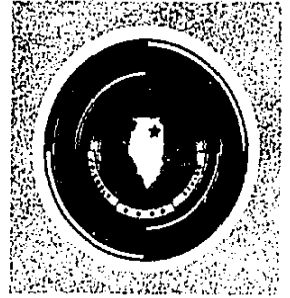


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VILLAGE OF HOMEWOOD

2020 CHESTNUT ROAD, HOMEWOOD, ILLINOIS 60430 ■ AREA 312 798-3000 87195518

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I hereby certify that the attached is a true and accurate copy of an ordinance passed by the President and Board of Trustees of the Village of Homewood on August 12, 1985.

87195518

Frank L. Myers
Deputy Village Clerk

OFFICIAL BUSINESS - VILLAGE OF HOMEWOOD

2020 Chestnut Road
Homewood, IL. 60430

Walter D. Cummings
VILLAGE ATTORNEY

RETURN TO Lock Box 46

Attorney Walter D. Cummings

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AN ORDINANCE GRANTING A ZONING VARIATION TO AUTHORIZE UNDERSIZED LOTS AND REDUCED SETBACK LINES FOR THE PROPOSED PINWOOD MANOR OF HOMEWOOD SUBDIVISION IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, Chapter 24, Division 13, of the Illinois Revised Statutes authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations; and

WHEREAS, said Chapter 24, Division 13, further authorizes the granting of a zoning variation by passage of an ordinance; and

WHEREAS, Petitioner has requested a zoning variation which would allow reduced lot sizes, reduced lot widths and reduced setback lines for Petitioner's proposed Pinewood Manor of Homewood Subdivision; 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 zoning variation for the property hereinafter described in accordance with the findings of fact hereinafter stated and subject to the terms and provisions thereof.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, THAT:

SECTION ONE - FINDINGS OF FACT:

In connection with this ordinance and based upon the record of public hearings before the Homewood Plan Commission, Zone Board of Appeals and Homewood Village Board and based upon evidence presented at all of said public hearings, the President and Board of Trustees herewith make findings of fact as follows:

(A) A petition for a zoning variation was filed by Bruti Associates, Ltd. as contract purchaser and Arthur Rowe and William and Ella Cohrs as property owners to allow an eighteen (18) lot single family subdivision on two five acre tracts of land located immediately east of Kedzie Avenue and north of Hedgerow Lane at Stockton and Fresno Streets extended. The requested variation would allow smaller lot sizes and lot widths and reduced setback lines than would otherwise be permitted under the present R-1 zoning of the subject property.

(B) Pursuant to said petition, a public hearing was held on June 11, 1986 before the Plan Commission of the Village of Homewood at the Homewood Village Hall. The Plan Commission recommended approval of the petition by a vote of 7-1-0.

(C) On June 18, 1986 pursuant to duly published notice, the Zone Board of Appeals of the Village of Homewood held a public hearing. Thereafter, the Zone Board recommended approval of petitioner's variation request by a vote of 4-1.

(D) In recommending approval of the variance petition, the Homewood Zone Board of Appeals found the following facts:

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- (1) The property is located immediately east of Kedzie Avenue and north of Hedgerow Lane, at Stockton and Fresno Streets extended, in an existing R-1 Single Family Residence District.
- (2) The subject property is zoned R-1 Single Family Residence District. This zoning district requires a minimum lot width of 80', a minimum lot area of 10,400, and a 30' front yard setback. The proposed lot sizes and setbacks are as follows:

Lot 1 - 172.5' x 150' = 25,875 square feet
Lot 2 - 170' x 150' = 25,500 square feet

(Lots 1 and 2 are currently improved with single family residences. These homes will remain, the subdivision merely provides new lots for these residences.)

Lot 3 - 75' x 140' = 10,500 square feet;
25' setback
Lots 4 thru 10 - 70' x 140' = 9,800 square feet;
25' setback
Lot 11 - irregular shape corner lot + 9,300 square feet; 25' setback
Lot 12 - 75' x 141.9' = 10,642 square feet;
25' setback
Lot 13 - 70' x 141.7' = 9,919 square feet;
25' setback
Lot 14 - 70' x 141.5' = 9,905 square feet;
25' setback
Lot 15 - 70' x 141.2' = 9,884 square feet;
25' setback
Lot 16 - 70' x 141' = 9,870 square feet;
25' setback
Lot 17 - 70' x 140.8' = 9,856 square feet;
25' setback
Lot 18 - 70' x 140.6' = 9,842 square feet;
25' setback

- (3) The proposed single family land use complies with the single family designation on Homewood's future land use map.
- (4) The proposed street lay-out meets the guidelines of the West Side street plan, although Fresno Lane is a curved street in the subdivision, rather than a 90 degree intersection.
- (5) The proposed subdivision includes a 3.34 park and detention site in a location as shown west of Sacramento Avenue, along the north line of the property.
- (6) East, south and west of the subject site are single family subdivisions similar to the proposed develop-

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ment. North of the property is the proposed single family and multi-family Cambridge Planned Unit Development.

- (7) The proposed Pinewood Manor provides lot sizes that are compatible with surrounding development. As an example, interior lot sizes on adjoining Hedgerow Lane and nearby Chayes Park Drive are 69' x 140' or 9,660 square feet.

(E) That the proposed variation will not impair an adequate supply of air and light to adjacent property or substantially increase the danger of fire or otherwise endanger public safety or substantially diminish property values in the neighborhood.

(F) That on November 28, 1979 the Homewood Plan Commission did recommend approval to the Village Board of a proposed West Side Street Plan. Said plan was ultimately approved by this Village Board. The proposed Pinewood Manor Subdivision will conform to that street plan.

(G) That the Village Board hereby finds that the requirements of Paragraph 1206.2 of the Homewood Zoning Ordinance have been satisfied by the Petitioner and by the entire proceedings held before the Homewood Plan Commission, Zone Board of Appeals and Homewood Village Board. This finding is based upon all of the above findings of fact and the Village Board hereby adopts those findings of fact for the purposes of this ordinance.

(H) That the President and Board of Trustees of the Village of Homewood are willing to grant a zoning variation for the subject property to allow the property to be subdivided as hereinafter provided and that the reasons for granting such variation are as stated in all of the above findings of fact.

SECTION TWO - GRANT OF VARIATION:

A zoning variation is hereby granted to Lots three (3) through eighteen (18) in Bruti's Pinewood Manor of Homewood Subdivision authorizing reduced lot widths, reduced lot areas and reduced setback lines. Said variations for each lot shall be as itemized on Exhibit "A" attached hereto and made a part of this ordinance.

SECTION THREE - LEGAL DESCRIPTION:

For recording purposes, the legal description of the property which is the subject of this ordinance is described as follows:

Lots 1 through 18 of Pinewood Manor of Homewood Subdivision being a subdivision of the Southwest Quarter of the Northwest Quarter of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian (excepting therefrom the South 1000 feet thereof) in Cook County, Illinois.

Permanent Tax Nos.: 31-01-106-010
31-01-106-011 *ml*

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SECTION FOUR - USE RESTRICTIONS AND CONDITIONS: 5 5 1 8

(A) This ordinance shall be effective only upon final approval by the President and Board of Trustees of the Village of Homewood of Petitioner's proposed Plat of Subdivision entitled "Pinewood Manor of Homewood." Said Plat of Subdivision shall contain a dedication of outlet "A" consisting of 3.3429 acres to the Homewood-Flossmoor Park District for park purposes and for water detention. Petitioner shall also convey said property to the Homewood-Flossmoor Park District by deed if requested by the Park District to do so.

(B) With the exception of the variations granted by this ordinance, Petitioner shall comply in all respects with the requirements of the Homewood Municipal Code and Homewood Zoning Ordinance No. M-537, as amended, in connection with said proposed Plat of Subdivision.

(C) Prior to the issuance of any building permit Developer shall deposit funds with the Village or enter into an escrow agreement in a form satisfactory to the Village to guarantee completion of all public improvements required by the Village in connection with the proposed subdivision.

(D) To help defray the cost of improvements in the park to be located adjacent to this subdivision, Developer shall donate the sum of Eighteen Thousand Dollars (\$18,000.00) to the Village. The Village will in turn forward those funds to the Homewood-Flossmoor Park District. Developer shall pay One Thousand Dollars (\$1,000.00) of these funds whenever Developer applies for a building permit for each lot of the subdivision except that Developer shall pay Three Thousand Dollars (\$3,000.00) when he applies for the sixteenth (16th) building permit.

SECTION FIVE - VIOLATION OF CONDITIONS:

Violation of any of the conditions of this ordinance shall automatically terminate the force and effect of the granting of this zoning variation and shall be considered as a violation of the Village of Homewood Zoning Ordinance No. M-537, as amended.

SECTION SIX - ADDITIONAL MATERIAL TO BECOME A PART OF THIS ORDINANCE:

(A) Homewood Plan Commission minutes of June 11, 1986, as they relate to the subject property.

(B) Homewood Zone Board of Appeals minutes of June 18, 1986, as they relate to the subject property.

(C) Homewood Village Board minutes of August 12, 1986, as they relate to the subject property.

(E) Any and all minutes of the Plan Commission, Zone Board of Appeals, Appearance Commission and Village Board as they relate to this Developer and the subject property.

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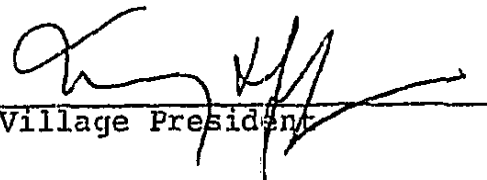
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SECTION SEVEN - RECORDING:

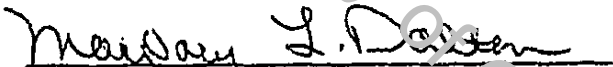
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This ordinance shall be attached to the final approved Plat of Bruti's Pinewood Manor of Homewood and shall be recorded at the time said plat is recorded either with the Cook County Recorder of Deeds or Registrar of Titles of Cook County as appropriate. Petitioner shall furnish the Village Attorney with either a copy of a title policy or a Torrens certificate to verify the correct office for recording of said plat and ordinance.



Village President

ATTEST:



Village Clerk

PASSED: 8/12/86
AYES: 4
NAYS: 0
ABSENT: 3

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EXHIBIT 'A'

R-1 Single Family Zoning District Requirements

Lot Width - 80 feet
Lot Area - 10,400 sq. ft.
Front Yard Setback - 30 feet

Pinewood Manor of Homewood Subdivision - Approved Variances

Lot

- 3 5' reduction in front yard setback
5' reduction in minimum lot width
- 4 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 5 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 6 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 7 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 8 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 9 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 10 5' reduction in front yard setback
10' reduction in minimum lot width
600 sq. ft. reduction in minimum lot area
- 11 5' reduction in front yard setback
Irregular shape corner lot
1,100 sq. ft. reduction in minimum lot area
- 12 5' reduction in front yard setback
5' reduction in minimum lot width
- 13 5' reduction in front yard setback
10' reduction in minimum lot width
481 sq. ft. reduction in minimum lot area

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8 7 1 9 5 5 1 8

Lot #

- 14 5' reduction in front yard setback
10' reduction in minimum lot width
495 sq. ft. reduction in minimum lot area
- 15 5' reduction in front yard setback
10' reduction in minimum lot width
516 sq. ft. reduction in minimum lot area
- 16 5' reduction in front yard setback
10' reduction in minimum lot width
530 sq. ft. reduction in minimum lot area
- 17 5' reduction in front yard setback
10' reduction in minimum lot width
544 sq. ft. reduction in minimum lot area
- 18 5' reduction in front yard setback
10' reduction in minimum lot width
558 sq. ft. reduction in minimum lot area

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NO TIME
NO ON

RECORDED
INDEXED
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COOK COUNTY RECORDER

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