

ORDINANCE NO. CO-2013-31

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF MAYWOOD TO REZONE CERTAIN PROPERTIES FROM C-2 PEDESTRIAN-ORIENTED COMMERCIAL ZONING DISTRICT TO C-3 GENERAL COMMERCIAL ZONING DISTRICT

WHEREAS, a petition (the "Petition") to amend the Official Zoning Map of the Village of Maywood by changing the zoning of certain properties within the Village from C-2 Pedestrian-Oriented Commercial Zoning District to C-3 General Commercial Zoning District (the "Proposed Map Amendments") has been filed with the Village by the Village of Maywood; and

WHEREAS, the Petition has been referred to the Plan Commission/Zoning Board of Appeals (Plan Commission) of the Village and has been processed in accordance with the Village of Maywood Zoning Code ("Zoning Code"); and

WHEREAS, the properties proposed to be rezoned through the Proposed Map Amendments (the "Subject Properties") are generally described as the area on the east side of 1st Avenue from Ohio Street on the north to and including 111 South 1st Avenue on the south, and certain properties on the west side of 1st Avenue from Ohio Street on the north, to Main Street on the south, and on Lake Street from 1st Avenue on the east, to 2nd Avenue on the west, and are further described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Plan Commission held a public hearing on the question of whether the Proposed Map Amendments should be granted on March 26, 2013, at which time all persons present were afforded an opportunity to be heard; and

WHEREAS, public notice in the form required by law was given of said public hearing by publication not more than thirty (30) days nor less than fifteen (15) days prior to said public hearing in the Chicago Sun Times, a newspaper of general circulation in the Village, there being no newspaper published in the Village. In addition, notice was sent to surrounding property owners; and

WHEREAS, on March 26, 2013, the Plan Commission voted to favorably recommend the Proposed Map Amendments to the Village President and Board of Trustees of the Village of Maywood; and

WHEREAS, the Plan Commission of this Village has reported its findings and recommendations regarding the Proposed Map Amendments to this Village President and Board of Trustees, and this Village President and Board of Trustees has duly considered said report and findings and recommendations; and

WHEREAS, pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.), the President and Board of Trustees of the

Village of Maywood approve the Proposed Map Amendments as set forth below, and find such amendments to be in the best interests of the Village.

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

SECTION 1: The President and Board of Trustees approve and adopt the findings and recommendation of the Plan Commission relative to the Proposed Map Amendments and incorporate such findings and recommendation herein by reference as if they were fully set forth herein. A copy of the findings and recommendation is attached hereto as **Exhibit B** and made a part hereof.

SECTION 2: The Proposed Map Amendments are approved, and the Official Zoning Map of the Village of Maywood, Cook County, Illinois, as amended, is further amended by changing the zoning classification of the Subject Properties described in **Exhibit A** from C-2 Pedestrian-Oriented Commercial Zoning District to C-3 General Commercial Zoning District.

SECTION 3: This Ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

ADOPTED this 30th day of April, 2013, pursuant to a roll call vote as follows:

AYES: Mayor Yarbrough Sr., Trustee(s) G. Guzman, A. Jaycox, E. Perkins, M. Lightford and R. Rivers

NAYS: None

ABSENT: None

APPROVED by me this 30th day of April, 2013, and attested to by the Village Clerk this same day.

ATTEST:

Gary Wolf
VILLAGE CLERK

[Signature]
VILLAGE PRESIDENT



EXHIBIT A

DESCRIPTION OF PROPERTIES BEING REZONED

Properties commonly known as: The area on the east side of 1st Avenue from Ohio Street on the north to and including 111 South 1st Avenue on the south, and certain properties on the west side of 1st Avenue from Ohio Street on the north, to Main Street on the south, and on Lake Street from 1st Avenue on the east, to 2nd Avenue on the west.

Also commonly known as: 100 Lake Street, 101-119 Lake Street, 210 North 1st Ave, 212 North 1st Ave, 49-51 Lake Street, 11 N. 1st Ave, 15 North 1st Ave, 101 South 1st Ave, 115 South 1st Ave and 207 thru 221 North 1st Ave, Maywood, Illinois 60153.

P.I.N.s: 15-11-210-092-0000, 15-11-210-093-0000, 15-11-210-090-0000, 15-11-210-002-0000, 15-11-210-094-0000, 15-10-210-095-0000, 15-11-205-002-0000, 15-11-205-007-0000, 15-11-205-011-0000, 15-11-205-012-0000, 15-11-205-013-0000, 15-11-205-014-0000, 15-11-205-015-0000, 15-11-205-016-0000, 15-11-205-018-0000, 15-11-205-019-0000, 15-11-205-020-0000, 15-11-139-001-0000, 15-11-139-002-0000, 15-11-139-003-0000, 15-11-139-004-0000, 15-11-139-005-0000, 15-11-139-006-0000, 15-11-139-007-0000, 15-11-139-008-0000, 15-11-139-009-0000, 15-11-131-011-0000, 15-11-131-012-0000, 15-11-131-013-0000, 15-11-131-014-0000, 15-15-131-015-0000, 15-11-131-016-0000, 15-11-131-017-0000 and 15-11-131-018-0000

EXHIBIT B

**FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN
COMMISSION**

(ATTACHED)