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Cook County Recorder 29.50



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COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MARKHAM OFFICE

Property of Cook County Clerk's Office

ORDINANCE NO. M- 1428

**AN ORDINANCE GRANTING A SPECIAL USE TO ALLOW
A PARK FACILITY ON THE PROPERTY AT
18600 HARWOOD AVENUE, HOMEWOOD, ILLINOIS**

WHEREAS, 65 ILCS 5/11-13 et. seq. authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, said 65 ILCS 5/11-13 et. seq. further authorizes the granting of a zoning variation by passage of an Ordinance; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a special use permit for the property hereinafter described to permit the location of a park facility subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, THAT:

SECTION ONE - FINDINGS OF FACT:

In connection with this Ordinance and based upon the record of public hearings before the Homewood Plan Commission, Homewood Zone Board of Appeals, and Village Board of Trustees, and based upon evidence presented at all of said public hearings, the President and Board of Trustees herewith make findings of fact as follows:

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- 1) A petition was filed by the Homewood-Flossmoor Park District who is seeking to develop the property at 18600 Harwood Avenue and is seeking a special use permit from Section 909.2 of the Homewood Zoning Ordinance to allow a park on the subject property.
- 2) The property is zoned M, Manufacturing. The proposed use is allowed as a special use in this zoning district.
- 3) The proposed park site is approximately 6.6 acres.
- 4) The proposed park would include a soccer field, concrete hockey court, open play area/detention basin, playground area with water facilities, picnic shelter, a pedestrian/bicycle path around the perimeter of the park, and a parking lot that could accommodate 50 vehicles.
- 5) On October 13, 1999, the Plan Commission unanimously recommended approval of the special use by a vote of 6-0.
- 6) On October 28, 1999, the Zone Board of Appeals unanimously recommended approval of the special use by a vote of 6-0.

SECTION TWO - LEGAL DESCRIPTION:

The property which is the subject matter of this Ordinance is legally described as follows:

A parcel of land in the South 1/2 of the Northwest 1/4 of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, bounded and described as follows, to wit: Beginning at a point 33 feet North of the South Line of said Northwest 1/4 aforesaid and 2005.2 feet West of the East line thereof and running thence North parallel to said East Line 869 feet; thence West parallel to said South Line of the Northwest 1/4 aforesaid 157.10 feet to the East Line of public road; thence Southwesterly along said Easterly Line 934.4 feet more or less to a point 33 feet North of the South Line of said Northwest 1/4 measured at right angles thereto; thence East parallel to said South Line to point of Beginning, containing 6.665 acres, more or less, subject to all easements, agreements, city codes and/or ordinances of record, if any, all situated in the City of Homewood, the County of Cook and the State of Illinois.

Permanent Index Numbers: 32-06-127-001-0000
32-06-127-002-0000

Commonly known as: 18600 Harwood Avenue
Homewood, IL 60430

SECTION THREE - ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted for the operation of a park facility at the subject property.

SECTION FOUR - APPROVAL OF DOCUMENTS:

The Hines Lumber Park Site Plan consisting of 1 page prepared by Brusseau Design Group, Ltd., and dated October 12, 1999, and the grading plan consisting of 2 pages prepared by C&E Design, Ltd., dated 1-18-00, Project No. 2232, are hereby approved and made part of this Ordinance.

SECTION FIVE - CONDITIONS AND RESTRICTIONS:

The approval granted by this Ordinance is subject to the following conditions:

- 1) The Homewood-Flossmoor Park District wants to connect to the water system of the Village of Flossmoor. Prior to the issuance of a building permit, the sanitary sewer connection to Flossmoor must be approved by the Thorn Creek Basin Sanitary District.
- 2) The proposed lighting shall not encroach into the adjacent residential areas.
- 3) The tree grove along the east property line shall be preserved.
- 4) The walking path shall be located 100% on park property.
- 5) Existing concrete on site shall be removed, not covered over.
- 6) All development shall be in accordance with the Village's Municipal Code.

SECTION SIX - ADDITIONAL MATERIALS TO BECOME A PART OF THIS ORDINANCE:

The following documents are hereby made a part of this Ordinance:

- 1) Homewood Plan Commission minutes of October 13, 1999, as they relate to the subject Ordinance.
- 2) Homewood Zone Board of Appeals minutes of October 28, 1999, as they relate to the subject Ordinance.
- 3) Homewood Village Board minutes of November 23, 1999 as they relate to the subject Ordinance.

SECTION SEVEN - VIOLATION OF CONDITIONS:

Failure to convert the premises into a park facility within 24 months from the effective date of this Ordinance or violation of any of the terms and provisions of this Ordinance or the Homewood Municipal Code shall be cause to rescind this Ordinance upon prior notice to petitioners.

SECTION EIGHT - RECORDING:

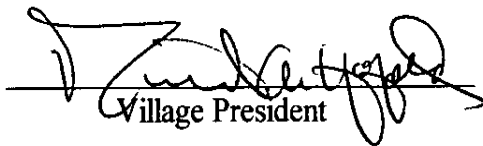
The Village Attorney shall cause this Ordinance to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

SECTION NINE - EFFECTIVE DATE:

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This Ordinance shall be effective upon its passage, approval, and publication in accordance with law.

PASSED and APPROVED this 25th day of January, 2000.


Village President

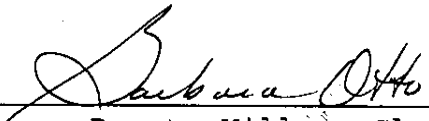
ATTEST:


Village Clerk

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENCES: 0

Property of Cook County Clerk's Office

I hereby certify that the attached is a true and accurate copy of an ordinance passed by the President and Board of Trustees of the Village of Homewood on January 25, 2000.


Deputy Village Clerk

STAMP
JAN 25 2000
VILLAGE OF HOMEWOOD

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Prepared by & MARC TO:

W. C. VA MINES

Gummings & Duda, Ltd.
18027 Homewood Ave.
Homewood, IL 60430-1784