

16816

**ORDINANCE NO. F-1021**

**AN ORDINANCE AUTHORIZING THE SIGNING OF AN  
ANNEXATION AGREEMENT –  
1715 STODDARD AVENUE - SLADKOV**

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 legally described in Exhibit 'A' which is 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 March 14, 2005, to consider the terms and conditions of the proposed annexation agreement; and

WHEREAS, an annexation agreement dated April 4, 2005, among the City and Oleg and Anna Sladkov ("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.

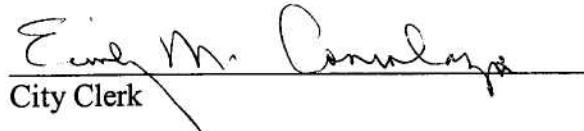
Section 2: The Annexation Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois, at the expense of the Owners.

Section 3: All ordinances or parts of ordinances in conflict with these provisions are repealed.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

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Emily M. Connally  
City Clerk

Roll Call Vote

Ayes: Councilman Mouhelis  
Councilman Bolds  
Councilwoman Corry  
Mayor Carr  
Councilwoman Johnson  
Councilman Mork

Nays: None

Absent: Councilman Johnson

Motion Carried Unanimously

Passed: April 4, 2005  
Effective: April 6, 2005  
Published: April 6, 2005

## ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT, made and entered into this 4th day of April, 2005 among the City of Wheaton, Illinois, an Illinois corporation, located in DuPage County, State of Illinois ("City"), and Oleg and Anna Sladkov ("Owners").

### WITNESSETH

WHEREAS, the Owners have an interest in or control the real estate comprised of a lot totaling 30,000 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 Owners desire to construct one (1) single family residence on the Subject Property; 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 Compiled 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-3 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 Compiled 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 Compiled Statutes [65 ILCS 5/7-1-8 (1998 State Bar Association Edition)], 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-3, Residential District.

**5. DEMOLITION OF EXISTING STRUCTURES.** Article XII, Demolition of Buildings, Chapter 22, Wheaton City Code require a specific procedure for the demolition of structures within the City. Recognizing the existing structures consisting of a frame garage and shed could be demolished prior to the Subject Property's annexation to the City without compliance with Article XII of the Wheaton City Code, the City agrees to approve the demolition of the aforementioned structures. Notwithstanding the foregoing, the Owners shall be required to file a demolition application on the form provided by the City. Such demolition shall be done in accordance with the provisions of the BOCA Building Codes in force at the time and any additional requirements or conditions placed on the Owners by the Building and Code Enforcement Department of the City.

**6. CONNECTION TO THE CITY WATER SYSTEM.** The Owners shall extend the water main of the City along Stoddard Avenue connecting with existing City water mains on Thomas Road and Stoddard Avenue north of Robbins Court in accordance with City Code. 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 Owner may petition the City to enter into a recapture agreement for these improvements as set forth in Chapter 50 of the Wheaton City Code.

**7. CONNECTION TO SANITARY SEWER SYSTEM.** The Owners shall install a public sanitary sewer which extends from the sanitary sewer located along Thomas Road to the south to provide sanitary sewer service to the remaining unincorporated properties along

Stoddard Avenue. The Owner may petition the City to enter into a recapture agreement for these improvements as set forth in Chapter 50 of the Wheaton City Code. The Owners shall connect the proposed home on Subject Property to the sanitary sewer system at the time connection to City water is made. Owners shall pay all City permit fees in full force and effect pursuant to City Code at the time of the connection to the sanitary sewer main. The City agrees to cooperate in obtaining such permits as may be required from time to time by both Federal and State law, including the Illinois Environmental Protection Act, permitting the construction and connection onto the sanitary mains of the City in order to develop and use the Subject Property.

**8. 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 34 of the Wheaton City Code and all other applicable statutes and ordinances.

**9. 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 accordance with this Agreement. Said letter of credit shall be in the amount of one hundred twenty-five percent (125%) of the Owner's engineer's estimate of construction costs (as approved by the Director of Engineering) 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 Owners complete the items within the letter of credit, the Owner may apply to the City for

acceptance of said improvements in accordance with Paragraph 6 of the Subdivision Improvement Agreement. Owner agrees to cause the letter of credit to be extended to cover the actual time of construction.

**10. FUTURE PUBLIC IMPROVEMENTS.** Owners understand that the City customarily requires the owners of real estate being annexed to the City to install various public improvements as required by the City Code, including, but not limited to, full street improvements, 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 Owners to construct the public improvements along the Stoddard Avenue frontage of Subject Property without a unified construction effort along Stoddard Avenue. In lieu of the Owners constructing the public improvements at the time of annexation, the Owners agree that should the City construct public improvements along Stoddard Avenue fronting the Subject Property, the Owners shall pay their fair share of costs of the design and construction of said public improvements.

**11. 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.

**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. SIDEWALK CONTRIBUTION.** In lieu of the construction of a public sidewalk along the Stoddard Avenue frontage of the Subject Property, the Owners agree to contribute ONE THOUSAND EIGHT HUNDRED DOLLARS & NO/100 (\$1,800.00) to the City's sidewalk fund. Said cash contribution represents 100% of the value of the sidewalk requirement to be installed along Stoddard Avenue for the Subject Property.

**14. PARK DISTRICT ANNEXATION.** Owners agree to annex, pursuant to Statute, the Subject Property to the Park District within one (1) year from the date of this agreement.

**15. BUILDING PLANS.** The Owners shall be required to submit plans for the building to be constructed on the Subject Property. A building permit must be obtained and the appropriate permit fees paid as required by the City ordinances and this Agreement for the building to be constructed on the Subject Property.

**16. TREE PRESERVATION.** The Owners shall meet the Tree Preservation requirements as set forth in Section 6.11 of the Wheaton Zoning Ordinance.

**17. 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.

**18. 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.

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

**20. 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.

**21. 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.

**22. 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.

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

**24. 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. Oleg and Anna Sloadkov**  
1355 Jansen Court  
Wheaton, IL 60187

**B. City of Wheaton.**

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

**25. RECORDING.** This Agreement shall be recorded in the Office of the Recorder of Deeds, DuPage County, Illinois at the expense of the Owners.

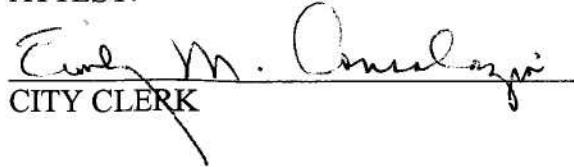
IN WITNESS WHEREOF, the Corporate authorities and Owners have hereunto set their hands and seals, and have caused this instrument to be executed by their duly authorized officials and the Corporate seal attached here, all on the day and year first above written.

By

MAYOR



ATTEST:



Cindy M. Anchorage  
CITY CLERK

OWNER

ATTEST:

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OWNER

ATTEST:

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**EXHIBIT A**

LOT 15 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S WHEATON FARMS, BEING A SUBDIVISION OF PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 10, AND PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 10, 1924 AS DOCUMENT 175034 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-10-107-002

The subject property is commonly known 1715 Stoddard Avenue, Wheaton, IL 60187.