

VILLAGE OF FOREST PARK

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Cook County Recorder 32.50

ORDINANCE NO. O-37-02



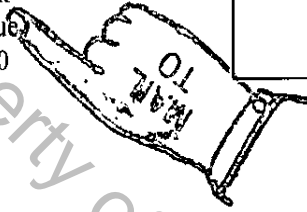
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**N ORDINANCE AMENDING THE ZONING
MAP DESIGNATION AND GRANTING AND
PERMITTING VARIATIONS OF THE
ONING ORDINANCE OF THE VILLAGE OF
FOREST PARK, COOK COUNTY, ILLINOIS**

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE**

Mail To:

Nancy Hill
Community Development Director
Village of Forest Park
517 Desplaines Avenue
Forest Park, IL 60130



**AN ORDINANCE AMENDING THE ZONING MAP DESIGNATION AND
GRANTING AND PERMITTING VARIATIONS OF THE ZONING
ORDINANCE OF THE VILLAGE OF FORIST PARK, COOK COUNTY, ILLINOIS**

Property Address: 810 Desplaines Avenue

PIN: 15-13-301-001-0000

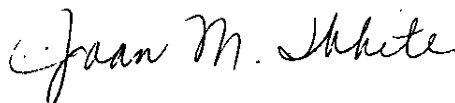
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CERTIFICATION

I, Joan M. White, hereby certify that I am the duly appointed and acting Village Clerk of the Village of Forest Park, Cook County, Illinois, and that as such am the keeper of the records and the seal of the Village of Forest Park, Cook County, Illinois; and

I further certify that the Ordinance No. O-37-02 attached hereto is a true and correct copy of the Ordinance passed by the Council of the Village of Forest Park on July 22, 2002, and that the original of same is on file in my office and available for public inspection.

Signed:



Joan M. White
Village Clerk

DONE this 10th day of January, 2003
In the Municipal Building,
517 Desplaines Avenue
Forest Park, Cook County, Illinois

SEAL

Property of Cook County Clerk's Office

ORDINANCE NO. O-37-02

AN ORDINANCE AMENDING THE ZONING MAP DESIGNATION AND GRANTING AND PERMITTING VARIATIONS OF THE ZONING ORDINANCE OF THE VILLAGE OF FOREST PARK, COOK COUNTY, ILLINOIS

WHEREAS, the owners of certain real estate filed a Petition for a change in the classification of the zoning district of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois and for several variations as set forth in Article Seven, entitled "R-2 District - Medium Density Residential District" of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois specifically Section 5, entitled "Area Regulations Subsection 1 entitled "Intensity of Use" - (c) to reduce the lot area to under 2,000 square feet per unit to 1,734.6 square feet per unit and (e) to increase the maximum building coverage to 50% where only 46% building coverage is now allowed; and Subsection 2 entitled "Front Yard" - (a) to reduce the front yard setback; (c) to reduce the corner/exterior side yard setback and (d) to allow a fence in the front yard for the following described real estate, to wit:

Block A in Dunlop's Addition to Oak Park, a Subdivision of the West Half of the Southeast Quarter and that part of the East Half of the Southwest Quarter lying East of DesPlaines Avenue, of Section 1113, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

P.I. No. 15-13-301-001-0000

And commonly known as 810 DesPlaines Avenue, Forest Park, Illinois 60130

To change the Zoning Map Designation of the Zoning Ordinance of the Village of Forest Park from "B-1 Neighborhood Shopping District" to "R-2 Medium Density Residential" and for variations of Article 7, Sections 5-1(c), 5-1(e), 5-2(a), 5-2(c) and 5-2(d) of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois to permit the construction of thirteen (13) town homes; and

WHEREAS, a Public Hearing was held on said Petition on June 17, 2002 and on July 15, 2002 by the Zoning Board of Appeals after due notice thereof by publication in the Forest Park Review, and

WHEREAS, the Zoning Board of Appeals recommended approval of the request in the Petition by a vote of 4-2 and submitted their recommendation to the Village Council which was filed with the Village Clerk, and

WHEREAS, the Council having considered the recommendation of the Zoning Board of Appeals, finds that the proposed zoning map designation change from “B-1 Neighborhood Shopping District” to “R-2 Medium Density Residential District” and proposed variations of Article Seven, Sections 5-1(c), 5-1(e), 5-2(a), 5-2(c) and 5-2(d) would not violate the intention of the law; that the property values in the adjacent areas would not be depreciated; that the traffic in the area would not be substantially increased; that there would not be an increase in the danger of fire and public safety; and that the zoning map designation change would be in conformity with the use facilities in the immediate vicinity or within the immediate area of the subject property and conform to those activities permitted in the classification of the highest and best use of the subject real estate.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Village of Forest Park, Cook County, Illinois:

SECTION I: That the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois, be and is hereby amended by changing the symbols on the Zoning District Map from “B-1 Shopping Business District” to “R-2 Medium Residential District” to for the following described real estate, to wit:

Block A in Dunlop’s Addition to Oak Park, a Subdivision of the West Half of the Southeast Quarter and that part of the East Half of the Southwest Quarter lying East of DesPlaines Avenue, of Section 1113, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois

P.I. No. 15-13-301-001-0000

And commonly known as 810 DesPlaines Avenue, Forest Park, Illinois 60130

SECTION II: That variations of Article Seven, Sections 5-1(c) and (e) entitled “Area Regulations - Intensity of Use” and Article Seven, Sections 5-2(a), (c) and (d) entitled “Area Regulations - Front Yard” of the Zoning Ordinance of the Village of Forest Park, Cook County, Illinois be granted for the above described property.

Said variations granted herein to permit the construction of thirteen (13) town homes on the subject property shall be subject to the following conditions:

- 1) Construction shall be in substantial compliance with the following plans:

- a) Site Plan prepared by Hanna Architects, Inc., latest revision date July 16, 2002.
 - b) Typical Floor Plan prepared by Hanna Architects, Inc., latest revision date July 16, 2002.
 - c) Dunlop Elevation prepared by Hanna Architects, Inc.
 - d) Typical Fence Detail, and
 - e) Color Building Rendering.
- 2) Engineering plans shall be approved by the Village Engineer prior to the issuance of building permits.
 - 3) The proposed parallel, metered parking configuration shall be approved by the Public Property Superintendent as part of the engineering plan approval;
 - 4) Landscaping shall be provided at the north end of the property, as approved by the Community Development Director, prior to the issuance of any final certificates of occupancy; and
 - 5) At the completion of construction, as-built plans shall be provided and approved by the Village Engineer.

SECTION III: This Ordinance shall take effect and be in full force from and after its passage and approval in the manner provided by law.


PASSED by the Mayor and Council of the Village of Forest Park, Cook County, Illinois this 22nd day of July, A.D. 2002.

APPROVED:



Mayor

ATTEST:



Village Clerk



Tom Poulos, Property Owner