

ORDINANCE NO. F-0146

AN ORDINANCE AUTHORIZING THE SIGNING OF AN  
ANNEXATION AGREEMENT -  
2000 N. PRESIDENT STREET/DUNCAN CONSTRUCTION

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 May 12, 1997, to consider the terms and conditions of the proposed annexation agreement; and

WHEREAS, an annexation agreement dated June 16, 1997, among the City and Marcella Slattengren ("Owner") and Duncan Construction, Inc. ("Developer") ("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, DuPage 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, DuPage 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Section 3: All Ordinances or parts of ordinances in conflict with these provisions are repealed.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:

  
\_\_\_\_\_  
City Clerk

Ayes:

Roll Call Vote:

Councilman Eckhoff

Mayor Carr

Councilman Johnson

Councilwoman Johnson

Councilwoman Davenport

Nays:

None

Absent:

Councilman Gresk

Councilman Mork

Motion Carried Unanimously

Passed: June 16, 1997

Published: June 17, 1997

## ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, made and entered into this 16th day of June, 1997, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), Marcella Slattengren ("Parcel A Owner"), Lautz Builders Inc. ("Parcel B Owner"), and Duncan Construction, Inc. ("Developer").

WITNESSETH

WHEREAS, the Developer has an interest in or controls the real estate comprised of approximately 1.226 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 as "Parcel A"); and

WHEREAS, the Developer has an interest in the real estate located within the corporate limits of the City and legally described in Exhibit "B" hereto (Parcel "B"), which property is contiguous to Parcel A; and,

WHEREAS, Parcel A and Parcel B will hereafter be referred to collectively as the "Subject Property" or "Development"; and,

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

WHEREAS, the Developer desires to develop the Subject Property substantially in accordance with and pursuant to a Site Grading Plan prepared by Allen D. Carradus dated December 2, 1996, with a revision date of April 24, 1997 (hereinafter referred to as "Site Plan"), a copy of which is marked as Exhibit "C", attached to and made a part of this Agreement; and

WHEREAS, it is the desire of the Parcel A Owner and Developer that Parcel A be annexed to the City under the terms and conditions of this Agreement; and

WHEREAS, the City has concluded that annexation of Parcel A 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 Plan Commission of the City has had such hearings and heard such testimony as prescribed by law with respect to the requested zoning classification of R-5 Residential District with development under a Planned Unit Development, and recommendations made by said Plan Commission were submitted to the Wheaton City Council; and

WHEREAS, all owners of record of real property located within 250 feet of Parcel A, as reflected in the tax records of DuPage County, Illinois, have been duly notified in the manner provided by law; 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. Compiled Stat., Ch. 65, par. 5/7-1-8), conditioned upon the signing of this Agreement, to annex Parcel A to the City. The petition is attached as Exhibit D. 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 Parcel A to the City.

4. **REZONING.** Immediately after the passage of the ordinance annexing Parcel A, 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-5 Residential Zoning District, with issuance of a Special Use Permit for development under a Planned Unit Development.

5. **DEVELOPMENT STANDARDS.** The Site Plan has been reviewed by the corporate authorities of the City, and is hereby approved as the Preliminary Plat for the subdivision of the Subject Property. The City agrees to approve the final plat of subdivision provided said final plat, final engineering and such other final plans, as are required by the City's ordinances, are duly submitted and comply with the City's ordinance, this Agreement, and are consistent with the Site Plan. The Subject Property shall contain a maximum of seven (7) dwelling units. The Subject Property shall be developed in the manner and in accordance with the proposed uses as shown on the Site Plan. The Development shall be in full conformance with the City's Zoning Ordinance, Subdivision Control Ordinance, Building Code, and other ordinances, codes, rules, and regulations of the City pertaining to the development of the Subject Property to be annexed.



6. **PLANNED UNIT DEVELOPMENT.** In furtherance of the review and approval by the City of the Subject Property, Developer has submitted a representative drawing of the proposed front exterior elevation of the attached single family dwelling units ("Exterior Elevation Plan"), copies of which are attached hereto as Exhibit "E." The Subject Property shall be developed in substantial conformity with the Site Plan and Exterior Elevation Plan.

7. **SANITARY SEWER FACILITIES.** The City agrees to cooperate in obtaining such permits as may be required from time to time by both Federal and State law, including (without limitation) the Illinois Environmental Protection Act, permitting the connection onto the sanitary lines of the Wheaton Sanitary District in order to develop and use the Subject Property. Developer agrees to annex to the Wheaton Sanitary District. In addition, the City will accept dedication of all sanitary sewer mains located within the Corporate limits of the City and constructed by Developer in accordance with the final plat on the Subject Property, pursuant to Chapter 62 of the Wheaton City Code, as modified by Paragraph 11 of this Agreement. Location and size of sanitary sewer mains to be installed by Developer shall be in conformity with Exhibit "C", subject to final engineering considerations.

8. **WATER FACILITIES.** The City will accept dedication of all primary water mains constructed by the Developer in accordance with the final plat of subdivision and engineering for the Subject Realty pursuant to Chapter 62 of the Wheaton City Code, as modified by Paragraph 11 in this Agreement. Location and size of the water mains to be installed by Developer shall be in conformance with Exhibit "C" subject to final engineering considerations.

9. **STORM WATER FACILITIES.** Developer agrees to design and construct suitable storm water facilities for the Development which comply with the requirements and standards contained in Chapter 34 of the Wheaton City Code, the DuPage County Countywide Stormwater and Flood Plain Ordinance, and all other applicable statutes and ordinances.

**10. IRREVOCABLE LETTER OF CREDIT.** In lieu of construction bond or development bond or bonds, the City will accept an irrevocable letter of credit from a reputable banking institution to guarantee construction and quality of all public and storm water management facilities to be constructed in the Development. Said letter of credit shall be in the amount of one hundred twenty-five percent (125%) of the Developer's engineer's estimate of construction costs (as approved by the City Engineer) or one hundred percent (100%) of the contract costs of construction of all of the public facilities. Said letter of credit shall be in a format approved by the City Attorney and shall be payable to the City of Wheaton.

The letter of credit shall be issued and presented to the City on or before the date that the City executes a Subdivision Improvement Agreement in the form as provided by the City. As the Developer completes the items within the letter of credit, the Developer may apply to the City for acceptance of said improvements in accordance with Paragraph 11 of this Agreement. Developer agrees to cause the letter of credit to be extended to cover the actual time of construction.

**11. PROCEDURE FOR ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS.** The procedure for acceptance by the City of any public improvement constructed as a part of the development of the Subject Property shall be as provided in the Subdivision Improvement Agreement to be hereafter entered into between the City and Developer.

**12. MINOR CHANGES IN DEVELOPMENT.** Minor variations or deviations from the Site Plan may be necessary in order to solve engineering layout and design problems and other problems not reasonably foreseen at this time, including street and lot changes, as long as the same density is maintained and the lots conform to the subdivision and zoning ordinances of the City. The City shall enact such resolutions and ordinances as may be necessary to accommodate such changes in order to comply with the spirit and intent of this Agreement.



**13. SCHOOL AND PARK LAND DONATIONS OR CASH CONTRIBUTIONS.**

Developer agrees to provide land donations or cash contributions to Unit School District #200 and the Wheaton Park District in accordance with the provisions of Article V of Chapter 62 of the Wheaton City Code.

**14. PRESIDENT STREET IMPROVEMENT.** The Developer shall pay to the City the sum of Nineteen Thousand Five Hundred Seventy-Five and 50/100 Dollars (\$19,575.50) plus eight percent (8%) annual simple interest calculated from May 1, 1991 as and for Developer's sole contribution for one half of the cost of the President Street improvements fronting the Subject Property heretofore completed by the City. The President Street Contribution shall be due and payable prior to recordation of the final plat for the Development.

**15. 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 Developer or successor developers, contractors, subcontractors, materialmen, or other performing work or supplying materials in connection with the development or construction of improvements on the development shall be the amount or rate of said fees in effect at the time of application for same.

**16. BUILDING PLANS.** The Developer shall be required to submit plans for each building to be constructed in the development. A building permit must be obtained and the appropriate permit fee paid as required by the Wheaton ordinances for each building to be constructed in the development.

**17. STOP ORDERS.** The City reserves the right to terminate and stop all activities at the job site, with written notice, to correct a situation which presents a direct hazard to the public health, safety, and welfare. Any such stop work order shall be issued in accordance with the provisions of the Wheaton City Code and adopted Building Codes.



18. **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.

19. **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.

20. **TIME OF THE ESSENCE.** Time is of the essence of this Agreement.

21. **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.

22. **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.

23. **CONSEQUENCE OF NON-DEVELOPMENT.** Any portion of Parcel A which has not been completely developed in full compliance with this annexation Agreement as of the termination date of this Agreement shall automatically revert to the R-1 zoning classification without the necessity of a public hearing or City action; and any special use permit or other permission to develop the property granted herein shall automatically terminate. Any portion of Parcel B which has not been completely developed as of the termination date of this Agreement shall remain zoned as R-5.

24. **PROPERTY OWNERS' ASSOCIATION - MAINTENANCE.** For the funding and implementation of the care and maintenance of common facilities within the Subject Property,

including without limitation, any storm water detention facility, common areas, and landscaping walls, Developer shall establish a homeowner's association obligating the owners of all of the lots within the Subject Property to participate in the care and maintenance of such common facilities. The declaration of covenants providing for such a homeowner's association shall further provide for the right and authority, but not the obligation, of the City to enforce proper maintenance and care of such common facilities, and the right of the City to carry out such maintenance and care and collect the cost thereof from those lot owners responsible for the same, including the right of lien against the real property owned by such owner within the Subject Property. Such maintenance responsibilities and rights of the City shall not be amendable under the declaration of covenants without the City's prior written consent.

**25. INDEMNIFICATION.** Developer shall indemnify and hold the City harmless from all injuries to persons and property which arise due to the negligence of the Developer, its agents, assigns, employees, contractors, and subcontractors. Developer 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 Developer shall provide the City with certificates of insurance as required by any Subdivision Improvement Agreement hereafter entered between the City and the Developer.

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

**27. 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. Developer.**

Duncan Construction, Inc.  
1903 N. Howard  
Wheaton, IL 60187

**B. City of Wheaton.**

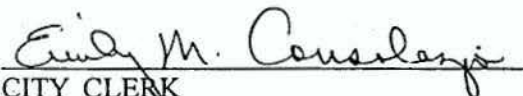
City Clerk  
City of Wheaton  
303 West Wesley Street  
Wheaton, IL 60189-0727

28. **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, the Owners and Developers 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   
MAYOR

ATTEST:

  
CITY CLERK

\_\_\_\_\_  
PARCEL A OWNER

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
PARCEL B OWNER

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
DEVELOPER

ATTEST:

\_\_\_\_\_



STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF DuPAGE    )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARCELLA SLATTENGREN, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF DUPAGE    )

I, \_\_\_\_\_, a Notary Public in and for said  
County, in the State aforesaid, DO HEREBY CERTIFY that  
\_\_\_\_\_, personally known to me to be the person whose  
name is subscribed to the foregoing instrument, appeared before me this day in person and  
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 Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_,  
1997.

\_\_\_\_\_  
Notary Public

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF DUPAGE    )

I, \_\_\_\_\_, a Notary Public, in and for the County and State aforesaid, do hereby certify, that C. James Carr, personally known to me to be the Mayor of the City of Wheaton, DuPage County, Illinois, a municipal corporation, and Emily Consolazio, personally known to me to be the City Clerk of said 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 Mayor and City Clerk, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City Council of said corporation, as the free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
Notary Public



STATE OF ILLINOIS     )  
                                       ) SS  
 COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO  
 HEREBY CERTIFY that \_\_\_\_\_,  
                                       (Title), and \_\_\_\_\_,  
                                       (Title), of DUNCAN CONSTRUCTION, an Illinois corporation who are  
 personally known to me to be the same persons whose names are subscribed to the foregoing  
 instruments as such \_\_\_\_\_ (Title) and \_\_\_\_\_  
 (Title), respectively, appeared before me this day in person and acknowledge that they signed and  
 delivered the said instrument as their own free and voluntary act and as the free and voluntary act  
 of said corporation, for the uses and purposes therein set forth; and the said Secretary then and  
 there acknowledged that he, as custodian of the records of the corporation, did affix the corporate  
 seal of said corporation to said instrument as his 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 Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
 Notary Public

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO  
HEREBY CERTIFY that \_\_\_\_\_,  
                                      (Title), and \_\_\_\_\_,  
                                      (Title), of LAUTZ BUILDERS, an Illinois corporation who are personally  
known to me to be the same persons whose names are subscribed to the foregoing instruments as  
such \_\_\_\_\_ (Title) and \_\_\_\_\_ (Title),  
respectively, appeared before me this day in person and acknowledge that they signed and delivered  
the said instrument as their own free and voluntary act and as the free and voluntary act of said  
corporation, for the uses and purposes therein set forth; and the said Secretary then and there  
acknowledged that he, as custodian of the records of the corporation, did affix the corporate seal  
of said corporation to said instrument as his 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 Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 1997.

\_\_\_\_\_  
Notary Public

**EXHIBIT B**

OUTLOT B IN PINEGROVE OF WHEATON, BEING A SUBDIVISION IN THE  
NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 10 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED  
JUNE 21, 1993, AS DOCUMENT R93-129215 DUPAGE COUNTY, ILLINOIS