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Official Business Of The  
Village Of Tinley Park  
~~LeBance Barnick~~ Attorney  
16250 S. Oak Park Ave.  
Tinley Park, IL 60477

This document is being recorded  
on behalf of Frank W. Geeman, Jr.  
Village Clerk of the  
Village of Tinley Park  
16250 S. Oak Park Avenue  
Tinley Park, Illinois 60477

DEPT-01 RECORDING \$35.00  
T#0003 TRAN 5073 10/04/95 10:03:00  
#7714 EB \*-95-672842  
COOK COUNTY RECORDER

FOR RECORDER'S USE ONLY

ORDINANCE NO. 95-0-041

"ORDINANCE REZONING AND GRANTING A SPECIAL  
USE FOR PLANNED UNIT DEVELOPMENT FOR CERTAIN  
PROPERTY LOCATED AT 173RD BETWEEN LAGRANGE ROAD  
AND 94TH AVENUE"

P.I.N.: 27-27-302-017  
27-27-302-019

ADDRESS: West side of 94th Avenue between 17300 and 17400.

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MAIL TO RECORDER'S BOX 324

RECORDING FEE \$ 35<sup>00</sup>  
DATE 10/4/95 COPIES \_\_\_\_\_  
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5/15/2017

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STATE OF ILLINOIS )  
COUNTY OF C O O K ) SS.  
COUNTY OF W I L L )

## CLERK'S CERTIFICATE

I, FRANK W. GERMAN, JR., the duly elected, qualified, and acting Village Clerk of the Village of Tinley Park, Cook and Will Counties, Illinois, do hereby certify that attached hereto is a true and correct copy of that Ordinance now on file in my office, entitled:

"ORDINANCE REZONING AND GRANTING A SPECIAL USE FOR PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY LOCATED AT 173RD BETWEEN LA GRANGE ROAD AND 94TH AVENUE"

which Ordinance was passed by the Board of Trustees of the Village of Tinley Park at a regular meeting held on the 3rd day of July, 1995, at which meeting a quorum was present, and approved by the President of the Village of Tinley Park on the 3rd day of July, 1994.

I further certify that the vote on the question of the passage of the said Ordinance by the Board of Trustees of the Village of Tinley Park was taken by the Ayes and Nays and recorded in the Journal of Proceedings of the Board of Trustees of the Village of Tinley Park, and that the result of said vote was as follows, to-wit:

AYES: DiBernardo, Fulton, Rea, Seaman, Vandenberg

NAYS: None

ABSENT: Hannon

I do further certify that the original Ordinance, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Tinley Park, this 6th day of July, 1995.

Frank W. German Jr.  
Village Clerk

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ORDINANCE NO. 95-O-041

ORDINANCE REZONING AND GRANTING A SPECIAL USE FOR PLANNED UNIT  
DEVELOPMENT FOR CERTAIN PROPERTY LOCATED AT  
173RD BETWEEN LA GRANGE ROAD AND 94TH AVENUE

WHEREAS, a petition for rezoning upon annexation for certain real estate and granting a special use for planned unit development for certain real estate, as set forth below, has been filed with the Village Clerk of this Village, has been referred to the Long Range Planning Commission of this Village and has been processed in accordance with the Tinley Park Zoning Ordinance, as amended; and

WHEREAS, the Long Range Planning Commission of this Village held a public hearing on whether the requested rezoning upon annexation and requested special use for planned unit development should be granted, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law, was given of said public hearing by publication not more than 30 days nor less than 15 days prior to said hearings in The Star, a newspaper of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Long Range Planning Commission of this Village has filed its report of findings and recommendations that the proposed rezoning and special use for planned unit development be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said reports and findings and recommendations;

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NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Tinley Park, Cook and Will Counties, Illinois, as follows:

Section 1: That the report and findings and recommendations of the Long Range Planning Commission of this Village are herein incorporated by reference as the findings of this Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearing are also hereby incorporated by reference as fully as if attached hereto.

Section 2: That this Board of Trustees, after considering the report and recommendations of the Long Range Plan Commission and other matters properly before it finds, in addition to the findings set forth in Section 1 hereof, as follows:

- (a) That the property under consideration (the "Subject Property") is described as follows:

PARCEL 1

27-27-302-017  
THE NORTH  $\frac{1}{4}$  OF THE SOUTH  $\frac{1}{4}$  OF THE EAST  $\frac{1}{4}$  OF THE NORTH  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 27, EXCEPT THEREFROM THE WEST 67.40 FEET, IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

27-27-302-018  
THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$ , EXCEPT THEREFROM THE WEST 330.00 FEET OF SECTION 27, AND INCLUDING THE WEST 67.40 FEET OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## PARCEL 3

27-27-302-019

THE WEST 330.00 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

- (b) That the Subject Property is located in unincorporated portion of Cook County, Illinois, north of 173rd Street, between LaGrange Road and 94th Avenue. The Subject Property contains 13.23 acres and is contiguous with the Village along its eastern boundary.
- (c) That the abutting property to the east is zoned R-2 Single Family Residential District under the Tinley Park Zoning Ordinance as amended. The property to the north, south and west is in unincorporated Cook County.
- (d) That rezoning upon annexation is requested for the Subject Property, from the R-1 Single Family Residential District to the R-5 Low Density Residential District and the B-3 General Business and Commercial District under the Tinley Park Zoning Ordinance as amended, and that said rezoning is in the public good and in the best interests of the Village and its residents and is consistent with and fosters the purposes and spirit of the Tinley Park Zoning Ordinance as set forth in Section 1, B thereof. The requested rezoning will implement the Village's Comprehensive Plan for the area and improve the tax base of the Village.
- (e) That a special use for planned unit development (PUD) for Parcels 1 and 2 of the Subject Property, to enable appropriate development of those parcels is also requested.
- (f) That the Subject Property and Parcels 1 and 2 thereof are the subjects of an Annexation Agreement dated July 3, 1995 between the Village and Thomas L. Kozbiel and Bernadette J. Kozbiel, his wife, and Teresa Kozbiel, establishing certain development requirements for the Subject Property.
- (g) That the establishment, maintenance, or operation of the requested PUD will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. Rather, it will ensure coordinated development of the covered portion of the Subject Property, will permit Village review of all aspects of that development and will improve the Village's tax base when developed.

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- (h) That the establishment of the proposed PUD will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood. The proposed PUD will ensure coordinated development of a portion of the Subject Property and will preserve environmental values in the area by allowing Village review of all aspects of the development.
- (i) That the establishment of the proposed PUD will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The surrounding property is largely vacant; appropriate development of the Subject Property will encourage the future orderly development of surrounding property.
- (j) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided for the Subject Property and will be the subject of specific site plan review and approval as development progresses.
- (k) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. Coordinated development of the Subject Property, as required in a PUD, will help ensure appropriate traffic planning.
- (l) That the proposed PUD will in all other respects conform to the regulations of the district in which it is located and which are applicable at the time the Subject Property is developed.
- (m) That the Subject Property may be developed in phases, with individual plats of portions of the Subject Property recorded in phases. For each phase a specific site plan or plans shall be submitted to the Village and shall be subject to Village approval.

Section 3: That the Tinley Park Zoning Ordinance, as amended, be further amended by classifying and rezoning upon annexation Parcels 1 and 2 of the Subject Property from R-1 Single Family Residential District to District to R-5 Low Density Residential District, and Parcel 3 from R-1 Single Family Residential District

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to B-3 General Business and Commercial District, under the Tinley Park Zoning Ordinance, as amended; and

Section 4: That a special use for a planned unit development be granted for Parcels 1 and 2 of the Subject Property, which may be developed in phases, to permit the construction of not more than 36 townhome units subject to the following conditions:

- (a) That the development of Parcels 1 and 2 of the Subject Property be in all aspects as agreed in the Annexation Agreement between the Village and the Thomas L. Kozbiel and Bernadette J. Kozbiel, his wife, and Teresa Kozbiel, which Annexation Agreement is dated July 3, 1995.
- (b) That specific planned unit development site plan(s) and overall landscaping plans be submitted to the Village for the Subject Property and be subject to Village approval prior to any development of the Subject Property. Such site plan review and approval shall include, but not be limited to, the number and height of buildings, approval of the architectural plans for the exterior of any buildings including the exterior building materials, parking, landscaping, lighting, street lay-out, provisions for water and sewer service and storm water detention, and signs.
- (c) That all development shall fully comply with all then applicable codes, ordinances and rules and regulations of the Village in effect at the time of such development.

Section 5: That the zoning map of the Village of Tinley Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with granting of the rezoning and special use for planned unit development for the Subject Property as aforesaid.

Section 6: That the Village Clerk is hereby ordered and directed to publish this Ordinance in pamphlet form and this Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

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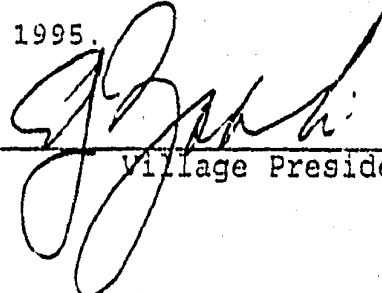
PASSED this 3rd day of July, 1995, by the Corporate Authorities of the Village of Tinley Park on a roll call vote as follows:

AYES: DiBernardo, Fulton, Rea, Seaman, Vandenberg

NAYS: None

ABSENT: Hannon

APPROVED by the President of the Village of Tinley Park on the 3rd day of July, 1995.

  
\_\_\_\_\_  
Village President

ATTEST:

  
\_\_\_\_\_  
Village Clerk

RYA/njs 6-29-95  
Tinley Park#3 a:Ordinance173-94.Ord

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