



NORTH PALOS FIRE PROTECTION DISTRICT

Administrative Headquarters

10629 S Roberts Rd

Palos Hills, IL 60465-1935

Ph 708.974.4474 · Fx 708.974.0626

www.northpalosfpd.org

The Board of Trustees of the North Palos Fire Protection District

Will conduct a special meeting via teleconference in accordance with Section 6 of Governor Pritzker's Executive Order 2020-07 (COVID-19 Executive Order No.5) on Tuesday, March 23, 2021 at 11:00 a.m. for the purposes set forth in the following agenda:

Members of the public may monitor the meeting by joining the conference call as follows:

Call the conference bridge number: (630) 614-7648

Enter the conference number followed by "#": 7638#

Enter the password followed by "#": 6899#

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Easement Agreement between North Palos Fire Protection District and the Brook Lodge Condominium Association
5. Approval of Resolution 2021-03 Pertaining to Easement Agreement
6. Adjournment

Posted 3/17/2021 @ 3:30 p.m.

By: Gina Degleffetti

Board of Trustees | Marguerite Hodek · Samir Khalil · Steven Good
Board of Commissioners | Leo Miller · Gerald Sawyer · Richard Karl
Fire Chief | Paul F. Mackin



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BOARD OF TRUSTEES SPECIAL MEETING MINUTES

Tuesday, March 23, 2021

The Special Board Meeting was called to order at 11:00 a.m.

On the call of the roll, the following Trustees responded as present: President Marguerite Hodek and Treasurer Steve Good. Secretary Samir Khalil in attendance by phone.

Also in attendance were Chief Paul Mackin and Recording Secretary Gina Degleffetti. Attorney Meganne Trela in attendance by phone.

Secretary Khalil made a motion to approve the Agenda as submitted. Seconded by Treasurer Good. Roll Call. Khalil (Aye), Good (Aye), Hodek (Aye). Motion carried.

Chief Mackin presented an Easement Agreement between the District and Brook Lodge Condominium Association. The District would like to tie its drainage system into the storm sewer of the City of Palos Hills. It would be in the best interest of the District and Residents to enter into this agreement.

President Hodek made a motion to accept Resolution 2021-03 Authorizing the Board President and Secretary to Execute an Easement Agreement Between the North Palos Fire Protection District and Brook Lodge Condominium Association. Seconded by Treasurer Good. Hodek (Aye), Good (Aye), Khalil (Aye). Motion carried.

President Hodek made a motion to adjourn at 11:05 a.m. Seconded by Secretary Khalil. Roll Call. Hodek (Aye), Khalil (Aye), Good (Aye). Motion carried.

Respectfully submitted,

A handwritten signature in cursive script, reading "Gina Degleffetti".

Gina Degleffetti, Recording Secretary

RESOLUTION NO. 2021 - 03

**A RESOLUTION AUTHORIZING THE BOARD PRESIDENT AND
SECRETARY TO EXECUTE AN EASEMENT AGREEMENT BETWEEN
THE NORTH PALOS FIRE PROTECTION DISTRICT AND
BROOK LODGE CONDOMINIUM ASSOCIATION**

WHEREAS, the North Palos Fire Protection District, Cook County, Illinois (the "District") is a fire protection district duly organized under the laws of the State of Illinois; and

WHEREAS, the District Board of Trustees (the "Board") has power pursuant to Section 6 of the Fire Protection District Act (the "Act", 70 ILCS 705/6) to pass all necessary ordinances and rules and regulations for the proper management and conduct of the business of the Board of Trustees of the District for carrying into effect the objects for which the District was formed; and

WHEREAS, on the District desires to tie its drainage system into the storm sewer of the City of Palos Hills, Illinois location on 107th Street, which is immediately south of the Brook Lodge Condominium Association's ("Association") property; and

WHEREAS, the Association desires to allow the District to tie into the storm sewer of the City of Palos Hills, Illinois, located on 107th Street immediately south of the Association's property; and

WHEREAS, the Board finds and determines that it is in the best interest of the District and its residents to enter into the easement agreement with the Association.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the North Palos Fire Protection District, Cook County, Illinois, as follows:

Section One: The Board finds the above recitals to be true and correct, and by this reference incorporates these recitals as if written out here in full.

Section Two: That the Board hereby approves the Easement Agreement attached as **EXHIBIT "A"** and further authorizes and ratifies the actions of the Board President and Secretary to execute the Easement Agreement.

Section Three: This Resolution shall be in full force and effect upon its adoption and shall supersede any resolution or motions or parts of resolutions or motions in conflict with any part herein and any such resolutions or motions or parts of resolutions are hereby repealed to the extent of the conflict.

Section Four: If any section, paragraph, or provision of this Resolution shall be held invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any of the remaining provisions of this Resolution.

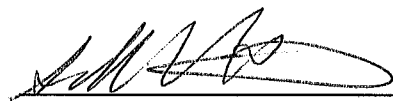
ADOPTED this 23rd day of March 2021, by the following roll call vote:

AYES: Three (3)
NAYS: None
ABSENT: None



President, Board of Trustees
North Palos Fire Protection District

Attest:

By: 

Secretary, Board of Trustees
North Palos Fire Protection District

RESOLUTION NO. 2021 - 03

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SECRETARY TO EXECUTE AN EASEMENT AGREEMENT BETWEEN
THE NORTH PALOS FIRE PROTECTION DISTRICT AND
BROOK LODGE CONDOMINIUM ASSOCIATION**

**Exhibit A
Easement Agreement (attached hereto)**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SECRETARY'S CERTIFICATE

I, **Samir Khalil**, the duly qualified and acting Secretary of the Board of Trustees of the North Palos Fire Protection District, Cook County, Illinois, do hereby certify that I am the keeper of its books and records and that attached hereto is a true and correct copy of an Resolution entitled:

RESOLUTION NO. 2021 - 03

**A RESOLUTION AUTHORIZING THE BOARD PRESIDENT AND
SECRETARY TO EXECUTE AN EASEMENT AGREEMENT BETWEEN
THE NORTH PALOS FIRE PROTECTION DISTRICT AND
BROOK LODGE CONDOMINIUM ASSOCIATION**

which Ordinance was duly adopted by said Board of Trustees at a regular meeting held on the 23rd day of March 2021.

I do further certify that a quorum of said Board of Trustees was present at said meeting, and that the Board of Trustees complied with all requirements of the Illinois Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of March 2021.



Secretary, Board of Trustees
North Palos Fire Protection District

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WHEREAS, the District Board of Trustees (the "Board") has power pursuant to Section 6 of the Fire Protection District Act (the "Act", 70 ILCS 705/6) to pass all necessary ordinances and rules and regulations for the proper management and conduct of the business of the Board of Trustees of the District for carrying into effect the objects for which the District was formed; and

WHEREAS, on the District desires to tie its drainage system into the storm sewer of the City of Palos Hills, Illinois location on 107th Street, which is immediately south of the Brook Lodge Condominium Association's ("Association") property; and

WHEREAS, the Association desires to allow the District to tie into the storm sewer of the City of Palos Hills, Illinois, located on 107th Street immediately south of the Association's property; and

WHEREAS, the Board finds and determines that it is in the best interest of the District and its residents to enter into the easement agreement with the Association.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the North Palos Fire Protection District, Cook County, Illinois, as follows:

Section One: The Board finds the above recitals to be true and correct, and by this reference incorporates these recitals as if written out here in full.

Section Two: That the Board hereby approves the Easement Agreement attached as **EXHIBIT "A"** and further authorizes and ratifies the actions of the Board President and Secretary to execute the Easement Agreement.

Section Three: This Resolution shall be in full force and effect upon its adoption and shall supersede any resolution or motions or parts of resolutions or motions in conflict with any part herein and any such resolutions or motions or parts of resolutions are hereby repealed to the extent of the conflict.

Section Four: If any section, paragraph, or provision of this Resolution shall be held invalid or unenforceable for any reason, such invalidity or unenforceability shall not affect any of the remaining provisions of this Resolution.

ADOPTED this 23rd day of March 2021, by the following roll call vote:

AYES: Three (3)

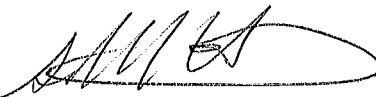
NAYS: None

ABSENT: None



President, Board of Trustees
North Palos Fire Protection District

Attest:

By: 

Secretary, Board of Trustees
North Palos Fire Protection District

RESOLUTION NO. 2021 - 03

**A RESOLUTION AUTHORIZING THE BOARD PRESIDENT AND
SECRETARY TO EXECUTE AN EASEMENT AGREEMENT BETWEEN
THE NORTH PALOS FIRE PROTECTION DISTRICT AND
BROOK LODGE CONDOMINIUM ASSOCIATION**

**Exhibit A
Easement Agreement (attached hereto)**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SECRETARY'S CERTIFICATE

I, **Samir Khalil**, the duly qualified and acting Secretary of the Board of Trustees of the North Palos Fire Protection District, Cook County, Illinois, do hereby certify that I am the keeper of its books and records and that attached hereto is a true and correct copy of an Resolution entitled:

RESOLUTION NO. 2021 - 03

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THE NORTH PALOS FIRE PROTECTION DISTRICT AND
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which Ordinance was duly adopted by said Board of Trustees at a regular meeting held on the 23rd day of March 2021.

I do further certify that a quorum of said Board of Trustees was present at said meeting, and that the Board of Trustees complied with all requirements of the Illinois Open Meetings Act.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of March 2021.



Secretary, Board of Trustees
North Palos Fire Protection District

Prepared By and Return to:

Joshua B. Rosenzweig

**OTTOSEN DINOLFO HASENBALG
& CASTALDO, LTD.**

1804 N. Naper Blvd., Ste. 350

Naperville, IL 60563

(630) 682-0085

This Easement Agreement ("Agreement") is made this day of March 2021, between the North Palos Fire Protection District ("District"), and the Brook Lodge Condominium Association ("Association").

Recitals

WHEREAS, the District and the Association are adjacent property owners; and

WHEREAS, the District desires to tie its drainage system into the storm sewer of the City of Palos Hills, Illinois, located on 107th Street, which is immediately south of the Association's property; and

WHEREAS, the Association desires to allow the District to tie into the storm sewer of the City of Palos Hills, Illinois, located on 107th Street, immediately south of the Association's property; and

WHEREAS, the District and the Association have agreed to the establishment of a permanent stormwater easement ("Easement") for the benefit of the District across the property owned by the Association so as to allow the District to tie into the storm sewer of the City of Palos Hills, Illinois, located on 107th Street; and

WHEREAS, the Easement shall be established and maintained as described herein.

NOW, THEREFORE, IN CONSIDERATION of the recitals stated above and other good and valuable consideration, the receipt and sufficiency of which is hereby specifically acknowledged, the parties do hereby agree as follows:

1. Properties Subject to this Agreement.

The District and the Association agree that the Easement established by this Agreement is legally described on Exhibit A. The Association's adjacent property, which is legally described on Exhibit B, shall be known hereafter as the "Subservient Property." The District's property, which is legally described on Exhibit C, shall be known hereafter as the "Dominant Property."

2. Conveyance of Easement.

The Association agrees to grant and convey to the District the Easement over and across the Subservient Property from the Dominant Property to 107th Street.

3. Purpose of Easement.

The purpose of the Easement is to provide the District with access to the storm sewer of the City of Palos Hills, Illinois, from the Dominant Property to 107th Street.

4. Description of Easement.

The Easement shall be a strip of land, approximately 40 feet in width, across the Subservient Property running from the Dominant Property to 107th Street as is legally described in Exhibit A attached hereto.

5. Maintenance.

The Easement shall be maintained in good repair by the District at its sole cost and expense.

6. Easement to Run with the Land.

This Easement shall run with the land and shall be binding upon and inure to the benefit of the parties to this Agreement, their heirs, successors, and assigns.

7. Modification of Easement.

The Easement established hereby may not be modified, amended or terminated without the prior written consent of both parties hereto.

8. Liberal Construction.

This Agreement and the rights and duties created hereby shall be liberally construed to give effect to the purpose and intent of the parties hereto.

9. Captions and Paragraph Headings.

The captions and paragraph headings inserted in this Agreement are for convenience only and are not intended to, and shall not be construed to limit, enlarge or affect the scope or intent of this Agreement nor the meaning of any provision hereof.

10. Recitals and Exhibits.

The Recitals set forth at the beginning of this Agreement and the exhibits attached hereto are hereby incorporated into this Agreement and made part of the substance hereof.

11. Governing Law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.
This Easement Agreement is made as of the date first written above.

North Palos Fire Protection District

By: *Maryneute Dede*
Its: President - Board of Trustees
North Palos Fire District

Brook Lodge Condominium Association
OFFICERS OF THE BOARD

By: President: *Robert S. Jones*
Its: Vice President: *Marysra Delate*
Secretary: *Matthew Maxson*
Treasurer: *Thomas Knudsen*

EXHIBIT A - The Easement

LEGAL DESCRIPTION (PERMANENT STORMWATER EASEMENT):

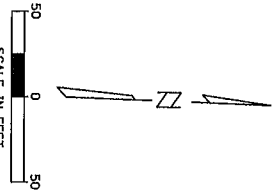
THAT PART OF LOT 23 IN FRANK DELUGACH'S 80TH AVENUE ACRES SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1944 AS DOCUMENT NO. 13281816 IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 23 HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 87 DEGREES 58 MINUTES 21 SECONDS EAST A DISTANCE OF 244.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 58 MINUTES 21 SECONDS EAST, 13.01 FEET ALONG SAID NORTH LINE OF LOT 23; THENCE SOUTH 37 DEGREES 45 MINUTES 47 SECONDS WEST, 67.20 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 21 SECONDS WEST, 5.43 FEET TO A POINT ON THE WEST LINE OF THE EAST 400.00 FEET OF SAID LOT 23; THENCE NORTH 01 DEGREES 57 MINUTES 15 SECONDS WEST, 9.12 FEET ALONG SAID WEST LINE; THENCE NORTH 37 DEGREES 45 MINUTES 47 SECONDS EAST, 55.33 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT):

THAT PART OF LOT 23 IN FRANK DELUGACH'S 80TH AVENUE ACRES SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1944 AS DOCUMENT NO. 13281816 IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

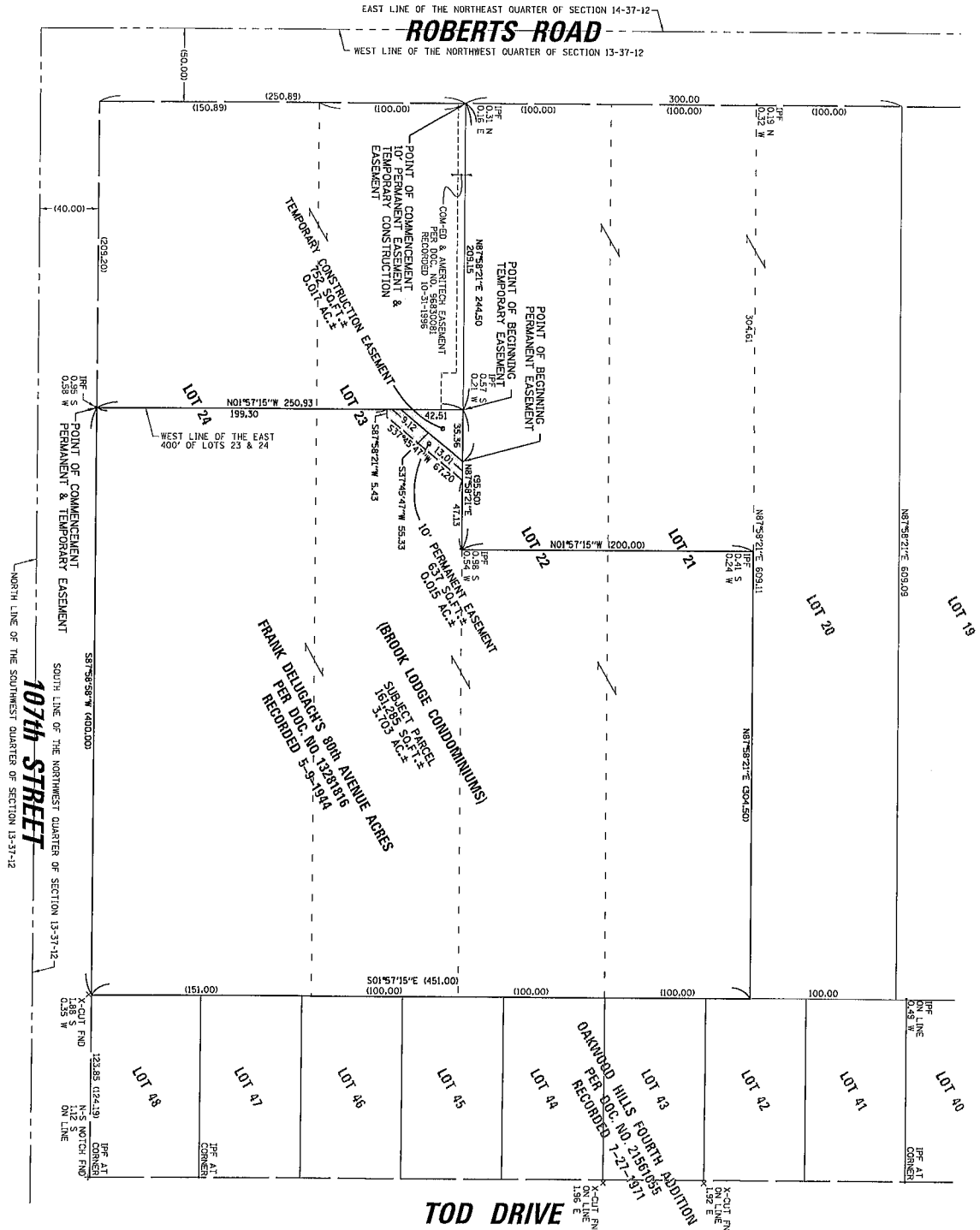
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 23; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 23 HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 87 DEGREES 58 MINUTES 21 SECONDS EAST A DISTANCE OF 209.15 FEET TO A POINT ON THE WEST LINE OF THE EAST 400.00 FEET OF SAID LOT 23, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 58 MINUTES 21 SECONDS EAST, 35.36 FEET ALONG SAID NORTH LINE OF LOT 23; THENCE SOUTH 37 DEGREES 45 MINUTES 47 SECONDS WEST, 55.33 FEET TO A POINT ON SAID WEST LINE OF THE EAST 400.00 FEET OF LOT 23; THENCE NORTH 01 DEGREES 57 MINUTES 15 SECONDS WEST, 42.51 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.



SCALE IN FEET
PIN NO.
23-13-103-023

- LEGEND**
- IRON PIPE FOUND (IPF)
 - IRON ROD FOUND (IRF)
 - X-CUT FOUND
 - E-W OR N-S NOTCH FOUND
 - MEASURED
 - RECORDED
 - PROPERTY LINE
 - R.O.M. LINE
 - SECTION LINE
 - EASEMENT LINE
 - ABANDONED/EXTENSION LINE
 - PROPOSED EASEMENT LINE

- GENERAL NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OR SUBDIVISION ARE SHOWN HEREIN. REFER TO THE RECORDED PLAT FOR DIMENSIONS, EASEMENTS, AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - CONTRACTOR/DEVELOPER SHALL NOTIFY J.U.I.I.E. AT 1-800-882-0123 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
- SURVEYOR NOTES:**
- BEARINGS AND DISTANCES SHOWN HEREON ARE ON THE ILLINOIS STATE PLANE ADJUSTMENT "GSD", EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
 - THIS EXHIBIT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - PROPERTY IS SUBJECT TO RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS, AND THE UNITED STATES GOVERNMENT TO TAKE PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES.
 - THIS EXHIBIT IS BASED ON FIELD WORK PERFORMED ON 12-09-2020.



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

EASEMENT EXHIBIT
IN
CITY OF PALOS HILLS, ILLINOIS
PREPARED FOR
NORTH PALOS FIRE PROTECTION DISTRICT

CALC.	KJR	PROJECT NO.
DNL	AJK	200042
CHKD.	JRM	SHEET 1 OF 1
SCALE	1"=50'	DRAWING NO.
DATE	01-08-2021	EASE200042A

**NOTICE
OF SPECIAL MEETING
OF
BROOKLODGE CONDOMINIUM
ASSOCIATION**

Date: March 13, 2021

Time: 1:00 pm

Location: 10637 Building

For purposes of discussing a proposed Fire Department Easement

ISSUE: The North Palos Fire Department has requested an easement on our Association property to install a connection pipe to our existing storm sewer allowing for drainage from the southeast corner of their property. The project would not involve any members parcels and not affect the drainage of our own property.

Attached is a copy of the proposed plans for the easement. Please review the documents.

HOPE TO SEE EVERYONE THERE

RESOLUTION TO ADOPT

AN EASEMENT AGREEMENT WITH THE
NORTH PALOS FIRE DEPARTMENT

BY THE
OFFICERS OF THE BOARD
OF THE
BROOKLODGE CONDOMINIUM ASSOCIATION

WE, THE UNDERSIGNED, being a proper majority of the Board of Managers of Brooklodge Condominium Association, at a meeting duly called for such purposes, do hereby consent to the following resolution;

BE IT HEREBY RESOLVED that the Board of Managers will adopt the Easement Agreement with the North Palos Fire Department.

APPROVED this 13th Day of March, 2021.

FOR: Brooklodge Condominium
Association

By: Robert Cline
Robert Cline, President

ATTEST:

Matthew Maczerg
, Secretary

Vice President: Manysia Kalota

Treasurer: Touman Kralich