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VILLAGE OF WORTH
COOK COUNTY, ILLINOIS

Doc#: 1522315083 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2015 01:28 PM Pg: 1 of 10

ORDINANCE NO. 2015-02

“AN ORDINANCE REZONING THE PROPERTY
LOCATED AT 7011, 7013, AND 7015 CRANDALL AVENUE
FROM THE B1 RESTRICTED RETAIL BUSINESS ZONING DISTRICT
TO THE T1 SINGLE-FAMILY ATTACHED RESIDENCE ZONING DISTRICT”

ADOPTED BY THE
VILLAGE BOARD OF THE
VILLAGE OF WORTH
THIS 20 DAY OF JANUARY, 2015

RECORDING FEE
DATE 8-11-15 56.00
DMY

Published in pamphlet form by authority of the Village Board of the Village of Worth, Cook County, Illinois, this 20 day of January, 2015.

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VILLAGE OF WORTH COOK COUNTY, ILLINOIS

ORDINANCE NO. 2015 -02

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 7011, 7013, AND 7015 CRANDALL AVENUE FROM THE B1 RESTRICTED RETAIL BUSINESS ZONING DISTRICT TO THE T1 SINGLE-FAMILY ATTACHED RESIDENCE ZONING DISTRICT

WHEREAS, the Village of Worth (the "Village") is an Illinois non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1, *et seq.*) (the "Code"); and

WHEREAS, Nancy Carmel and John Carmel (collectively, the "Owner") own the real property located at 7011, 7013, and 7015 Crandall Avenue, Worth, Illinois, legally described on Exhibit A and depicted on Exhibit B (the "Subject Property"); and

WHEREAS, McNulty Construction, LLC, an Illinois limited liability company (the "Applicant"), is the Subject Property's contract purchaser; and

WHEREAS, the Applicant, with the Owner's consent, has petitioned the Village of Worth to rezone the Subject Property from the B1 Restricted Retail Business Zoning District to the T1 Single-Family Attached Residence Zoning District to develop the Subject Property with townhomes; and

WHEREAS, after publishing notice in the Southtown Star on December 19, 2014, the Village of Worth Real Estate Development Board ("REDB") conducted a public hearing on January 5, 2015, to consider the Applicant's rezoning request; and

WHEREAS, the REDB recommended approval of the Applicant's rezoning request and made the findings attached to this Ordinance as Exhibit C; and

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WHEREAS, the President and Board of Trustees find that rezoning the Subject Property meets the standards set forth in Section 5-2-9(C)(4) of the Village Code and will promote the public health, safety, and welfare, as set forth in Exhibit C and in the minutes from the REDB's January 5 meeting.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Worth, Cook County, Illinois, as follows:

Section 1. RECITALS. The foregoing recitals are incorporated as though fully set forth herein. All exhibits referenced in this Ordinance are incorporated and made part hereof.

Section 2. ZONING MAP AMENDMENT. The Subject Property legally described on Exhibit A and depicted on Exhibit B is rezoned from the B1 Restricted Retail Business Zoning District to the T1 Single-Family Attached Residence Zoning District.

Section 3. ZONING MAP UPDATED. The Zoning Map of the Village of Worth is amended in accordance with this Ordinance.

Section 4. VILLAGE CODE. This Ordinance is subject to all conditions and requirements set forth in the Village of Worth Village Code, as amended from time to time.

Section 5. SUPERSEDER. In the event a conflict exists between the terms of this Ordinance and any other ordinance of the Village, the terms of this Ordinance shall govern.

Section 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED this 20 Day of January, 2015

AYES: Rhein, Soldan, McElroy, Kats & Dziedzic (5)

NAYS: (0)

ABSENT: Muersch (1)

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Approved by the Village President on January 20, 2015

Mary M. Werner
Mary Werner, Village President

ATTEST:

Bonnie Price
Bonnie Price, Village Clerk

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 12, 13 AND 14 IN J. CRANDALLS SUBDIVISION OF PART OF LOT 3 IN B.F. ADAMS SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. Numbers: 24-18-306-007-0000,
 24-18-306-006-0000, and
 24-18-306-005-0000

Commonly known as: 7011, 7013, and 7015 Crandall Avenue, Worth, Illinois

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EXHIBIT B

MAP OF SUBJECT PROPERTY

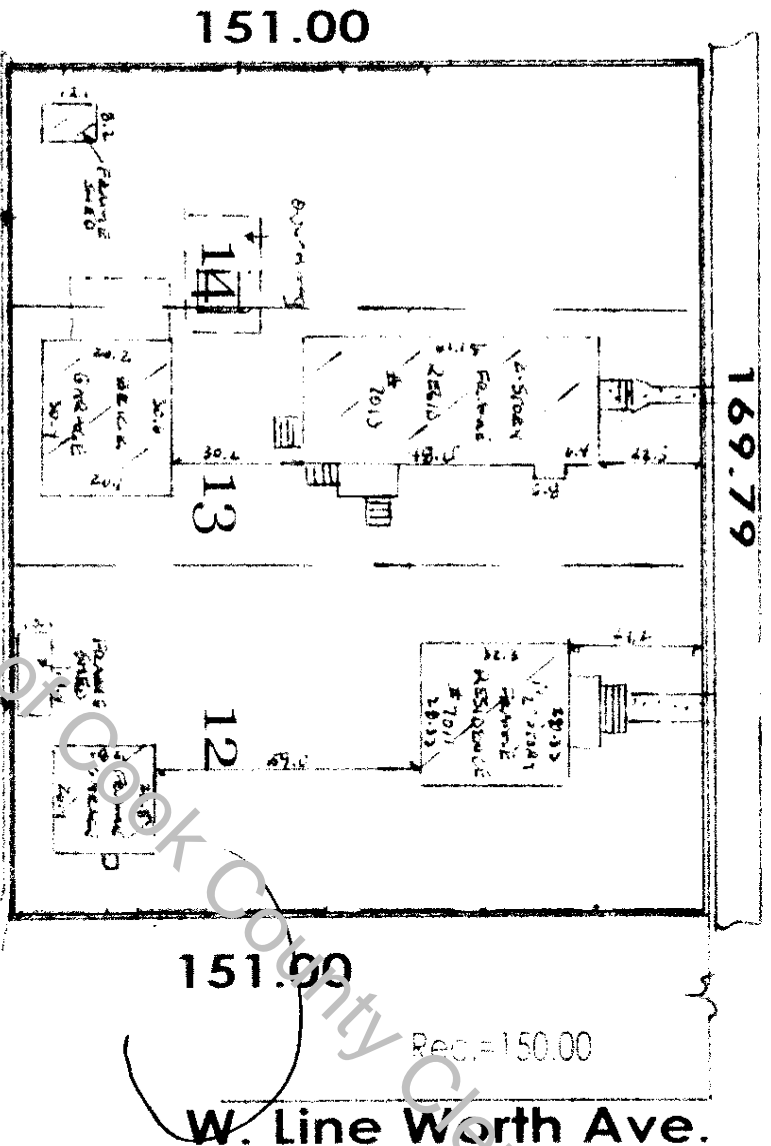
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JOSEPH P. KNIGHT & ASSOC. LTD.
REGISTERED PROFESSIONAL ENGINEER
REGISTERED LAND SURVEYOR

PLAT OF SURVEY

— Crandall Avenue —
(50 R.O.W.)



STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, Joseph P. Knight, hereby certify that I have surveyed the above described tract of land and that this Plat is a correct representation of said survey. This Professional service conforms to the current Illinois minimum standards for a Boundary Survey State of Illinois Professional Design Firm # 184-002803.

IRLS # 2102
[Signature]

Scale: 1" = 40'

Dimensions are given in feet decimal parts thereof and corrected to 68 degree Fahrenheit. Compare all points before building and report at once if any difference exists between the points shown hereon. For easements and building line restrictions consult Deed or Title Policy. Lot corners have not been restaked unless otherwise indicated.

Lots 12 13 and 14 in J. Crandalls
Subdivision of part of Lot 3 in B.F.
Adams Subdivision of part of the
Southwest 1/4 of Section 18,
Township 37 North, Range 13
East of the Third Principal Meridian,
in Cook County, Illinois.

11350 SO. WINDS CROSSING
ORLAND PARK ILLINOIS 60467
PHONE (708) 388-8483
FAX # (708) 388-8761
jknite4@aol.com



At Clients Request Lot was Restaked

At Clients Request Lot was NOT Restaked

Date October 19, 2014

Order # 1010 07814

Survey for McNulty

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EXHIBIT C

**VILLAGE OF WORTH REAL ESTATE DEVELOPMENT BOARD
FINDINGS AND RECOMMENDATION
FOR
MAP AMENDMENT TO REZONE THE PROPERTIES LOCATED AT 7011, 7013, AND
7015 CRANDALL AVENUE FROM THE B1 RESTRICTED RETAIL BUSINESS
ZONING DISTRICT TO THE T1 SINGLE-FAMILY ATTACHED RESIDENCE
ZONING DISTRICT.**

On Monday, January 5, 2015, the Village of Worth Real Estate Development Board (the "REDB") conducted a public hearing to consider a request to rezone the properties commonly known as 7011, 7013, 7015 Crandall Avenue (the "Subject Property") from the B1 Restricted Retail Business Zoning District to the T1 Single-Family Attached Residence Zoning District. Notice of the public hearing was published in the Southtown Star on December 19, 2014. The rezoning was proposed by McNulty Construction, LLC, (the "Applicant") with the consent of the Subject Property's owners, Nancy and John Carmel. The Applicant proposes to rezone the Subject Property to redevelop the site with townhomes.

At the public hearing, the Applicant provided an overview of the proposed development. The development includes 6 townhome units in a single building. Each townhome contains three bedrooms, two bathrooms, a two car garage, and two additional driveway parking spaces. The Applicant indicated that the townhomes will satisfy all village ordinances, including all stormwater detention requirements. The applicant also indicated that the proposed development was more consistent with the neighborhood than a commercial or retail development, which could be constructed under the current B1 zoning regulations without any additional zoning approval from the village.

During the hearing, members of the public raised concerns about the density of the project, the number of new residents it would bring to the neighborhood, construction hours, and spot zoning. The public also questioned whether the Subject Property was large enough for the proposed development. The REDB and the public also discussed the village's ongoing Transit Oriented Development Study, which recommends increased density near transit nodes to increase ridership.

The REDB considered all evidence presented and all other relevant information before closing the public hearing and discussing the proposed amendments.

I. Findings

Based on the evidence presented at the public hearing, the REDB's discussion, and all other relevant information, the REDB makes the following findings concerning the rezoning proposal in accordance with Section 5-2-9 of the Worth Village Code:

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1) Neighboring Uses

The Subject Property is bordered on the east, west and north by residential uses. The area located northeast of the Subject Property is a well established, well maintained residential neighborhood with excellent access to public transit (*i.e.*, Metra Station) and regional transportation routes (*i.e.*, Tri-State Toll Road). One block north of the Subject Property is a three building multi-family residential development. Similarly, four multi-family residential buildings are located one block east of the Subject Property. There are few vacant residential properties in the area surrounding the Subject Property.

Immediately south of the Subject Property is a commercial strip center. Unlike the Subject Property, the majority of the properties south of the Subject Property possess visibility and direct access onto 111th Street, which serves as the village's primary commercial corridor.

2) Surrounding Zoning Designations

The properties surrounding the Subject Property are zoned for a mix of business and residential uses. The properties to the north are located in the R2 zoning district, which allows for a variety of residential and business uses. The properties located east, west and south of the Subject Property are zoned B1 and allow for a variety of business uses. Although the properties east and west of the Subject Property are zoned B1 (and have been zoned B1 for at least ten years), they are currently occupied by residential structures and uses. The residentially-zoned properties north of the Subject Property are also occupied by residential structures. In contrast, the B1-zoned properties located south of the Subject Property are occupied by commercial structures.

The neighboring properties' current zoning designations do not reflect how the properties are currently being used. The residential structures and uses located east and west of the Subject Property are considered to be legal nonconforming uses under the Village Code (*i.e.*, the properties are zoned for commercial use but occupied by residential uses). These properties have not been developed for commercial use as the village intended. The village's attempts to encourage commercial development of the Subject Property have not been successful.

3) Existing Permitted Uses

The B1 zoning designation does not allow townhomes to be developed, nor does it expressly allow any other types of residential uses. The uses permitted in the B1 district are primarily commercial. This is inconsistent with Crandall Avenue's residential character and use composition. The viability of commercial development on the Subject Property is questionable given the site's lack of access to 111th Street, lack of visibility from 111th Street, and comparatively lower traffic counts. It is also questionable whether Crandall Avenue's narrow right of way (only 50 feet in total) is sufficient to handle commercial traffic. Commercial uses – including many uses allowed in the B1 Zoning District – rely on high traffic counts and direct access to major thoroughfares to generate business. The Subject Property does not enjoy these benefits, thus making commercial development a challenge.

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4) Size of Property and Trend of Development

The Subject Property encompasses approximately 26,000 square feet (*i.e.*, 170' x 151') and possesses over 100' of frontage on to Crandall Avenue. The site has more than sufficient area for a townhome development. The surrounding area has not experienced significant development in at least ten years. The Subject Property has been in various states of vacancy for several years, and the existing commercial center to the south has experienced periodic vacancies. The residential uses north of the Subject Property have existed for many years and are part of an established residential neighborhood. The properties east and west of the Subject Property have not developed as viable commercial uses despite their B1 zoning designation.

II. Recommendation

Based on the foregoing findings and all evidence entered into the record at the January 5, 2015 public hearing, the Real Estate Development Board recommends by a vote of 4-1 that the Village Board approve the rezoning request for the properties located at 7011, 7013, and 7015 Crandall Avenue as presented in the draft Ordinance.

4842-1364-3040, v. 1