

ORDINANCE NO. M-2332

AN ORDINANCE APPROVING THE FINAL PLAT OF THE WIND CREEK
SUBDIVISION IN THE VILLAGES OF HOMEWOOD
AND EAST HAZEL CREST, COOK COUNTY, ILLINOIS

WHEREAS, Wind Creek IL, LLC has requested to resubdivide the existing lots north of 175th Street, west of Halsted Street in Homewood and East Hazel Crest; and

WHEREAS the Homewood Planning and Zoning Commission, at its regular meeting on September 24, 2020, voted in favor of the preliminary plan as it pertains to the property located in the Village of Homewood; and

WHEREAS the Homewood Planning and Zoning Commission at its regular meeting on January 9, 2025, recommended approval of the final plat of subdivision as it pertains to the property located in the Village of Homewood; 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 Wind Creek Subdivision.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE- APPROVAL OF PLAT OF SUBDIVISION:

The Final Plat of Wind Creek Subdivision, prepared by Cage Civil Engineering, dated 09/26/2024, as it pertains to property located within the Village of Homewood, is approved.

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

- 1) Homewood Planning and Zoning Commission minutes of September 24, 2020, as they relate to the subject property.
- 2) Homewood Planning and Zoning Commission minutes of January 9, 2025, as they relate to the subject property.
- 3) Homewood Village Board minutes of January 14, 2025, as they relate to the subject property.

SECTION THREE - RECORDING:

This ordinance and the final plat of subdivision shall be recorded in the office of the Cook County Clerk by the property owner. The additional materials identified in Section Two above shall not be recorded but shall be maintained in the Homewood Village Clerk's office for public inspection.

SECTION FOUR- LEGAL DESCRIPTION:

The legal description of the subject property is:

PARCEL 1: (East Hazel Crest)

LOT 3, 4, 5 AND THE EAST 74.24 FEET OF LOT 2 (AS MEASURED ALONG THE SOUTHERLY LINE THEREOF) IN EAST HAZEL CREST COMMERCIAL, BEING A SUBDIVISION OF THE SOUTH 28 ACRES OF THE NORTH 38 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (East Hazel Crest)

THAT PART OF LOT 200 OF HOMEWOOD COURT SUBDIVISION, BEING A SUBDIVISION AND RESUBDIVISION OF PART, OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0934519091 IN COOK COUNTY, ILLINOIS,

PARCEL 3: (Homewood)

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 1963.94 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, WITH A LINE 83.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29, AS MEASURED ON THE NORTH LINE THEREOF, (SAID POINT OF BEGINNING BEING ALSO THE POINT OF INTERSECTION OF A WEST LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO. T-1A-18.01 WITH THE SOUTH LINE OF THE NORTHERN ILLINOIS STATE TOLL HIGHWAY PARCEL NO T-IW-502); THENCE (THE FOLLOWING THREE (3) COURSES BEING ON TWO (2) WEST LINES AND ON A NORTH LINE OF THE NORTHERN ILLINOIS STATE TOLLWAY PARCEL NO. T-1A-18.1) SOUTH 00 DEGREE, 00 MINUTE. 00 SECOND EAST, A DISTANCE OF 4.62 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECOND EAST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTE, 00 SECONDS WEST, A DISTANCE OF 425.38 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST ON A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 617.08 FEET TO A POINT ON A LINE 667.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 24.00 FEET TO A POINT ON A LINE 643.08 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 172.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY PARCEL NO. T-1A-501.2); THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST ON THE LAST DESCRIBED LINE, A DISTANCE OF 1.35 FEET TO THE MOST WESTERLY CORNER OF THE NORTHERN STATE TOLL HIGHWAY PARCEL NO. T-1A-502; THENCE (THE FOLLOWING TWO (2) COURSES BEING ON THE SOUTHWESTERLY AND SOUTH LINE OF SAID PARCEL NO. T-1-A-502) SOUTH 74 DEGREES, 44 MINUTES, 59 SECONDS EAST, A DISTANCE OF 246.02 FEET; THENCE NORTH 89 DEGREES, 41 MINUTES, 20 SECONDS EAST, A DISTANCE OF 321.38 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 25.00 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: (Homewood)

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 2 IN GMX-MIDLAND SUBDIVISION THEREOF RECORDED SEPTEMBER 25, 2018 AS DOCUMENT 1826816006; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS EAST 99.55 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID LOT 2 EXTENDED NORTH TO A POINT ON THE NORTH LINE OF SAID GMX-MIDLAND SUBDIVISION EXTENDED WESTERLY; THENCE SOUTH 89 DEGREES 40 MINUTES 58 SECONDS EAST ALONG SAID LINE AS EXTENDED 203.91 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 2 IN SAID GMX-MIDLAND SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2 IN GMX-MIDLAND SUBDIVISION, A DISTANCE OF 99.55 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 2 IN GMX-MIDLAND SUBDIVISION, AFORESAID; THENCE NORTH 89 DEGREES 40 MINUTES 58 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 203.91 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5: (East Hazel Crest)

THAT PART OF 174TH STREET AS VACATED BY THE VILLAGE OF EAST HAZEL CREST PER DOCUMENT 2219915015 AND THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY PER DOCUMENT 2327108100, IN COOK COUNTY, ILLINOIS.

PARCEL 6: (East Hazel Crest)

THAT PART OF THE EAST ONE HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 83.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 27.00 FEET TO A POINT; THEN SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-

HALF OF THE SAID SOUTHEAST QUARTER. SAID POINT BEING 110 FEET WEST OF THE EAST LINE OF THE SAID SOUTHEAST QUARTER, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 27.00 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 40 MINUTES 20 SECONDS TO THE LEFT OF THE LAST DESCRIBED LINE, A DISTANCE OF 654.78 FEET TO THE POINT OF BEGINNING

PARCEL 7: (East Hazel Crest)

THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1243.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 20 ACRES OF THE NORTH 58 ACRES OF THE EAST ONE-HALF OF THE SAID SOUTHEAST QUARTER; THENCE WEST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 110 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE FOR A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTHEASTERLY TO A POINT ON THE WEST LINE OF THE EAST 110 FEET OF THE SOUTHEAST QUARTER. SAID POINT BEING 50 FEET SOUTH OF THE POINT OF BEGINNING AS MEASURED ALONG SAID WEST LINE: THENCE NORTHERLY 50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Permanent Index Numbers:

29-29-404-009	East Hazel Crest
29-29-404-010	East Hazel Crest
29-29-404-011	East Hazel Crest
29-29-404-013	East Hazel Crest
29-29-404-014	East Hazel Crest
29-29-409-012	East Hazel Crest
29-29-409-013	Homewood
29-29-409-025	Homewood
29-29-411-026	East Hazel Crest
29-29-411-027	East Hazel Crest

Common Address: 17400 Halsted Street
Homewood IL 60430

SECTION FIVE - EFFECTIVE DATE:

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

PASSED AND APPROVED this 14th day of January 2025.

Village President

ATTEST:

Village Clerk

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