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97324154

VILLAGE OF LANSING
COOK COUNTY, ILLINOIS

ORDINANCE NO. 96-004

AN ORDINANCE REZONING PROPERTY LOCATED ON A
1.3 ACRE SITE AT 18215 WEST WORTH AVENUE, LANSING, ILLINOIS
FROM R-2 & R-3 TO R-1, SPECIAL USE, TO PERMIT THE
CONSTRUCTION OF TWO 15-UNIT CONDOMINIUM BUILDINGS

97324154

ADOPTED BY

PRESIDENT AND BOARD OF TRUSTEES

VILLAGE OF LANSING

COOK COUNTY, ILLINOIS

This 16th day of January, 1996

DEPT-01 RECORDING 027.50
7:555 TRM 7601 85/08/97 41127:00
#1275 + JJ # -97-324154
COOK COUNTY RECORDER

Published in pamphlet form by authority of the President and Board of Trustee of the Village of
Lansing, Cook County, Illinois, this 16th day of January, 1996.

Mr. Dale A. Anderson
18225 Burnham Ave.
Lansing, IL 60438



Handwritten signature

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11/11/11

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1.3 ACRE SITE AT 18215 WENTWORTH AVENUE, LANSING, ILLINOIS
FROM R-2 & R-3 TO R-1, SPECIAL USE, TO PERMIT THE
CONSTRUCTION OF TWO 15-UNIT CONDOMINIUM BUILDINGS

WHEREAS, a Petition for rezoning has been filed before the Planning and Zoning Board of Appeals for the Village of Lansing, Cook County, Illinois; and

WHEREAS, on the 10th day of May, 1995, a public hearing was conducted as required by law, due notice having been published, and all further legal requirements met to conduct said public hearing, and

WHEREAS, the Planning and Zoning Board of Appeals recommends the change of zoning granting a new R-1 Special Use to permit the construction of two 15-unit condominium buildings on said property.

NOW, THEREFORE, BE IT ORDAINED by the Village President and the Board of Trustees of the VILLAGE OF LANSING, Cook County, Illinois, in the exercise of its home rule powers as follows:

Section 1: That the property legally described in Exhibit "A" which is attached hereto and expressly incorporated herein, be and the same is hereby rezoned to grant a R-1, with a Special Use, permitting the construction of two 15-unit condominium buildings, and, further, that a variance of 2.5 feet be allowed with respect to the Northern side yard requirements. This approval is conditional upon the developer improving the turning radius for certain vehicular traffic on said property, and conditioned further upon approval of all building plans by the Lansing Building Department and the Lansing Fire Department, and, further, that the developer adhere to whatever traffic directions may be recommended by the Lansing Police Department, and that said buildings conform in every other respect to the requirements of Municipal, State and Federal law.

Section 2: That the Village Clerk is hereby directed to change the official zoning map of the Village of Lansing, and all pertinent records, to show the change of zoning of the described property in accordance with the provisions of this Ordinance as provided by law.

Section 3: That all ordinances or parts of ordinances in conflict with the provision of this Ordinance be, and the same are hereby repealed.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 16th day of January, 1996.

AYES: 5 - McCollum, Podgorski, Leach, Lyzenga and Eisha

NAYS: 0

ABSENT: 1 - Camalick

APPROVED this 16th day of January, 1996.



Village President

ATTEST:



Village Clerk

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Parcel 1:

Lots 10, 11 and 12 and the public alley (now vacated) south of Lot 12 and North of Lot 11 aforesaid, in Dolton and Lange's Subdivision of lands in the Northwest corner of the Southeast Fractional 1/4 of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The East 1/2 of the vacated alley lying West of and adjoining Parcel 1 aforesaid.

Parcel 3:

Lots 20, 21 and 22 and the public alley (now vacated) lying South of Lot 21 and North of Lot 22 aforesaid, in Dolton and Lange's Subdivision of lands in the Northwest corner of the Southeast Fractional 1/4 of Section 32, Township 36 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The West 1/2 of the vacated alley lying East of and adjoining Parcel 3 aforesaid.

PIN: 30-32-403-010; 30-32-403-026; 30-32-403-027

Most of the subject property is vacant. The portion abutting Wentworth Avenue, is commonly known as: 18241 Wentworth Avenue, Lansing, Illinois.

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EXHIBIT A

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Mayor
ROBERT WEST

Clerk
KATHERINE DAHLKAMP

Trustees
JOSEPH CAMALICK MARVIN LYZENGA
THOMAS EISHA JAMES MCCOLLUM
PATRICIA LEACH DANIEL PODGORSKI

CERTIFICATION

I, Katherine Dahlkamp, do hereby certify that I am the Village Clerk of the Village of Lansing, Cook County, Illinois.

I FURTHER CERTIFY that I am the keeper of the books of record, ordinance books and minutes of the Board of Trustees of the Village of Lansing.

I DO FURTHER CERTIFY that the attached is a true and correct copy of Ordinance #96-004, an ordinance rezoning property located on a 1.3 acre site at 18215 Wentworth Avenue, Lansing, Illinois from R-2 & R-3 to R-1, Special Use to permit the construction of two 15-unit condominium buildings, passed and approved by the Mayor and Board of Trustees at a regular board meeting held January 16, 1996.

WITNESS MY HAND AND SEAL THIS 30th DAY OF
JANUARY, 1996.

Katherine Dahlkamp
Village Clerk
Village of Lansing

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