

ORDINANCE NO. 2008- 12

**AN ORDINANCE GRANTING A REZONING AND RECLASSIFICATION TO
THE ZONING REGULATIONS OF THE
VILLAGE OF RIVERDALE, ILLINOIS**

WHEREAS, a Petition in writing signed on behalf of PERRY AND JEFFREY COLEMAN has been filed with the Village in accordance with the Illinois Compiled Statutes, as amended and the Zoning Ordinance of the Village of Riverdale, Illinois; and

WHEREAS, said Petition has been reported to the Village of Riverdale by the Zoning Board of Appeals acting as said Board and the Riverdale Plan Commission in ex officio capacity after conducting a public hearing in regard to said Petition, and the Board has recommended that the real estate involved in the aforementioned Petition be rezoned and reclassified under the zoning regulations of the Village of Riverdale; and

WHEREAS, the Zoning Board of Appeals has recommended that the real estate involved in the aforementioned petition be rezoned and reclassified from I-1 Restricted Industrial Zoning District to B3 General Commercial Zoning District, finding that

WHEREAS, the Zoning Board of Appeals has recommended some set variance after considering the following:

- A. Existing uses of property within the general area of the property in question;
- B. The zoning classification of property within the general area of the property in question;
- C. The suitability of the property in question to the uses permitted under the existing zoning classification;
- D. The trend of development, if any, in the general area of the property in question, including changes if any, which have taken place in its present zoning certification; and
- E. The objectives of the current land use plan for the Village.

WHEREAS, the Zoning Board of Appeals has recommended said reclassification (map amendment) finding that:

- A. The adoption of such amendment will not be detrimental to the public interest.

WHEREAS, the President and Board of Trustees of the Village of Riverdale, after due investigation and consideration has adopted and approved the report of the Zoning Board of Appeals and has determined that the nature and extent of the public use and the public interest to

be subserved are such as to warrant the rezoning and reclassification of the property affected by this ordinance from I-1 Restricted Industrial Zoning District to B3 General Commercial Zoning District.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Riverdale, Cook County, Illinois, as follows:

SECTION 1: That the real estate, situate within the Village of Riverdale, described in Section 2 of this Ordinance be and the same is hereby rezoned and reclassified from I-1 Restricted Industrial Zoning District to B3 General Commercial Zoning District.

SECTION 2: That the subject property is legally known and described as follows:

Parcel 1: That part of the northeast fractional 1/4 (south of the Indian Boundary Line) of Section 32, Township 37 North, Range 14 east of the Third Principal Meridian: commencing at the point of intersection of a line being 100.00 feet south east of and parallel with said Indian Boundary Line and the north line of Jackson Street, as per document No. 9396993; thence east on the north line of said Jackson Street, a distance of 218.00 feet to the point of beginning; thence north on a line at a right angle (90 degree), a distance of 222.70 feet more or less to a point on aforesaid line being 100.00 feet south east of and parallel with said Indian Boundary line; thence east on a line perpendicular with the centerline of Halsted Street, a distance of 241.00 feet more or less to a point being 50.00 feet west of the centerline of Halsted Street and 236.00 feet south of the point of intersection of aforesaid line being 100.00 feet southeast of and west of and parallel with said Indian Boundary line with a line being 50.00 feet west of and parallel with the centerline of Halsted Street; thence south on said line being 50.00 feet west of and parallel with the centerline of Halsted Street, a distance of 227.60 feet more or less, to a point on the north line of said Jackson Street; thence west on the north line of Jackson Street, a distance of 245.40 feet more or less to the point of beginning (except therefrom a triangular portion of aforesaid property, bounded and described as follows: Beginning at the point of intersection of the north line of Jackson Street and a line 50.00 feet west of and parallel with the centerline of Halsted Street; thence west on the north line of Jackson Street 25.00 feet thence northeasterly along a line to a point on a line 50.00 feet west of and parallel with the centerline of Halsted Street; said point being 25.00 feet north of the point of beginning, thence south on said 50.00 feet west line, a distance of 25.00 feet to the point of beginning, all in Riverdale, Cook County, Illinois.

Parcel 2: That part of the northeast fractional 1/4 (south of the Indian Boundary Line) of Section 32, Township 37 North, Range 14 east of the Third Principal Meridian; commencing at the point of intersection of a line 100.00 feet south east of and parallel with said Indian Boundary Line and a line 50.00 feet west of and parallel with the centerline of Halsted Street, as the point of beginning; thence south on said 50.00 feet west line, a distance of 236.00 feet to a point; thence west

on a line perpendicular with the centerline of Halsted Street, a distance of 241.00 feet more or less to a point on said line being 100.00 feet southeast of and parallel with said Indian Boundary Line; said point also being 222.70 feet more or less, north of the north line of Jackson Street; thence northeasterly on said line being 100.00 feet south east of and parallel with said Indian Boundary line 337.40 feet more or less to the point of beginning, all in Riverdale, Cook County, Illinois.

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LOCATED AT: 13350 South Halsted, Riverdale, Illinois.

SECTION 3: That all Ordinances or parts of Ordinances in conflict with the provisions 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 and approval as provided by law.

PASSED this 26th day of February, A.D., 2008.

Jayne D. Forbes
Village Clerk

APPROVED this 26th day of _____, A.D., 2008.

Zenovia G. Evans
Village President

ATTEST:

Jayne D. Forbes
Village Clerk

RECORD OF THE VOTE	YES	NO	ABSTAIN	ABSENT
PRESIDENT ZENOVIA G. EVANS				
TRUSTEE FOY	✓			
TRUSTEE DEAN	✓			
TRUSTEE PEYTON	✓			
TRUSTEE HORTON	✓			
TRUSTEE RUSSELL	✓			
TRUSTEE SANDERS	✓			

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Jayne D. Forbes

