

ORDINANCE NO. F-0131

AN ORDINANCE AUTHORIZING THE SIGNING OF AN
ANNEXATION AGREEMENT -
24W775 GENEVA ROAD/THEOSOPHICAL SOCIETY IN AMERICA

WHEREAS, a written petition has been filed with the City Clerk of Wheaton, Illinois, requesting the annexation to the City of Wheaton, Illinois ("City"), of certain territory contiguous to the boundaries of the City and not within the corporate boundaries of any other municipality, pursuant to a proposed annexation agreement which sets forth the terms and conditions under which annexation shall take place; and

WHEREAS, pursuant to notice, a public hearing was conducted by the City Council on April 14, 1997, to consider the terms and conditions of the proposed annexation agreement; and

WHEREAS, an annexation agreement dated April 21, 1997, among the City and the Theosophical Society in America ("Owners") ("Annexation Agreement"), is the direct result of deliberations on the proposed Annexation Agreement pursuant to the public hearing and other meetings before the City Council and City Staff.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The Mayor of the City is authorized and directed to sign, on behalf of the City, the Annexation Agreement; and the City Clerk is authorized and directed to attest to the signature of the Mayor and affix the corporate seal of the City thereon. A copy of the Annexation Agreement is on file in the Office of the City Clerk and is incorporated into this ordinance by this reference as though fully set forth herein.

Section 2: The Annexation Agreement shall be recorded in the Office of the Recorder of Deeds, Du Page County, Illinois, at the expense of the Owners.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 4: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



Cindy M. Conelego
City Clerk

Ayes:

Roll Call Vote:
Councilman Eckhoff
Councilman Gerig
Mayor Carr
Councilman Gresk
Councilwoman Johnson
Councilman Mork
Councilwoman Davenport

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: April 21, 1997

Published: April 22, 1997

ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, made and entered into this 21st day of April, 1997, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and Theosophical Society in America ("Owner").

WITNESSETH

WHEREAS, the Owner has an interest in or controls the real estate comprised of approximately .5 acres, a description of which is set forth on the Plat of Annexation, marked as Exhibit "A", which is attached to and made a part of this agreement (said real estate will hereafter be referred to in its entirety as "Subject Property").

WHEREAS, the Subject Property is contiguous to the corporate limits of the City; and

WHEREAS, it is the desire of the Owner that all of said real estate be annexed to the City under the terms and conditions of this agreement; and

WHEREAS, the City has concluded that annexation of the Subject Property under the terms and conditions of this agreement would further the growth of the City, enable the City to control the development of the area, increase the taxable value of the property within the City, extend the corporate limits and jurisdiction of the City, permit the sound planning and development of the City, and otherwise enhance and promote the health, safety, and general welfare of the City; and

WHEREAS, pursuant to the provisions of Section 6.1, et.seq., of the Wheaton City Code and applicable provisions of the Illinois Revised Statutes and Illinois Constitution, a proposed annexation agreement in substance and form of the same as this agreement was

submitted to the Wheaton City Council, and a public hearing was held thereon pursuant to notice as provided by ordinance and statute; and

WHEREAS, the City has had such hearings and heard such testimony as prescribed by law with respect to the requested zoning classification of R-1, Residential District; and

WHEREAS, notice has been duly served in the manner provided by statute on the appropriate governmental entities and an affidavit that service of said notice has been duly served has been placed on record with the Recorder of Deeds, DuPage County, Illinois.

NOW, THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. **LEGAL CONFORMANCE WITH LAW.** This agreement is made pursuant to and in accordance with the provisions of the Wheaton City Code and applicable provisions of the Illinois Revised Statutes and Illinois Constitution.

2. **PETITION TO ANNEX.** The Owner has filed with the Clerk of the City, a petition pursuant to the provisions of Section 7-1-8 of the Illinois Municipal Code (Ill. Rev. Stat., Ch. 24, par. 7-1-8), conditioned upon the signing of this agreement, to annex the Subject Property to the City. The petition is attached as Exhibit B. This agreement in its entirety, together with the aforesaid petition for annexation, shall be null, void, and of no force and effect unless the Subject Property is validly zoned and classified under the City's Zoning Ordinance as hereinafter set forth and amended.

3. **ANNEXATION ORDINANCE.** Immediately upon the execution of this agreement, the City Council will enact an ordinance annexing the Subject Property to the City.

4. **REZONING.** Immediately after the passage of the ordinance annexing the Subject Property, the City shall, without further hearing, adopt an amendment to its Zoning Map which is part of the Zoning Ordinance of the City and the Comprehensive Plan of the City, zoning and classifying the Subject Property in the R-1, Residential Zoning District.

5. **CITY ADDRESS.** Upon annexation of the Subject Property to the City, Owner shall, forthwith, change the address of the Subject Property from the current County address to a City address as directed by the City and/or the United States Post Office.

6. **SANITARY SEWER FACILITIES.** The City agrees to cooperate in obtaining such permits as may be required from time to time by both Federal, State and Municipal law, including (without limitation) the Illinois Environmental Protection Act, permitting the connection onto the sanitary lines when available. The City currently has no plans to extend and provide sanitary sewer service to the Subject Property; furthermore, the City is not obligated in any way to extend and provide sanitary sewer service to the Subject Property.

7. **CONNECTION TO THE CITY WATER SYSTEM.** The Owner shall connect the single family home on the Subject Property to the water main of the City located on Geneva Road in accordance with City Code and such connection to City water shall occur within one (1) year of the date of this Agreement. Owner shall pay all City permit and connection fees in full force and effect, pursuant to the City Code, at the time of the connection of the Subject Property to the water main. Owner shall cap existing water well in accordance with Wheaton City Code prior to connection to City water main.

8. **STORM WATER FACILITIES.** Owner agrees to design and construct suitable storm water facilities for the Subject Property which comply with the requirements and standards contained in Chapter 12 1/2 of the Wheaton City Code and all other applicable statutes and ordinances.

9. **FUTURE PUBLIC IMPROVEMENTS.** Owner understands that the City customarily requires the Owner of real estate being annexed to the City to install various public improvements as required by the City Code, including, but not limited to, sanitary sewer mains, water mains, streets, sidewalks, and street lighting ("public improvements") within and/or adjacent to the property to be annexed to the City.

At this time, however, the City agrees it would not be in the City's best interest to require the Owner to construct the public improvements along the Geneva Road frontage of Subject Property without a unified construction effort along Geneva Road. In lieu of the Owner constructing the public improvements at the time of annexation, the Owner agrees that should the City construct public improvements along the south half of Geneva Road fronting the Subject Property, the Owner shall pay their fair share of costs of the design and construction of said public improvements.

10. **CONDITION OF PUBLIC IMPROVEMENTS.** The City shall have no obligation of any kind with respect to the public improvements presently existing within and adjacent to the Subject Property. Once the Subject Property is annexed to the City, the City shall maintain the public improvements within and adjacent to the Subject Property in the customary manner in which it maintains public improvements.

11. **WHEATON PARK DISTRICT ANNEXATION.** Owner agrees to annex,

pursuant to Statute, the subject property to the Wheaton Park District within one (1) year from date of this agreement.

12. ANNEXATION AND PERMIT FEES. The amount of the permit, license, tap-on or connection fees imposed by the City which are applicable to or required to be paid by the Owner or successor owners, contractors, subcontractors, materialmen, or others performing work or supplying materials in connection with the development or construction of improvements on the Subject Property shall be the amount or rate of said fees in effect at the time of application for same.

13. CONFLICT IN REGULATIONS. The provisions of this annexation agreement shall supersede the provisions of any ordinances, codes, or regulations of the City which may be in conflict with the provisions of this annexation agreement.

14. AMENDMENT OF ANNEXATION AGREEMENT. This annexation agreement, and any exhibit attached hereto, may be amended pursuant to the provisions of Chapter 6 of the City Code.

15. TIME OF THE ESSENCE. Time is of the essence of this agreement.

16. INVALIDITY. If any provision of this annexation agreement, or any section, sentence, clause, phrase, or word, or the application thereof in any circumstances, is held invalid, the validity of the remainder of this annexation agreement and the application of such provision, section, sentence, clause, phrase, or word in any other circumstances shall not be affected thereby.

17. TERM OF AGREEMENT. This annexation agreement shall be binding upon

the parties hereto, their respective successors and the assigns for a full term of ten (10) years from the date of this agreement.

18. INDEMNIFICATION. Owner shall indemnify and hold the City harmless from all injuries to persons and property which arise due to the negligence of the Owner, its agents, assigns, employees, contractors, and subcontractors. Owner shall indemnify and hold the City harmless from all causes of action, suits, judgments, settlements, legal fees, and all other costs which may be incurred by the City as a result of the aforesaid negligence. The Owner shall provide the City with certificates of insurance as required by any Subdivision Improvement Agreement hereafter entered between the City and the Owner.

19. BINDING EFFECT. This agreement shall be binding upon the parties hereto, their heirs, executors, administrator, assigns, successors, and grantees.

20. NOTICES. Notices 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 certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

A. Theosophical Society in America

P.O. Box 270
1926 North Main Street
Wheaton, Illinois 60189-0270

B. City of Wheaton.

City Clerk
City of Wheaton
303 West Wesley Street
Wheaton, Illinois 60189-0727

21. RECORDING. This agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois at the expense of the Owner.

IN WITNESS WHEREOF, the Corporate authorities and Owner have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here, all on the day and year first above written.

By

James Carr
MAYOR

ATTEST:

Emile M. Consalvo
CITY CLERK

J. M. Muldoon for
President
The Theosophical Society in America
Owner

ATTEST:

William N. Green