Village of University Park

VILLAGE OF UNIVERSITY PARK
BOARD OF TRUSTEES
Special Board Meeting

Tuesday, February 11, 2020
90 Town Center Drive, University Park, Illinois
7:00 P.M.

Visitors are always welcome to all public meetings of the Board of Trustees. To comment on an issue, persons wishing to speak will be called upon by the Mayor during Section C, General Public. The interested party will stand, identify themselves and make their comment.

In order to give proper consideration to all items on this agenda, the Mayor will limit participants in a debate and will close off protracted, repetitive, irrelevant or abusive remarks. Public Comments will be limited to a total of thirty (30) minutes

A. CALL TO ORDER.

B. ROLL CALL.

C. PLEDGE OF ALLEGIANCE

D. GENERAL PUBLIC COMMENT.
   This is a comment forum, and if response is necessary, Board members may elect to respond formally at the next regular Board meeting.

E. ACTION ITEMS

   E-1:  1st, 2nd, & 3rd Readings - An Ordinance Approving The Annexation Of Certain Territory Commonly Referred To As Southwest And Southeast Corners Of Central Avenue And Steger Road, University Park, Illinois.

F. Adjournment

Village Hall • 698 Burnham Drive • University Park, Illinois 60484-2708
(708) 534-6451 • Fax (708) 534-3430 • Website: www.universitypark-il.com
AGENDA SECTION:  SPECIAL MEETING

ITEM:  1st, 2nd, & 3rd Readings - An Ordinance Approving The Annexation Of Certain Territory Commonly Referred To As Southwest And Southeast Corners Of Central Avenue And Steger Road, University Park, Illinois.

DOCKET NUMBER:  E-1:

SUMMARY OF REQUESTED ACTION FOR THE COW MEETING OF: February 11, 2020

Presented For Your Consideration And Approval Is An Ordinance Approving The Annexation Of Certain Territory Commonly Referred To As Southwest And Southeast Corners Of Central Avenue And Steger Road, University Park, Illinois.

Also Attached Is Certification Of Publication In The Daily Southtown Newspaper And Certification Of Mailing To Affected Parties.

BOARD ACTION:  Motion By:  ___________________________  Seconded By:  ___________________________

Ordinance Number:  ___________________________  Resolution Number:  ___________________________
THE VILLAGE OF UNIVERSITY PARK
WILL AND COOK COUNTIES, ILLINOIS

ORDINANCE
NUMBER ______

AN ORDINANCE
APPROVING THE ANNEXATION OF
CERTAIN TERRITORY COMMONLY REFERRED TO AS
SOUTHWEST AND SOUTHEAST CORNERS OF
CENTRAL AVENUE AND STEGER ROAD,
UNIVERSITY PARK, ILLINOIS

JOSEPH E. ROUDEZ III, Mayor
DOROTHY R. JONES, MMC Village Clerk

ELIZABETH WILLIAMS
THEAPLISE BROOKS
CURTIS McMULLAN II
SHIRLEY A. BOLDING
SONIA JENKINS-BELL
DONZELL FRANKLIN

Village Board

Published in pamphlet form by authority of the
Mayor and the Board of Trustees of the Village of University Park
on this the 11th day of February 2020
ORDINANCE__

AN ORDINANCE
APPROVING THE ANNEXATION OF
CERTAIN TERRITORY COMMONLY REFERRED TO AS
SOUTHWEST AND SOUTHEAST CORNERS OF
CENTRAL AVENUE AND STEGER ROAD,
UNIVERSITY PARK, ILLINOIS

WHEREAS, the Village of University Park, Will and Cook Counties, Illinois (the "Village") is a home rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, a written petition for annexation (hereinafter referred to as the "Subject Petition") has been submitted to the Village of University Park pursuant to 65 ILCS 5/7-1-8 by Steger Properties NO. 2, LLC (hereinafter referred to as the "Owner") of certain real estate commonly referred to as the Southwest and Southeast Corners of Central Avenue and Steger Road, University Park, Illinois (hereinafter referred to as the "Subject Property") and legally described in the Subject Petition which is attached hereto and made a part hereof as Exhibit A;

WHEREAS, the Subject Property is not situated with the corporate limits of any municipality and is contiguous to the corporate limits of the Village of University Park;

WHEREAS, the Subject Petition identifies the owner of the Subject Property;

WHEREAS, the Petitioner submitted a Plat of Annexation for the Subject Property attached to this Ordinance and made a part hereof as Exhibit B in form that is satisfactory to the Village;

WHEREAS, the Village has complied with all statutory procedures regarding the annexation of territory pursuant to 65 ILCS 5/7-1-1 et seq; and
WHEREAS, the Corporate Authorities of the Village of University Park have considered the annexation of the Subject Property and have determined that it is in the best interests of the Village that the Subject Property be annexed to the Village of University Park.

NOW, THEREFORE, BE IT ORDAINED, in open meeting assembled by the Village President and Board of Trustees of the Village of University Park, Will and Cook Counties, Illinois pursuant to its home rule powers as follows:

Section One - Recitals

The Board of Trustees hereby find that all of the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section Two – Annexation of Subject Property

The Board of Trustees of the Village of University Park hereby approves the annexation of the Subject Property as set forth in the Subject Petition which is attached hereto and made a part of the Ordinance as Exhibit A, as further depicted on the Plat of Annexation attached hereto and made a part hereof as Exhibit B and as legally described as follows:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 5, LYING WEST OF THE EAST 80 ACRES OF SAID NORTHEAST 1/4 OF SECTION 5 AND LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE ROUTE 57, ALL IN TOWNSHIP 34 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

Section Three – Approved Zoning Designation

The Subject Property shall be zoned as I-Industrial.

Section Four - Authorization and Direction

The Village Clerk is hereby authorized and directed to cause a certified copy of this ordinance together with the Plat of Annexation of the Subject Property attached to this ordinance and part hereof as Exhibit B to be recorded with the Office of the Recorder of Deeds of Will and Cook Counties, Illinois and filed with the Office of the Clerk of Will and Cook Counties, Illinois.
The Village Clerk is further authorized and directed within thirty days after passage of this Ordinance to notify by certified or registered mail any and all post office branches serving the Subject Property and the County Election Commission of the annexation of the Subject Property.

Section Five - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of this ordinance and otherwise to consummate the transactions contemplated herein, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein.

Section Six - Acts of Village Officials

That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

Section Seven – Effective Date

This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Section Eight - Publication

This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section Nine - Conflict Clause

All ordinances, parts of ordinances, resolutions, parts of resolutions and board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten – Saving Clause

If any section, paragraph, clause or provision of this ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of any other provisions of this ordinance which are hereby declared to be separable.
Section Ten – Eleven

This ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of University Park.

**DECIDED** pursuant to a Roll Call Vote:

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**PASSED AND APPROVED** by the Village of University Park Board of Trustees on the 11th day of February 2020:

_____________________________________________
Joseph E. Roudez III
Mayor

ATTEST:

_____________________________________________
Dorothy R. Jones, MMC
Village Clerk
STATE OF ILLINOIS
) SS
COUNTIES OF WILL AND COOK
)

CLERK'S CERTIFICATION

I, Dorothy R. Jones, MMC do hereby certify that I am the duly elected and qualified Village Clerk in and for the Village of University Park, Will and Cook Counties, Illinois; that I am the keeper of the files, records, and seal of said Village, and that the following is a true and correct copy of Ordinance No. __________

AN ORDINANCE
APPROVING THE ANNEXATION OF
CERTAIN TERRITORY COMMONLY REFERRED TO AS
SOUTHWEST AND SOUTHEAST CORNERS OF
CENTRAL AVENUE AND STEGER ROAD,
UNIVERSITY PARK, ILLINOIS

adopted and approved by the Mayor and the Board of Trustees at an official meeting held on the 11th day of February 2020 and that the vote on the motion for adoption was as follows:

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I do further certify that the deliberations of the Board on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Village Code of the Village of University Park, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.

I further state that this Certification is issued under my hand and the seal of the Village of University Park as required in the Illinois Compiled Statutes 65 ILCS 5/1-2-4.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Corporate Seal of said Village of University Park, Will and Cook Counties, Illinois on the date set forth herein.

__________________________
Dorothy R. Jones, MMC
Village Clerk

(SEAL)
Exhibit A

Petition for Annexation
January 15, 2020

Village of University Park
698 Burnham Drive
University Park, Illinois 60484

Re: Annexation Request
Project Bluebird
University Park, Illinois

To Whom It May Concern,

Please consider this letter as a formal request to annex PIN 21-14-05-200-012-0010, which consists of approximately 2.35 acres of land. Additionally, we request, that upon annexation, this land’s zoning classification be assigned as “I-Industrial”, which is consistent with the surrounding property and the University Park Official Zoning Map, dated July 21, 2015.

Enclosed are the following documents relating to the request for Annexation:
2) Consent Letter from Mr. Alan Silverman, Manager, Steger Properties NO 2, LLC, dated January 14, 2020.

Sincerely,

[Signature]

Principal
Venture One Real Estate, LLC
Petition for Annexation

TO: The Mayor and Board of Trustees of the Village of University Park
    Cook and Will County, Illinois

The Petitioner, Steger Properties No. 2, L.L.C., an Illinois limited liability company, respectfully states under oath:

1. Petitioner is the sole owner of record of the following legally described and depicted land comprising approximately 2.35 acres ("Tract"), bounded by Interstate Route 57 on the West and the existing corporate limits of the Village of University Park on the South and on the East:

   See Exhibit A hereto

2. The Tract is not situated within the limits of any municipality but is contiguous to the Village of University Park.

3. There are no electors residing in the Tract.

4. The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

Petitioner respectfully requests:

1. That the above-described Tract be annexed to the Village of University Park by ordinance of the Mayor and Board of Trustees of the Village of University Park, pursuant to §7-1-8 of the Illinois Municipal Code, as amended.

2. That such other action be taken as is appropriate in the premises.

   Dated as of January 26th, 2020.

   Owner:
   Steger Properties No. 2, L.L.C., an Illinois limited liability company
   By: Essaness Theatres Corporation, a Delaware corporation, its Manager
   By: ____________________________________________
   Name: Alan Silverman
   Its: ____________________________________________

Subscribed and sworn to before me this 26th day of January, 2020

Notary Public:

"OFFICIAL SEAL"

DANIEL J POLENSKA
Notary Public, State of Illinois
My Commission Expires 3/14/2021
January 15, 2020

Village of University Park
698 Burnham Drive
University Park, Illinois 60484

Re: Project Bluebird
Southwest and Southeast Corners of Central Avenue and Steger Road
University Park, Illinois

To Whom It May Concern,

I, Alan Silverman, Manager of Steger Properties NO. 2, LLC and President of Essaness Theatres Corp., authorize Venture One Real Estate, LLC. and/or Bluebird 57, LLC. to make applications or request action from the Village Staff, Village Consultants, Plan Commission, or Village Board of Trustees regarding the development at the Southwest and Southeast corners of Central Avenue and Steger Road, University Park, also known as ‘Project Bluebird’. Such actions may include application for Annexation, land subdivisions, conveyance of easements, request for wetland filling permits, request for mass grading permits, request for site & building permits. This consent affects the following parcels: 21-14-05-200-012-0020 and 21-14-05-200-012-0010.

Steger Properties NO. 2, LLC, its Manager

By: Essaness Theatres Corporation, its President

[Signature]

By: Alan Silverman
Date: 1-15-20
Address: 21 Tamarind Lane
Key Largo, FL 33037
Exhibit B

Plat of Annexation
Sold To:
Village of University Park - CU00098645
698 Burnham Dr
University Park, IL 60484

Bill To:
Village of University Park - CU00098645
698 Burnham Dr
University Park, IL 60484

Certificate of Publication:

Order Number: 8587776
Purchase Order: N/A

State of Illinois - Cook

Chicago Tribune Media Group does hereby certify that it is the publisher of the Daily Southtown. The Daily Southtown is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Park Forest, Township of Rich, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 1 time(s) in the Daily Southtown, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 1/29/2020, and the last publication of the notice was made in the newspaper dated and published on 1/29/2020.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.


Daily Southtown
In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

29th Day of January, 2020, by

Chicago Tribune Media Group

[Signature]
Serena Johnston

Chicago Tribune - chicagotribune.com
160 N Stetson Avenue, Chicago, IL 60601
(312) 222-2222 - Fax: (312) 222-4014
LEGAL NOTICE OF PROPOSED
ANNEXATION

UNIVERSITY PARK
WILL AND COOK COUNTIES
UNIVERSITY PARK, ILLINOIS

PLEASE TAKE NOTICE that on
Tuesday, February 11, 2020 at
the hour of 7:00 p.m. or as soon
thereafter as the matter may
be heard, at a public meeting
in the Village's council cham-
bers located at 90 Town Center
Drive, University Park, Illinois
60484 the Mayor and Board of
Trustees of the Village of Uni-
versity Park are scheduled to
consider the annexation of the
property commonly referred to
as the Southwest and Southeast
Corners of Central Avenue and
Seeger Road, University Park,
Will County, Illinois and legally
described as follows:

THAT PART OF THE NORTHEAST
1/4 OF SECTION 5, LYING WEST
OF THE EAST 80 ACRES OF SAID
NORHEAST 1/4 OF SECTION 5
AND LYING EASTERY OF THE
EASTERY RIGHT OF WAY LINE
OF INTERSTATE ROUTE 57, ALL
IN TOWNSHIP 34 NORTH, RANGE
13 EAST OF THE THIRD PRINCI-
PAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.

PERMANENT TAX INDEX NO: 21-
14-05-200-012-0010

An accurate map of the Sub-
ject Property proposed to be
annexed to the village and the
form of proposed annexation or-
dinance, petition for annexation,
plat of annexation and related
documents are on file with the
Village Clerk.

Respectfully submitted for The
Village of University Park

Joseph E. Roudez III, Mayor

ATTEST:
Dorothy R. Jones, MMC
Village Clerk
1/29/2020 6587776