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

ORDINANCE NO. M-927

90229997

AN ORDINANCE GRANTING FINAL APPROVAL TO A PORTION OF THE PARK PLACE PLAZA PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION OF A DUNKIN' DONUTS RESTAURANT ON SITE G OF THAT PLANNED UNIT DEVELOPMENT IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS.

WHEREAS, by Ordinance M-900 passed and approved by the Homewood Village Board April 12, 1988, the Village gave preliminary approval for the construction of a Dunkin' Donuts Restaurant on Site G of the Park Place Plaza Planned Unit Development; and

WHEREAS, Dunkin' Donuts, Inc. has now petitioned the Village for final approval of that proposed restaurant; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, are willing to approve the construction of a Dunkin' Donuts Restaurant on Site G of the Park Place Plaza Planned Unit Development, 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 for the construction of a Dunkin' Donuts Restaurant on Site G of the Park Place Plaza Planned Unit Development, 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 subject property is Site G as shown on the Park Place Plaza Final Planned Unit Development Plat.

(b) The said Site G is a .755 acre parcel located on the east side of Halsted Street south of 175th Street and is an outlot of the Park Place Plaza Planned Unit Development.

(c) The proposal calls for a 1,770 square foot restaurant facility.

(d) Preliminary approval for development of Site G with a Dunkin' Donuts Restaurant was given by Ordinance M-900 passed and approved by the Homewood Village Board April 12, 1988.

(e) At its public meeting of October 12, 1988, the Plan Commission recommended approval of Petitioner's request by a 6-0 vote with a recommendation that a brick enclosure be provided for the walk-in freezer and trash area at the rear of the building.

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(f) At its public meeting of October 3, 1988, the Appearance Commission reviewed the building and landscaping plans and recommended approval of said plans with a further recommendation that additional bushes be planted as a barrier between the north parking row and the drive-thru driveway.

SECTION TWO - APPROVAL OF USE OF SITE G FOR DUNKIN' DONUTS RESTAURANT:

Approval is hereby granted to permit the following described property:

Lot 3 in "The Park Place Plaza" being a subdivision of part of the Northwest 1/4 of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, being more particularly described as follows: Commencing at the Northwest corner of said Section 33; thence South $89^{\circ} 41' 25''$ East (basis of bearing from subdivision plat) 70.00 feet along the North line of Section 33 (said North line being the center line of 175th Street) to the intersection point of said North line with the East right-of-way line of Halsted Street extended North, thence South $0^{\circ} 00' 00''$ East 908.71 feet along the East right-of-way line of Halsted Street to the point of beginning; thence North $90^{\circ} 00' 00''$ East 238.00 feet; thence South $0^{\circ} 0' 00''$ East 140.00 feet; thence South $90^{\circ} 00' 00''$ West 238.00 feet to the East right-of-way line of Halsted Street; thence North $0^{\circ} 00' 00''$ East 140.00 feet along the East right-of-way line of Halsted Street to the point of beginning.

Permanent Tax No. 29-33-100-027

Commonly known as 17579 Halsted Street,
Homewood, Illinois 60430

Site G on the Park Place Plaza Final Planned Unit Development Plat,

to be developed to allow the construction of a Dunkin' Donuts Restaurant having a square footage of 1,770 feet.

SECTION THREE - APPROVAL OF DOCUMENTS:

The following documents prepared by John T. Staub & Associates P.C. are hereby approved and made a part of this ordinance:

Site Plan dated September 12, 1988 as amended September 23, 1988 and October 18, 1988.

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Landscape Plan dated September 12, 1988.

Exterior Elevations Plan dated September 12, 1988,
as amended October 18, 1988.

There shall be no substantial deviation from the above documents as approved other than as required 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 in connection with the proposed development shall be done in accordance with the requirements of the Homewood Municipal Code as amended.

(b) Owner of the subject property shall permit an annual fire inspection of the premises and pay the fee for that inspection.

(c) The freezer and dumpster behind the building shall be enclosed in a manner satisfactory to the Village.

(d) Additional bushes as required by the Village shall be added as a barrier between the north parking row and the drive-thru driveway of the proposed facility.

(e) No construction permit shall issue until all footings and foundations are in place for that portion of the Park Place Plaza Planned Unit Development that received final approval by passage of Ordinance M-900.

(f) No occupancy permit shall issue until all public and private utility improvements are constructed and accepted or approved by the Village.

SECTION FIVE - TIME LIMITATIONS:

The proposed building 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 (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 October 12, 1988, as they relate to the subject development.
2. Homewood Appearance Commission minutes of October 3, 1988, as they relate to the subject development.
3. Homewood Village Board minutes of October 25, 1988, November 15, 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 and the planned unit development plat approved by this ordinance, and other supporting documents as appropriate, to be recorded in the office of the Recorder of Deeds or Registrar of Titles of Cook County, Illinois, as appropriate. Petitioner shall furnish the Village Attorney with appropriate documentation to verify whether the property is registered under the Torrens Act and if so, shall furnish all documents necessary to cause this ordinance and the planned unit development plat to be registered.

SECTION EIGHT - EFFECTIVE DATE:

This ordinance shall be effective upon its passage, approval and publication in accordance with law.

Manny Hoffman
Village President

ATTEST:

Marjory L. Dalton
Village Clerk

PASSED: 11/15/88
AYES: 6
NAYS: 0
ABSENT: 0

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



Property of Cook County Clerk's Office 90229997

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 15, 1988.

Ray Corack
Deputy Village Clerk

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