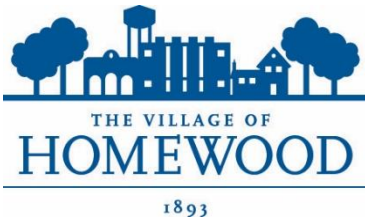


MEETING AGENDA



Planning and Zoning Commission

Village of Homewood

March 28, 2024

Meeting Start Time: 7:00 PM

Village Hall Board Room

2020 Chestnut Road, Homewood, IL

Commission Meetings will be held as in-person meetings. In addition to in-person public comment during the meeting, members of the public may submit written comments by email to pzc@homewoodil.gov or by placing written comments in the drop box outside Village Hall. Comments submitted before 4:00 p.m. on the meeting date will be distributed to all Commission members prior to the meeting.

Please see last page of agenda for virtual meeting information.

1. Call to Order

2. Roll Call

3. Minutes:

Approve minutes from the March 14, 2024 hearing of the Planning and Zoning Commission.

4. Public Comments

5. Regular Business:

A. Case 24-07: Resubdivision, Upham Subdivision, 3043-3055 183rd Street

6. Old Business:

7. New Business:

8. Adjourn

The public is invited to the meeting using the link below to join Webinar:
<https://us06web.zoom.us/j/99184811606?pwd=UkU5TjBQcityOTd0QXkxektpaGRYdz09>

To listen to the Meeting via phone: Dial: 1-312-626-6799
Webinar ID: 991 8481 1606 Passcode: 573812

VILLAGE OF HOMEWOOD



MEETING MINUTES

DATE OF MEETING:

March 14, 2024

PLANNING AND ZONING COMMISSION

7:00 pm

Village Hall Board Room
2020 Chestnut Street
Homewood, IL 60430

CALL TO ORDER:

Chair Pro Tem called the meeting to order at 7:01 p.m.

ROLL CALL:

In attendance were Members Bransky, Cap, O'Brien, and Johnson. Member Bransky served in the role of Chair Pro Tem. Present from the Village was Assistant Director of Economic & Community Development Noah Schumerth, who served as Staff Liaison for the hearing. There were three people in the audience. The public was able to watch and listen to the meeting via Zoom webinar. There were no attendees on the Zoom webinar recording.

APPROVAL OF MEETING MINUTES:

Chair Pro Tem Bransky asked if there were any changes or corrections to the minutes of January 25, 2024. Member O'Brien requested that a sentence stating:

"Member O'Brien expressed concerns about the future of the on-street parking supply on Dixie Highway."

Be replaced with the following language as written:

"Member O'Brien made reference to the brewery on Dixie Highway, expressing concerns about the future of on-street parking supply on Dixie Highway."

Member O'Brien moved to approve the minutes as corrected; seconded by Member Cap.

AYES: Members Cap, O'Brien, and Johnson, Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Castaneda, Chair Sierzega

REGULAR BUSINESS:

CASE 24-01: Variance for Driveway Expansion at 2716 Debra Lane

Chair Pro Tem Bransky introduced the case and swore in the petitioners, Marc and Audrey Beaudruy, who are homeowners at the property in question at 2716 Debra Lane.

The applicant Marc Beaudruy described the purpose of the project. The applicant stated that the existing driveway at his home was dilapidated and created a negative appearance for his home. The applicant also explained that multiple family members are living at the home, which can increase the strain on parking in the driveway. The applicant noted that the construction of the driveway was previously completed in 2023.

Member Johnson asked if the driveway expansion would be used to park three vehicles on the driveway instead of the two that could fit on the existing driveway. The applicant denied that three cars would be parked in the driveway, and stated that only two would be able to fit with room to allow for handicap access in and out of vehicles, as is needed for the homeowners.

Member O'Brien requested clarification from Village staff about a sentence in the staff memo, stating that a sentence discussing the addition of driveway width (page 11 of the packet) did not make sense. Assistant Director Schumerth noted that the change of the word "addition" to "additional" in the sentence in question created a sentence that was difficult to understand. Assistant Director Schumerth noted the change.

Member Cap asked for clarification regarding the statute that was being considered with the variance. Assistant Director Schumerth stated that though the driveway was within the 24' maximum width for any residential driveway in the Village, no driveway may extend beyond 3' from the edges of the garage door face. Assistant Director Schumerth noted that the driveway as constructed extended 5' 3" from the east side of the garage door face, aligning with an existing path on the site and thus requiring a variance, which exceeds the 3 feet maximum.

Member Cap asked if there were any problems with the necessary expansion of the driveway apron within the Village-owned parkway, given restrictions on placement and width in the Village right-of-way. Assistant Director Schumerth noted that the driveway apron was compliant with Village ordinance and that the Village Engineer Max Massi had not previously noted any concerns with the driveway apron in providing a citation to the applicant.

Chair Pro Tem Bransky asked whether the approval of the variance will ensure all business with the Village is resolved regarding this driveway. Assistant Director Schumerth stated that the citation letter, which was sent to the applicant on November 15, would be voided. Schumerth stated that there were to be no further approvals needed beyond the Village Board's approval of the variance.

Member O'Brien requested correction of the legal notice date in the staff memo for the variance, noting that the posting date was February 29, 2023, when the date should be February 29, 2024. Assistant Director Schumerth noted the change and stated that corrections would be reflected in the minutes of the meeting and the final posted version of the meeting packet.

Member O'Brien requested correction of the submittal dates for attachments included in the staff memo for the variance case. O'Brien noted that the dates in the final packet did not seem consistent with their references in the description of the case and that the citation letter date was listed as being from 2022. Assistant Director Schumerth noted that the dates were incorrect and were from a previous template used by the Village. Schumerth noted the change and stated that corrections would be reflected in the minutes of the meeting and the final posted version of the meeting packet.

Chair Pro Tem Bransky suggested that a motion be made for approval of the proposed variance.

Meeting Minutes | March 14, 2024

Member O'Brien noted the need to adjust the language of the motion recommended by staff, stating that the language:

"...to permit the construction of the driveway..."

Should be replaced with the language:

"...permitting the construction of a driveway..."

Member O'Brien noted that the change was needed to clarify that the driveway is already constructed and that the variance is permitting the driveway to remain with its current dimensions.

Chair Pro Tem suggested that a motion be made for approval of the proposed variance as amended. Motion was made by Member O'Brien. Seconded by Member Johnson.

AYES: Members Cap, O'Brien, Johnson, and Chair Pro Tem Bransky

NAYS: None

ABSTENTIONS: None

ABSENT: Members Alfonso, Castaneda, Chair Sierzega

OLD BUSINESS:

None

NEW BUSINESS:

Assistant Director Schumerth stated that the Downtown Transit-Oriented Development (TOD) Master Plan is being compiled into a final draft, and would be released to Village staff, members of the Planning and Zoning Commission, members of the Appearance Commission, and the public the following week. Planning and Zoning Commissioners could expect to receive a plan copy by Monday or Tuesday of the following week.

Member O'Brien stated that in reviewing a draft copy of the plan received by members of the steering committee (O'Brien is a participant), the proposed reduction of lanes on 183rd as part of a "road diet" project, included in the plan, required further assessment. Member O'Brien cited the location of a driveway immediately adjacent to a right turn lane near the intersection of Harwood Avenue and 183rd Street as an example of a need for further assessment of bicycle infrastructure recommendations, given that they seem to be creating unforeseen safety hazards. O'Brien also cited concrete walls and wrought iron fences along 183rd Street near the train viaduct as creating visibility challenges for cyclists, especially near the intersection of Park Avenue and 183rd Street.

Assistant Director Schumerth noted that the Village remains committed to finding solutions for bicycle infrastructure that travels west-east through the Village.

Member Cap noted that 183rd Street is a primary arterial running west-east through the Village, and asked if there could be clarification about the status of this project; though it is included, there is public knowledge that the project may not be moving forward.

Assistant Director Schumerth noted that the project is in question due to funding for the project.

Assistant Director Schumerth noted that the Village was still interested in continuing to pursue traffic

calming and bicycle infrastructure improvements along 183rd Street. Member O'Brien questioned the efficiency of traffic flow with the lane reduction proposed on 183rd Street and stated that more work was needed on this topic in the final Downtown TOD Plan.

Member O'Brien stated that the plan was a "great first step toward a plan." Chair Pro Tem Bransky noted that the Steering Committee had reviewed a near-final draft and that the plan was nearing completion.

Member O'Brien noted that the plan was light on detail, citing a need to create a list of recommendations that are to be taken on with a budget. Assistant Director Schumerth noted that the plan document will include an implementation matrix which was not included in the version received by the steering committee., Consultants are working out the details of the table with staff and finalizing the design of that section of the plan. Chair Pro Tem Bransky noted that the plan is a higher-level document and that the Village handles budgeting on an annual basis based on planning recommendations.

Member O'Brien also noted a need for greater detail in other areas of the plan, such as the inclusion of locations for bicycle parking and statements on who may be responsible for constructing bicycle parking. Assistant Director Schumerth stated that the comment was received and that more comments will be available to Commission members. Comments because they are highly desired by Village staff as the plan is finalized.

Member O'Brien noted that there are visual learners and auditory learners, and this is an excellent document for visual learners.

Member Cap noted a need for further focus on safety for micromobility users and noted that the plan broadly does not cover this topic, even as these vehicles become more common. Assistant Director Schumerth noted that the conversation is an important one. While these modes of transportation are generally included in conversations about bicycle infrastructure, they have special constraints and considerations for parking and design related to streets without special bicycle infrastructure such as lanes or paths.

Member O'Brien asked whether the Village is updating electric vehicle parking recommendations and asked how the Village enforces proper installation of electric vehicle charging stations, citing the dangers of home installations or installations into systems that are not prepared for the supply of the additional power needed to charge an electric vehicle.

Assistant Director Schumerth noted that this is an area of code enforcement for individual properties and is difficult to monitor unless there is a complaint or a flagrant violation that is cited by Village staff. Schumerth stated that this is something that can be monitored by code enforcement and building inspection staff. Measures can be taken by Village staff to provide concise information on residential installation with individuals to install EV systems. Schumerth noted this is also something that is touched upon in the new Homewood Zoning Ordinance, but more can be done to provide standards and design guidance for new EV systems.

Assistant Director Schumerth noted that any comments or questions on the Downtown Transit-Oriented Development (TOD) Master Plan before the hearing date for the discussion of the plan could be forwarded to staff or entered into the comment form which will be available on the Village website.

ADJOURN:

Member O'Brien moved to adjourn the meeting; seconded by Member Cap; all members voted in favor. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Noah Schumerth

Assistant Director of Economic and Community Development

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: March 28, 2024

To: Planning and Zoning Commission

From: Noah Schumerth, AICP, Assistant Director of Economic and Community Development

Through: Angela Mesaros, AICP, Director of Economic and Community Development

Topic: Case 24-07: Upham Subdivision (Brunswick Zone)

APPLICATION INFORMATION

APPLICANT	DP Homewood, LLC c/o George Arnold, Attorney
ACTION REQUESTED	Plat of Upham Subdivision
ADDRESS	3043-3055 183 rd Street, Homewood, IL, 60430
PIN	31-01-100-012

ZONING & LAND USE

SUBJECT PROPERTY	ZONING	LAND USE
CURRENT	B-3 General Business	Vacant
PROPOSED	B-3 General Business	Commercial/Retail
SURROUNDING	N: R-1 Single-Family Residential	Single-Family Residential
	E: B-3 General Business/R-4 Multi-Family Residential	Commercial/Multi-Family Residential
	S: R-4 Multi-Family Residential	Multi-Family Residential
	W: B-3 General Business	Commercial/Retail

LEGAL NOTICE

Legal notice is not required for a resubdivision plat per Section 36, Article II of the Village Code of Ordinances.

DOCUMENTS FOR REVIEW

Title	Pages	Prepared by	Date
Staff Exhibits	2	Noah Schumerth, Asst. Dir. ECD	03/22/2024
Application for Resubdivision	1	George Arnold, Attorney	03/13/2024
Subdivision Plat Drawing	2	Arc Design Resources Inc.	02/07/2024
Proposed West 183 rd Street TIF Map	1	Christopher B. Burke Engineering	11/27/2023

BACKGROUND

The subject site is a 7.1-acre vacant commercial center located at 3043 W 183rd Street. The site currently has a single commercial building which previously housed a bowling alley (Brunswick Zone) and a retail store (Big Lots). The commercial building has suffered from excessive vacancies, and the overall condition of the site has deteriorated. The site is currently owned by the Village of Homewood and is slated for commercial redevelopment.

The subject site is currently within the Kedzie Gateway Tax Increment Financing (TIF) District and is included within the Redevelopment Project Area for the TIF. This property is under review for a new TIF, the 183rd West TIF, which is recommended for adoption in 2024. This proposed resubdivision is required for the redevelopment of the larger of the two parcels on the 183rd West TIF District (3043-3055 183rd Street), fulfilling the Redevelopment Plan for the proposed 183rd West TIF District.

The resubdivision plat proposes that the existing property (PIN: 31-01-100-012) be split into four parcels, to create two outlots abutting 183rd Street and a separate lot for the Village’s pump station. This subdivision will support the creation of additional commercial buildings in the large parking field in front of the existing building. Appropriate easements for parcel cross-access, sewer, and stormwater drainage are proposed to support the scale of commercial development. Proposed easements and planned utilities are sufficient for the proposed development and are compliant with Section 36 of the Village of Homewood Code of Ordinances.

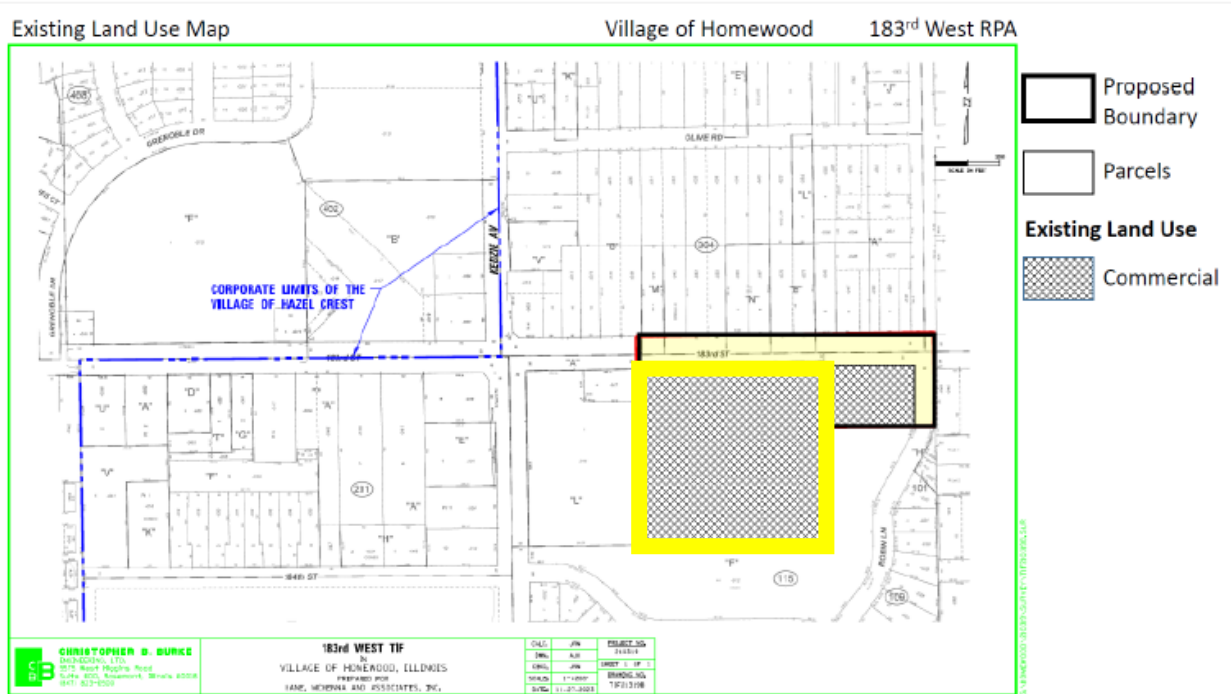


Figure 1. Proposed Resubdivision (outline in yellow), as located on land use map from West 183rd Street TIF Proposal (prepared by Christopher B. Burke Engineering LTD).

DISCUSSION

This resubdivision has been submitted in advance of redevelopment plans to revive the existing commercial center at 3043-3055 W 183rd Street. These redevelopment plans are detailed in the Redevelopment Plan and Project Area document submitted with the ongoing process to approve the 183rd West Tax Increment Financing (TIF) District, which is being formed from a portion of the original Kedzie Gateway TIF District. The plans include the renovation of the existing building on the site to accommodate multiple retail/commercial tenants.

The existing commercial area is a single 7.1-acre parcel (PIN: 31-01-100-012), which will be split into four parcels with the creation of two commercial outlots along 183rd Street and a dedicated parcel for a Village-owned pump facility. The new lots will have the following measurements:

Lot Number	Lot Area	Lot Dimension
Lot 1	237,230 sq. ft. (5.44 acres)	584' x 529' (with outlot areas removed)
Lot 2 (Outlot)	31,353 sq. ft. (0.72 acres)	218.5' x 143.5'
Lot 3 (Outlot)	40,304 sq. ft. (0.925 acres)	218.5' x 143.5'
Lot 4	1,289 sq. ft. (0.029 acres)	Dedicated to the Village of Homewood

The plat has been reviewed by Village of Homewood staff to determine compliance with standards set forth in the Village Code of Ordinances and the Homewood Zoning Ordinance. A summary of key findings can be found below:

Land Use/Zoning

The site is currently vacant. The previous land use on the site was commercial/retail use. The purpose of this resubdivision is to support future proposed renovation and modernization of the commercial center. The site will include two additional outlot buildings to add commercial services within an existing vacant off-street parking area. The full capacity of the existing parking area must meet zoning requirements when the redevelopment of the existing commercial building on the site is complete.

The current zoning is B-3 General Business. The zoning will not change with the approval of the resubdivision. Per Table 44-03-01 of the Homewood Zoning Ordinance, no minimum lot size is required in the B-3 zoning district. The lot size and configuration of all proposed lots is in compliance with zoning standards set forth in Section 44 of the Homewood Zoning Ordinance.

Rights-of-Way, Streets, and Pedestrian Facilities

No new collector or local streets are proposed with this resubdivision. No changes are proposed to the two adjacent street, 183rd Street, aside from the required improvements to driveway aprons and parkways adjacent to the new development. No additional alleys or other public access improvements are required for this site. Cross-access easements have been provided to support the construction of private drives sufficient to provide internal site circulation.

Any pedestrian access connecting the proposed parcels and 183rd Street will be located within the proposed cross-access easements. The final design and placement of the pedestrian facilities will be finalized in the site plan review process for this site, which will be reviewed by the Planning and Zoning Commission at a future date.

No additional right-of-way is proposed to be dedicated to the Village. There are no additional improvements required to be included in the plat documents subject to this review.

Easements

The primary site access for all three commercial developments will be centrally located in the front of the subject site, with cross-access easements provided throughout the development. Direct drive aisle access to all three developments is proposed without excessive driveway access onto the 183rd Street arterial. The access easements on the site ensure that the commercial center retains direct drive aisle access to neighboring properties, including the gas station and Jewel-Osco grocery store to the west of the subject site at 3153 W 183rd Street. The cross-access easement connects to the easternmost driveway on the existing site to provide direct access from 183rd Street to one of the new commercial outlots (Lot 3). Access to the westernmost commercial outlot, Lot 2, is provided via a cross-access easement through the primary commercial lot (Lot 1).

A private sanitary sewer easement is proposed to connect Lot 1 and Lot 3. A 7.5' public utility and drainage easement is maintained along the western, southern, and eastern boundaries of the site.

STAFF COMMENTS

The resubdivision plat must be brought forward to the Planning and Zoning Commission to review whether the proposed plat is acceptable for its location and has adequate design. Per Section 36-35(b) of the Village Code of Ordinances, by the Planning and Zoning Commission is only considering the general acceptability of the layout as submitted; the final plat must be reviewed at a public hearing within six months of the decision.

This plat has been reviewed and marked for approval by the Village Engineer and Village Attorney. The plat received additional review from Economic and Community Development staff to ensure completeness and compliance with Section 36 of the Municipal Code of Ordinances.

The following items are the areas of authority for the Planning and Zoning Commission when reviewing resubdivision plats:

- a) Propose changes as deemed necessary in the interest of the Village within specific areas of review discretion. The following areas of review are relevant to this resubdivision application:

- Water supply or distribution
- Easement dedication for storm water or sanitary sewer facilities
- Gas, telephone, or electric utility services
- Soil surveying and analysis

b) Require soil and grade survey work be prepared by a licensed engineer, as is deemed necessary

Any change or matter in dispute identified by the Planning and Zoning Commission regarding the plat will be reviewed by the Village Board of Trustees, who must submit a formal recommendation for settlement of the concern or dispute. Any recommended changes will be made prior to the filing and noticing for the approval of the final plat.

Additional improvements, including but not limited to specific facilities for storm water retention and detention, parking facilities, access for pedestrians and vehicles, building design and layout, landscaping, screening, or other matters subject to zoning requirements must be reviewed by the Planning and Zoning Commission upon the time of submittal of a Site Plan Review application.

FINDINGS OF FACT

Staff has prepared the following *draft* Findings of Fact by the standards outlined in Section 2 of the Village Code of Ordinances. After consideration of the Planning and Zoning Commission regarding the acceptability of the plat, the following Findings of Fact may be entered into the record:

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 subject property is under public ownership of the Village of Homewood with a letter of intent from a developer for future purchase and redevelopment;
3. The subject property is comprised of a single parcel;
4. 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;
5. The Homewood Zoning Ordinance and the Village Code of Ordinances do not set minimum lot area requirements in the B-3 zoning district;
6. The petitioner is proposing the resubdivision of the subject property to increase suitability for commercial redevelopment of a vacant site;
7. Proposed Lot 1 would be 237,230 square feet, or approximately 5.44 acres;
8. Proposed Lot 2 would be 31,353 square feet, or approximately 0.72 acres;
9. Proposed Lot 3 would be 40,304 square feet, or approximately 0.925 acres;
10. Proposed Lot 4 would be 1,289 square feet, or approximately 0.029 acres;
11. Proposed Lot 4 is the location of a pump station and will be dedicated to the Village of Homewood; and
12. Proposed Lot 1, Lot 2, Lot 3, and Lot 4 are in compliance with the Homewood Zoning Ordinance and the subdivision ordinances set forth in the Village Code of Ordinances.

RECOMMENDED PLANNING & ZONING COMMISSION ACTION

Recommend affirmation of the acceptability of Case No. 24-07 to grant resubdivision of the property at 3043-3055 183rd Street into four lots with Lot 4 dedicated to the Village of Homewood, with the Findings of Fact included as part of the record.







VILLAGE OF
HOMEWOOD
2020 Chestnut Road,
Homewood, IL 60430
(708) 206-3385

APPLICATION FOR SUBDIVISION, RESUBDIVISION OR LOT CONSOLIDATION

SUBJECT PROPERTY ADDRESS: 3043-3055 183rd Street

APPLICANT INFORMATION:

Name: DP Homewood, LLC c/o George Arnold, Attorney	Phone (daytime): (708) 448-8141
Address: 9501 W. 144th Pl, Ste 205, Orland Park, IL 60462	Fax: (708) 448-8140

PROPERTY OWNER INFORMATION (if different than applicant):

Name: Village of Homewood	Phone (daytime): (708) 206-3387
Address: 2020 Chestnut Road, Homewood, IL 60430	Fax:

LESSEE INFORMATION (if different than applicant):

Name:	Phone (daytime):
Address:	Fax:

Date present owner acquired legal title to the subject property:

Requested Action: Subdivision Resubdivision Consolidation

What is the present use of the property?

Vacant

What is the intended use of the subject property?

Commercial/related

Future tax bills should be sent to the following address:

2803 Butterfield Rd, Ste 300, Oak Brook, IL 60523

Has the present owner requested a subdivision, resubdivision, lot consolidation, variation or special use permit for this property within the last 12 months: Yes No

REQUIRED SUBMISSIONS:

- Completed application
- Final plat (see attached Chapter 98 of the Homewood Municipal Code for instructions)
- Legal description of the property
- Proof of ownership or interest in ownership

Office Use Only

Zoning of Property: R1 R2 R3 R4 B1 B2 B3 B4 DO M PL

Date Application Received: **Case No.:**

Application Fee Paid:	1-25 lots	26-50 lots	51-100 lots	More than 100 lots
	<input type="checkbox"/> \$150.00	<input type="checkbox"/> \$200.00	<input type="checkbox"/> \$300.00	<input type="checkbox"/> \$400.00

Owner Signature

Subscribed and sworn to before me this 13th day of March, 2024.

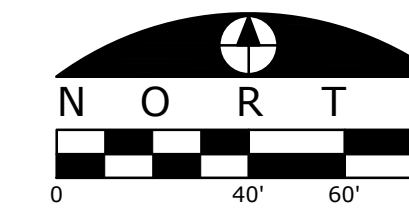


OWNER INFORMATION

Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

UPHAM SUBDIVISION PLAT 2

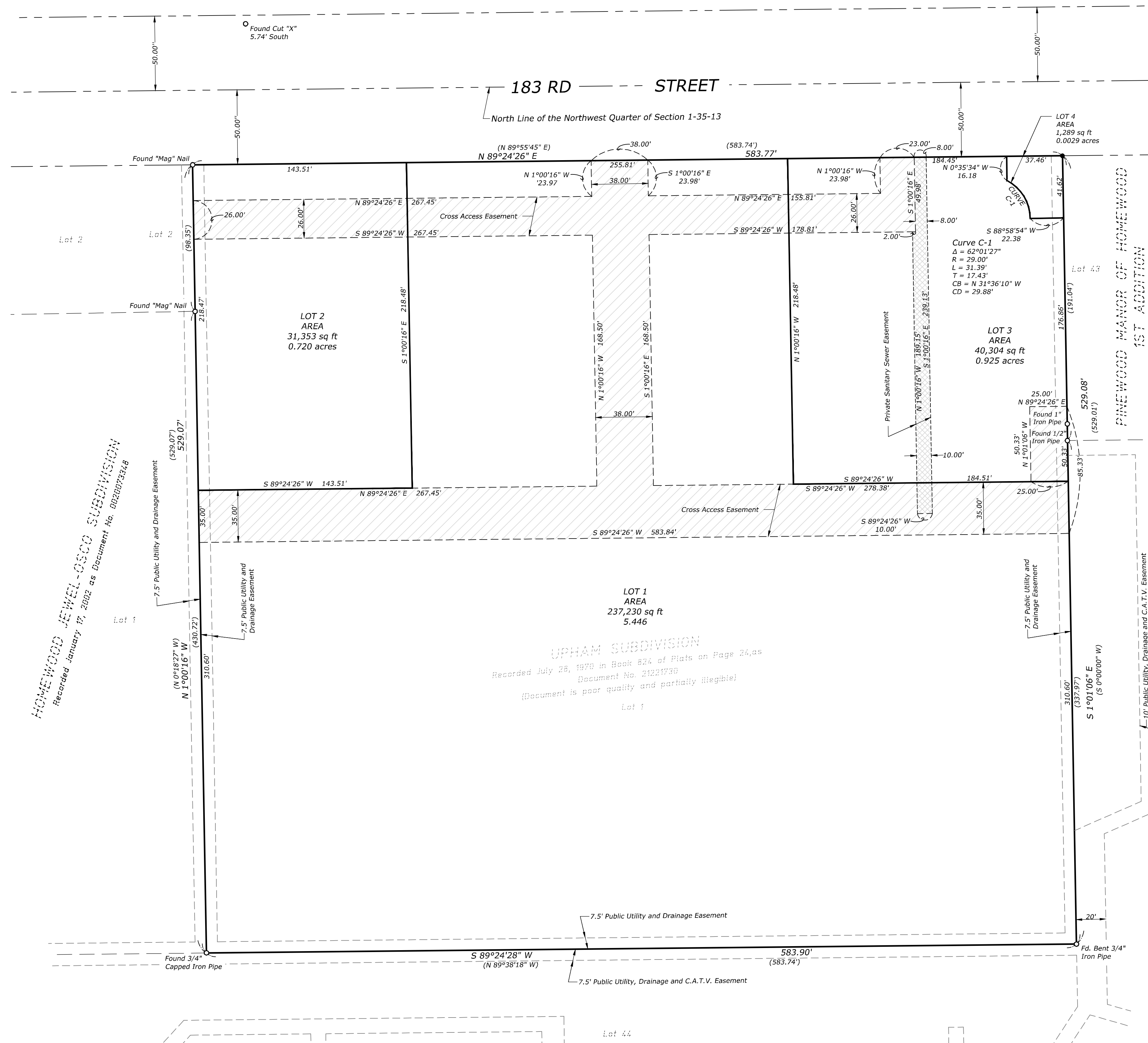
BEING A RESUBDIVISION OF LOT 1 OF UPHAM SUBDIVISION, IN PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN COOK COUNTY, ILLINOIS



ARC DESIGN
RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334



VICINITY MAP (Not to Scale)



SYMBOL LEGEND

- PROPERTY LINE
- - - SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - SETBACK LINE
- - - CENTER LINE
- SET SURVEY MONUMENT
- FOUND SURVEY MONUMENT
- (85.00') RECORD DISTANCE
- 85.00' MEASURED DISTANCE
- ▨ CROSS ACCESS EASEMENT
- ▩ PRIVATE SANITARY SEWER EASEMENT

OWNER INFORMATION

Village of Homewood
2020 Chestnut Road
Homewood, IL 60430

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



CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I hereby certify that, at the request of the owner, I have surveyed and subdivided according to the attached Upham Subdivision Plat 2, being a resubdivision of all of Lot 1 as designated upon Upham Subdivision, being a subdivision of the East 583.74 feet of the West 974.00 feet of the North 579.00 feet of the Northwest Quarter of the Northwest Quarter of Section 1, Township 35 North, Range 13 east of the Third Principal Meridian, the plat of which subdivision was recorded July 28, 1970 in Book 824 of Plats on Page 24, as Document number 21221730, in the Recorder's Office of Cook County, Illinois.

All dimensions are given in feet and decimals thereof and bearings shown hereon are for description purposes and are relative only to each other. I further certify that I have subdivided the following property, as shown by the plat, which is a correct representation of said survey and subdivision.

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map (17031C07371) for Cook County, Illinois revised August 19, 2008.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the parcel(s) identified above are located in Homewood School District 153 and Homewood Flossmoor Community High School District 233.

Given under my hand and seal this ___ day of ___, 2024.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815) 484-4300 My current license expires: _____



CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

As owner, I/we hereby certify that I/we have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon. I/we further certify that there are no liens or encumbrances on the property contained in this plat except. I/we further certify that the parcels identified above are located in Homewood School District 153 and Homewood Flossmoor Community High School District 233.

Village Of Homewood

By: _____
Signature Printed Name Title

CERTIFICATION BY NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____) S.S.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____, personally known to me to be the _____ of _____ and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such person, they signed the foregoing document pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Subscribed and Sworn before me this ___ day of ___, 20__.

Notary Public

CERTIFICATION BY VILLAGE CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____ Village Collector of the Village of Homewood, Illinois do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned again the tract of land included in the plat.

Dated at _____, ILLINOIS this ___ day of ___, 20__.

Village Collector

EASEMENT PROVISIONS

Cross Access Easement Provisions.

A perpetual reciprocal non-exclusive easement is hereby reserved for and granted for vehicular and pedestrian access, ingress and egress over and upon all drive aisles and rights of way now or hereafter located on the Property, for the use and benefit of the Village of Homewood and all present and future owners of the Property and Lots, and their respective successors, assigns, agents, employees, guests, tenants, invitees, contractors, customers, licensees and other similar and related parties. For clarification and the avoidance of doubt, this cross access easement does not include parking rights, except however Purchaser and/or its employees, guests, invitees, tenants, customers and licensees shall be permitted use of the parking lot on for events scheduled at the recreational facilities so long as the same does not interfere with the normal business operations of all lots.

Private Sanitary Sewer Easement Provisions.

The Sanitary Sewer Easement herein created is for the purpose of permitting the Owner of Lot 1 to construct and maintain and repair a private sanitary sewer across the Sanitary Sewer Easement Area. The Owner of Lot 3 agrees that its use of surface of the Sanitary Sewer Easement Area shall not unreasonably interfere with or obstruct the installation, maintenance or repair of such sanitary sewer.

CERTIFICATION OF GUARANTEE OF IMPROVEMENTS

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

This is to certify that provisions have been made in accordance with the Village of Homewood subdivision regulations for guarantee of performance in construction of the public land improvements.

Date Village Manager

CERTIFICATION OF BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

Approved by action of the Board of Trustees of the Village of Homewood in accordance with the Village Subdivision Regulations at a meeting held on

The ___ day of ___, 20__.

By: _____
President

Attest: _____
Clerk

CERTIFICATION OF PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

Approved by the Homewood Plan Commission in accordance with the Village of Homewood Subdivision Regulations.

By: _____
Chairman

Date: _____

CERTIFICATION OF CONVEYANCE

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I hereby certify that proper and satisfactory conveyances of good title to the Village of Homewood have been executed and filed with the Village Clerk applying to Rights-Of-Way for Streets, Alleys and Easements and for reservations applying to lands for Park, Playgrounds and for Other Public Use.

Date Village Attorney

CERTIFICATION OF ENGINEERING APPROVAL

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

This plat has been checked for conformance to Village of Homewood standards and requirements and working drawings and specifications for public improvements have been prepared in conformance with Village of Homewood standards and requirements.

Date Village Engineer

CERTIFICATION OF COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

I, _____ County Clerk of Cook County, Illinois do hereby certify that there are no delinquent taxes, no unpaid current taxes, no unpaid forfeited taxes, and no redeemable tax sales against any of the land included in the annexed plat, I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County Clerk at _____

Illinois This ___ day of ___, 20__.

By: _____
County Clerk

CERTIFICATION OF SURFACE WATER

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

To the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned in for accordance with generally accepted engineering practices so as to reduce the likelihood for damage to the adjoining property because of the construction of the subdivision.

Dated This ___ day of ___, A.D. 20__.

Engineer

Owner or Attorney

CERTIFICATION OF RECORDING OFFICIAL

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

This Instrument No. _____ was filed for record in the Recorder's Office of

Cook County, Illinois, Aforesaid on the ___ day of ___, 20__, A.D.

at ___ o'clock __M.

Recorder, Cook County, Illinois

Proposed Future Land Use Map

Village of Homewood

183rd West RPA

