

ORDINANCE NO. M-2288

AN ORDINANCE APPROVING A PLAT OF SUBDIVISION
FOR PROPERTY LOCATED AT 3043-3055 183RD STREET IN HOMEWOOD,
COOK COUNTY, ILLINOIS

WHEREAS, the Village of Homewood owns the property at 3043-3055 183rd Street in the Village of Homewood; and

WHEREAS, the property consists of a single parcel that includes a large one-story building, a large, paved parking area and a municipal pump station owned and operated by the Village of Homewood; and

WHEREAS, in October 2022, the Board of Trustees of the Village of Homewood approved a Letter of Intent with David Bossy of Mid America Development Properties to redevelop the property; and

WHEREAS, the developer proposes to rehabilitate the existing building and construct two new buildings in the existing parking lot; and

WHEREAS, the village-owned pump station and underlying land at the northeast corner of the property would occupy a separate lot in the subdivision; and

WHEREAS the Planning and Zoning Commission at its regular meeting on March 28, 2024 voted in favor of the preliminary plan; and

WHEREAS the Planning and Zoning Commission at its regular meeting on April 11, 2024, recommended approval of the petitioner's request for subdivision; 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 Upham Subdivision Plat 2 Subdivision.

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 public record before the Homewood Planning and Zoning Commission and the Village Board, and based upon evidence presented at the public hearing, the President and Board of Trustees make these findings of fact:

1. The subject property is located at 3043-3055 183rd Street (west of the southwest corner of West 183rd Street and Robin Lane);
2. The Village of Homewood own the subject property;
3. The Village has signed a letter of intent with a developer for future purchase and redevelopment;
4. The subject property is comprised of a single parcel;
5. The subject property is a total of 7.1 acres (approximately 310,000 square feet) and the underlying zoning district is B-3 General Business;
6. The Homewood Zoning Ordinance and the Village Code of Ordinances do not set minimum lot area requirements in the B-3 zoning district;
7. The petitioner is proposing to subdivide the subject property to increase suitability for commercial redevelopment of a vacant site;
8. Proposed Lot 1 would be 237,230 square feet or approximately 5.44 acres;
9. Proposed Lot 2 would be 31,353 square feet or approximately 0.72 acres;
10. Proposed Lot 3 would be 40,304 square feet or approximately 0.925 acres;
11. Proposed Lot 4 would be 1,289 square feet or approximately 0.029 acres;

12. Proposed Lot 4 is the location of a pump station and will be dedicated to the Village of Homewood; and
13. Proposed Lot 1, Lot 2, Lot 3, and Lot 4 comply with the Homewood Zoning Ordinance and the subdivision ordinances outlined in the Homewood Municipal Code.

SECTION TWO – DOCUMENTS TO BECOME A PART OF THIS ORDINANCE:

This document is made a part of this ordinance:

Upham Subdivision Plat 2, prepared by Arc Design Resources Inc., dated 02/07/2024 (attached as Exhibit A)

SECTION THREE- ADDITIONAL MATERIALS TO BECOME A PART OF THIS ORDINANCE:

- 1) Homewood Planning and Zoning Commission minutes of March 28, 2024, as they relate to the subject property.
- 2) Homewood Planning and Zoning Commission minutes of April 11, 2024, as they relate to the subject property.
- 3) Homewood Village Board minutes of April 23, 2024, as they relate to the subject property.

SECTION FOUR – RECORDING:

The Village Attorney shall record this ordinance and final plat of subdivision in the office of the Cook County Clerk. The additional materials identified in Section Three above shall not be recorded, but shall be maintained Village Clerk’s office for public inspection.

SECTION FIVE – LEGAL DESCRIPTION:

The legal description of the subject property is:

Upham Subdivision Plat 2, being a Resubdivision of Lot 1 of Upham Subdivision, in part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian Cook County, Illinois.

Permanent Index Number: 31-01-100-012

Common Address: 3043-3055 183rd Street
Homewood, IL 60430

SECTION SIX - EFFECTIVE DATE:

This ordinance shall be in full force and effect after passage, approval and publication in accordance with law.

PASSED AND APPROVED this 23rd day of April 2024.

Village President

ATTEST:

Village Clerk

AYES: _____ NAYS: _____ ABSENCES: _____ ABSTENTIONS: _____

(ATTACH PLAT – EXHIBIT A)