

## ORDINANCE NO. F-0314

AN ORDINANCE AUTHORIZING THE SIGNING OF AN  
ANNEXATION AGREEMENT -  
1405 S. GABLES BLVD/MAGUIRE

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 January 25, 1999, to consider the terms and conditions of the proposed annexation agreement; and

WHEREAS, an annexation agreement dated February 1, 1999, among the City and A. F. Maguire and Helen D. Maguire ("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, 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.

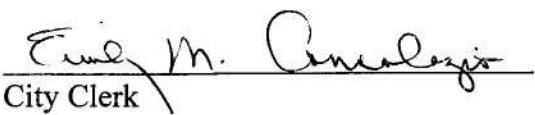
Section 3: All Ordinances or parts of ordinances in conflict with these provisions are repealed.

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



James Carr  
\_\_\_\_\_  
Mayor

ATTEST:



Emily M. Caneologio  
\_\_\_\_\_  
City Clerk

Ayes:

Roll Call Vote:

Councilman Mork  
Councilwoman Davenport  
Councilman Eckhoff  
Councilman Gresk  
Mayor Carr  
Councilman Johnson  
Councilwoman Johnson

Nays:

None

Absent:

None

Motion Carried Unanimously

Passed: February 1, 1999

Published: February 2, 1999

## ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, made and entered into this 1st day of February, 1999, among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and A. F. Maguire and Helen D. Maguire ("Owners").

### WITNESSETH

WHEREAS, the Owners have an interest in or controls the real estate comprised of approximately 10,500 square feet, 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 Owners 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-2, 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 Owners have 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-2, Residential Zoning District with the variations as set forth in paragraph 10 of this Agreement.

5. **SANITARY SEWER FACILITIES.** The Owners shall connect the single family home on the Subject Property to the sanitary line located in the South Gables Boulevard right-of-way in accordance with City Code and such connection shall occur within one (1) year of the date of this Agreement. Owners shall pay all City permit and connection fees in full force and effect, pursuant to City Code, at the time of the connection of the Subject Property to the sanitary line. 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. Owners shall also abandon the existing septic system servicing the Subject Property upon connection to the sanitary line.

6. **CONNECTION TO THE CITY WATER SYSTEM.** The Owners shall connect the single family home on the Subject Property to the water main of the City located within the South Gables Boulevard right-of-way in accordance with City Code and such connection to City water shall occur within one (1) year of the date of this Agreement. Owners 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. The Owners shall abandon the existing well servicing the property upon connection to the City's water system as in accordance with

**7. STORM WATER FACILITIES.** Owners agree 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.

**8. SIDEWALK.** The Owners shall within one(1) year of the date of this Agreement construct a public sidewalk along the frontage of the Subject Property. Owner shall pay all City permit fees in full force and effect, pursuant to City Code, at the time the sidewalk is constructed.

**9. 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.

**10. VARIATIONS FROM LOCAL CODES.** The following specific variations and exceptions from the city's ordinances, rules, and codes are permitted with respect to the Subject Property:

- A. The minimum lot width at the building line shall be eighty-three (83) feet in lieu of the required ninety (90) feet (Section 8.2.4 of the Wheaton Zoning Ordinance).
- B. The minimum front yard depth shall be thirty-seven and thirty-three tenths (37.33) feet in lieu of the required forty (40) feet (Section 8.2.5 of the Wheaton Zoning Ordinance).

11. **WHEATON PARK DISTRICT ANNEXATION.** Owners agree 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 Owners 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 Agreement shall supersede the provisions of any ordinances, codes, or regulations of the City which may be in conflict with the provisions of this Agreement.

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

**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. Mr. And Mrs. Al Maguire**  
1405 South Gables Boulevard  
Wheaton, IL 60187

**B. City of Wheaton.**  
City Clerk  
City of Wheaton  
303 West Wesley Street  
Wheaton, IL 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 Owners.

IN WITNESS WHEREOF, the Corporate authorities and Owners 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

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

ATTEST: