

UNOFFICIAL COPY



STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Doc#: 0502819140
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 01/28/2005 02:36 PM Pg: 1 of 6

CLERK'S CERTIFICATE

I, A. Jayne Powers, Clerk of the Village of Oak Lawn, in the County of Cook and State of Illinois, do hereby certify that attached hereto is a true and correct copy of

ORDINANCE NO. 04-17-88

**AN ORDINANCE APPROVING AN
EIGHT LOT RESUBDIVISION AND GRANTING
CERTAIN LOT AREA, SIDE YARD AND EQUAL
SIDE YARD VARIATIONS
(6659, 6701, 6755 AND 6757 West 91ST Place)**

IN WITNESS WHEREOF, I have hereto set my hand this 27th day of January, 2005.



A. Jayne Powers
A. JAYNE POWERS, VILLAGE CLERK
VILLAGE OF OAK LAWN

**RETURN TO
BOX 104**

UNOFFICIAL COPY

ORDINANCE NO. 04-17-88

**AN ORDINANCE APPROVING AN EIGHT-LOT
RESUBDIVISION AND GRANTING CERTAIN
LOT AREA, SIDE YARD AND EQUAL SIDE YARD VARIATIONS
(Eight Lots at 6659, 6701, 6755 and 6757 West 91ST Place)**

BE IT ORDAINED by the Village President and Board of Trustees of the Village of Oak Lawn, Cook County, Illinois, as follows:

SECTION 1:

A. On July 19, 2004, the Planning and Development Commission of the Village of Oak Lawn conducted a public hearing, in accordance with notice published pursuant to State law, in order to hear a request for the resubdivision and variations set forth below.

B. On July 19, 2004, the Planning and Development Commission of the Village of Oak Lawn voted to recommend said resubdivision and variations to the Acting Village President and Board of Trustees for their approval.

C. That the Acting Village President and Board of Trustees approve and adopt the findings and recommendations of the Planning and Development Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That the following eight-lot resubdivision and variations are approved for the below-described property:

W. 91ST RESUBDIVISION OF LOTS 1 AND 2 IN BORKOWSKI'S SUBDIVISION OF PART OF LOTS 4 AND 5 IN BLOCK 4 IN ARTHUR T. McINTOSH AND COMPANY'S RIDGELAND UNIT NO. 2, BEING A SUBDIVISION IN THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Also,

LOTS 6 AND 7 IN BLOCK 4 IN ARTHUR T. McINTOSH AND COMPANY'S RIDGELAND UNIT NO. 2, BEING A SUBDIVISION IN THE NORTH ½ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Commonly known as eight lots at 6659, 6701, 6755 and 6757 West 91ST Place, Oak Lawn, Illinois.

P.I.N.S: 24-06-428-002; -003; -033 and -034.

SECTION 3: That the following lot area variations from the minimum 10,000.00 square foot lot area requirement for Class 2 lots of Title 5, Chapter 3, Section 5-3-3-2A of the Oak Lawn Village Code are granted to the Petitioner/Owner of the above-described property relative to the eight-lot residential division:

| LOT | VARIATION GRANTED | APPROVED MINIMUM LOT WIDTH |
|-------|-------------------|----------------------------|
| Lot 1 | 682.25 | 9,317.75 |
| Lot 2 | 682.75 | 9,317.25 |
| Lot 3 | 683.25 | 9,316.75 |
| Lot 4 | 683.75 | 9,316.25 |
| Lot 5 | 684.25 | 9,315.75 |
| Lot 6 | 684.75 | 9,315.25 |
| Lot 7 | 685.25 | 9,314.75 |

SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 6 BELOW.

SECTION 4: That a 4.47 foot variation from the minimum side yard setback requirement for Class 2 Lots of Title 4, Chapter 5, Article A, Section 4-5A-3B2 of the Oak Lawn Village Code is granted to the Petitioner/Owner along the west side yard of proposed Lot 8 to allow the existing single-family residence to remain in its current place on the above-described property, SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 6 BELOW.

[Reducing the required 5.50 foot side yard setback to 1.03 feet.]

SECTION 5: That a 4.47 foot variation from the equal side yard setbacks requirement of Title 4, Chapter 5, Article A, Section 4-5A-3B2(c) of the Oak Lawn Village Code is granted to the Petitioner/Owner of the above-described property, in order to allow the west side yard setback to be 4.47 feet less than the 5.50 foot east side yard setback in order to allow the existing single-family residence to remain its current place on the above-described property, SUBJECT TO THE CONDITIONS SET FORTH IN SECTION 6 BELOW.

UNOFFICIAL COPY

[Reducing the equal side yards requirement for the required west side yard setback to 1.03 feet.]

SECTION 6: That the eight-lot resubdivision and variations granted by this Ordinance shall be subject to the following conditions:

- A. The Petitioner/Owner of the above-described property shall show on the face of the plat of resubdivision the existing 5.00 foot by 61.29 foot easement and the 1.07 foot encroachment into Lot 7 by the roof eaves of the existing single-family residence located on Lot 8. The roof eaves encroachment shall terminate when the existing single-family residence is demolished or reconfigured to eliminate the encroachment.
- B. The southeast corner of the existing single-family residence located on Lot 8 encroaches 1.97 feet into a public utility and drainage easement and the Petitioner/Owner shall be responsible for the cost of removing and/or reconstructing any portion of the existing single-family residence that interferes with the use, operation, repair, replacement or maintenance of the existing or new facilities located within the public utility and drainage easement.
- C. The terms, provisions and conditions contained in this Ordinance shall be covenants that run with the land and shall be enforceable against the Petitioner/Owner, or any successors in interest, successor owners, lessees, transferees, heirs, legal representatives or assigns.

SECTION 7: That a certified copy of this Ordinance shall be recorded against the title to the above-described property by the Village, at Petitioner/Owner's expense, with the Office of the Cook County Recorder of Deeds.

SECTION 8: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

UNOFFICIAL COPY

ADOPTED this 12 day of October, 2004, pursuant to a roll call vote as follows:

AYES: TRUSTEES KEANE, ROSENBAUM, STREIT, HURCKES, JOY, STANCIK

NAYS: NONE

ABSENT: NONE

APPROVED by me on the 12 day of October, 2004.


ACTING VILLAGE PRESIDENT

ATTEST:


VILLAGE CLERK

MTJ@PFDesktop::ODMA/MHODMA/CH2KDC01;iManage:140560;1

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGMENT BY PETITIONER/OWNER

I, Michael Roche, Petitioner under the above variation petition and Owner of legal title to the above-described property, certify that I have read and fully understand each and every term, provision and condition contained in the foregoing Ordinance granting the eight-lot resubdivision and lot area, side yard and equal side yard variations and imposing certain conditions thereon, as specifically set forth above in Section 6, relative to the property commonly known as 6659, 6701, 6755 and 6757 West 91ST Place, Oak Lawn, Illinois, and voluntarily accept and agree to be bound by same.

By: Michael Roche
Michael Roche

Date: 9-3-04, 2004.

SUBSCRIBED AND SWORN TO
Before Me this 3 day of
September, 2004.

Michael T. Jurusik
NOTARY PUBLIC

