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COOK COUNTY RECORDER

CITY OF PALOS HILLS

Property of Cook County Clerk's Office

ORDINANCE NO. 94-4

AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT THE CONSTRUCTION OF A SIX UNIT CONDOMINIUM DEVELOPMENT AT 7921 WEST 103RD STREET, PALOS HILLS, ILLINOIS

ADOPTED BY THE CITY COUNCIL OF THE CITY OF PALOS HILLS
THIS 20th DAY OF JANUARY, 1994.

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Published in pamphlet form by authority of the Mayor and the City Council of the City of Palos Hills this 20th day of JANUARY, 1994.

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ORDINANCE NO. 94-4

**AN ORDINANCE GRANTING A SPECIAL USE TO PERMIT THE
CONSTRUCTION OF A SIX UNIT CONDOMINIUM DEVELOPMENT AT
7921 WEST 103RD STREET, PALOS HILLS, ILLINOIS**

WHEREAS, the petitioner, YASIR RADDAWI, has petitioned the City of Palos Hills to grant a special use to permit the construction of a condominium development on property located in a district zoned B-1; and

WHEREAS, the Palos Hills Plan Commission has held public hearings regarding the petition pursuant to proper legal notice;

WHEREAS, the Plan Commission did, on December 6, 1993, at a public hearing, recommend that the request of petitioner be granted subject to certain conditions which are set forth herein; and

WHEREAS, the corporate authorities of the City of Palos Hills believe it to be in the best interests of the City and its citizens that the petitioner's request, as recommended by the Plan Commission, be granted;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALOS HILLS, COOK COUNTY, ILLINOIS, as follows:

SECTION 1: The property legally described in this Section shall be granted special use status to permit the construction of a six unit condominium development in a B-1 district. The property in question is located at 7921 West 103rd Street, Palos Hills, Illinois, and is legally described as:

Lot "D" in the resubdivision of Lots 1 and 2 in Frank DeLugach's 80th Avenue Acres, a subdivision of the West half of the West half of the Northwest quarter of Section 13, Township 37 North, Range 12, East of the Third Principal Meridian, according to the Plat of said Resubdivision, Recorded July 14, 1944, as Document 1441965 in Cook County, Illinois.

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SECTION 2: The granting of a special use herein is contingent upon the petitioner strictly complying with the following conditions:

- (a) The petitioner shall appear before the Appearance Commission of Palos Hills and shall consider its recommendations in developing the property.
- (b) The parking spaces shall be situated along the westerly side of the property so as to permit a larger area in the rear of the building for planting grass and shrubbery.
- (c) The buildings will be constructed in accordance with the building codes which govern construction of such developments.
- (d) The legal fees and other costs incurred by the City of Palos Hills in drafting and enforcing this Ordinance shall be paid by petitioner.

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SECTION 3: The special use granted herein is allowed after careful consideration of the petitioner's proposal and the interests of the citizens of the City of Palos Hills.

SECTION 4: The City, by this ordinance, does not make a commitment to issue any occupancy or building permits and such decision shall be reserved until such time as the actual applications are made for said permits.

SECTION 5: This ordinance shall become effective upon its passage, approval and publication as provided by law.

PASSED AND APPROVED THIS 20th DAY OF January, 1994.

AYES: 10

NAYS: 0

ABSENT: 0

ATTEST:

Gwendy Mulderink
CITY CLERK

Gene R. Bennett
MAYOR

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