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COOK COUNTY RECORDER

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ORDINANCE NO. M- 1288

**AN ORDINANCE AMENDING THE ZONING VARIATION
GRANTED BY ORDINANCE M-1220 PASSED AND APPROVED
JULY 9, 1996, TO AUTHORIZE THE CONSTRUCTION OF A SIX UNIT
TOWNHOME BUILDING AT 18136 MARTIN AVENUE**

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WHEREAS, on July 9, 1996, by passage of Ordinance M-1220, the Village of Homewood granted zoning variations to Matthew Jaffee to allow the construction of a six unit, three story townhome building; and

WHEREAS, the said owner subsequently requested an increase in the Floor Area Ratio (FAR) from .67 to 1.05, and to revise the facade and roofline of the structure; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, deem it appropriate and are willing to approve the increase in FAR, and building modifications for the property hereinafter described, 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**:

SECTION ONE - FINDINGS OF FACT:

In connection with this Ordinance, and based upon the record of public hearings before the Homewood Plan Commission, Homewood Zone Board of Appeals, and Homewood Village Board,

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and based on the evidence presented at all said public hearings, the President and Board of Trustees herewith make findings of facts as follows:

- (a) A petition was filed by Matthew Jaffee to amend the site plans of the six unit townhome building at the address commonly known as 18136 Martin Avenue;
- (b) Mr. Jaffee received zoning variations from the Village in 1996 to allow the construction of the townhomes. At this time, Mr. Jaffee is proposing to add a basement to the units, convert the storage area on the first floor to a living room, and to change the exterior design of the structure by replacing the roofline from gable with a flat roof, replacing the drivit facade with a face brick, and square off the footprint of the building by eliminating the alcoves.
- (c) Pursuant to said petition, a public hearing was held May 14, 1997, before the Village Plan Commission. At said hearing, the evidence was presented on behalf of the petitioner. The Plan Commission recommended approval of the petitioner's request by a vote of 5-0-1.
- (d) On June 12, 1997, pursuant to duly published notice, the Zone Board of Appeals of the Village held a public hearing concerning this matter. At said hearing, evidence was presented on behalf of the petitioner. The Zone Board of Appeals recommended approval of the petitioner's request by a vote of 4-1-1.
- (e) The proposed townhome construction, as modified, will have no detrimental effect on the surrounding property.

SECTION TWO - AMENDMENT TO ZONING VARIANCE:

The zoning variance previously granted to Matthew Jaffee by Ordinance M-1220 is hereby amended to increase the floor area ratio from .67 to 1.05 and to alter the exterior design of the structure from a gable roofline to a flat roof, change the drivit facade to face brick, and to eliminate the alcoves on the following property:

The South Half of Lot 13, all of Lot 14 in Block 2 in Thornton Station, a Subdivision in the Southwest Quarter of the Southeast Quarter of Section 31, Township 30, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers: 29-31-313-017-0000
29-31-313-029-0000

Commonly known as: 18136 Martin Avenue
Homewood, Illinois 60430

SECTION THREE - APPROVAL OF PLANS:

- (a) The site plan dated March 4, 1997, prepared by Landtech Consultants, Ltd., has been approved by the Village Board and is hereby made a part of this Ordinance. There shall be no substantial deviation from that document without the prior consent of the Village Board.

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- (b) Building plans dated June 2, 1997, prepared by S. David Rubin, consisting of seven pages are hereby approved by the Village Board and made a part of this Ordinance. There shall be no substantial deviation from that document without the prior consent of the Village Board.

SECTION FOUR - 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 14, 1997, as they relate to the subject zoning variation/design changes.
- (b) Homewood Zone Board of Appeals Minutes of June 12, 1997, as they relate to the subject zoning variance/design changes.
- (c) Homewood Village Board Minutes of June 24, 1997, and July 8, 1997, as they relate to the subject zoning variance/design change.

SECTION FIVE - USE RESTRICTIONS AND CONDITIONS:

The uses allowed by this Ordinance shall be governed by the provisions of the Village of Homewood Zoning Ordinance No. M-537, as amended, and the Municipal Code of the Village of Homewood.

SECTION SIX - VIOLATION OF CONDITIONS:

Violation of any of the terms or provisions of this Ordinance shall automatically terminate the force and effect of the granting of this zoning variation, and shall be considered as a violation of the Village of Homewood Zoning Ordinance No. M-537, as amended.

SECTION SEVEN - TIME LIMITATIONS:

Failure to substantially commence construction within one year from the passage of this Ordinance or to complete construction within two years from the passage of this Ordinance, shall constitute grounds for the Village Board to rescind this Ordinance.

SECTION EIGHT - RECORDING:

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

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SECTION NINE - EFFECTIVE DATE:

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

PASSED and APPROVED this 8th day of July, 1997.


Village President

ATTEST:


Village Clerk

AYES: 6 NAYS: 0 ABSTENTIONS: 0 ABSENCES: 0

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Village of Homewood

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

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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 8, 1997.

Ray Gajack
Deputy Village Clerk

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PREPARED BY MAIL TO:
WALTER A. CUMMINGS
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