

Handwritten initials

- (a) the subject property is a 1.82 acre parcel of property located on the north side of Maple Road, East of President's Drive, in the Washington Park Planned Unit Development.
- (b) The Zoning Ordinance requires 121 parking spaces. Petitioner's proposal provides 128 parking spaces including 2 required handicapped spaces. which will be reduced to 124 spaces by this ordinance.
- (c) The Village's open space requirement for an office development is 5%. Petitioner's plan provides 20% open space.

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:

SECTION ONE - FINDINGS OF FACT:

An ordinance granting approval of a planned unit development final development plat for construction of a four-story 28,600 square foot office building plus basement use in the Washington Park Planned Unit Development in the Village of Homewood, Cook County, Illinois, is hereby adopted as follows:

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

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, are willing to approve the final development plat subject to the terms and conditions of this ordinance.

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, are willing to approve the final development plat for a planned unit development to allow the construction of a four-story 28,600 square foot office building plus basement use; and

WHEREAS, Richmond Development Company has filed a petition for approval of a final development plat for a planned unit development to allow the construction of a four-story 28,600 square foot office building plus basement use; and

AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAT PROVIDING FOR THE CONSTRUCTION OF A FOUR-STORY, 28,600 SQUARE FOOT OFFICE BUILDING ON A 1.82 ACRE PARCEL LOCATED ON THE NORTH SIDE OF MAPLE ROAD, SAID PROPERTY HAVING ITS EASTERN BOUNDARY APPROXIMATELY 446 FEET WEST OF HALSTED STREET IN THE VILLAGE OF HOMEWOOD, COOK COUNTY, ILLINOIS

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(d) At its public meeting of September 26, 1990, the Plan Commission by a unanimous vote recommended approval of Petitioner's Final Planned Unit Development Plat with the following Recommendations:

- (1) low level lighting be provided;
- (2) the dumpster be screened;
- (3) driveway width be increased to 30 feet; and
- (4) sidewalks be installed on Maple Road.

SECTION TWO - APPROVAL OF PLANNED UNIT DEVELOPMENT:

Approval of a final plat for a planned unit development as authorized by Section 11 of the Homewood Zoning Ordinance, is hereby granted to permit the following described property:

That part of the Northeast quarter of Section 32, Township 36 North, Range 14 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Maple Leaf Subdivision as recorded February 16, 1989 as Document No. 89072721; thence North 0 degree West 219.00 feet along a line 60 feet West of and Parallel to the West line of Commercial Subdivision Unit No. 2 to the North line of Maple Avenue as dedicated; thence North 90 degrees West 300.23 feet along last said North line to a point of curve; thence Westerly along a curve convex to the South having a radius of 470.00 feet and an arc distance of 56.94 feet to the place of beginning, all in Cook County, Illinois.

Commonly known as: 900 Maple Road
Homewood, IL 60430
PIN No. 29-32-200-038-0000

to be developed to allow the construction of a four-story, 28,600 square foot office building plus basement use.

SECTION THREE - APPROVAL OF DOCUMENTS:

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

- (a) Site Plan prepared by Joseph A. Schudt & Associates, consisting of one page, identified as Project No. 90-80 dated September 13, 1990, Revised September 20, 1990, but subject to the conditions established by this ordinance.

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- (b) Landscaping Plan prepared by Linden Group, Inc. identified as Project No. 121.90 dated 9-26-90 which incorporates the above mentioned conditions.

Other than changes required by this ordinance, there shall be no substantial deviation from the above documents as approved 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 necessary plans have been approved by the Village including but not limited to building plans, engineering plans and water detention/drainage plans.

(c) Prior to issuance of a building permit, Petitioner shall guarantee construction of any public improvements it will make in connection with this project as required by Sections 1102.93 and 1102.94 of the Zoning Ordinance of the Village of Homewood.

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

(e) Prior to the issuance of a building permit, petitioner shall furnish a revised final development plat showing the following changes in the project:

- (1) the eastern driveway onto Maple Road shall be aligned with the commercial driveway on the south side of Maple Road and shall be 30 feet in width;
- (2) the first two parking spaces on each side of the front entrance to the project shall be deleted and used as open landscaped green space, as approved by the Village;
- (3) parking lot lighting shall be shielded so as not to glare off of the property;
- (4) the dumpster shall be screened in a manner to be approved by the Village; and
- (5) sidewalks shall be installed on the Maple Road frontage of the property.

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SECTION FIVE - TIME LIMITATIONS:

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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:

1. Homewood Plan Commission minutes of September 26, 1990, as they relate to the subject development.
2. Homewood Village Board minutes of October 23, 1990, and April 11, 1989.

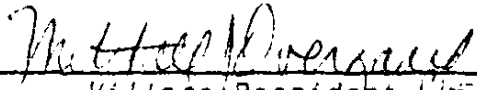
SECTION SEVEN - RECORDING:

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

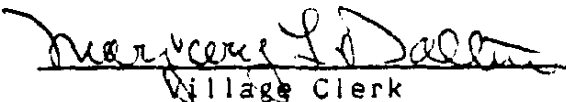
policy or a Torrens Certificate covering the subject property for recording purposes. Petitioner shall also obtain the necessary certification from the Cook County Map Department that there are no real estate taxes owing on the subject property prior to submitting said plat to the Village for recording.

SECTION EIGHT - EFFECTIVE DATE:

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


Village President

ATTEST:


Village Clerk

PASSED: 11/13/90

AYES: 5

NAYS: 0

ABSENT: 2

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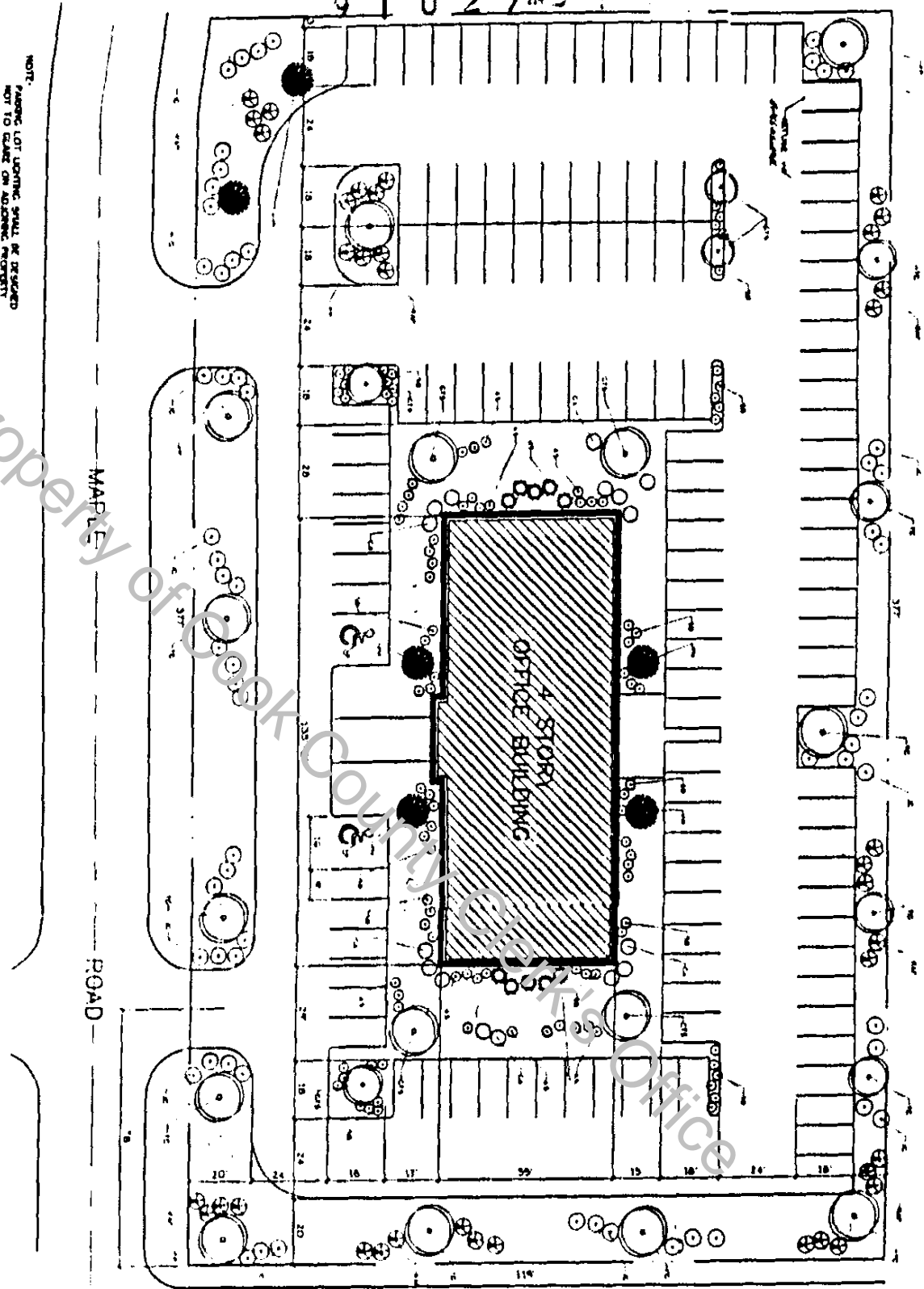
NOTE:
PARKING LOT LIGHTING SHALL BE DESIGNED
NOT TO CAUSE ON ADJACENT PROPERTY

TOTAL LAND AREA
BUILDING AREA
PARKING FOR

79,170 SF
30,000 SF
129 CARS

S I T E P L A N

1" = 20'-0"



| REVISIONS | |
|-----------|------------------|
| Date | By |
| 7/26/97 | Michael Albrecht |
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| | |
|-------------|---------|
| Date | 7/26/97 |
| Drawn by | |
| Checked by | |
| Project | |
| Field Check | |
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LINDEN GROUP INC.
ARCHITECTS LAND PLANNERS

900 RIDGE ROAD HOMEWOOD, ILLINOIS 60131 (708) 722-4400



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| <u>MARK</u> | <u>COMMON NAME</u> | <u>LATIN NAME</u> | <u>SIZE</u> |
|-------------|-----------------------|--------------------------|-------------|
| TC | Littleleaf Linden | Tilia Cordata | 2-1 1/2" |
| LTCRS | Skyline Honeylocust | Gleditsia Tricanehos | 2-2 1/2" |
| IPN | Austrian Pine | Pinus Nigra | 5' high |
| OV | Wentworth Viburnum | Viburnum Trilobum | 24" high |
| SB | Gold Flame Spirea | Spiraea Bonaida | 15" high |
| JNC | Common Kallay Juniper | Juniperus Communis | 18" high |
| RAP | Dwarf Alpine Currant | Ribes Alpicum "Pomilium" | 15" high |
| CA | Cranberry Cotoneaster | Cotoneaster Adsculatus | 15" high |
| AS | Arrow-Wood | Viburnum Dentatum | 15" high |

Trimmed landscape beds filled with small Keramic stone
 All planting beds filled with 3" hardwood fibermulch
 Sod & hydroseed as needed

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| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">Order #</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">Project</td> <td style="font-size: 8px;">Client</td> </tr> <tr> <td style="font-size: 8px;">Drawn</td> <td style="font-size: 8px;">Checked</td> </tr> <tr> <td style="font-size: 8px;">Scale</td> <td style="font-size: 8px;">Sheet</td> </tr> <tr> <td style="font-size: 8px;">Title</td> <td style="font-size: 8px;">Date</td> </tr> <tr> <td style="font-size: 8px;">Author</td> <td style="font-size: 8px;">Project</td> </tr> <tr> <td style="font-size: 8px;">Date</td> <td style="font-size: 8px;">Sheet</td> </tr> <tr> <td style="font-size: 8px;">Title</td> <td style="font-size: 8px;">Date</td> </tr> </table> | Order # | Date | Project | Client | Drawn | Checked | Scale | Sheet | Title | Date | Author | Project | Date | Sheet | Title | Date | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; font-size: 8px;">REVISIONS</th> </tr> <tr> <td style="font-size: 8px;">Date</td> <td style="font-size: 8px;">Description</td> </tr> <tr> <td style="font-size: 8px;">12/28/90</td> <td style="font-size: 8px;">Revised Alignment</td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> <tr> <td style="font-size: 8px;"> </td> <td style="font-size: 8px;"> </td> </tr> </table> | REVISIONS | | Date | Description | 12/28/90 | Revised Alignment | | | | | | | | | | |
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| Drawn | Checked | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Scale | Sheet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Title | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Author | Project | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Date | Sheet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Title | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Date | Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12/28/90 | Revised Alignment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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LINDEN GROUP INC.

ARCHITECTS LAND PLANNERS

900 HIGHL ROAD PORTLAND, OREGON 97208

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Village of Homewood

2020 CHESTNUT ROAD
HOMEWOOD, ILLINOIS 60430-1776
708-798-3000

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 13, 1990.

Ray Erhardt

Deputy Village Clerk

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