



1718129065

STATE OF ILLINOIS)
COUNTY OF COOK) SS
COUNTY OF WILL)

Doc# 1718129065 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 03:00 PM PG: 1 OF 5

CLERK'S CERTIFICATE

I, **Kristin A. Thirion**, the duly elected and qualified Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of the Resolution now on file in my office, entitled:

RESOLUTION NO. 2017-R-029

A RESOLUTION APPROVING AN ANNEXATION AGREEMENT WITH FIRST BAPTIST CHURCH OF TINLEY PARK LOCATE AT 7025 179TH STREET

which was adopted by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 6th day of June , 2017, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 6th day of June , 2017.

I further certify that the vote on the question of the adoption of the said Resolution by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: Younker, Berg, Brady, Glotz, Mangin

NAYS: None

ABSENT: Pannitto

I do further certify that the original Resolution, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 26 day of June , 2017.

Karen Goaltz
Deputy Village Clerk

RESOLUTION NO. 2017-R-029

A RESOLUTION APPROVING AN ANNEXATION AGREEMENT WITH FIRST BAPTIST CHURCH OF TINLEY PARK LOCATE AT 7025 179TH STREET

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, did hold a public hearing to consider an annexation agreement for the annexation of certain property not presently within the corporate limits of any municipality but contiguous to the Village of Tinley Park, a true and correct copy of such Annexation Agreement (the "Annexation Agreement") being attached hereto and made a part hereof as **EXHIBIT 1**; and

WHEREAS, the aforesaid public hearing was held pursuant to legal notice as required by law, and all persons desiring an opportunity to be heard were given such opportunity at said public hearing; and

WHEREAS, the statutory procedures provided in 65 ILCS 5/11-15.1-1 of the Illinois Municipal Code with regard to the making of annexation agreements have been fully complied with by the parties of this Annexation Agreement; and

WHEREAS, the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois, have determined that it is in the best interests of said Village of Tinley Park that said Annexation Agreement be entered into by the Village of Tinley Park.

NOW, THEREFORE, Be It Resolved by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: The Preambles hereto are hereby made a part of, and operative provisions of, this Resolution as fully as if completely repeated at length herein.

Section 2: That this President and Board of Trustees of the Village of Tinley Park hereby find that it is in the best interests of the Village of Tinley Park and its residents that the aforesaid Annexation Agreement be entered into and executed by said Village of Tinley Park, with said Annexation Agreement to be substantially in the form attached hereto and made a part hereof as **EXHIBIT 1.**

Section 3: That the President and Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois are hereby authorized to execute for and on behalf of said Village of Tinley Park the aforesaid Annexation Agreement.

Section 4: That this Resolution shall take effect from and after its adoption and approval


ADOPTED this 6th day of June , 2017, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: Younker, Berg, Brady, Glotz, Mangin

NAYS: None

ABSENT: Pannitto

APPROVED this 6th day of June, 2017, by the President of the Village of Tinley Park.



Jacob C. Vandenberg
Village President

ATTEST:



Kristin A. Thirion
Village Clerk

5/7-1-1, 65 ILCS 5/7-1-8:

Parcel 1: 28-31-300-014

THE EAST 175 FEET OF THE WEST 340 FEET OF LOT 1 AND THE EAST 175 FEET OF THE WEST 340 FEET OF LOT 2, IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: 28-31-300-013

THE WEST 165 FEET OF LOT 1 AND THE WEST 165 FEET OF LOT 2, IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 7025 179th Street

together with any adjacent street or highway required by law to be annexed pursuant to the provisions of 65 ILCS 5/7-1-1 and 65 ILCS 5/7-1-8.

ANNEXATION AGREEMENT

INTRODUCTION

1. **This Agreement** is entered into this 6th day of June 2017, by and between the VILLAGE OF TINLEY PARK, Illinois, a municipal corporation (hereinafter referred to as the "Village"); and First Baptist Church of Tinley Park ("First Baptist").

2. The Property subject to this Agreement and legal title to which is vested in First Baptist (excepting such portion as is dedicated to the public), is legally described on EXHIBIT C (Plat of Annexation) attached hereto and hereby made a part hereof and is legally described as follows:

Parcel 1: 28-31-300-014

THE EAST 175 FEET OF THE WEST 340 FEET OF LOT 1 AND THE EAST 175 FEET OF THE WEST 340 FEET OF LOT 2, IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: 28-31-300-013

THE WEST 165 FEET OF LOT 1 AND THE WEST 165 FEET OF LOT 2, IN BLOCK 4 IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The said property is hereinafter referred to as the "Subject Property".

3. The Subject Property is generally located at 7025 179th Street. The Subject Property contains approximately 1.53 acres and is contiguous with the Village of Tinley Park.

4. The Subject Property shall be automatically zoned upon annexation to R-1 Single Family Residential District under the Tinley Park Zoning Ordinance.



Doc# 1718129066 Fee \$154.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

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COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 03:04 PM PG: 0

Agreement will comply with the comprehensive plan of the Village and will provide a very valuable asset to the community.

6. The Introduction and Recitals hereto are hereby incorporated by reference as a part of this Agreement.

SECTION 1 ANNEXATION OF THE PROPERTY

First Baptist has filed a petition for annexation to the Village of the Subject Property. The Village shall proceed to consider the question of annexing the Subject Property to the Village and do all things necessary or appropriate to cause the Subject Property to be validly annexed to the Village. The Subject Property shall be annexed in whole. All ordinances, plats, affidavits and other documents necessary to accomplish annexation shall be recorded by First Baptist at First Baptist's expense. The new Boundary of the Village resulting from such annexation shall extend to the far side of any adjacent highway and shall include all of every highway within the area so annexed.

SECTION 2 ZONING AND COMPLIANCE WITH VILLAGE CODE

Upon annexation, the Village shall cause the Subject Property to be classified as R-1 under the Zoning Ordinance of the Village. Parcels 1 and 2 must be consolidated into one parcel. The parcel will be considered legal non-conforming with respect to the 2 acre minimum requirement for churches in the R-1 Zoning District. Code deficiencies of the Subject Property as set forth in Exhibit A (Attached hereto and made a part hereo by reference) shall be brought into compliance with Village Codes within six (6) months of the execution of this Agreement with the exception

any connection. Such connection is required within six (6) months of the execution of this Annexation Agreement.

SECTION 6 SANITARY SEWERS

The Church's sanitary sewer line shall connect to the Village sewer main as directed by the Village's Public Works Department. The connection shall fully comply with Title V, Chapter 51 of the Tinley Park Village Code and all permit, tap, inspection, and other fees associated with the connection to the Village Sewer Main shall be paid. Such connection is required within six (6) months of the execution of this Annexation Agreement.

SECTION 7 EASEMENTS

First Baptist agrees to grant to the Village, and/or obtain grants to the Village of, all necessary easements for the extension of sewer, water, street, or other utilities, including cable television, or for other improvements which may serve the Subject Property. All such easements to be granted shall name the Village and/or other appropriate entities designated by the Village as grantee thereunder. It shall be the responsibility of First Baptist to obtain all off-site easements necessary to serve the Subject Property; provided, however, the Village agrees to assist, to the extent possible, the First Baptist in obtaining any such required (if any) off-site easements.

SECTION 8 FUTURE DEVELOPMENT

Any future development of the Subject Property shall be in accordance with the existing building, zoning, subdivision, storm water retention and other developmental codes and

SECTION 15 TERM

This Agreement shall be binding upon the Parties and their respective successors and assigns for twenty (20) years, commencing as of the date hereof, and for such further terms as may hereinafter be authorized by statute and by Village ordinance. If any of the terms of this Agreement, or the annexation or zoning of the Property, is challenged in any court proceeding, then, to the extent permitted by law, the period of time during which such litigation is pending shall not be included in calculating said twenty (20) year period. The expiration of Term of this Agreement shall not affect the continuing validity of the zoning of the Property or any ordinance enacted by the Village pursuant to this Agreement.

SECTION 15 MISCELLANEOUS

A. Amendment. This Agreement, and the exhibits attached hereto, may be amended only by mutual consent of the Parties or their successors in interest, by adoption of an ordinance by the Village approving said amendment as approved by said Parties or their successors in interest.

B. Severability. If any provision, covenant, agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants, agreements and portions of this Agreement, and to that end, all provisions, covenants, agreements and portions of the Agreement are declared to be severable. If for any reason the annexation or zoning of the Property is ruled

rights and obligations seller may have under this Agreement which affect the portion of the Property sold or conveyed and thereafter the seller shall have no further obligations under this Agreement as it relates to the portion of the Property conveyed.

F. **Notices.** Any notice required or permitted by the provisions of this Agreement shall be in writing and sent by certified mail, return receipt requested, or personally delivered, to the Parties at the following addresses, or at such other addresses as the Parties may, by notice, designate:

If to Village:

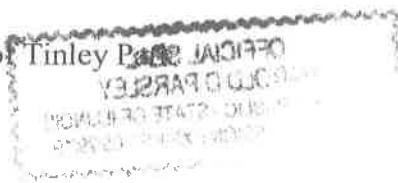
Village of Tinley Park
David Niemeyer
16250 S. Oak Park Avenue
Tinley Park, Illinois 60477

With a copy to:

Patrick G. Connelly
Peterson Johnson & Murray, Chicago-LLC
200 West Adams Street
Suite 2125

If to First Baptist:

Pastor Harold Parsley
First Baptist Church of Tinley Park
7025 179th Street
Tinley Park, 60477



With a copy to:

Notices shall be deemed given on the fifth (5th) business day following deposit in the U.S. Mail if given by certified mail as aforesaid, and upon receipt, if personally delivered.

G. **Time of Essence.** Time is of the essence of this Agreement and of each and every provision hereof.

EXHIBIT A
(Required Improvements)

EXHIBIT A

FIRST BAPTIST CHURCH ANNEXATION CODE DEFICIENCIES

BUILDING:

1. Exit sign at north wall of chapel area is required
2. Storage from stairway area must be removed.
3. Drywall is required under stairs leading to attic (storage area)

ELECTRIC:

1. Open electrical boxes in the South attic and the North attic. Need to install required finish plates and blank plates.
2. Kitchen East wall outlets above counter are not GFCI protected. Need to install ground fault circuit interruption.
3. Children's class accessible wall outlets need to be tamper proof.
4. Electrical panels are not labeled. Need to provide typed electrical panel schedules.
5. Outside storage container electrical not GFCI protected. Need to install ground fault interruption.
6. South furnace room, East unit flue pipe installed into existing flue pipe that was designed to support three units. The flue pipe is now supporting one unit. The flue pipe needs to be changed to the correct size to support the BTU's of the one furnace. The existing flue pipe is over sized.

PLUMBING:

1. All lavatory sinks would need to have thermostatic mixing valves installed on the hot/cold water, IL plumbing Code 890.680 and water temperature set per ADA codes not to exceed 110 degrees
2. all wastes and waters under lavatory sinks would require "Lav Guards" installed as per Illinois Plumbing Code 890.
3. All water supplies to lavatory sinks would need to comply with Illinois Plumbing Code 890.appendix A-material
4. Expansion tank is required on water heater per Illinois Plumbing Code 890.1130

PLANNING:

1. Parking may be out of compliance with current Village and the ADA standards for handicap accessible parking and loading zones. It was noticed that each handicap stall did not have a striped loading zone per code. Parking must meet current State ADA standards as well as the Village's dimensional standards. Please see Section 8 of the Zoning Ordinance to find the Village's dimensional standards for parking spaces.

EXHIBIT B
(Recapture Costs)

EXHIBIT B

Village of Tinley Park, Illinois
Annexation/Recapture costs

First Baptist Church of Tinley Park
7025-7027 W 179th St

| | Current |
|---|------------------------|
| Improvement Recapture Costs | |
| Water and sewer mains | \$20,000 |
| Street overlay | 3,000 |
| Street lighting | 375 |
| | <u>\$23,375</u> |
| Impact fees | |
| EMA Siren fund | 15 |
| TP Public Library | 150 |
| TP Fire | 150 |
| WS Construction | 1,200 |
| Sanitary Sewer Fund | 600 |
| | <u>2,115</u> |
| Permit and Other | |
| Water connection fee | 200 |
| Water tap | 150 |
| Water meter (5/8" or 3/4") | 200 |
| Sewer connection fee | 200 |
| Sewer tap | 25 |
| Permit fee | 50 |
| Inspection fee - water | 50 |
| Inspection fee - sewer | 50 |
| Annexation fees (plat, ordinance, etc.) | 1,000 |
| | <u>1,925</u> |
| Total annexation/recapture costs | <u><u>\$27,415</u></u> |

EXHIBIT C
(Plat of Annexation)

