

AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT
FINAL DEVELOPMENT PLAT FOR THE HOMEWOOD SHERATON HOTEL PARKING
LOT EXTENSION IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS

WHEREAS, by Ordinance No. M-502 passed and approved September 24, 1974 the President and Board of Trustees of the Village of Homewood granted final approval for a planned unit development to be developed as a Sheraton Motor Hotel facility; and

WHEREAS, said facility has currently requested approval of a second planned unit development for the extension of parking lot facilities along 174th Street immediately west of the said hotel facility, and

WHEREAS, the President and Board of Trustees of the Village of Homewood are willing to approve said final planned unit development plat 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 approval of a planned unit development final development plat for a parking lot extension for the Homewood Sheraton Motor Hotel facility be and the same is hereby adopted as follows:

SECTION ONE - FINDINGS OF FACT:

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

a) The proposed parking lot extension fronts on 174th Street immediately west of the existing Sheraton Motor Hotel facility.

b) The parking lot design provides an additional 185 spaces for parking at the hotel and provides no access onto 174th Street. The only access to the proposed parking lot will be through the existing parking facilities behind the hotel.

c) After a public hearing before the Village's Plan Commission on September 23, 1987, that Commission recommended approval of the final planned unit development by a vote of 6-0.

SECTION TWO - APPROVAL OF PLANNED UNIT DEVELOPMENT:

Approval of a final plat for a planned unit development, as authorized by Section II of the Homewood Zoning Ordinance, is hereby granted to permit the following described property:

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That part of the east 1/2 of the southeast 1/4 of Section 29, Township 36 North, Range 14 east of the Third Principal Meridian, bounded and described as follows: Commencing at the point of intersection of a line 1963.94 feet south of and parallel with the north line of the southeast 1/4 of said Section 29 with a line 83.00 feet west of and parallel with the east line of the southeast 1/4 of said Section 29 as measured on the north line thereof (said point of commencement being also the point of intersection of a west line of the Northern Illinois State Toll Highway Parcel No. T-1A-502(18-1) with the south line of the Northern Illinois State Toll Highway Parcel No. T-1A-502); thence (the following three courses being on two west lines and on a north line of the Northern Illinois State Toll Highway Parcel T-1A-502(18-1) south 00 degrees 00 minutes 00 seconds east a distance of 4.62 feet; thence south 90 degrees 00 minutes 00 seconds east a distance of 33.00 feet; thence south 00 degrees 00 minutes 00 seconds west a distance of 425.38 feet for the point of beginning of the hereinafter described parcel of land; thence north 90 degrees 00 minutes 00 seconds west a distance of 617.08 feet to a point on a line 667.08 feet west of and parallel with the east line of the southeast 1/4 of said Section 29; thence north 00 degrees 00 minutes 00 seconds east on the last described line a distance of 320.00 feet; thence south 90 degrees 00 minutes 00 seconds east a distance of 24.00 feet to a point on a line 643.08 feet west of and parallel with the east line of the southeast 1/4 of said Section 29; thence north 00 degrees 00 minutes 00 seconds east on the last described line a distance of 172.96 feet to a point on the south line of the Northern Illinois State Toll Highway Parcel No. T-1A-501-2 (said point being distant 1.35 feet west of the most westerly corner of the Northern Illinois State Toll Highway Parcel No. T-1A-502); thence south 89 degrees 41 minutes 20 seconds west on the south line of said Parcel No. T-1A-501-2, a distance of 687.38 feet to a point on the west line of the east 1/2 of the southeast 1/4 of said Section 29; thence south 00 degrees 03 minutes 40 seconds east on the last described line a distance of 517.91 feet to a point; thence south 90 degrees 00 minutes 00 seconds east a distance of 304.98(6) feet to a point on a line 1024.94 feet west of and parallel with the east line of the southeast 1/4 of said Section 29; thence North 00 degrees 00 minutes 00 seconds east on the last described line a distance of 4.13 feet to a point; thence south 90 degrees 00 minutes 00 seconds east a distance of 80.33 feet to a point on a line 944.61 feet west of and parallel with the east line of the southeast 1/4 of said Section 29; thence south 00 degrees 00 minutes 00 seconds east on the last described line a distance of 58.24 feet to a point; thence south 90 degrees 00 minutes 00 seconds east a distance of 199.94 feet to a point on a line 744.67 feet west of and parallel with the east line of the southeast 1/4 of said Section 29; thence south 00 degrees 00 minutes 00 seconds East on the last described line a distance of 16.76 feet to a point; thence south 90 degrees 00 minutes 00 seconds east a distance of 711.67 feet to a point on the west right of way of Halsted Street (being a line 33.00 feet west of and parallel with the east line of the southeast 1/4 of said Section 29); thence north 00 degrees 00 minutes 00 seconds east on the last described line a distance of 24.53 feet to the most southerly corner of Northern Illinois State Toll Highway Parcel No. T-1A-18-1; thence (the following two courses being on the southwesterly and a west line of said parcel

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No. T-1A-18-1) north 25 degrees 54 minutes 23 seconds west a distance of 38.91 feet; thence north 00 degrees 00 minutes 00 seconds east a distance of 40.04 feet to the point of beginning, all in Cook County, Illinois (containing 426,898 square feet or 9,800 acres).

PIN: 29-29-409-013 and 014

to be developed as an extension of the parking lot facilities for the Homewood Sheraton Motor Hotel facility, subject to the conditions and restrictions of this ordinance.

SECTION THREE - APPROVAL OF DOCUMENTS:

The planned unit development final plat consisting of one page dated August 21, 1987 prepared by Tech III Consulting Group, Inc. entitled "Homewood Sheraton Parking Lot Extension" is hereby approved. There shall be no substantial deviation from this plan as approved by this ordinance or as later modified by the Village Director of Public Works without the prior consent of the Homewood Village Board.

SECTION FOUR - CONDITIONS AND RESTRICTIONS:

a) All proposed construction and public improvements in connection with the proposed development shall be done in accordance with the requirements of the Homewood Municipal Code as amended.

b) No building permit shall issue until all building and engineering plans have been submitted to and approved by the Village Director of Public Works.

SECTION FIVE - TIME LIMITATIONS:

The proposed parking facility expansion shall be substantially under construction no later than one year from the effective date of this ordinance. Failure to substantially commence construction within that time or failure to complete construction within two (2) 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:

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1. Homewood Plan Commission minutes of September 23, 1987 as they relate to the subject development.

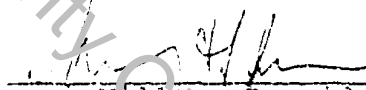
2. Homewood Village Board minutes of October 13, 1987 and future minutes of the Homewood Village Board as they deal with this project.

SECTION SEVEN - RECORDING:

The Village Attorney is directed to cause this ordinance and the said final planned unit development plat to be recorded in the office of the Recorder of Deeds or 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. Petitioner shall also obtain the necessary certification from the Cook County Map Department that there are no real estate taxes owing on the subject property prior to submitting said plat to the Village for recording.


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
Deputy

PASSED: 10/13/87
AYES: 4
NAYS: 0
ABSENT: 2

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VILLAGE OF HOMEWOOD **UNOFFICIAL COPY**

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



Property of Cook County Clerk's Office

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 October 13, 1987.

Ray Gosack
Deputy Village Clerk

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