

**ORDINANCE NO. 00-004**

**VILLAGE OF DIXMOOR**

**AN ORDINANCE AMENDING THE  
VILLAGE OF DIXMOOR ZONING ORDINANCE**

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

Section 1. That Article III (Single-Family Residential), Section 4 (Area Regulations), Paragraph 4 (Intensity of Use), shall be amended by adding the following:

(c)	Maximum Building Height	25 ft.
	Minimum Foundation Area	900 sq. ft.
	Minimum Livable Area	1500 sq. ft.
	Minimum Setback Depths	
	Front Yard	25 ft.
	Side Yard	12 ft. on one side; no less than 10% of the lot width on the other side

(d) In the event a single-family dwelling is constructed with an attached garage, the minimum side yard setback shall be 10% of the lot width for both side yards. In the event a single-family dwelling is constructed on a corner lot, the minimum side yard setback facing the street shall be 25 ft.

Section 2. That any ordinance of the Village of Dixmoor or parts of ordinances in conflict herewith are hereby repealed.

Section 3. That this Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after its approval as required by law.

This Ordinance duly passed on the 24th day of May, 2000, by the President and Board of Trustees of the Village of Dixmoor, County of Cook and State of Illinois, at its

## LEGAL DESCRIPTION

The boundaries of the Project Area have been carefully drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area is generally bounded by 143<sup>rd</sup> and 144<sup>th</sup> Streets on the north; Ashland Avenue on the east; 145<sup>th</sup> Street on the south; and Robey Avenue and the alley between Marshfield and Ashland Avenues on the west.

The boundaries of the Project Area are legally described as follows:

That part of the Northeast Quarter of Section 7, Township 36 North, Range 14 East of the Third Principal Meridian, South of the Indian Boundary Line, in Cook County, Illinois, bounded and described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 7; thence southerly along the east line of the Northeast Quarter of said Section 7 (said line also being the centerline of Ashland Avenue) to the centerline of 145<sup>th</sup> Street (66 feet wide) as heretofore dedicated in Harvey, a subdivision of the east 1/2 of the Northeast Quarter of said Section 7, as per plat recorded October 6, 1891 as Document No. 1547586; thence westerly along said centerline of 145<sup>th</sup> Street and the westerly prolongation thereof to the west line of the Northeast Quarter of said Section 7 (said west line also being the centerline of Robey Avenue); thence northerly along the last described line to a line drawn 33 feet north of and parallel with the south line of the north 1/2 of the Northwest Quarter of the Northeast Quarter of said Section 7 (said line also being the north line of 144<sup>th</sup> Street and the westerly prolongation thereof); thence easterly along said parallel line to the west line of the Northeast Quarter of the Northeast Quarter of said Section 7; thence easterly along a line drawn 33 feet north of and parallel with the south line of the north 1/2 of the Northeast Quarter of the Northeast Quarter of aforesaid Section 7 (said parallel line also being the north line of 144<sup>th</sup> Street) to the west line of the 16 foot wide north-south alley in Block 195, in aforesaid Harvey subdivision of the east 1/2 of said Northeast Quarter of aforesaid Section 7; thence northerly along the last described line and the northerly prolongation thereof to the north line of the Northeast Quarter of said Section 7 (said north line also being the centerline of 143<sup>rd</sup> Street); thence easterly along the last described line to the point of beginning, in Cook County, Illinois.

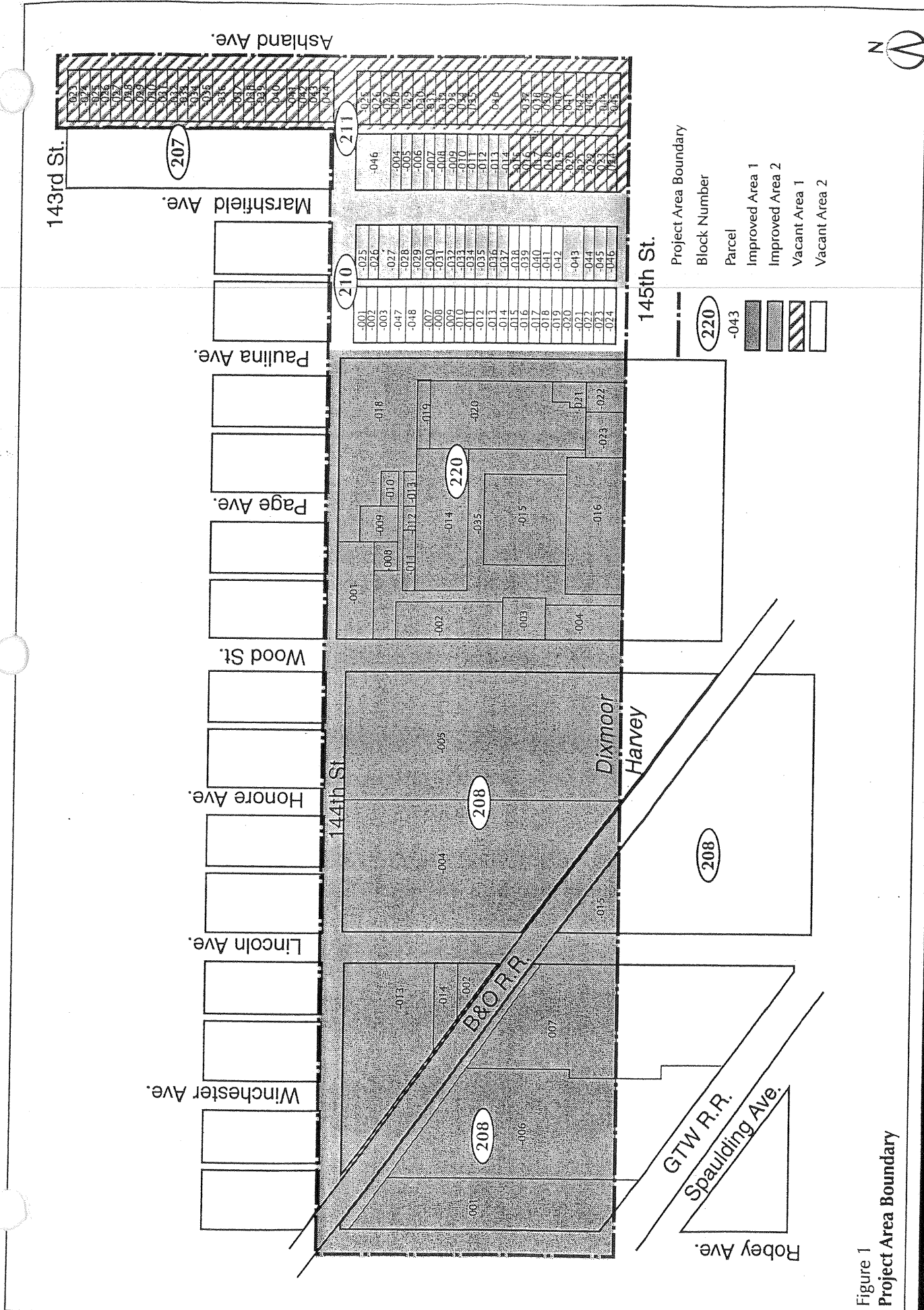


Figure 1  
Project Area Boundary

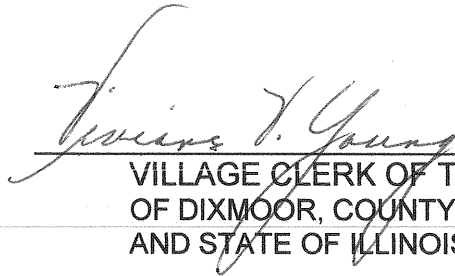
**144th Street/Wood Street**

**Dixmoor, IL.**

Tax Increment Financing Redevelopment Project

Prepared By: Trkla, Pettigrew, Allen, & Payne, Inc.

regular meeting and the same was hereafter duly filed in the Office of the Village Clerk on the 24th day of May, 2000.

  
VILLAGE CLERK OF THE VILLAGE  
OF DIXMOOR, COUNTY OF COOK,  
AND STATE OF ILLINOIS

VOTING AYE: TRUSTEES JERRY SMITH - MARTHA LOGGINS - CHARLOTTE MILLER  
TRUSTEES DOROTHY ARMSTRONG - ALICE GREEN - ROBERT WARREN

VOTING NAY: NONE

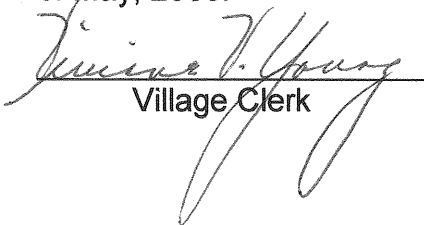
ABSENT: NONE

ABSTAIN: NONE

APPROVED this 24th day of May, 2000.

  
MAYOR OF THE VILLAGE OF DIXMOOR,  
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED AND FILED IN  
MY OFFICE this 24th day  
of May, 2000.

  
Village Clerk

**ORDINANCE NO. 00-007****VILLAGE OF DIXMOOR****AN ORDINANCE AMENDING CERTAIN PORTIONS OF  
ORDINANCE 96-006 ENTITLED "AN ORDINANCE REGULATING  
DEVELOPMENT IN SPECIAL FLOOD PLAIN AREAS"**

WHEREAS, the Village of Dixmoor Board of Trustees passed on February 28, 1996, Ordinance No. 96-006; and

WHEREAS, it is necessary to update certain portions of said Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DIXMOOR as follows:

**SECTION ONE.** Section 300.13 shall be amended to read as follows:

**SECTION 300.13. "Designated Floodway."** The channel, including on-stream lakes, and that portion of the floodplain adjacent to a stream or watercourse as designated by IDNR/OWR, which is needed to store and convey the existing 100-year frequency flood discharge with no more than a 0.1 foot increase in stage due to the loss of flood conveyance or storage, and no more than a 10 percent increase in velocities.

(a) The floodways are designated for the Little Calumet River on the following map numbered 17031C and panels 0643F, 0684F, 0731F dated November 6, 2000, respectively, of the countywide Flood Insurance Rate Map for Cook County prepared by the Federal Emergency Management Agency.

(b) To locate the designated floodway boundary on any site, the designated floodway boundary should be scaled off the designated floodway map and located on a site plan, using reference marks common to both maps. Where interpretation

is needed to determine the exact location of the designated floodway boundary, IDNR/OWR should be contacted for the interpretation.

**SECTION TWO.** Section 300.25 shall be amended to read as follows:

**SECTION 300.25. "Floodplain."** That land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached Special Flood Hazard Areas, ponding areas, etc. The floodplain is also known as the Special Flood Hazard Area (SFHA).

The floodplains are those lands within the jurisdiction of the Village that are subject to inundation by the base flood or 100-year frequency flood. The SFHA's of the Village are generally identified as such on the following map number 17031C and panels 0643F, 0664F, 0731F dated November 6, 2000, respectively, of the countywide Flood Insurance Rate Map for Cook County prepared by the Federal Emergency Management Agency.

**SECTION THREE.** Section 601.0 shall be amended to read as follows:

**SECTION 601.0.** The base flood or 100-year frequency flood elevation for the SFHAs of the Little Calumet River shall be delineated on the 100-year flood profiles in the countywide Flood Insurance Study for Cook County prepared by the Federal Emergency Management Agency and dated November 6, 2000, and such amendments to such study and maps as may be prepared from time to time.

**SECTION FOUR.** Section 602.0 shall be amended as follows:

**SECTION 602.0.** The base flood or 100-year frequency flood elevation for the SFHAs of those parts of unincorporated Cook County that are within the one and half mile

extraterritorial jurisdiction or that may be annexed into the Village shall be as delineated on the 100-year flood profiles in the countywide Flood Insurance Study for Cook County prepared by the Federal Emergency Management Agency and dated November 6, 2000, and such amendments or revisions to such study and maps as may be prepared from time to time.

**SECTION FIVE.** This Ordinance shall be in full force and effect and the same shall so remain from and after its passage and approval and all ordinances or parts of ordinances in any manner in conflict herewith be and the same are hereby repealed.

This Ordinance passed on the 1st day of NOVEMBER, 2000, by the President and the Board of Trustees of the Village of Dixmoor, County of Cook, and State of Illinois, at its regular meeting and the same was hereafter duly filed in the Office of the Village Clerk on the 1st day of NOVEMBER, 2000.

*Terrence J. Young*  
\_\_\_\_\_  
VILLAGE CLERK OF THE VILLAGE  
OF DIXMOOR, COUNTY OF COOK  
AND STATE OF ILLINOIS


VOTING AYE: TRUSTEES ALICE M. GREEN - MARTHA LOGGINS - JERRY SMITH  
DOROTHY ARMSTRONG - CHARLOTTE M. MILLER - ROBERT WARREN -

VOTING NAY: -0-

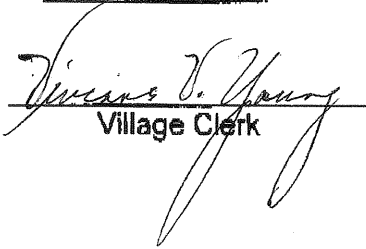
ABSENT: -0-

ABSTAIN: -0-

APPROVED this 1st day of NOVEMBER, 2000.

  
MAYOR OF THE VILLAGE OF DIXMOOR,  
COUNTY OF COOK AND  
STATE OF ILLINOIS

ATTESTED AND FILED IN  
MY OFFICE this 1st day  
of NOVEMBER, 2000.

  
Village Clerk



**VILLAGE OF DIXMOOR**  
170 West 145<sup>th</sup> Street  
Dixmoor, Illinois 60426

**REQUEST FOR TRUSTEE SIGNATURES**

The following are signatures from the Board of Trustees of the Village of Dixmoor acknowledging their receipt of (and agreement to approve) the following ordinance.

**Ordinance Number: 00-007**  
**Ordinance Date: 11-1-00**

**"An Ordinance Amending Certain Portions of Ordinance Number 96-006  
Entitled An Ordinance Regulating Development in Special Flood Plain Areas"**

Trustee Name: *Lisa M. Green* Date: 11-01-00

Trustee Name: *Martha Loggins* Date: 11-01-00

Trustee Name: *Gary Smith* Date: 11-01-00

Trustee Name: *Robert A. Warner* Date: 11-01-00

Trustee Name: *Charlotte Mason Miller* Date: 11-01-00

Trustee Name: \_\_\_\_\_ Date: \_\_\_\_\_

The Mayor and Village Clerk will sign said Ordinance and return to Village Attorney for appropriate processing in accordance of the FEMA request.

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk of the Village of Dixmoor, Cook County, Illinois, and as such I am the keeper of the records and files and am the custodian of the seal of said municipality.

I do further certify as follows:

1. That the foregoing as attached is a complete, true and correct copy of Ordinance Number 00-007, entitled AN ORDINANCE AMENDING CERTAIN PORTIONS OF ORDINANCE 96-006 ENTITLED " AN ORDINANCE REGULATING DEVELOPMENT IN SPECIAL FLOOD PLAIN AREAS"

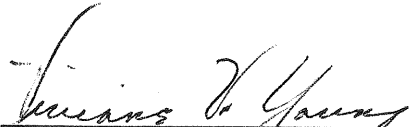
2. That it was duly adopted by the governing body of said municipality at its regular meeting held NOVEMBER 1, 2000

3. That there was present at such meeting the following members of the Board of Trustees: ALICE M. GREEN - MARTHA LOGGINS - JERRY SMITH - ROBERT WARREN  
DOROTHY ARMSTRONG - CHARLOTTE MILLER

and the vote on said adoption was:

Ayes	<u>6</u>
Nays	<u>0</u>
Absent	<u>0</u>

In witness whereof, I hereby affix my official signature and corporate seal of said municipality here on this 1st day of NOVEMBER, ~~19~~ 2000.

  
\_\_\_\_\_  
Village Clerk

[SEAL]