

UNOFFICIAL COPY

RETURN TO
BOX 46

92790499

OFFICIAL BUSINESS - VILLAGE OF HOMEWOOD
2020 Chestnut, Homewood
Attorney: Walter D. Cummings

ORDINANCE NO. M- 1076

**AN ORDINANCE APPROVING THE AMENDMENT OF AN EXISTING SPECIAL
USE TO PERMIT CONSTRUCTION BY THE HOMEWOOD BAPTIST CHURCH
OF AN ADDITION TO THE CHURCH STRUCTURE AT THE SOUTHEAST
CORNER OF GOVERNORS HIGHWAY AND 183RD STREET
HOMEWOOD, COOK COUNTY, ILLINOIS**

92790499

WHEREAS, on August 24, 1976, the President and Board of Trustees of the Village of Homewood passed and approved Ordinance No. M-537, the Zoning Ordinance of the Village of Homewood, Illinois, which ordinance defined Special Use as any building, structure, or use which on the effective date of that ordinance complied with the applicable regulations governing special uses of the zoning district in which such building, structure or use is located; and

WHEREAS, the church building of the Homewood Baptist Church at the southeast corner of 183rd Street and Governors Highway was a recognized Special Use at the time of the adoption of said ordinance; and

WHEREAS, on October 24, 1982, the President and Board of Trustees of the Village of Homewood passed and approved Ordinance No. M-969, which authorized an amendment of the existing special use to permit construction of an addition to the south of the church structure for use as a new sanctuary and extensive parking lot and access drive reconfiguration; and

WHEREAS, Petitioner now desires an amendment to said previously granted special use to construct a much smaller addition to the east of the church structure for use as a multi-purpose room and administrative offices, without a parking lot reconfiguration; and

2

WHEREAS, the President and Board of Trustees of the Village of Homewood are willing to approve an amendment of that Special Use, but subject to the conditions and provisions 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 - SPECIAL USE AMENDMENT:

The Special Use previously granted to the Homewood Baptist Church hereby is amended to authorize the construction of an addition to the existing church structure at the following described property:

92790499

2/KE

UNOFFICIAL COPY

-2-

A parcel of land being part of the West 1/2 of Lot 2 in the Northeast 1/4 of Section 1, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois of said parcel of land being described as follows:

Beginning at a point on the East line of said West 1/2 of Lot 2, said point being 50 feet South of the North line of said Northeast 1/4 of Section and running thence South along said East line a distance of 336.75 feet to an intersection with the Northeasterly line of 100 feet right-of-way of State Route 49; thence Southwesterly along the Northeasterly line of State Route 49, being a curved line convexed Northwesterly and having a radius of 2543.48 feet a distance of 743.90 feet to an intersection with the Easterly line of 100 feet right-of-way of Governors Highway; thence Northeasterly along said Easterly line of Governors Highway being a curved line convexed Southeasterly and having a radius of 4451.56 feet, a distance of 819.97 feet; thence Northeasterly on a curved line convexed Northwesterly having a common tangent with last described course and having a radius of 50.44 feet a distance of 11.88 feet to a point of tangency with a line drawn parallel with and 50 feet South of the North line of the Northeast 1/4 Section; thence East along said parallel line a distance of 301.61 feet to the point of beginning in Cook County, Illinois.

Said addition to be used as a multi-purpose meeting room with administrative offices. Said addition shall be located and constructed in accordance with the terms and conditions of this ordinance.

SECTION TWO - USE RESTRICTIONS AND CONDITIONS:

(A) The site plan dated June 9, 1992, prepared by Arete' 3 Architect and identified as SP-1 Base Concept "A", Homewood Baptist Church, is hereby made a part of this ordinance. The proposed construction and use authorized by this ordinance shall comply in detail with the plan and there shall be no substantial deviation therefrom without the prior consent of the Village Board, other than as modified by this ordinance.

(B) Prior to the issuance of a building permit, Petitioner shall:

- (1) Design and have approved by the Village's Director of Public Works or his nominee, a

92793199

UNOFFICIAL COPY

-3-

stormwater detention system, sufficient to meet the requirements of the Homewood Municipal Code. This design shall show the type of outlet structure and the depth and limits of the planned retention area(s) and shall be for the entire church site.

(C) Petitioner shall not use the proposed addition until an occupancy permit has been issued for its use by the Village. No such occupancy permit shall issue until:

(1) The required stormwater detention system is constructed;

(2) Petitioner has complied with all requirements of this ordinance and the Homewood Municipal Code.

(D) This ordinance does not approve the "future additions" shown on the Site Development Plan. Any such future expansion would be subject to approval of the Village.

SECTION THREE - VIOLATION OF PROVISIONS AND CONDITIONS:

Violation of any of the provisions and conditions of this ordinance shall automatically terminate the force and effect of the granting of this Special Use amendment and shall be considered a violation of the Village of Homewood Zoning Ordinance M-537, as amended.

SECTION FOUR - ADDITIONAL REPORTS AND MATERIALS TO BECOME A PART OF THIS ORDINANCE:

The following document shall be and become a part of this ordinance as follows:

(A) Village Board minutes of September 8, 1992 as they relate to this matter.

SECTION FIVE - REPEAL OF CONFLICTING ORDINANCES:

Any and all ordinances or parts of ordinances, including Ordinance M-969, which conflict with the provisions herein, are hereby repealed.

SECTION SIX - RECORDATION:

The Village Attorney is directed to cause this ordinance to be recorded in the office of the Recorder of Deeds or Registrar of

92798'99

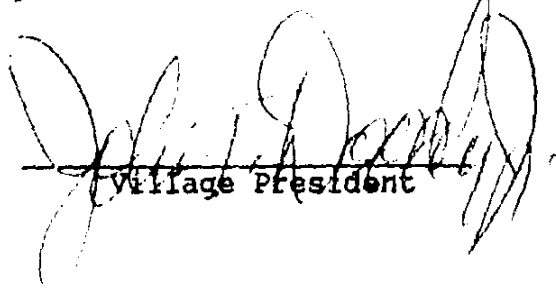
UNOFFICIAL COPY

-4-

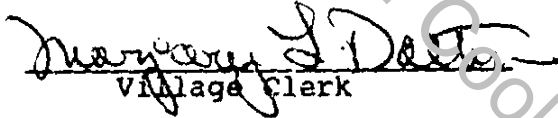
Titles of Cook County, Illinois as applicable. The attachments made a part of this ordinance shall not be recorded but shall be kept on file in the office of the Village Clerk for public inspection.

SECTION SEVEN - EFFECTIVE DATE:

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


Village President

ATTEST:


Village Clerk

Passed: 9/8/92

AYES: 6

NAYS: 0

ABSENT: 0

92790199

UNOFFICIAL COPY



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 September 8, 1992.

Ray Grant

Deputy Village Clerk

Property of Cook County Clerk's Office

98298199

UNOFFICIAL COPY

Property of Cook County Clerk's Office

86-100000

UNOFFICIAL COPY

66-3005

Property of Cook County Clerk's Office

Deputy Village Clerk

Ray Gorka

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 8, 1992.



UNOFFICIAL COPY

92-790499

Property of Cook County Clerk's Office

DEPT-09 MISC \$5.00
14555 TRAN 9066 10/23/92 10:03AM
46372 FILE *-92-790499
COOK COUNTY RECORDER