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04 R11013

FILED FOR RECORD
BOONE COUNTY, ILL.

2004 SEP 16 PM 3: 34

Ayenia G. Schroeder

BOONE COUNTY RECORDER

ORDINANCE NO. 613
ORDINANCE ANNEXING CERTAIN TERRITORY
TO THE VILLAGE OF POPLAR GROVE
BOONE COUNTY, ILLINOIS

WHEREAS, a written petition, signed by the legal owner of record title of all land within the territory hereinafter described has been filed with the Village Clerk of the Village of Poplar Grove, Boone County, Illinois, requesting that said territory be annexed to the Village of Poplar Grove; and

WHEREAS, there are no electors residing within the said territory; and

WHEREAS, the said territory is not within the corporate limits of any municipality; but is contiguous to the Village of Poplar Grove; and

WHEREAS, legal notices regarding the intention of the Village to annex that territory have been sent to all public bodies required to receive such notice by state statute; and

WHEREAS, the legal owner of record of said territory and the Village of Poplar Grove have entered into a valid and binding Annexation Agreement relating to such territory; and

WHEREAS, all petitions, documents and other necessary and legal requirements are in full compliance with the terms of the annexation agreement and with the statutes of the State of Illinois; specifically Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

WHEREAS, it is in the best interest of the Village of Poplar Grove that the territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1 - That the following described property:

See attached exhibit

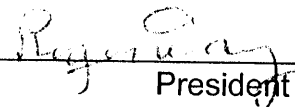
being indicated on an accurate map of the annexed territory (which is appended to and made a part of this Ordinance) is hereby annexed to the Village of Poplar Grove, Boone County, Illinois.

SECTION 2 - That the Village of Poplar Grove is hereby directed to record with the Recorder and to file with the County Clerk, a certified copy of this Ordinance, together with the accurate map of the territory annexed appended to the Ordinance.

SECTION 3 - That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law.

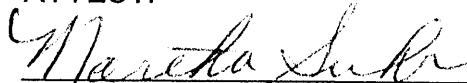
Passed by the Village Board of Trustees of the Village of Poplar Grove, Illinois this 9th day of August, 2004.

Approved:



President

ATTEST:



Village Clerk

AYES: 6

NAYS: 0

ABSENT: 0

ABSTAIN: 0

Date Approved: Aug 16, 2004.

Date Published: _____, 2004.

SPONSOR: _____

Prepared by:
Curtis R. Tobin II
TOBIN & RAMON
530 S. State St., #200
Belvidere, IL 61008

EXHIBIT A

LEGAL DESCRIPTION

The East Half (1/2) of the Northwest Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) EXCEPTING THEREFROM the South 1064.7 feet of the East 380.0 feet of the East Half (1/2) of the Southwest Quarter (1/4), all in Section Thirty-six (36), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principal Meridian, situated in Boone County, Illinois.

Prepared by & Return to:
Curtis R. Tobin II
TOBIN & RAMON
530 South State Street
Suite 200
Belvidere, IL 61008
(815) 544-0316

MEMORANDUM OF ANNEXATION AGREEMENT

GRANTORS: Concept Development, LLC

GRANTEE: Village of Poplar Grove, Boone County, Illinois

DATE OF THIS MEMO FOR REFERENCE PURPOSES: August 16, 2004

WHEREAS, the parties have entered into an Annexation Agreement on the 9th day of August, 2004, and have agreed that a memo of agreement can be recorded.

NOW THEREFORE, the parties agree as follows:

1. Memo of Agreement: The parties have entered into an Annexation Agreement on the 9th day of August, 2004, and hereby restate some of the pertinent provisions therefore for the purpose of placing same upon the records of the Recorder of Deed's Office, Boone County, Illinois.

2. Legal Description: The land, the subject of the land contract between the parties is legally described on the Exhibit attached hereto.

3. Recordability: The Parties agree that this memo is executed in the form qualifying it to be recorded and that either Party may record the same.

GRANTEE: Village of Poplar Grove

By: Raymond
Its President

Attest: Martha Suhr
Village Clerk

Subscribed and sworn to before me, a notary public, this ____ day of _____, 2004.

Notary Public

=====

GRANTOR:

CONCEPT DEVELOPMENT, INC., an Illinois limited liability company

Donnie M. Johnson

By: _____
Its _____

Beverly Johnson

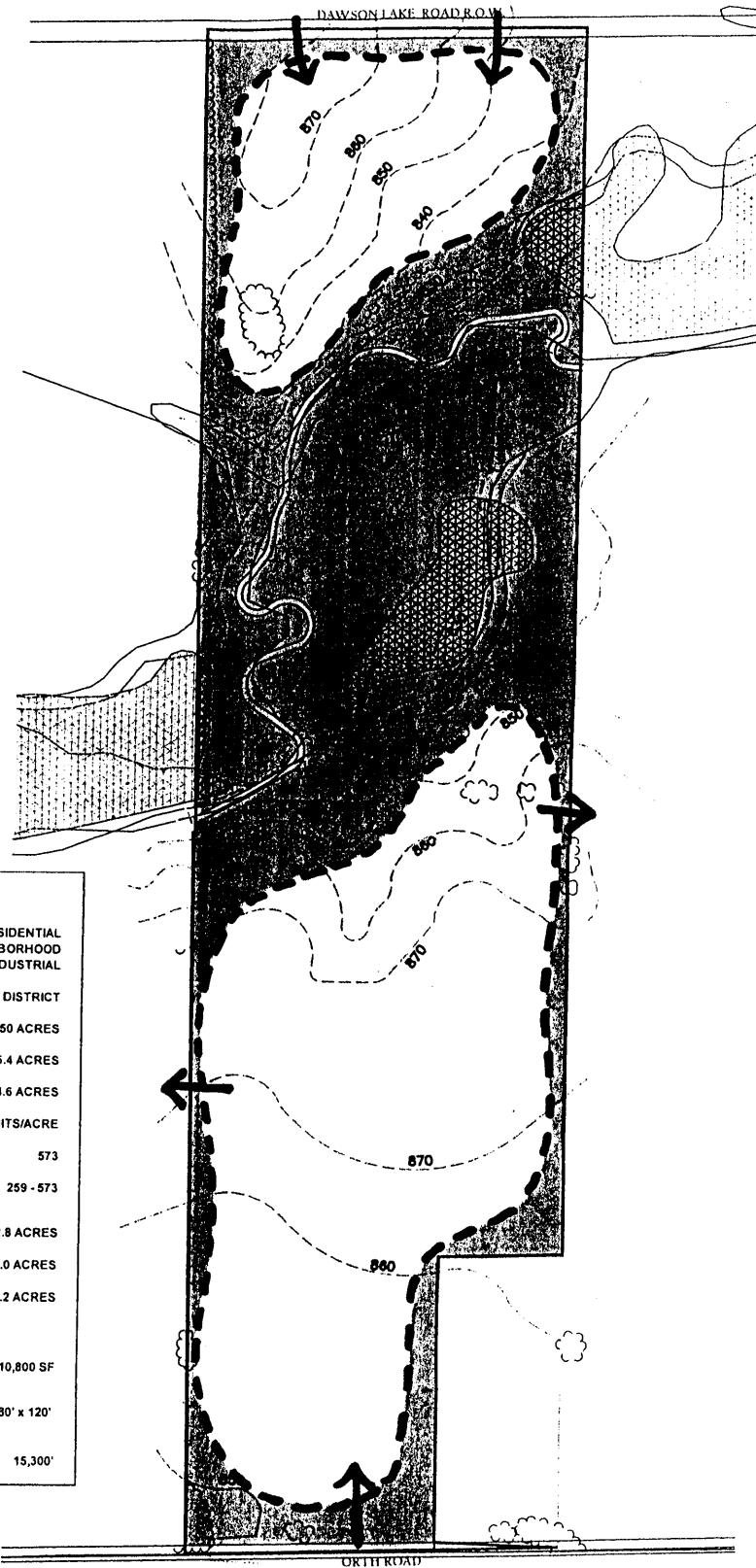
Subscribed and sworn to before me, a notary public, this ____ day of _____, 2004.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION

The East Half (1/2) of the Northwest Quarter (1/4) and the East Half (1/2) of the Southwest Quarter (1/4) EXCEPTING THEREFROM the South 1064.7 feet of the East 380.0 feet of the East Half (1/2) of the Southwest Quarter (1/4), all in Section Thirty-six (36), Township Forty-five (45) North, Range Three (3) East of the Third (3rd) Principal Meridian, situated in Boone County, Illinois.



SITE DATA

| | |
|--|---|
| LAND USE DESIGNATION: | SINGLE FAMILY RESIDENTIAL PLANNED NEIGHBORHOOD PLANNED INDUSTRIAL |
| PROPOSED ZONING: | D-1 SINGLE FAMILY DISTRICT |
| TOTAL AREA | 150 ACRES |
| AREA IN ENVIRONMENTAL CORRIDOR | 35.4 ACRES |
| NET DEVELOPABLE AREA | 114.6 ACRES |
| ALLOWABLE DENSITY | < 5 UNITS/ACRE |
| ALLOWABLE UNITS | 573 |
| PROPOSED UNITS (SINGLE-FAMILY AND TWO-FAMILY) | 259 - 573 |
| AREA IN OPEN SPACE | 35% 52.8 ACRES |
| AREA IN LOTS | 49% 74.0 ACRES |
| AREA IN RIGHT-OF-WAY | 16% 23.2 ACRES |

LOT DATA

| | |
|-----------------------------|-------------------|
| LOT SIZE (D-1 STANDARDS) | 9,600 - 10,800 SF |
| TYPICAL LOT DIMENSIONS | 80' x 120' |
| LENGTH OF ROAD: | 15,300' |



SCALE 1"=200'

POPLAR GROVE AIRPORT

CONCEPT DEVELOPMENT LLC
JOHNSON PROPERTY
POPLAR GROVE, ILLINOIS
CONCEPT DEVELOPMENT PLAN

REGISTERED ARCHITECT
SUNSHINE
LANDMARK ARCHITECTS
253 ALBERTA CIRCLE, SUITE 100
POPLAR GROVE, ILLINOIS 62454
TEL: 618-291-1111
WWW.LANDMARKARCHITECTS.COM



| | |
|-------------|----------------------|
| PROJECT | POPLAR GROVE AIRPORT |
| DATE | 08-25-04 |
| DESIGNED BY | LANDMARK ARCHITECTS |
| DRAWN BY | RTD |
| CHECKED BY | RTD |
| DATE | 07-01-04 |
| SCALE | 1"=200' |