

ORDINANCE NO. 384

VILLAGE OF BELLEVUE, ILLINOIS

AN ORDINANCE AUTHORIZING THE
EXECUTION OF AN ANNEXATION AGREEMENT

WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village to enter into an Annexation Agreement with EDITH CLOAT, surviving joint tenant of FRED CLOAT, RAYMOND E. DUTLINGER, BARBARA DUTLINGER, JOHN STRUBE, PATRICIA M. STRUBE, RONALD CLOAT and MARY CLOAT ("Owners") pertaining to property owned by Owners; and

WHEREAS, an Annexation Agreement for such purpose has been drafted, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Agreement calls for rezoning of the property involved, once annexed, and the Village Zoning Commission has passed a resolution approving such rezoning, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the legal owners of record of the territory which is the subject of said Agreement, the Owners, are ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the statutory procedures provided in Division 15.1 of Article 11 of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS, AS FOLLOWS:

Section 1: It is hereby determined that it is advisable, necessary and in the public interest that the Village enter into an Annexation Agreement with the Owners covering the property more particularly described in Exhibit A to the form of Agreement attached hereto.

Section 2: Said Agreement shall be substantially in the form of the Agreement attached hereto and made a part hereof.

Section 3: From and after the effective date of this Ordinance, the President and Clerk of the Village are hereby authorized and directed to execute said Agreement herein provided for, and to do all things necessary and essential, including the execution of any documents and certificates, necessary to carry out the provisions of said Agreement.

PASSED AND APPROVED THIS 10TH DAY OF MAY, 1993.

6 AYES
0 NAYS

VILLAGE OF BELLEVUE, ILLINOIS

By: Larry N. Howard, President

Attest: Carol S. Howard, Clerk

893-401.A

EXHIBIT A

Tract A (Edith Cloat, surviving joint tenant of Fred Cloat)

Hannah Szold's Subdivision SW 1/4, Sec. 12-8-7E, Lot 29 & W
3' Lot 30

TAX IDENTIFICATION NO: 17-12-382-001

Tract B (Raymond E. and Barbara Dutlinger)

Hannah Szold's Subdivision SW 1/4, Sec. 12-8-7E, Lot 30 (Exc.
W 3' Thereof)

TAX IDENTIFICATION NO: 17-12-382-002

Tract C (John and Patricia M. Strube)

Hannah Szold's Subdivision SW 1/4, Sec. 12-8-7E, Lot 28

TAX IDENTIFICATION NO: 17-12-381-004

Tract D (Ronald and Mary Cloat)

Hannah Szold's Subdivision SW 1/4, Sec. 12-8-7E, Lot 27

TAX IDENTIFICATION NO: 17-12-381-005

ANNEXATION AGREEMENT

THIS AGREEMENT is made by and between THE VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS, a municipal corporation (hereinafter the "Village"), and EDITH CLOAT, surviving joint tenant of FRED CLOAT, RAYMOND E. DUTLINGER, BARBARA DUTLINGER, JOHN STRUBE, PATRICIA M. STRUBE, RONALD CLOAT and MARY CLOAT (hereinafter the "Owners").

WHEREAS, the Owners own certain parcels of real estate which lie in unincorporated Peoria County, Illinois, immediately adjacent and contiguous to the Village, as set forth on the attached Exhibit A;

WHEREAS, it is the desire of the Owners to annex the real estate just described to the Village; and

WHEREAS, it is the desire of the Village to annex the same property and facilitate its development; and

WHEREAS, the Board of Trustees for the Village, after due and careful consideration, has concluded that the annexation of the real estate owned by the Owners would further the growth of the Village, enable the Village to control the development of the area, increase the taxable value of the property within the Village, extend the corporate limits and jurisdiction of the Village, permit the sound planning and development of the Village and serve the best interests of the Village and its residents; and

WHEREAS, pursuant to the provisions of Section 5/11-15.1-1, et seq. of the Illinois Municipal Code (65 ILCS 5/11-15.1-1, et seq.), this proposed Annexation Agreement was submitted to the Board of Trustees for the Village and a public hearing was held thereon pursuant to notice, as provided by statute;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements herein contained, IT IS HEREBY AGREED as follows:

The Board of Trustees for the Village, upon execution of this Annexation Agreement, and upon the filing of a proper Petition for Annexation by the Owners (the receipt of which is hereby acknowledged), shall enact an Ordinance annexing the real estate owned by the Owners and described on Exhibit A attached hereto to the Village; provided, however, that the Village shall then: (i) rezone the same property to C-3, (ii) approve, subject to compliance with all building codes and applicable zoning ordinances, the existing and proposed improvements at 3813 Culdesac, consisting of the construction of a building on the rear of the property and a country store facade and porch to the front of the existing buildings as set forth on the attached Exhibit B, and (iii) improve Hillsdale and Culdesac Avenues as set forth on the attached Exhibit C; provided further that the Village will be able to divert water from the drainage improvements to the Plank Road storm sewer

system or the existing drainage swale to the west of Hillsdale Road in a manner satisfactory to the Village.

IN WITNESS WHEREOF, the Village and the Owners have caused this Annexation Agreement to be executed as of May __, 1993.

OWNERS:

VILLAGE OF BELLEVUE, PEORIA COUNTY, ILLINOIS

Edith Cloat, surviving
joint tenant of Fred Cloat

By: _____
Larry N. Howard, President

Raymond E. Dutlinger

ATTEST:

Carol S. Howard, Village
Clerk

Barbara Dutlinger

John Strube

Patricia M. Strube

Ronald Cloat

Mary Cloat

EXHIBIT A

Tract A (Edith Cloat, surviving joint tenant of Fred Cloat)

Hannah Szold's Subdivision SW 1/4, Sec. 12-8-7E, Lot 29 & W
3' Lot 30

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TAX IDENTIFICATION NO: 17-12-381-005



RAINMAKER RESTORATION

3813 Culdesac
Peoria, IL 61604
309-637-6668



November 11, 1992

Michael R. Seghetti
Keck, Mahin & Cate
Peoria Savings Plaza
Suite 640
Peoria, IL 61602

Dear Mr. Seghetti:

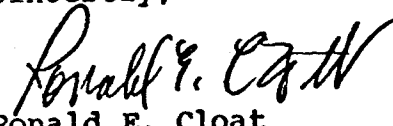
First of all, thanks to you and the Village Board for the opportunity to discuss issues associated with the proposed annexation. We were very impressed with the board's concern for our needs and their positive approach to problem solving.

Enclosed please find the sketch of existing and proposed improvements at 3813 Culdesac. It is my understanding that this plan will be "pre-approved" and included in any written annexation agreement. We discussed a future building on the rear of the property at the board meeting, but please note that long range, we propose to add a "country store" facade and porch to the front of the existing buildings.

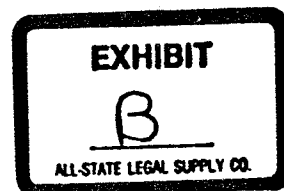
It may be a little soon for minor details, but we failed to mention the need for street signs while discussing dead-end signs.

Thanks again for your help.

Sincerely,


Ronald E. Cloat

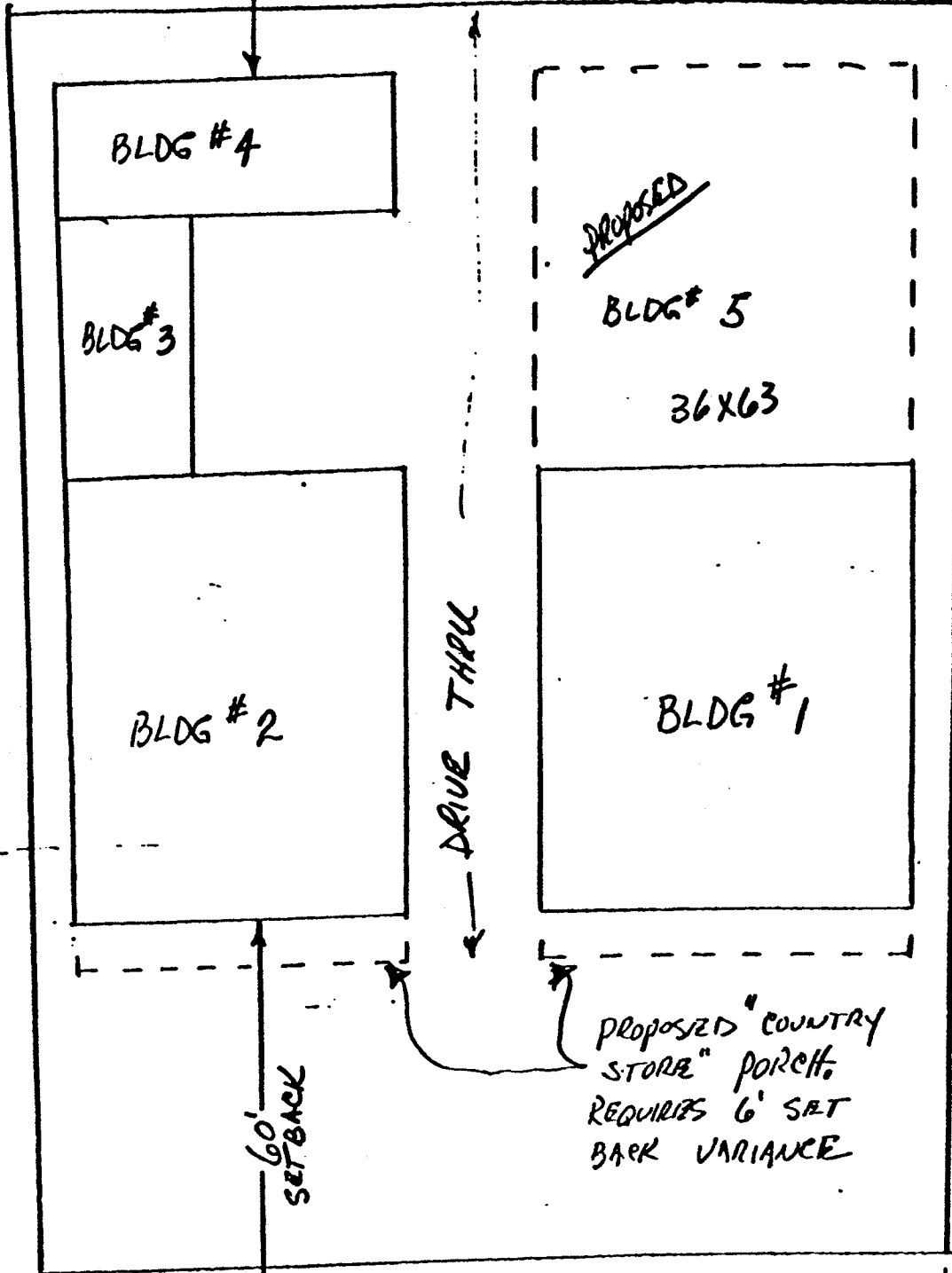
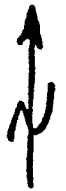
Enc.



NOT TO SCALE

KON CLWA 11/11/10
LOT 27
3913 CULDESAC

CENTER LINE OF ALLEY



160'

DRIVE THRU

60'
SETBACK

PROPOSED "COUNTRY STORE" PORCH.
REQUIRES 6' SET BACK VARIANCE

100'

CENTER LINE CULDESAC AVE



CLARK ENGINEERS MW, INC.

April 22, 1993

Village of Bellevue
Village Hall
Bellevue, IL 61607

Re. Hillsdale & Culdesac Drainage

Dear Mayor and Board;

Enclosed is a plan showing the proposed improvements along Hillsdale and Culdesac Avenues. This is a revision of the plan submitted to the board at the March 22, 1993 board meeting. The improvements include the construction of a ditch/storm sewer system to carry storm water from the east side of Hillsdale Ave. to an existing drainage swale west of Hillsdale Ave. and improvements to Culdesac Ave.

The improvements to Culdesac Ave. include placement of a bituminous concrete surface on an 8" gravel base. The improved roadway will be 18' wide edge to edge and approximately 240 feet long. This is approximately 90' longer than the existing pavement and will extend the paved roadway 20' past the existing drives. Drainage along the improved roadway will be carried in type A modified gutters. This gutter is traversable so it can extend across existing drives.

A preliminary cost estimate for this project as shown on the plans is \$15,600.00. This does not include any costs associated with the entrance for Tengeff Pharmacy.

If you have any questions please contact me.

Sincerely,

CLARK ENGINEERS MW INC.

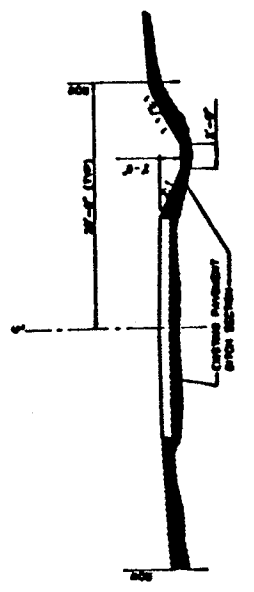
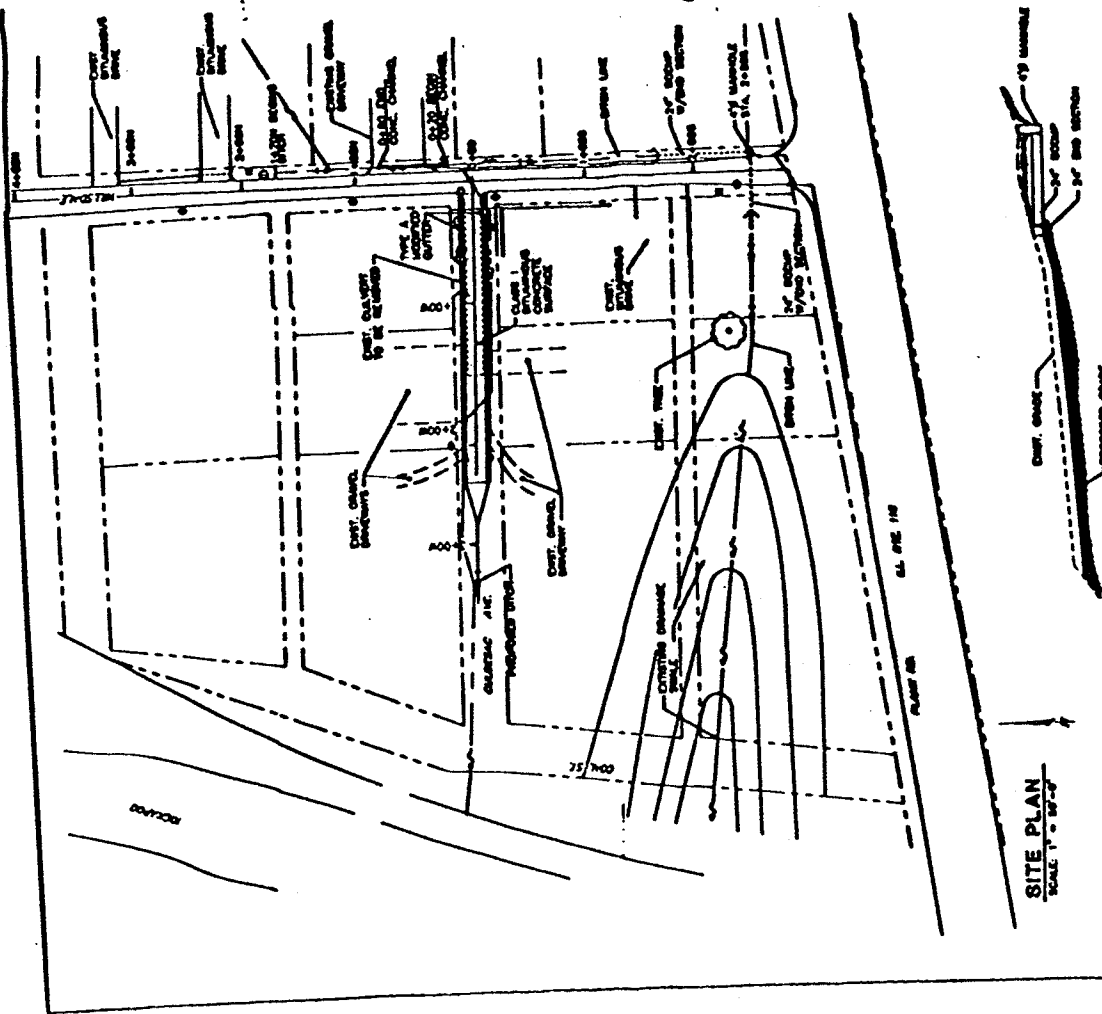
Michael G. O'Neil, P.E.

cc. file

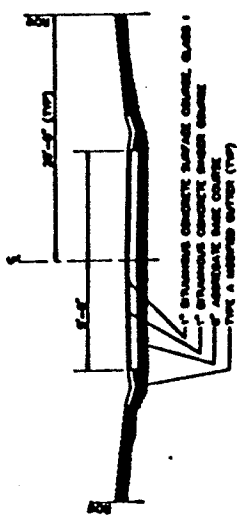


Consulting Engineers

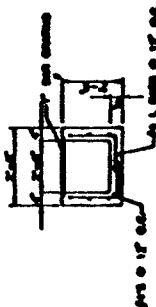
3425 North Dries Lane Peoria, Illinois 61604 Ph: 309/685-8464 FAX: 309/685-2535



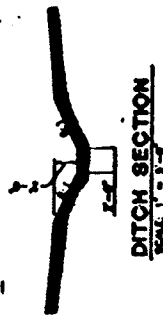
MILLSDALE RD. TYPICAL SECTION
SCALE 1" = 10'-0"



CULDESAC AVE. TYPICAL SECTION
SCALE 1" = 10'-0"

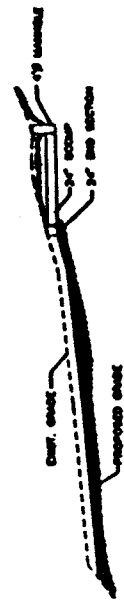


CONC. CHANNEL SECTION
SCALE 1" = 10'-0"



DITCH SECTION
SCALE 1" = 10'-0"

SUMMARY OF QUANTITIES	
EARTH EXCAVATION	885 CU. YD.
CONCRETE (CURED TYPE 2)	480 L.F.
14" ROAD	118 L.F.
14" SHOULDER	2 EACH
12" SHOULDER W/AD	1 EACH
CONC. CHANNEL	88 L.F.
PROPOSED CHANNEL	287 SQ. YD.
ASPHALTE ROAD GRADE TYPE A	23 YD.
STRAINING CONCRETE BRIDGE CHAIRS	27.3 THOUS.
STRAINING CONC. BRG. CH. 1	27.3 THOUS.



SECTION @ STA. 2+508
NOT TO SCALE

SITE PLAN
SCALE 1" = 10'-0"

MILLSDALE RD. & CULDESAC AVE. PROJECT SUBMITTALS	
DATE	1
VALUE OF BIDDING	
SCALE	
PROJECT NO.	
DATE SUBMITTED	