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OFFICIAL BUSINESS: VILLAGE OF HOMEWOOD
Attorney Walter D. Cummings
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PLEASE RETURN TO: LOCK BOX 46

ORDINANCE NO. M-891

90203613

AN ORDINANCE APPROVING JUILLET'S RESUBDIVISION OF THE PROPERTY AT THE SOUTHWEST CORNER OF KEDZIE AVENUE AND 185TH PLACE, HOMEWOOD, ILLINOIS, TO ALLOW THE CREATION OF THREE LOTS, ONE OF WHICH WILL HAVE ONLY A 75.5 FOOT FRONTAGE.

WHEREAS, Petitioner is the owner of a parcel of real estate with 200 feet fronting on 185th Place and 204.57 feet fronting on Kedzie Avenue, commonly known as 3201 West 185th Place, Homewood, Illinois; and

WHEREAS, said parcel of real estate is presently zoned R-1; and

WHEREAS, Petitioner desires to subdivide said parcel into three lots; and

WHEREAS, Lots 1 and 3 of the proposed subdivision would satisfy the R-1 zoning requirements but Lot 2 would have a frontage of only 75.5 feet on 185th Place rather than 80 feet as required in the R-1 area; and

WHEREAS, the Village's Plan Commission and Zone Board of Appeals have recommended approval of the requested subdivision and the President and Board of Trustees are willing to grant that approval 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:

SECTION ONE - FINDINGS OF FACT:

In granting Petitioner's requested variance and approving his proposed plat of resubdivision, the President and Board of Trustees hereby make the following findings of fact:

- (a) The subject site is a 200' x 204', 40,800 square foot parcel at the southwest corner of Kedzie Avenue and 185th Place. The property is zoned a R-1 Single Family Residence District.
- (b) The existing R-1 district requires an 80' lot width and a 10,400 square foot lot area. The proposed lot sizes are as follows:

Lot 1 - 124' x 124' = 15,376 square feet
Lot 2 - 75' x 165'+ = 12,421 square feet
Lot 3 - 80' x 160'+ = 12,974 square feet

The width of Lot 2 would be substandard and would require a zoning variation.

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- (c) The Zone Board of Appeals found that the proposed lot sizes are consistent with the area. The 75' width of Lot 2 is similar to the 74' lot approved with McGrath's Subdivision, directly across the street from the subject site. The Zone Board noted that this nearby lot had been developed, and it does not appear that reducing this lot width has had an adverse effect on the area.
- (d) The Zone Board approved an administrative variance to reduce the 40' rear yard of Lot 1 to 30'. The Zone Board noted that only a small part of the residence is at this 30' setback. Most of the home is at a 35' setback, providing sufficient amounts of open space on the lot.
- (e) The Plan Commission reviewed and approved the request at their meeting of September 23, 1987.

SECTION TWO - GRANT OF VARIATION:

A zoning variance is hereby granted to the following described property:

Lot 12 in Hughes Subdivision, being a subdivision in the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 and the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 in Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 32-02-203-023

Commonly known as 3201 West 185th Place
Homewood, Illinois 60430

to allow said property to be subdivided into three lots, each measuring as follows:

Lot 1 - 124' x 124' = 15,376 square feet
Lot 2 - 75' x 165'+ = 12,421 square feet
Lot 3 - 80' x 160'+ = 12,974 square feet

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SECTION THREE - APPROVAL OF PLAT OF SUBDIVISION:

Juillet's Plat of Resubdivision of the subject property is hereby approved. A copy of said plat is attached to this ordinance and marked Exhibit "A" and made a part hereof.

SECTION FOUR - RECORDING:

Petitioner shall furnish the Village with a copy of either a title insurance policy or Torrens certificate so that the Plat of Resubdivision may be recorded or registered as appropriate. The Village Attorney is directed to cause the said plat to be recorded with the Recorder of Deeds of Cook County, Illinois, or registered with the Registrar of Titles of Cook County, Illinois, as appropriate.

SECTION FIVE - EFFECTIVE DATE:

This ordinance shall be effective upon its passage and approval as provided by law.

Manny Hoffman
Village President

ATTEST:

Marjory L. Dalton
Village Clerk

DEPT-09 MISC 13.00
T#2222 TRAN 4743 05/03/98 10:36:00
#1887 # B *-90-203613
COOK COUNTY RECORDER

PASSED: 11/24/87
AYES: 5
NAYS: 0
ABSENT: 1

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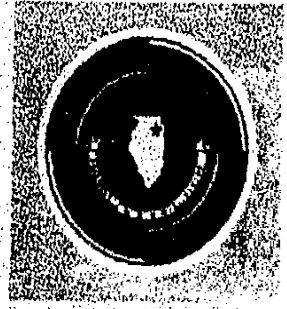
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VILLAGE OF HOMEWOOD

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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 November 24, 1987.

Ray Gowack
Deputy Village Clerk

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15.00

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11/15/2016