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STATE OF ILLINOIS)
COUNTY OF C O O K) SS.
COUNTY OF W I L L)

CLERK'S CERTIFICATE

I, FRANK W. GERMAN, JR., the duly elected, qualified, and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

ORDINANCE NO. 86-0-020

"ORDINANCE REZONING CERTAIN PROPERTY
AND GRANTING SPECIAL USES FOR A
PLANNED UNIT DEVELOPMENT (EAGLE RIDGE)"

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 24TH day of JUNE, 1986, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 24TH day of JUNE, 1986.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: DAILY, FULTON, KOT, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: REA

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safe-keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 26TH day of JUNE, 1986.

Frank W. German Jr.
Village Clerk

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Box 333
ATTN: C. Pichla
UNIT L.

COOK COUNTY, ILLINOIS
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PAMPHLET

FRONT OF PAMPHLET

ORDINANCE REZONING CERTAIN PROPERTY
AND GRANTING SPECIAL USES FOR A
PLANNED UNIT DEVELOPMENT (EAGLE RIDGE)

Published in pamphlet form this 26TH day of JUNE, 1986 by Order of the Corporate Authorities of the Village of Tinley Park, Cook and Will Counties, Illinois.

Frank W. German Jr.
FRANK W. GERMAN, JR.
Village Clerk

TMB:ed
6/3/86

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ORDINANCE NO. 86-0-020

ORDINANCE REZONING CERTAIN PROPERTY
AND GRANTING SPECIAL USES FOR A
PLANNED UNIT DEVELOPMENT (EAGLE RIDGE)

WHEREAS, a petition for rezoning of certain real estate, as set forth below, and for the granting of two special uses for a planned unit development for said real estate, as more fully described below, has been filed with the Village Clerk of this Village and has been referred to the Long Range Plan Commission and Zoning Board of Appeals of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Zoning Board of Appeals of this Village held a public hearing on whether the requested rezoning should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, the Long Range Plan Commission of this Village held a public hearing on whether the requested rezoning and special use permits for a planned unit development should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearings by publication not more than 30 days nor less than 15 days prior to said hearings in the Tinley Park Star Herald, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Long Range Plan Commission and Zoning Board of Appeals of this Village have filed their reports of findings and recommendations that the proposed rezoning and special uses for a planned unit development be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said reports and findings and recommendations;

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the reports and findings and recommendations of the Long Range Plan Commission and Zoning Board of Appeals of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. Also, all exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This Board of Trustees further finds that the proposed rezoning and special uses are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section I,B thereof. Said rezoning and special uses are also in accordance with the provisions of the comprehensive land use plan of the Village.

Section 2: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the property described on EXHIBIT A attached hereto from R-1 Single Family Residential District to R-5 Low Density Residential District.

Section 3: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning the property described on EXHIBIT B attached hereto from R-1 Single Family Residential District to R-3 Single Family Residential District.

Section 4: In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the proposed special use permits for a planned unit development as follows:

A. That the subject property is bounded generally by almost 159th Street on the north, by the Commonwealth Edison right-of-way on the east, by 84th Avenue on the west, and on the south by the Tanbark Subdivision. The subject property is of the type contemplated in Section VII of the Tinley Park Zoning Ordinance and is

being developed in accordance with an imaginative site plan best suited for the subject property. The plan is to construct a total of not to exceed 69 single family detached homes, a total of not to exceed 96 condominium units, and a total of not to exceed 134 single family attached residences (ranches and villas).

B. That the proposed planned unit development is consistent with the comprehensive plan and proposed uses in the area of the subject property.

C. That there is a public necessity for the granting of the special uses since there is a need for affordable housing of this type in this area and such housing provides a desirable residential setting in the community.

D. That the establishment, maintenance, or operation of the special uses will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare, and in fact will promote the same by providing this necessary type of housing for the community.

E. That the special uses will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The buildings are residential and compatible to the surrounding area. The buildings foster the purposes and benefits that were sought to be achieved by the adoption of the R-3 Single Family and the R-5 Low Density Residential District classifications, and should protect the neighboring areas and, in fact, enhance their values. The site plan is also well conceived and appropriate landscaping has been provided to provide a buffer for adjacent properties.

F. That the granting of the special uses will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. It should, in fact, foster the normal and orderly development and improvement of the surrounding property for permitted uses.

G. That adequate utilities, access roads, drainage, and the other necessary facilities have been or are being provided.

H. That adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The entrances and exits will comply with all applicable requirements. Internal traffic is adequately provided for.

I. The proposed development meets all of the requirements of Sections VII,C,1 and VII,C,2 of the Tinley Park Zoning Ordinance.

J. The Plan Commission has recommended and this Board hereby finds that the proposed density is reasonable and that the proposed plan provides additional open space and amenities to compensate for the increased density.

K. That the proposed setbacks from adjacent properties are reasonable, and the developer is required to landscape such areas to provide an adequate buffer for adjacent areas.

L. That the special uses shall in all other respects conform to the applicable regulations of the Tinley Park Zoning Ordinance, as amended, for the district in which it is located.

<u>Section 5</u>: That a special use for a planned unit development for each of the parcels described above in Sections 1 and 2 is hereby granted to permit the construction of not to exceed 69 single family detached homes, a total of not to exceed 96 condominium units, and a total of not to exceed 134 single family attached residences (ranches and villas) in the R-3 Single Family Residential District and the R-5 Low Density Residential District under the Tinley Park Zoning Ordinance, as amended, subject to and conditioned upon the following:

A. The property shall be developed in accordance with the land plan of development approved in the Preannexation Agreement for the subject property and otherwise in compliance with said annexation agreement.

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B. The landscaping to be installed shall be constructed and continuously maintained by either the developer or a subsequent homeowners association as proposed in the aforesaid Preannexation Agreement.

C. At the discretion of the petitioner, additional single family attached residential units may be substituted for condominium units in accordance with the Preannexation Agreement.

Section 6: The Permitee hereunder shall at all times comply with the terms and conditions of the special use permits and in the event of non-compliance, said permits shall be subject to revocation by appropriate legal proceedings.

Section 7: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the rezoning and granting of the special uses for the planned unit development as aforesaid.

Section 8: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED this 24TH day of JUNE, 1986, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: DAILY, FULTON, KOT, SEAMAN, VANDENBERG

NAYS: NONE

ABSENT: NONE

APPROVED by the President of the Village of Tinley Park on the 24TH day of JUNE, 1986.

Edward J. Zabrach
Village President

ATTEST:

Frank W. Germanjr.
Village Clerk

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PAMPHLET

BACK OF PAMPHLET

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