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OFFICIAL BUSINESS - VILLAGE OF HOMEWOOD
2020 Chestnut, Homewood, Ill.
ATTORNEY: Walter D. Cummings 60430

PLEASE RETURN TO BOX 46

ORDINANCE NO. M-1115

AN ORDINANCE GRANTING A ZONING VARIATION TO THE
PROPERTY AT 17560 DIXIE HIGHWAY, HOMEWOOD, ILLINOIS
TO ALLOW THE OPERATION OF A CHILDREN'S DAY CARE CENTER
UNDER THE NAME "STEPPIN' STONES".

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WHEREAS, Chapter 24, Division 13 of the Illinois Revised Statutes authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, said Chapter 24, Division 13 further authorizes the granting of a zoning variation by passage of an ordinance; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to grant a zoning variation for the property hereinafter described to allow the operation of a children's day care center under the name of "Steppin' Stones", subject to the terms and provisions hereof.

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

\$29.00

14444 TRAN 3132 07/22/93 12:51:00
23935 4 * - 93 - 567818
COOK COUNTY RECORDER

SECTION ONE - FINDINGS OF FACT:

In connection with this ordinance and based upon the record of public hearings before the Homewood Plan Commission, Zone Board of Appeals, and Homewood Village Board, and based upon evidence presented at all of said public hearings, the President and Board of Trustees herewith make findings of fact as follows:

- (A) A petition was filed with the Village by Kathy Kinsella and Mary Jung seeking a zoning variation to permit the operation of a children's day care center under the name "Steppin' Stones" at the subject location.
- (B) The applicants will be assuming the existing "Pella Window" lease until its expiration in approximately 15 months. At that time, the applicants have indicated a desire to purchase the subject property. The property owner has indicated his knowledge and support of the variance application and proposed use.
- (C) The subject building will have a floor area of approximately 2,000 square feet. The applicants are proposing to care for 35-40 children between the ages of 6 weeks and 6 years. The proposed hours of operation are 7:00 a.m. to 6:00 p.m., Monday through Friday.

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- (D) The subject building will be renovated as follows:
1) a partial kitchen will be installed, including a 3-compartment sink, refrigerator, and stove; 2) two lavatories will be installed; and 3) the garage area will be converted to an infant/toddler area. A 30' x 50' portion of the parking lot will be converted to a play area by covering this space with dirt and bark chips. The play area will be enclosed with a fence and be attached to the subject building.
- (E) A license from the State of Illinois Department of Children & Family Services (DCFS) and approvals from the State of Illinois Department of Public Health and State of Illinois Fire Marshall are required prior to the opening of the proposed children's day care center.
- (F) The subject property is zoned B-3 Commercial. The proposed use is neither a permitted use nor a permitted special use within this zoning district.
- (G) On May 26, 1993, the Village Plan Commission unanimously recommended approval of the proposed day care center.
- (H) On June 10, 1993, the Village Zone Board of Appeals unanimously recommended approval of the proposed day care center.

SECTION TWO - GRANT OF VARIANCE:

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

Lots 2, 3, 4, 5, 6, 7 and the South 5 feet of Lot 8, in Block 19 in Dixmoor, being a Subdivision of the Northeast Quarter of the Northeast Quarter of Section 36, Township 36 North, Range 13 East of the Third Principal Meridian and part of the North half of the North half of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded June 6, 1927 as Document No. 9675674, in Cook County, Illinois.

Permanent Index Numbers: 29-31-112-012-0000
29-31-112-013-0000
29-31-112-014-0000
29-31-112-015-0000
29-31-112-016-0000
29-31-112-017-0000
Commonly known as: 17560 Dixie Highway
Homewood, IL 60430

to permit the said property to be used as a children's day care center.

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SECTION THREE - CONDITIONS AND RESTRICTIONS:

The approval granted by this ordinance is subject to the following conditions and restrictions:

- (A) All construction and improvements in connection with the proposed development shall be done in accordance with the requirements of the Homewood Municipal Code, and all other applicable municipal and state ordinances and requirements.
- (B) Prior to the issuance of a building permit for any portion of this project, the Petitioners shall do the following:
 - 1. Prepare and submit for Village approval, a parking lot/site access plan for the subject property.
 - 2. Obtain approval from the Village of all building and engineering plans.
 - 3. Deposit funds with the Village or enter into an escrow agreement in a form satisfactory to the Village to guarantee completion of any public improvements required by the Village in connection with the proposed project.
 - 4. Obtain and submit for Village records, all required State of Illinois permits.
- (C) The parking lot/site access plan to be submitted by the Petitioners shall not allow parking along the Dixie Highway frontage between the north driveway and the existing free-standing sign.
- (D) A fence shall be installed to enclose the proposed exterior play area. The fence material and design shall be subject to Village approval. The fence shall be six feet in height, or as otherwise approved by the Village.

SECTION FOUR - TIME LIMITATION:

The Petitioners shall substantially begin construction within six (6) months from the effective date of this ordinance and complete construction within six (6) months of that date. Failure to do so will justify repeal of this ordinance.

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SECTION FIVE - ADDITIONAL MATERIALS TO BECOME A PART OF THIS ORDINANCE:

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

- (A) Homewood Plan Commission minutes of May 26, 1993 as they relate to the subject development.
- (B) Homewood Zone Board of Appeals minutes of June 10, 1993 as they relate to the subject development.
- (C) Homewood Village Board minutes of June 22, 1993 and July 13, 1993 as they relate to the subject development.

SECTION SIX - RECORDING:

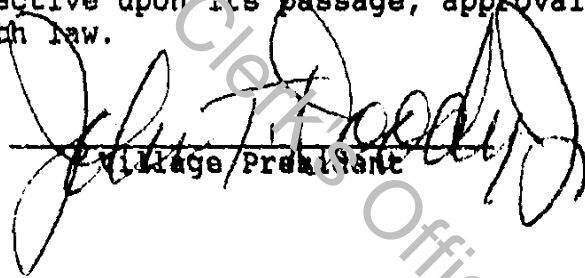
The Village Attorney shall cause this ordinance to be recorded in the office of the Recorder of Deeds of Cook County, Illinois.

SECTION SEVEN - REPEALER:

Any and all prior ordinances in conflict with the provisions of this ordinance and/or approving any other development plan for the subject property are hereby repealed.

SECTION EIGHT - EFFECTIVE DATE:

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


Village President

ATTEST:


Village Clerk

PASSED: 7/13/93

AYES: 6

NAYS: 0

ABSENT: 0

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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 July 13, 1993.

Ray Corack
Deputy Village Clerk

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