

**GLENCOE PARK DISTRICT
ORDINANCE NO. 902**

BE IT ORDAINED by the Board of Park Commissioners of the Glencoe Park District, THAT:

**AN ORDINANCE MAKING CERTAIN FINDINGS OF FACT AND AUTHORIZING THE
SALE OF CERTAIN PROPERTY COMMONLY KNOWN AS
LINDEN HOUSE (233 LINDEN AVENUE, LOT 1), GLENCOE, ILLINOIS UNDER THE
PARK COMMISSIONERS LAND SALE ACT, 70 ILCS 1235/1 et seq.**

shall be, and is hereby, approved as follows:

Section 1. BACKGROUND.

The Park District is authorized under the Park Commissioners Land Sale Act, 70 ILCS 1235/1 (the "**Act**"), to sell certain parcels of land not exceeding three acres in area that are, in the legislative determination of the Board of Park Commissioners, no longer needed or deemed necessary or useful for park purposes. The Act requires that the Park District obtain the approval of the Circuit Court of the county in which the land is situated for leave to sell such parcel and that the Court may direct that the property be sold and conveyed upon such terms and conditions that the Court may think proper.

The Park District is the owner of the property commonly known as Linden House (233 Linden Ave, Lot 1) Glencoe, Illinois (the "**Property**"), which is legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance, and that is comprised of less than three acres in area. The Property is a small parcel with a house and garage. The Park District expends resources to maintain the house and mow the grass at the Property, but no recreational programs are conducted on the Property. The Park District has no current or future plans to develop the Property for park and recreation purposes. The Property is no longer needed, necessary, or useful for park purposes.

The Board of Park Commissioners desires to sell the Property on terms to be negotiated with a prospective purchaser. The Board of Park Commissioners has determined that the sale will be in the public interest.

Section 2. FINDINGS OF FACT.

The Board of Park Commissioners, in accordance with Section 1 of the Park Commissioners Land Sale Act, 70 ILCS 1235/1, make the following findings in support of its legislative determination to sell the Property:

- a. The Property is approximately 11,7000 square feet or 0.27 acres in area, sufficiently below the maximum allowable size of three acres to sell property pursuant to the Act;
- b. The Property is vacant and is not used for park and recreation purposes;

- c. The Park District expends resources to maintain the house and mow the grass at the Property, but no recreational programs are conducted on the Property.
- d. The Park District has no current or future plans to develop the Property for park and recreation purposes.
- e. The Park District has no need to use the Property for administrative or other uses of the Park District; and
- f. The Property is no longer needed, necessary, or useful for park purposes.
- g. The Park District will negotiate a sale of the Property, with the Circuit Court's approval.

Section 3. AUTHORIZATION:

- a. The President, Secretary, and Attorney are hereby authorized and directed to file an application with the Circuit Court of Cook County for the sale of the Property, and to execute all necessary documents and take any other actions required for the conveyance of the Property.
- b. With approval of the Circuit Court, and with the intent to obtain fair value for the sale of the Property, or a part thereof to be determined by the Park District Board of Commissioners, the President and Secretary are authorized to negotiate the sale of the Property following approval of the application by the Circuit Court of Cook County.

Roll Call Vote:

AYES: Boron, Covey, Lutton, Onderdonk, Brooks

NAYES: None

ABSENT: None

ABSTAIN: None

Lisa M. Brooks, President
Glencoe Park District

Attest:

Lisa M. Sheppard, Secretary
Glencoe Park District

[SEAL]

EXHIBIT A Legal Description

Doc # 170218877 Fax 8144 00
 Exam # 1000
 Use cases records in order
 info: recorders@pfpr.mh.fi

Boundary of Subdivision
 Road Center Marker
 Set Iron Pin

LINDEN PARK SUBDIVISION

FINAL PLAT OF SUBDIVISION

AT THE RECORDING
 RETURN PLAT TO:
 GLENCOE VILLAGE HALL,
 675 VILLAGE COURT,
 GLENCOE, IL 60022

TAX PARCEL
 08-08-316-017

ADDRESS
 223 Linden Ave
 Glencoe, Illinois

LOT ONE:
 THE NORTH HALF OF LOT 21 ALL OF LOTS 22 AND 23, AND THE SOUTH HALF OF LOT 24 IN BLOCK 3 IN STOLBA'S ADDITION TO GLENCOE BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE SOUTH-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TOGETHER WITH THE SOUTHWESTERLY HALF OF THE VACATED ALLEY LYING NORTHEASTERLY OF SAID LOTS IN SAID BLOCK 3 IN COOK COUNTY, ILLINOIS.
 CONTAINS 11,700 SQ. FT. OR 0.27 ACRE

LOT TWO:
 LOTS 1 THROUGH 21 IN BLOCK 3 IN STOLBA'S ADDITION TO GLENCOE (EXCEPTING THEREFROM THE NORTH HALF OF SAID LOT 21), BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE SOUTH-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, TOGETHER WITH THE VACATED ALLEY ADJOINING SAID LOTS IN SAID BLOCK 3, IN COOK COUNTY, ILLINOIS.
 CONTAINS 76,310 SQ. FT. OR 1.75 ACRES

STATE OF ILLINOIS)
 COUNTY OF KENDALL)

I, LESLIE ARRON DODDS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, ITS EMPLOYER OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN ANY MANNER AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 119, PARAGRAPH 2, AS AMENDED.

DATE IN GLENCOE, ILLINOIS THIS 30TH DAY OF NOVEMBER A.D. 2018.

L. A. Dodds
 LESLIE ARRON DODDS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

STATE OF ILLINOIS)
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATE THIS 16TH DAY OF FEBRUARY A.D. 2018

James J. Stokols
 JAMES J. STOKOLS
 GLENCOE PARK DISTRICT
 OWNER

STATE OF ILLINOIS)
 COUNTY OF COOK)

I, WILLIAM J. STOKOLS, A HUSBAND AND FATHER OF SAID WILLIAM J. STOKOLS, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME HIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 16TH DAY OF FEBRUARY A.D. 2018

James J. Stokols
 JAMES J. STOKOLS

AN ORDINANCE RELATING TO THE VACATION OF CERTAIN PUBLIC WAYS OR ALLEYS IN STOLBA'S ADDITION TO GLENCOE, COOK COUNTY, ILLINOIS, DATED NOVEMBER 14TH, 1914 HAS BEEN PASSED BY THE VILLAGE OF GLENCOE THE RIGHT, PRIVILEGE AND AUTHORITY TO MAKE, REPAIR, PAVEMENT AND REPAIR SAME AND ANY AND ALL OTHER UNDERGROUND PUBLIC UTILITIES IN THIS 12 FOOT VACATED ALLEY IN BLOCK 3 OF STOLBA'S ADDITION TO GLENCOE, ACCORDING TO THE PLAT THEREON RECORDED DECEMBER 6, 1889 AS DOCUMENT NO. 1194418.

STATE OF ILLINOIS)
 COUNTY OF COOK)

THIS INSTRUMENT NUMBER _____ HAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M.

 COUNTY RECORDER

STATE OF ILLINOIS)
 COUNTY OF COOK)

APPROVED AND ACCEPTED THIS 20TH DAY OF SEPTEMBER A.D. 2018

VILLAGE PRESIDENT, VILLAGE CLERK
James J. Stokols ATTEST: Christy
 PRESIDENT VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK)

APPROVED THIS 21ST DAY OF AUGUST A.D. 2018

PLAN COMMISSION, VILLAGE OF GLENCOE, ILLINOIS
 BY: Christy
 PLAN COMMISSION CHAIRMAN

STATE OF ILLINOIS)
 COUNTY OF COOK)

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSIGNMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPROPRIATED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATE AT GLENCOE, ILLINOIS THIS 05TH DAY OF JANUARY A.D. 2019

BY: Nick
 TREASURER

STATE OF ILLINOIS)
 COUNTY OF KENDALL)

THIS IS TO CERTIFY THAT I, LESLIE ARRON DODDS AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE PROPERTY DESCRIBED ABOVE, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLENCOE WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THIS PROPERTY IS SITUATED WITHIN ZONE 6, AREA 2 OF ANIMAL FLOOD HAZARD AREA AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, 170310251A, EFFECTIVE DATE OF AUGUST 18, 2008.

WITNESS MY HAND AND SEAL AT GLENCOE, ILLINOIS THIS 30TH DAY OF NOVEMBER, 2018.

L. A. Dodds
 LESLIE ARRON DODDS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

FILE NO. 170218877

STATE OF ILLINOIS)
 COUNTY OF COOK)

I DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID CURRENT OR FORFEITED SPECIAL ASSIGNMENTS OR ANY DEFERRED INSTALLMENTS THEREOF AGAINST THE TRACT OF LAND IN THE FOREGOING INSTRUMENT.

DATE: Feb 24, 18

 COUNTY CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK)

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATE: _____ A.D. 20____

 COUNTY CLERK

STATE OF ILLINOIS)
 COUNTY OF KENDALL)

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 TREASURER

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 COUNTY OF COOK)

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 COUNTY RECORDER

STATE OF ILLINOIS)
 COUNTY OF COOK)

APPROVED AND ACCEPTED THIS 20TH DAY OF SEPTEMBER A.D. 2018

VILLAGE PRESIDENT, VILLAGE CLERK
James J. Stokols ATTEST: Christy
 PRESIDENT VILLAGE CLERK

STATE OF ILLINOIS)
 COUNTY OF COOK)

APPROVED THIS 21ST DAY OF AUGUST A.D. 2018

PLAN COMMISSION, VILLAGE OF GLENCOE, ILLINOIS
 BY: Christy
 PLAN COMMISSION CHAIRMAN

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DATE: Feb 24, 18

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STATE OF ILLINOIS)
 COUNTY OF COOK)

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATE: _____ A.D. 20____

 COUNTY CLERK

STATE OF ILLINOIS)
 COUNTY OF KENDALL)

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L. A. Dodds
 LESLIE ARRON DODDS
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
 LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2020

FILE NO. 170218877

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SECRETARY'S CERTIFICATE

I, Lisa M. Sheppard, do hereby certify that I am Secretary of the Board of Park Commissioners of the Glencoe Park District, Cook County, Illinois, and as such official, I am keeper of the records, ordinances, files and seal of said Park District; and,

I HEREBY CERTIFY that the foregoing instrument is a true and correct copy of Ordinance No. 902:

AN ORDINANCE MAKING CERTAIN FINDINGS OF FACT AND AUTHORIZING THE SALE OF CERTAIN PROPERTY COMMONLY KNOWN AS LINDEN HOUSE (233 LINDEN AVENUE, LOT 1), GLENCOE, ILLINOIS UNDER THE PARK COMMISSIONERS LAND SALE ACT, 70 ILCS 1235/1 *et seq.*

adopted at a duly called Regular Meeting of the Board of Park Commissioners of the Glencoe Park District, held at Glencoe, Illinois, in said District at 7:00 p.m. on the 17th day of September 2019.

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 Park District Code of the State of Illinois, 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.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Glencoe Park District at Glencoe, Illinois this 17th day of September 2019.

Lisa M. Sheppard, Secretary
Board of Park Commissioners
Glencoe Park District

[SEAL]