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ORDINANCE NO. M- 1177

**AN ORDINANCE GRANTING APPROVAL TO AN AMENDMENT
OF THE WASHINGTON PARK PLANNED UNIT DEVELOPMENT
TO CREATE THE PRAIRIE LAKES BUSINESS CENTER AND
ACCOMPANYING LAND USE PLAN AND DEED
RESTRICTIONS & COVENANTS**

COOK COUNTY
RECORDER
JESSE WHITE
MARKHAM OFFICE

WHEREAS, the Village of Homewood purchased the subject property in 1992, which consists of 178 acres of undeveloped land; and

WHEREAS, the Village of Homewood undertook a planning process to produce a land use plan, PUD amendment development strategy and deed restrictions and covenants (hereinafter referred to as "Prairie Lakes Business Center Development Plan"), for the subject property; and

WHEREAS, the Village of Homewood offered the proposed Prairie Lakes Business Center Development Plan for formal public review during numerous public hearings; and

WHEREAS, a Public Hearing was held before the Village's Plan Commission on July 12, 1995, and that body recommended approval of the Prairie Lakes Business Center Development Plan; and

WHEREAS, a Public Hearing was held before the Village's Zone Board of Appeals on August 10, 1995, and that body recommended approval of the Prairie Lakes Business Center Development Plan; and

WHEREAS, the President and Board of Trustees of the Village of Homewood are willing to approve the Prairie Lakes Business Center Development Plan in accordance with the terms and conditions hereinafter provided in 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 - FINDINGS OF FACT:

- (A) The subject property is 178 acres in size and the western 169 acres generally described as being bounded by: 175th Street on the North; the Illinois Central Railroad Tracks and the Izaak Walton Lakes on the South; the "Super-K/Builder's Square" Shopping Center and the Washington Park Plaza on the East; and the Village of Homewood Municipal Service Center, and the Izaak Walton Prairie on the West. Nine (9) acres of the subject property is located directly east of the Washington Square Mall.
- (B) The Village of Homewood is the owner of the subject property with the exception of the property commonly known as the "Beverly Bank" property located within the above described area. The "Beverly Bank" property consists of approximately 18 acres and is generally described as being the vacant parcel located at the Southeast corner of the intersection of Maple Avenue and President's Drive. The "Beverly Bank" property is owned by Beverly-Matteson-Richton Park Bank, and is included in the Prairie Lakes Business Center Development Plan.

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27.50
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(C) The proposed mix of land uses for the Prairie Lakes Business Center is:

<i>Office/Industrial</i>	<i>41 acres</i>
<i>Golf Learning Center</i>	<i>25 acres</i>
<i>Lakes, Infrastructure, & Open Space</i>	<i>85 acres</i>

Potential land uses for the "Beverly Bank" property include senior care multi-family housing.

(D) The Prairie Lakes Business Center Development Plan consists of: (a) Plan of Development Statements & Zoning Maps; and (b) Declaration of Covenants, Conditions, & Restrictions.

SECTION TWO - SUBDIVISION REQUIRED:

The subject property is presently legally described as is indicated upon ATTACHMENT "#1"; and the "Beverly Bank" property is presently legally described as is indicated upon ATTACHMENT "#2".

Prior to the sale of any of the subject property or the issuance of any building permit, a plat of subdivision which will delineate the subject property and comply with Village subdivision requirements shall be prepared and submitted for Village approval.

SECTION THREE - APPROVAL OF PLANNED UNIT DEVELOPMENT:

Subject to the terms and conditions of this Ordinance, approval of an amendment to the Washington Park Planned Unit Development to create the Prairie Lakes Business Center, is delineated upon the aforesaid plans described in Section One - Subsection D of this Ordinance. Prior to the beginning of construction, non-substantive amendments to the plans mentioned above may be approved on behalf of the Village by the Village Manager or his designee. Any amendment to the plans deemed substantive by the Village Manager shall be approved only by the Village Board.

SECTION FOUR - APPROVAL OF DOCUMENTS:

The following documents are hereby made a part of this Ordinance: (a) Fifteen-page document with maps identified as and entitled "Washington Park Planned Unit Development, As Amended, Plan of Development, Statements; (b) Seventeen-page document identified as and entitled "Declaration of Covenants, Conditions, and Restrictions--Prairie Lakes Business Center, Homewood, Illinois"; and (c) Seventeen-page document identified as and entitled "Declaration of Covenants, Conditions and Restrictions--"Beverly Bank Property", Homewood, Illinois.

The documents mentioned above are hereby approved subject to further revision at the direction of the Village Manager or his designees. All construction of the Prairie Lakes Business Center shall be in accordance with the requirements of this Ordinance, the Homewood Municipal Code, and the aforesaid documents, as approved by the Village or as later amended with Village approval. There shall be no substantial deviation therefrom without the prior consent of the Village Board.

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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:

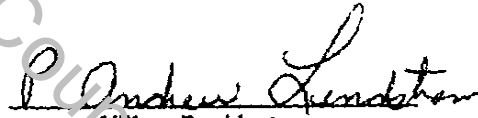
1. *Homewood Plan Commission Minutes of July 12, 1995 as they relate to the subject development.*
2. *Homewood Zone Board of Appeals Minutes of August 10, 1995 as they relate to the subject development.*
3. *Homewood Village Board Minutes of August 22 and October 10, 1995 as they relate to the subject development*

SECTION SIX - RECORDING:

The Village Attorney shall cause this Ordinance and other supporting documents, as appropriate to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

SECTION SEVEN - EFFECTIVE DATE:

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


Village President

ATTEST:


Village Clerk

PASSED: 10/10/95

AYES: 4

NAYS: 0

ABSENT: 1

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ATTACHMENT #1

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LEGAL DESCRIPTION
OF
PRAIRE LAKES BUSINESS CENTER

THAT PART OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33.0 FEET EAST AND 37.0 FEET SOUTH OF THE NORTHWEST CORNER OF SECTION 32; THENCE DUE EAST ALONG THE SOUTH LINE OF 175TH STREET, 1809.20 FEET TO THE NORTHWEST CORNER OF INDUSTRIAL SUBDIVISION UNIT 2 AS MONUMENTED AND OCCUPIED; THENCE DUE SOUTH ALONG THE WEST LINE OF AFOREMENTIONED INDUSTRIAL SUBDIVISION UNIT 2, 300.00 FEET; THENCE DUE EAST ALONG THE SOUTH LINE OF AFORESAID INDUSTRIAL SUBDIVISION UNIT 2, 125.00 FEET; THENCE DUE NORTH ALONG THE EAST LINE OF AFOREMENTIONED INDUSTRIAL SUBDIVISION UNIT 2, 300.00 FEET TO THE SOUTH LINE OF 175TH STREET; THENCE DUE EAST, ALONG THE SOUTH LINE OF 175TH STREET, 60.00 FEET TO THE NORTHWEST CORNER OF INDUSTRIAL SUBDIVISION AS MONUMENTED AND OCCUPIED; THENCE DUE SOUTH, ALONG THE WEST LINE OF AFOREMENTIONED INDUSTRIAL SUBDIVISION, 300.00 FEET; THENCE DUE EAST ALONG THE SOUTH LINE OF AFORESAID INDUSTRIAL SUBDIVISION AS MONUMENTED AND OCCUPIED, 1399.53 FEET TO A SOUTHWEST CORNER OF PROVIDENT SUBDIVISION, SAID CORNER BEING 70.0 FEET EAST OF THE MOST WESTERLY SOUTHWEST CORNER, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1988 AS DOCUMENT NO. 88539451; THENCE DUE SOUTH 70.00 FEET; THENCE DUE EAST ALONG THE SOUTH LINE OF AFORESAID PROVIDENT SUBDIVISION AS MONUMENTED AND OCCUPIED, 534.81 FEET; THENCE DUE NORTH ALONG THE EAST LINE OF OFFICE RESEARCH SUBDIVISION AS MONUMENTED AND OCCUPIED, 370.0 FEET TO THE SOUTH LINE OF 175TH STREET; THENCE DUE EAST ALONG THE SOUTH LINE OF 175TH STREET, 60.00 FEET TO THE NORTHWEST CORNER OF STATE FARM SUBDIVISION AS MONUMENTED AND OCCUPIED, THENCE DUE SOUTH ALONG THE EAST LINE OF AFOREMENTIONED STATE FARM SUBDIVISION, 1164.93 FEET TO THE SOUTHWEST CORNER OF KMART'S HOMEWOOD SUBDIVISION AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES 59 MINUTES 4 SECONDS WEST, 190.84 FEET TO THE NORTHWEST CORNER OF MAPLE LEAF SUBDIVISION AS MONUMENTED AND OCCUPIED; THENCE SOUTH 11 DEGREES 42 MINUTES 56 SECONDS EAST ALONG THE WEST LINE OF MAPLE LEAF SUBDIVISION, 268.49 FEET TO A POINT ON CURVE ALONG THE NORTH LINE OF MAPLE AVENUE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1065.00 FEET, AND AN ARC DISTANCE OF 75.60 FEET TO A POINT OF TANGENT; THENCE NORTH 73 DEGREES 28 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF MAPLE AVENUE, 107.61 FEET; THENCE SOUTH 20 DEGREES 20 MINUTES 56 SECONDS WEST ALONG THE WESTERLY LINE OF WASHINGTON PARK ESTATES UNIT 1 AS MONUMENTED AND OCCUPIED, 762.07 FEET;

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(ATTACHMENT 1)

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THENCE SOUTH 7 DEGREES 48 MINUTES 57 SECONDS WEST, 87.68 FEET; THENCE SOUTH 12 DEGREES 42 MINUTES 9 SECONDS WEST, ALL ALONG THE WESTERLY LINE OF AFOREMENTIONED WASHINGTON PARK ESTATES, 70.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 IN AFORESAID WASHINGTON PARK ESTATES; THENCE SOUTH 77 DEGREES 17 MINUTES 51 SECONDS EAST 119.95 FEET TO THE WEST LINE OF PRESIDENTS DRIVE; THENCE SOUTH 12 DEGREES 42 MINUTES 9 SECONDS WEST ALONG THE WEST LINE OF AFORESAID PRESIDENTS DRIVE, 70.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWESTERLY, ALONG A CURVE, TANGENT OT THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 144.86 FEET TO A POINT; THENCE SOUTH 2 DEGREES 22 MINUTES 17 SECONDS WEST 66.84 FEET TO A POINT ON CURVE ALONG THE SOUTHEASTERLY LINE OF PRESIDENTS DRIVE; THENCE NORTHEASTERLY ALONG SAID CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 16.23 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 204.19 FEET TO A POINT ON CURVE ALONG THE SOUTHEASTERLY LINE OF AFORE MENTIONED PRESIDENTS DRIVE; THENCE NORTHEASTERLY ALONG AFORESAID CURVE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 93.84 FEET TO A POINT OF TANGENT; THENCE NORTH 12 DEGREES 42 MINUTES 9 SECONDS EAST, 139.96 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHEASTERLY, ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 1960.72 FEET, AN ARC DISTANCE OF 261.76 FEET TO A POINT OF TANGENT; THENCE NORTH 20 DEGREES 20 MINUTES 56 SECONDS EAST, 512.31 FEET ALL ALONG THE SOUTHEASTERLY LINE OF PRESIDENTS DRIVE, TO A POINT ON CURVE ALONG THE SOUTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1005.00 FEET, AN ARC DISTANCE OF 218.70 FEET TO A POINT OF TANGENT; THENCE SOUTH 57 DEGREES 5 MINUTES 31 SECONDS EAST, 234.10 FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG A CURVE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 304.38 FEET TO A POINT OF TANGENT; THENCE DUE SOUTH 89 DEGREES 59 MINUTES 49 SECONDS EAST 190.42 FEET, ALL ALONG THE SOUTHERLY LINE OF MAPLE AVENUE, TO THE NORTHEAST CORNER OF LOT 1 IN LEISURE PARK AT HOMEWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1987 AS DOCUMENT NO. 87308579; THENCE SOUTH 0 DEGREES 0 MINUTES 11 SECONDS WEST 161.01 FEET; THENCE SOUTH 14 DEGREES 35 MINUTES 40 SECONDS WEST, 298.47 FEET; THENCE SOUTH 52 DEGREES 43 MINUTES 20 SECONDS WEST, 216.14 FEET; THENCE SOUTH, 0 DEGREES 0 MINUTES 29 SECONDS EAST, 296.91 FEET TO THE NORTH LINE OF THE OPEN AREA AS DEDICATED TO THE VILLAGE OF HOMEWOOD, JULY 20, 1981 AS DOCUMENT NO. 27180322 AS MINUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES 14 MINUTES 49 SECONDS WEST, 852.88 FEET ALONG THE NORTH LINE OF SAID OPEN AREA TO SOUTHEAST CORNER OF WASHINGTON PARK ESTATES AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES 15 MINUTES 32 SECONDS WEST, 207.96 FEET; THENCE NORTH 84 DEGREES 5 MINUTES 31 SECONDS WEST,, 397.90 FEET; THENCE

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NORTH 43 DEGREES 20 MINUTES 13 SECONDS WEST, 95.05 FEET; THENCE NORTH 74 DEGREES 55 MINUTES 57 SECONDS WEST 111.89 FEET, ALL ALONG THE NORTH LINE OF AFOREMENTIONED OPEN AREA AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES 54 MINUTES 56 SECONDS WEST; 152.73 FEET; THENCE NORTH 0 DEGREES 1 MINUTE 22 SECONDS WEST, 58.06 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 38 SECONDS WEST, 474.07 FEET; THENCE NORTH 85 DEGREES WEST, 450.20 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE, TANGENT OF THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 478.69 FEET, AN ARC DISTANCE OF 709.32 FEET TO A POINT OF TANGENT; THENCE NORTH 0 DEGREES 6 MINUTES 0 SECONDS WEST, 351.08 FEET ALL ALONG THE NORTH AND EAST LINE OF THE DETENTION SWALE AS DEDICATED TO THE VILLAGE OF HOMEWOOD JULY 20, 1984 AS DOCUMENT NO. 27180319 AS MONUMENTED AND OCCUPIED TO A POINT ON CURVE ALONG THE SOUTHERLY LINE OF MAPLE AVENUE; THENCE EASTERLY ALONG SAID CURVE, CONVEX TO THE SOUTH, HAVING A RADIUS OF 1635.00 FEET, AN ARC DISTANCE OF 84.34 FEET TO A POINT; THENCE DUE NORTH 70.74 FEET TO A POINT ON CURVE ALONG THE NORTH LINE OF AFORESAID MAPLE AVENUE; THENCE WESTERLY ALONG SAID CURVE, CONVEX TO THE SOUTH, HAVING A RADIUS OF 1565.00 FEET, AN ARC DISTANCE OF 154.69 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY; THENCE NORTH 0 DEGREES 8 MINUTES 13 SECONDS WEST, 9.16 FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE, TANGENT TO THE LAST DESCRIBES COURSE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 598.69 FEET, AN ARC DISTANCE OF 939.21 FEET TO A POINT OF TANGENT; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST, 638.70 FEET, ALL ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF THE AFORESAID ILLINOIS CENTRAL RAILROAD COMPANY, TO THE EAST LINE OF ASHLAND AVENUE; THENCE NORTH 0 DEGREES 3 MINUTES 28 SECONDS WEST, 227.74 FEET TO THE SOUTHWEST CORNER OF MIDWEST SUBDIVISION 1ST ADDITION AS MONUMENTED AND OCCUPIED; THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, 299.60 FEET; THENCE DUE NORTH, 400.00 FEET; THENCE DUE WEST 300.01 FEET TO THE EAST LINE OF AFOREMENTIONED ASHLAND AVENUE; THENCE NORTH 0 DEGREES 3 MINUTES 28 SECONDS WEST, 300.00 FEET ALONG THE EAST LINE OF ASHLAND AVENUE, TO THE POINT OF BEGINNING CONTAINING 7,608,002.07 SQUARE FEET (174.656 ACRES) OF LAND MORE OR LESS, ALL IN COOK COUNTY ILLINOIS.

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ATTACHMENT NO. 2 BEVERLY BANK PARCEL LEGAL DESCRIPTION

That part of Lot 1 in Leisure Park at Homewood, according to the plat thereof recorded June 8, 1987 as Document No. 87308579 being a subdivision in the east half of section 32, township 36 north, range 14 east of the third principal meridian excepting therefrom the following described property:

Commencing at the southeast corner of lot 13 in Washington Park Estates Unit No. 1 as recorded August 5, 1983 as Document No. 26732806 and Torrens Registration No. 3323774, thence north 12 degrees 42 minutes 9 seconds east 182.25 along the east line of said Washington Park Estates Unit 1 to the point of beginning, thence continuing north, along the previously described course 129.95 feet, thence north 77 degrees 17 minutes 51 seconds west 120 feet, thence north 12 degrees 42 minutes 9 seconds east 70 feet; thence south 77 degrees 17 minutes 61 seconds east 120 feet, thence north 12 degrees 42 minutes 9 seconds east 172.97 feet, thence north 20 degrees 20 minutes 45 seconds east 627.99 feet all along the east line of said Washington Park Estates Unit 1, to a point on curve on the south line of Maple Avenue, thence southwesterly on a curve convex to the northeast having a radius of 1005 feet, an arc distance of 98.45 feet, and a chord bearing of south 59 degrees 54 minutes 04 seconds east along the south line of said Maple to a point of tangent; thence continuing along said south line of Maple Avenue south 57 degrees 5 minutes 41 seconds east 234.10 feet to a point of curve; thence southeasterly on a curve tangent to the previously described course, convex to the southwest, having a radius of 530 feet, an arc distance of 31.28 feet; thence south 29 degrees 31 minutes 36 seconds west, perpendicular to the last described arc, 222.80 feet; thence southwesterly on a curve tangent to the previously described course, convex to the southeast having a radius of 200 feet, an arc distance of 89.34 feet; thence south 55 degrees 7 minutes 16 seconds west 37.71 feet; thence southerly on a curve tangent to the previously described course, convex to the northwest, having a radius of 300 feet, an arc distance of 35.49 feet; thence south 10 degrees 8 minutes 47 seconds west, 58.95 feet, thence southwesterly on a curve tangent to the previously described course convex to the southeast, having a radius of 300 feet, an arc distance of 191.44 feet; thence south 46 degrees 42 minutes 31 seconds west 86.73 feet, thence due west, 120.97 feet to the point of beginning containing 595984.60 square feet (13.682) acres, more or less, all in Cook County, Illinois.

Clerk's Office

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MAIL

Walter D. Cummings, Esq.
 18027 Harwood Ave.
 Homewood, IL 60430

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Village of Homewood

2020 CHESTNUT ROAD
HOMWOOD, 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 October 10, 1995.

Roy Goracl

Deputy Village Clerk

Property of Cook County Clerk's Office