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Doc# 1824744011 Fee \$42.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2018 10:45 AM PG: 1 OF 3

Prepared by and return to:
Christopher J. Cummings, Village Attorney
2024 Hickory Rd., Suite 205
Homewood IL 60430

ORDINANCE NO. M- 2082

AN ORDINANCE REZONING PROPERTY AT 18132 MARTIN AVENUE,
HOMEWOOD, ILLINOIS FROM B-1 (CBD) CENTRAL BUSINESS
DISTRICT/DO DOWNTOWN OVERLAY DISTRICT
TO R-3 TOWNHOUSE/TRANSITION DISTRICT

WHEREAS, 65 ILCS 5/11-13-3 *et seq.* authorizes municipalities under 500,000 population to determine and vary application of their zoning regulations relating to the use of land; and

WHEREAS, John Farrell has petitioned for a zoning map amendment to rezone the property he owns at 18132 Martin Avenue from B-1/DO, Central Business/Downtown Overlay District to R-3, Townhouse/Transition District; and

WHEREAS, the Planning and Zoning Commission reviewed this request at a public hearing held on June 28, 2018, and recommended approval; 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

RECORDING FEE 42.00
DATE 9/04/2018 COPIES 62
OK BY [Signature]

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map amendment to the property at 18132 Martin Avenue from B-1/DO, Central Business/Downtown Overlay District to R-3, Townhouse/Transition District, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, that:

SECTION ONE - FINDINGS OF FACT:

In connection with this ordinance and based upon the record of public hearing before the Planning and Zoning Commission and the Village Board of Trustees, and based upon evidence presented at the said public hearing, the President and Board of Trustees herewith make findings of fact as follows:

1. The subject property is located at 18132 Martin Avenue and is owned by the petitioner, Dr. John Farrell;
2. The subject property is located in the B-1 (CBD) Central Business District/DO Downtown Overlay District;
3. Upon application by the property owner in February 2017, the subject property was rezoned from R-3 to B-1 (CBD) Central Business/DO Downtown Overlay District.
4. The property owner wishes to reclassify the property back to the R-3 Townhouse/Transition District.

SECTION TWO - LEGAL DESCRIPTION:

The subject property is legally described as follows:

ALL OF LOT 10 AND THE NORTH ½ OF LOT 13 IN BLOCK 2 IN THORNTON STATION, A SUBDIVISION IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 29-31-313-015-0000
29-31-313-028-0000

Common Address: 18132 Martin Avenue
Homewood, IL 60430

SECTION THREE - APPROVAL OF MAP AMENDMENT:

The Homewood Zoning Map is hereby amended to designate the subject property as R-3 Townhouse/Transition District.

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SECTION FOUR - ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

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

1. Homewood Planning and Zoning Commission minutes of June 28, 2018, as they relate to the subject map amendment.
2. Homewood Village Board minutes of July 24, 2018, as they relate to the subject map amendment.

SECTION FIVE - RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Recorder of Deeds in Cook County, Illinois.

SECTION SIX - EFFECTIVE DATE:

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

PASSED and APPROVED this 24th day of July, 2018.

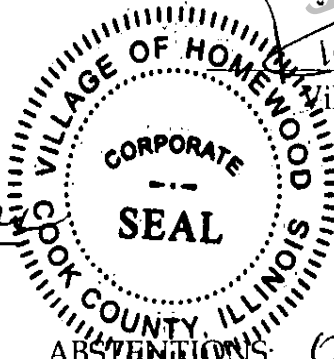
ATTEST:

Marilyn Thomas

 Village Clerk

Richard B. Wood

 Village President



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