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88429206

OFFICIAL BUSINESS  
VILLAGE OF HOMEWOOD  
Village Attorney

ORDINANCE NO. M- 917

AN ORDINANCE GRANTING FINAL APPROVAL TO THE SINGLE FAMILY RESIDENTIAL PORTION OF THE PINWOOD MANOR II DEVELOPMENT IMMEDIATELY SOUTH AND EAST OF THE SOUTHEAST CORNER OF 183RD AND KEDZIE AVENUE IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS.

RETURN TO BOX 46

WHEREAS, the President and Board of Trustees of the Village of Homewood granted preliminary approval to the Pinewood Manor II Development by adoption of Ordinance M-903 May 10, 1988; and

WHEREAS, Petitioner now seeks final approval of the single family residential portion of that proposed development consisting of 42 single family lots; and

WHEREAS, the President and Board of Trustees of the Village are willing to grant such final approval at this time subject to the terms and conditions of this ordinance.

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

An ordinance granting final approval of a 42 lot single family residential development as a part of the Pinewood Manor II planned unit development is hereby adopted as follows:

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SECTION ONE - FINDINGS OF FACT:

Based upon the record of public hearings before the Homewood Plan Commission, Zone Board of Appeals and Village Board, the President and Board of Trustees herewith make the following findings of fact:

- a) The subject property is a 14.2 acre parcel of property located at the southeast corner of 183rd Street and Kedzie Avenue, immediately south and east of the K-Mart and Jewel stores.
- b) Preliminary approval for the proposed Pinewood Manor II development was given by the Village by adoption of Ordinance M-903 on May 10, 1988. That approval included the proposed residential single family 42 lot development.
- c) Petitioner's proposal includes the dedication of a 1.7 acre park site to the Homewood-Flossmoor Park District which when combined with the Pinewood Manor park site to the south will create a 5 acre neighborhood park.

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## IN THE CIRCUIT COURT OF THE FIRST JUDICIAL DISTRICT OF THE STATE OF ILLINOIS

IN RE: THE ESTATE OF [Name], Deceased.  
[Name], Plaintiff,  
vs.  
[Name], Defendant.

Comes now the Plaintiff, [Name], and moves the Court for an order compelling the Defendant, [Name], to produce certain documents and records in the possession, custody, or control of the Defendant, to wit:

1. All bank statements and records for [Bank Name] for the period from [Date] to [Date].

2. All correspondence, including but not limited to checks, drafts, and letters, sent or received by the Defendant during the period from [Date] to [Date].

3. All records, including but not limited to account books, ledgers, and journals, maintained by the Defendant during the period from [Date] to [Date].

4. All records, including but not limited to contracts, agreements, and correspondence, relating to the Defendant's business operations during the period from [Date] to [Date].

The Plaintiff moves the Court for an order compelling the Defendant to produce the documents and records described above, and to pay the costs of this motion.

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- d) The proposal further provides for the dedication of public right-of-way for a connection to Stockton Avenue and also leading to 183rd Street.
- e) Petitioner has agreed to pay to the Homewood-Flossmoor Park District \$1,000.00 for each single family residential unit to be constructed. Petitioner has also agreed to pay to Flossmoor Elementary School District 161 \$600.00 for each single family residential unit to be constructed. The School District has agreed to refund those funds to the Developer at the end of ten (10) years if the funds have not been used to build additional classrooms.
- f) A public hearing concerning this proposed final approval was held before the Village Plan Commission July 13, 1988. That Commission recommended final approval by a vote of 7-0.

## SECTION TWO - FINAL APPROVAL OF SINGLE FAMILY RESIDENTIAL PORTION OF PINWOOD MANOR II PLANNED UNIT DEVELOPMENT:

Final approval of the single family residential portion of Pinewood Manor II Development is hereby granted to permit the following described property:

Lots 1 through 42 inclusive and Outlots 1 and 2 of the Pinewood Manor of Homewood 1st Addition, being a subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois,

to be developed with a 42 lot single family subdivision consisting of approximately 12.5 acres.

Final approval is hereby granted to permit the following described property:

Outlot 3 of Pinewood Manor of Homewood 1st Addition, being a subdivision of part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois,

to be dedicated to the Homewood-Flossmoor Park District as a park site.

Permanent Index Nos: 31-01-100-009, 31-01-100-013  
and 31-01-100-014

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All approvals hereunder are subject to the conditions and restrictions of this ordinance.

## SECTION THREE - APPROVAL OF DOCUMENTS:

The following documents are hereby approved as hereinafter provided and made a part of this ordinance:

Plans prepared by Joseph A. Schudt & Associates dated July 5, 1988, as revised August 23, 1988, entitled "Pinewood Manor of Homewood 1st Addition Improvement Plans" consisting of eleven pages as follows:

Page 1	Cover Sheet
Page 2	Paving and Streetlight Construction Details and Legend
Page 3	Sewer and Water Construction Details
Pages 4 & 5	Sewer and Water Construction Plans
Pages 6 & 7	Site Grading Plans and Storm Sewer
Page 8	Offsite Receiving Storm Sewer
Pages 9 & 10	Paving Construction Plans
Page 11	Construction Specifications

All construction of the single family residential development under the proposed planned unit development shall be in accordance with the requirements of this ordinance, the Homewood Municipal Code and the said plans as approved by this ordinance or as later revised by the Village Director of Public Works. There shall be no substantial deviation therefrom without the prior consent of the Homewood Village Board.

## SECTION FOUR - CONDITIONS AND RESTRICTIONS:

The approval granted by this ordinance is subject to the following conditions and restrictions. Failure to comply with any of those conditions and restrictions shall constitute grounds for the repeal of this ordinance. Such conditions and restrictions are as follows:

a) At the time of issuance of each single family residential permit, Petitioner shall deposit with the Village the sum of \$1,000.00 for each such permit, such funds to be transferred by the Village to the Homewood-Flossmoor Park District, and shall also pay to the Village the sum of \$600.00 per permit which shall be transferred by the Village to Flossmoor Elementary School District 161. No single

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Approved and recommended by the Board of Supervisors of Cook County, Illinois, on this 15th day of June, 1964.

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family residential building permit shall issue without the said funds being paid to the Village in each case.

b) Prior to the issuance of any single family residential building permit, Petitioner shall have dedicated and deeded to the Homewood-Flossmoor Park District clear title to the proposed 1.7 acre park site.

c) Prior to the issuance of any building permit, Petitioner shall obtain approval of final engineering and drainage plans from the Village Director of Public Works.

d) Prior to the issuance of any building permit, Petitioner 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, if any, required by the Village in connection with the proposed development.

#### SECTION FIVE - TIME LIMITATIONS:

The proposed single family residential portion of the Pinewood Manor II Development shall be substantially under construction no later than one year from the effective date of the ordinance. Failure to substantially commence construction within that time or failure to complete construction within two years from the effective date of this ordinance shall constitute grounds for the Village Board to declare this ordinance null and void.

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

The following documents shall also become a part of this ordinance as follows:

1. Homewood Plan Commission minutes of July 13, 1988, as they relate to the subject development.
2. Homewood Village Board minutes of July 26, 1988, and September 13, 1988, and future minutes of the Homewood Village Board as they deal with this project.

#### SECTION SEVEN - RECORDING:

The Village Attorney shall cause this ordinance to be recorded in the office of the Recorder of Deeds or registered with the Registrar of Titles of Cook County, Illinois, as appropriate. The Petitioner shall furnish the Village Attorney with a copy of either a title policy or a Torrens certificate covering the subject property for recording purposes.

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1908.

ROBERT H. HALL, Clerk of the Court.

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ROBERT H. HALL, Clerk of the Court.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1908.

ROBERT H. HALL, Clerk of the Court.

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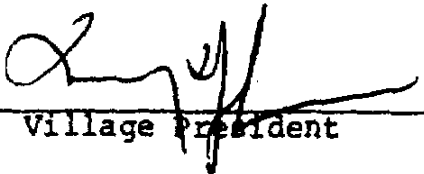


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SECTION EIGHT - EFFECTIVE DATE:

This ordinance shall be in full force and effect from and after its passage, approval and publication in accordance with law.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

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DEPT-09. \$1.60  
T#1111 TRAN 6616 09/20/88 10:43:00  
#6018 # A \*-88-429206  
COOK COUNTY RECORDER

88429206

PASSED: 9/13/88  
AYES: 4  
NAYS: 2  
ABSENT: 0

\$1.60

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\$16.00

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STATE OF ILLINOIS  
IN SENATE  
January 10, 1900  
REPORT OF THE  
COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO RESOLUTION PASSED  
MAY 11, 1899

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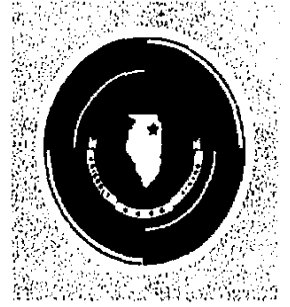
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VILLAGE OF HOMEWOOD 8 8 4 2 9 2 0 6

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



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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 September 13, 1988.

Margaret L. [Signature]  
Village Clerk

Office 88429206

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01/20/2023