH FORMS AN ANGLE OF 84 DEGREES 22 MINUTES 12 SECONDS FROM WEST TO SOUTH WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 235.161 FEET TO THE INTERSECTION OF SAID DIAGONAL LINE WITH THE WEST LINE OF SAID NORTHWEST QUARTER AT A POINT WHICH IS 120.41 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 120.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID ABOVE DESCRIBED LINES ALSO BEING THE EASTERLY LINE OF THE EXISTING RIGHT-OF-WAY OF COMMONWEALTH EDISON COMPANY, SUCCESSOR BY MERGER TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AS CONVEYED BY DOCUMENT NO. 23028, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.06 FEET TO A POINT; THENCE NORTH ALONG A LINE 115.06 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 184.88 FEET TO ANGLE POINT; THENCE NORTHEASTERLY ALONG A LINE 110.66 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE FORESAID DIAGONAL LINE A DISTANCE OF 255.80 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 110.66 FEET EAST OF POINT OF BEGINNING (AS MEASURED ALONG SAID NORTH LINE) THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF THE COMMONWEALTH EDISON COMPANY, AS CONVEYED BY DOCUMENT NO. 23028 WHICH FALLS WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 18, SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

RECORDING CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

THIS INSTRUMENT WAS FILED FOR RECORD IN THE
RECORDERS OFFICE OF DUPAGE COUNTY, ILLINOIS, AT _____ O'CLOCK _____ DAY
OF _____ A.D. 20____ AT _____ O'CLOCK _____ M.

DUPAGE COUNTY RECORDER

CITY OF WEST CHICAGO CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, COUNTY OF DUPAGE, STATE
OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED THIS PLAT OF
ANNEXATION ATTACHED HERETO BY ORDINANCE NO. _____ DULY
AUTHENTICATED AS PASSED THIS _____ DAY OF _____
20____

MAYOR

ATTEST: _____
CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

WE, RICHARDSON CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004756,
CERTIFY THAT WE HAVE PREPARED THE PLAT OF ANNEXATION OF THE ABOVE DESCRIBED
PROPERTY PER OFFICIAL RECORDS FOR THE PURPOSE OF ANNEXING INTO THE CITY OF
WEST CHICAGO AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID
ANNEXATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

EDWARD A. HEDGE
IPLS NO. 035-00326
EXPIRES 11/30/2016



EDWARD A. HEDGE P.L.B. 035-00326 EXPIRATION DATE 11/30/2016
STACY L. STEWART P.L.B. 035-003419 EXPIRATION DATE 11/30/2016
EDWARD A. HEDGE P.L.B. 035-003419 EXPIRATION DATE 11/30/2016
PROFESSIONAL DESIGN FIRM NO. 184-004756
1111 NORTH WILSON
NORTHBROOK, ILLINOIS 60062
PHONE 847.637.7777 FAX 847.637.7777

Page 1 of 1

PLAT NO.	184-004756
FILE NO.	184-004756
DATE	11/30/2016
BY	EDWARD A. HEDGE
FOR	THE CITY OF WEST CHICAGO
SCALE	1" = 50'
DATE	11/30/2016
BY	EDWARD A. HEDGE
FOR	THE CITY OF WEST CHICAGO
FILE NO.	184-004756
PLAT NO.	184-004756

ORDINANCE NO. 15-O-0053

AN ORDINANCE REZONING LAND FROM THE ER-1, ESTATE RESIDENTIAL DISTRICT TO THE ORI, OFFICE, RESEARCH AND LIGHT INDUSTRIAL DISTRICT - THE SOUTH SIDE OF ROOSEVELT ROAD BETWEEN COMMERCE DRIVE AND TOWN ROAD

WHEREAS, The City of West Chicago (the "CITY") is petitioning for the rezoning of property legally described on Exhibit "A", attached hereto and incorporated herein (the "SUBJECT REALTY"); and,

WHEREAS, A notice of public hearing (the "NOTICE") on the proposed rezoning of the SUBJECT REALTY was published in the Daily Herald on October 19, 2015, all as required by the ordinances of the CITY and the statutes of the State of Illinois; and,

WHEREAS, all other notices required by law have been given; and,

WHEREAS, a public hearing was conducted by the Plan Commission/Zoning Board of Appeals of the CITY commencing on November 3, 2015, pursuant to said NOTICE; and,

WHEREAS, the corporate authorities of the CITY have received the recommendation of the Plan Commission/Zoning Board of Appeals, which contains specific findings of fact, pursuant to Recommendation No. 2015-RC-0021, a copy of which is attached hereto and incorporated herein as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of West Chicago, DuPage County, Illinois, in regular session assembled, as follows:

Section 1. That the SUBJECT REALTY legally described on Exhibit "A" is hereby rezoned from the ER-1, Estate Residential District to the ORI, Office, Research and Light Industrial District zoning classification.

Section 2. That the recommendation and findings of fact of the Plan Commission/Zoning Board of Appeals incorporated herein as Exhibit "B" be and the same are hereby adopted as the findings of fact of the City Council.

Section 3. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this ____ day of _____ 2015.

Alderman L. Chassee	_____	Alderman J. Beifuss	_____
Alderman D. Earley	_____	Alderman J. Sheahan	_____
Alderman L. Grodoski	_____	Alderman A. Hallett	_____
Alderman S. Dimas	_____	Alderman M. Birch	_____
Alderman J.C. Smith, Jr.	_____	Alderman K. Meissner	_____
Alderman M. Edwalds	_____	Alderman R. Stout	_____
Alderman J. Banas	_____	Alderman N. Ligino-Kubinski	_____

APPROVED as to form: _____
City Attorney

APPROVED this ____ day of _____ 2015.

Mayor, Ruben Pineda

ATTEST:

City Clerk, Nancy M. Smith

PUBLISHED: _____

EXHIBIT "A"

SUBJECT REALTY LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: THE WEST 264.00 FEET OF THE SOUTH 749.10 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, EXCEPTING FROM SAID PARCEL THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF STATE ROUTE 38 (ROOSEVELT ROAD) OR UNITED STATES HIGHWAY ALTERNATE ROUTE 30, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 04-09-302-001; AND ALSO THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION, 264.00 FEET FOR A PLACE OF BEGINNING; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID SECTION, 255.80 FEET TO THE CENTERLINE OF STATE ROUTE 38 (ROOSEVELT ROAD) OR UNITED STATES HIGHWAY ALTERNATE ROUTE 30; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE, 47.91 FEET TO A POINT; THENCE SOUTH 226.43 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION WHICH IS 20.39 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE 20.39 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART THEREOF LYING NORTH OF THE SOUTH LINE OF STATE ROUTE 38 (ROOSEVELT ROAD) OR UNITED STATES HIGHWAY ALTERNATE ROUTE 30, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 04-09-302-002;

ALSO THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN 400.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF STATE ROUTE 38 (ROOSEVELT ROAD) OR UNITED STATES HIGHWAY ALTERNATE ROUTE 30, SAID PARCEL BEING DESCRIBED AS FOLLOWS: THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION WHICH IS 173.81 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTHERLY ALONG A DIAGONAL LINE WHICH FORMS AN ANGLE OF 84 DEGREES 22 MINUTES 12 SECONDS FROM WEST TO SOUTH WITH THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 2551.01 FEET TO THE INTERSECTION OF SAID DIAGONAL LINE WITH THE WEST LINE OF SAID NORTHWEST QUARTER AT A POINT WHICH IS 120.41 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 120.41 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID ABOVE DESCRIBED LINES ALSO BEING THE EASTERLY LINE OF THE COMMONWEALTH EDISON COMPANY LANDS, SUCCESSOR BY MERGER TO PUBLIC SERVICE

COMPANY OF NORTHERN ILLINOIS, AS CONVEYED BY DOCUMENT NO. 253026; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 115.06 FEET TO A POINT; THENCE NORTH ALONG A LINE 115.00 FEET EAST OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 184.98 FEET TO ANGLE POINT; THENCE NORTHEASTERLY ALONG A LINE 110.06 FEET EASTERLY OF (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE AFORESAID DIAGONAL LINE A DISTANCE OF 2485.68 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID POINT BEING 110.60 FEET EAST OF POINT OF BEGINNING (AS MEASURED ALONG SAID NORTH LINE); THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, TOGETHER WITH ALL THAT PART OF THE COMMONWEALTH EDISON COMPANY LANDS, AS SUCCESSOR BY MERGER TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, AS CONVEYED BY DOCUMENT NO. 253026 WHICH FALLS WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16, IN DUPAGE COUNTY, ILLINOIS. P.I.N. 04-16-102-001.