

VILLAGE OF VERNON HILLS

ORDINANCE 2015-017

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REAL ESTATE SALES CONTRACT FOR THE SALE OF CERTAIN VACANT REAL ESTATE OWNED BY THE VILLAGE OF VERNON HILLS AND GENERALLY DESCRIBED AS APPROXIMATELY 0.32 ACRES OF REAL ESTATE COMMONLY KNOWN AS 80 BROOK HILL LANE OF THE STONE FENCE FARM SUBDIVISION IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE 8<sup>th</sup> DAY OF APRIL 2015

Published in pamphlet form by the Authority of the President and Board of Trustees of the Village of Vernon Hills, Lake County, Illinois, this 13<sup>th</sup> Day of April 2015

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GENERALLY DESCRIBED AS APPROXIMATELY  
0.32 ACRES OF REAL ESTATE COMMONLY  
KNOWN AS 80 BROOK HILL LANE OF THE STONE  
FENCE FARM SUBDIVISION IN THE VILLAGE OF  
VERNON HILLS, LAKE COUNTY**

**WHEREAS**, the Village of Vernon Hills (the "Village") does own certain real estate generally described as approximately 0.32 acres of vacant real estate commonly known as 80 Brook Hill Lane of the Stone Fence Farm Subdivision in the Village of Vernon Hills, and legally described in Exhibit A, attached hereto and made a part hereof (the "Property"); and

**WHEREAS**, the Village on February 17, 2015, approved Ordinance 2015-010, directing Village staff to publish and solicit bids for the sale of the Village-owned surplus Property seeking bid proposals for the sale of the Village-owned surplus Property for the development purpose of constructing a single family residence consistent with and in accordance with the R-3A residential zoning district classification; and

**WHEREAS**, the Village, pursuant to Ordinance 2015-010, published its notice for sale of surplus real estate for the Property, commencing on February 20, 2015, February 27, 2015 and March 6, 2015, requiring all real estate bid proposals to be due by March 13, 2015, with such sealed bids having been opened at the Village's regularly scheduled March 17, 2015 board meeting; and

**WHEREAS**, the corporate authorities of the Village find that the Village-owned surplus Property is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village; and

**WHEREAS**, the corporate authorities of the Village find that it is in the best interest of the Village to approve the sale of the Property to the highest responsible bidder and to authorize the execution of a Real Estate Sales Contract for the sale of the Property, submitted pursuant to Ordinance 2015-010.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF  
TRUSTEES OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS, AS  
FOLLOWS:**

**SECTION I.** That the corporate authorities of the Village hereby find that the recitals set forth in the preambles to this Ordinance are full, true and correct and do incorporate them into this Ordinance by this reference.

**SECTION II.** That the corporate authorities of the Village find that the Property is no longer necessary, appropriate, required for the use of, profitable to, or for the best interests of the Village and that the Village has complied with all relevant provisions of Section 11-76-2 of the Illinois Municipal Code, 65 ILCS 5/11-76-2.

**SECTION III.** That the terms of the sale of the property to the Developer, as set forth in the Real Estate Sales Contract, attached hereto and made a part hereof as Exhibit B, are approved.

**SECTION IV.** That the Village President is authorized to execute and the Village Clerk is hereby authorized to attest the Real Estate Sales Contract in substantially the form attached hereto as Exhibit B, with such changes therein as may be approved by the Village Attorney and the officials executing the same, their execution thereof to constitute approval of all such changes therein.

**SECTION V.** That the officials, officers, employees and agents of the Village are hereby authorized to take such further actions and execute such documents as are necessary to carry out the purpose and intent of this Ordinance including all documents required to close the real estate transaction and the executory rights, duties, and obligations of the attached Real Estate Sales Contract (Exhibit B).

**SECTION VI. EFFECTIVE DATE.** That this Ordinance shall be in full force and effect upon its passage and approval of the corporate authorities of the Village.

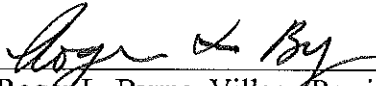
**SECTION VII. ORDINANCE NUMBER.** This Ordinance shall be known as Ordinance 2015-017.

Adopted by roll call vote as follows:

AYES: 4 – Hebda, Koch, Marquardt, Schultz

NAYS: 0 - None

ABSENT AND NOT VOTING: 2 – Williams, Schwartz

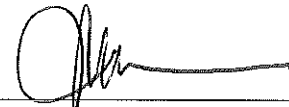
  
\_\_\_\_\_  
Roger L. Byrne, Village President

PASSED: 04/08/2015

APPROVED: 04/08/2015

ATTEST: 04/08/2015

PUBLISHED IN PAMPHLET FORM: 04/13/2015

  
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John Kalmar, Village Clerk



**EXHIBIT A**

**LEGAL DESCRIPTION**

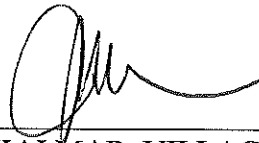
LOT 80 IN STONE FENCE FARMS UNIT 2, A SUBDIVISION OF PARTS OF SECTIONS 4 AND 9, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1988 AS DOCUMENT NO. 2723452 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS.

**EXHIBIT B**  
**REAL ESTATE SALES CONTRACT**

AFFIDAVIT OF SERVICE

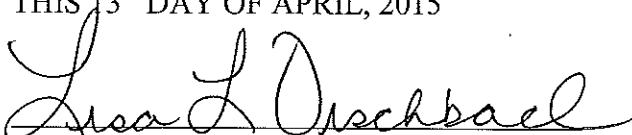
STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE     )

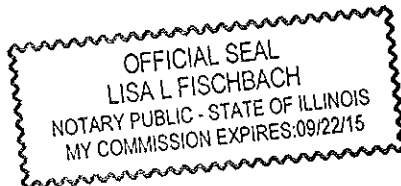
I, JOHN M. KALMAR, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2015-015 AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REAL ESTATE SALES CONTRACT FOR THE SALE OF CERTAIN VACANT REAL ESTATE OWNED BY THE VILLAGE OF VERNON HILLS AND GENERALLY DESCRIBED AS APPROXIMATELY 0.32 ACRES OF REAL ESTATE COMMONLY KNOWN AS 80 BROOK HILL LANE OF THE STONE FENCE FARM SUBDIVISION IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM APRIL 13, 2015 TO APRIL 23, 2015



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JOHN M. KALMAR, VILLAGE CLERK

SUBSCRIBED AND SWORN TO BEFORE  
THIS 13<sup>th</sup> DAY OF APRIL, 2015

  
\_\_\_\_\_  
Notary Public



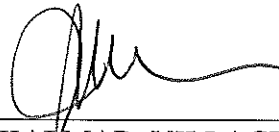
STATE OF ILLINOIS )  
 )  
COUNTY OF LAKE )

CERTIFICATE

I, JOHN M. KALMAR, CERTIFY THAT I AM THE DULY APPOINTED AND ACTING VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS. I FURTHER CERTIFY THAT ON APRIL 8, 2015, THE CORPORATE AUTHORITIES OF SUCH MUNICIPALITY PASSED AND APPROVED ORDINANCE 2016-017 AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A REAL ESTATE SALES CONTRACT FOR THE SALE OF CERTAIN VACANT REAL ESTATE OWNED BY THE VILLAGE OF VERNON HILLS AND GENERALLY DESCRIBED AS APPROXIMATELY 0.32 ACRES OF REAL ESTATE COMMONLY KNOWN AS 80 BROOK HILL LANE OF THE STONE FENCE FARM SUBDIVISION IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

THE PAMPHLET FOR ORDINANCE NO. 2015-017, INCLUDING THE ORDINANCE AND A COVER SHEET THEREOF, WAS PREPARED, AND A COPY OF SUCH ORDINANCE WAS POSTED IN THE VILLAGE HALL, COMMENCING APRIL 13, 2015 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE WERE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE VILLAGE CLERK.

DATED IN VERNON HILLS, ILLINOIS, THIS 13<sup>th</sup> DAY OF APRIL 2015



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JOHN M. KALMAR, VILLAGE CLERK

SEAL

