

ORDINANCE NO. 6-2013

AN ORDINANCE REZONING THE PROPERTY LOCATED AT 9514 SOUTH HARDING AVENUE AND 9518 SOUTH HARDING AVENUE; AND APPROVING A SPECIAL USE, A VARIATION, AND A SUBDIVISION IN CONNECTION WITH THE CONSTRUCTION OF A WALGREENS AT THE SOUTHEAST CORNER OF 95TH STREET AND PULASKI ROAD, EVERGREEN PARK, ILLINOIS

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois as follows:

Section 1

That the following described property located at 9514 South Harding Avenue and 9518 South Harding Avenue, Evergreen Park, Illinois, be rezoned from "A" Single Family Residential District to "C" Commercial District:

Lots 39, 40 and 41 in Block 4, the north-south alley located adjacent thereto, and the east-west alley located north thereof from Harding Avenue to Pulaski Road in A.G. Briggs and Co.'s Crawford Gardens, being a Subdivision of the Northwest Quarter of the Northwest Quarter of Section 11, Township 37 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded March 29, 1926, as Document Number 9220721, in Cook County, Illinois

PIN: 24-11-100-047 and -048

Section 2

Pursuant to the provisions of Section 25-60 of the Evergreen Park Zoning Code, a special use is hereby approved for the operation of a drive-thru window for the proposed Walgreens to be constructed on the following described property located at 9501 S. Pulaski Road, 9513 S. Pulaski Road, 9517 S. Pulaski Road, 3939-3941 W. 95th Street, 3955 W. 95th Street, 9514 S. Harding Avenue and 9518 S. Harding Avenue:

Lots 1 through 14, inclusive; Lots 39 through 41, inclusive; and any vacated alleys adjacent thereto in Block 4 in A.G. Briggs and Co.'s Crawford Gardens, being a Subdivision of the Northwest Quarter of the Northwest Quarter of Section 11, Township 37 North, Range 13 East of the Third Principal Meridian, according to

the Plat thereof recorded March 29, 1926, as Document Number 9220721, in Cook County, Illinois

PIN: 24-11-100-007, -008, -009, -010, -011, -012, -047, -048,
-049, -050
24-11-100-052-1001, -1002, -1003 and -1004

Section 3

Pursuant to the provisions of Section 25-60 of the Evergreen Park Zoning Code, a variation to Section 25-80. B. 5. of the Evergreen Park Zoning Code is hereby granted to allow drive-in facilities with less than 8 stacking spaces on the property described in Section 2.

Section 4

The above development shall also include all of the east-west alley lying south of and adjacent to Lots 1 through 10 and the north-south alley lying west of and adjacent to Lots 39 through 41. The Village will pass a separate ordinance vacating the same which shall be conditioned upon the payment of \$146,667.40 to the Village and the developer relocating the existing public utilities contained therein in accordance with plans approved by the Village Engineer. The developer shall dedicate an easement on the south end of the development site for the location of such public utilities.

Section 5

That a subdivision of the property is hereby approved which will consolidate all of the above parcels and any vacated alleys therein into a new lot. Final approval of the subdivision shall be made by the Village Attorney. Such subdivision must show the dedication of an easement to the Village at the northwest corner thereof for a Village monument sign.

Section 6

That as a condition of the variation and the special use, the development for the property shall be in substantial conformity with the site plan attached hereto. The site plan provides that the developer shall erect a fence (in such design and locations as determined by the Building Commissioner) on the south side of its property not less than 3 feet from the south property line adjacent to any residential driveway at a height of 6 feet. Said fence shall also be erected northerly on Harding Avenue for approximately 100 feet from the south property line at

a height of 8 feet. Fence heights may be varied upon approval of the neighboring residential property. Signage for traffic shall be erected as directed by the Village Engineer. The developer shall make the necessary improvements to Harding Avenue to establish driveways, parking, and the barriers to prevent northbound traffic from entering from the residential area.

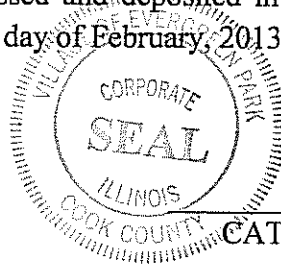
Section 7

All statutes of the State of Illinois or any parts thereof and all ordinances or parts of ordinances, which are in conflict with the provisions of this ordinance, are hereby superseded by this ordinance enacted under the home rule power of the Village of Evergreen Park. A copy of this ordinance shall be recorded after the recording of the final plat of subdivision for the property.

Section 8

This ordinance shall be in full force and effect from and after its passage and approval, as required by law.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 18th day of February, 2013.



Catherine T. Aparo

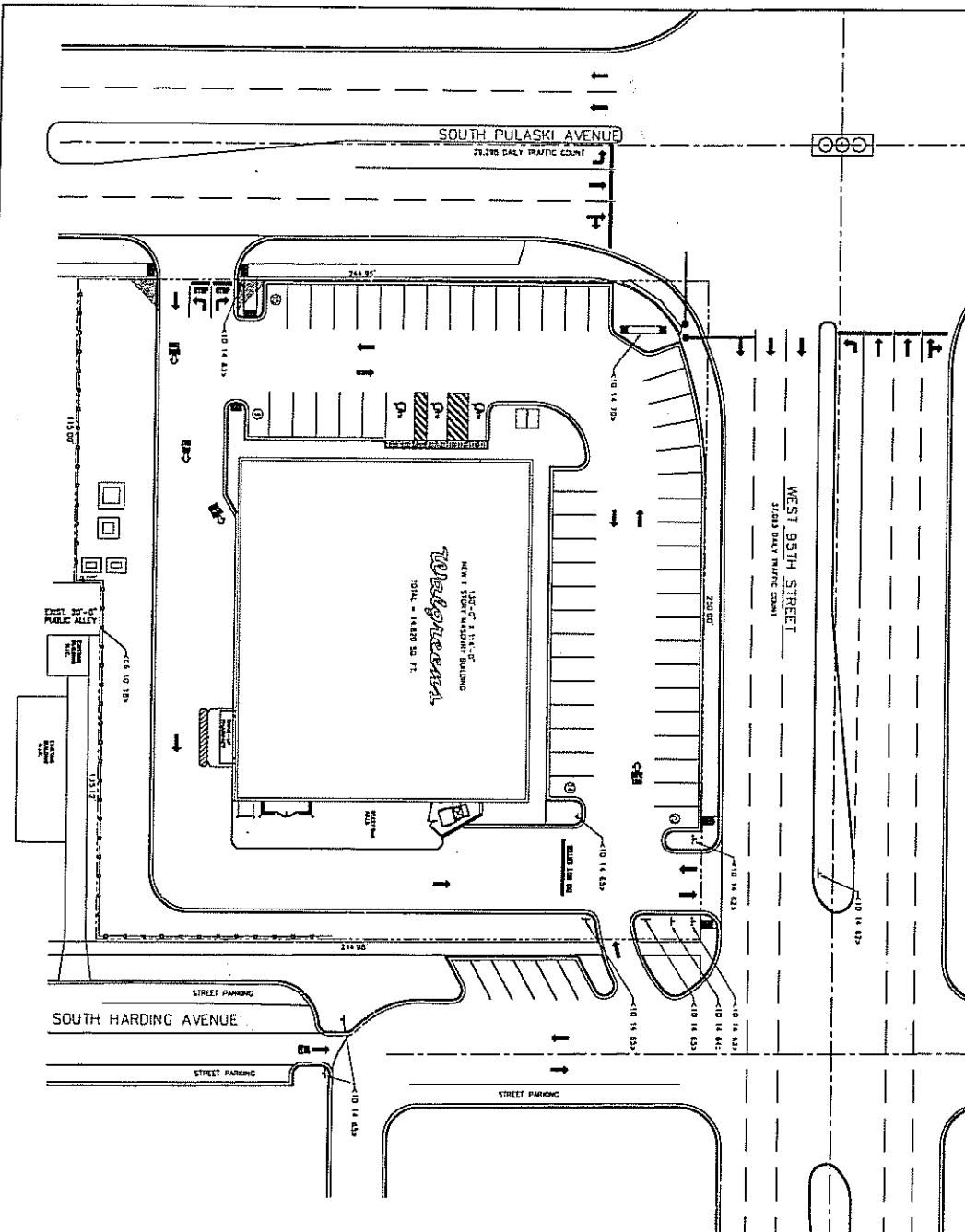
CATHERINE T. APARO, Village Clerk

APPROVED by me this 18th
day of February, 2013.

James J. Sexton

JAMES J. SEXTON, Mayor

VILLAGE SITE PLAN AT 95TH STREET AND PULASKI AVENUE EVERGREEN PARK, ILLINOIS



REFERENCE KEYED NOTES

- 10 14 42 SEE 'A' AND 'B' FOR LOT 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LOCAL JURISDICTIONS OF JURISDICTION

PANEL 1:
 LOT 11 AND 12 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 2:
 LOT 13 AND 14 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 3:
 LOT 15 AND 16 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 4:
 LOT 17 AND 18 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 5:
 LOT 19 AND 20 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 6:
 LOT 21 AND 22 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 7:
 LOT 23 AND 24 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 8:
 LOT 25 AND 26 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 9:
 LOT 27 AND 28 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PANEL 10:
 LOT 29 AND 30 IN BLOCK 4, N. 95TH STREET AND COMPANY'S QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

DK Acquisitions LLC
 A Unique & Rensser Company



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CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS.

DATE: 08/11/2011
 PROJECT NO: 11-21-11
 SHEET NO: 11-21-11-01

NO.	DATE	BY	DESCRIPTION	CONV.
1	08-11-11	AWA	UTILITY REVISION	
2	08-11-11	AWA	PROGRESS SET	

DRAWING TITLE
 VILLAGE SITE PLAN

STORE NUMBER
 18835

AWA

DATE: 08/11/2011

REVIEWED BY: C.E.K.

C-100

ACCESS TO NEIGHBORHOODS:
 FROM PARKING - 1 DRIVEWAY
 FROM SIDEWALK - 1 DRIVEWAY
 FROM ALLEY - 1 DRIVEWAY
 FROM PUBLIC ALLEY - 1 DRIVEWAY

6-2016