
**THE VILLAGE OF HOMER GLEN
WILL COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 24-025**

**AN ORDINANCE APPROVING A FINAL PLAT OF RE-SUBDIVISION OF
LOT 5 IN MENARD'S SUBDIVISION FOR PROPERTY GENERALLY
LOCATED IN THE C-2 LOCAL BUSINESS DISTRICT ON LOTS 4 AND 5 IN
MENARD'S SUBDIVISION, HOMER GLEN, ILLINOIS,
[CASE NO. HG-2301-APUD]**

**CHRISTINA NEITZKE-TROIKE, VILLAGE PRESIDENT
CANDICE BIELSKI, VILLAGE CLERK**

**VILLAGE TRUSTEES
JENNIFER CONSOLINO
DAN FIALKO
CURT MASON
CJ MCNAUGHTON
ROSE REYNDERS
SUSANNA E. STEILEN**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Homer Glen
Prepared by: Peterson, Johnson, and Murray, LLC, Village Attorneys
1301 W. 22nd Street – Ste. 500 Oak Brook, Illinois 60523

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WHEREAS, the Village of Homer Glen, Will County, Illinois (the "Village") is a home rule municipality pursuant to Section 6(a), Article VII of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs (the "Home Rule Powers"); and,

WHEREAS, applications have been filed by NSS Group, Inc. for approval of a Final Plat of Re Subdivision of Lot 5 in Menard's Subdivision for certain real property generally located in the C-2 Local Business District on Lots 4 & 5 of the Menards PUD Subdivision, Homer Glen, Illinois, (subject Property) and,

WHEREAS, the parcels that are the subject of the aforesaid application and of this Ordinance ("Subject Property") are legally described in "Exhibit A;" and,

NOW, THEREFORE, BE IT ORDAINED by the Village President and Village Board of Trustees of the Village of Homer Glen, Will County, Illinois, by and through its Home Rule Powers, as follows:

Section 1. Incorporation of Recitals. That the recitals and findings set forth regarding the request for a Plat of Re-Subdivision are incorporated herein by reference the same as if they were fully set forth herein verbatim and they are adopted as the recitals of the Village Board.

Section 2. Approval of Final Plat of Subdivision. The Final Plat of Re-Subdivision, attached hereto as "Exhibit B", is hereby approved subject to all required signatures and recording of the Final Plat.

Section 3. Severability. The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 4. Repealer. All Ordinances or portions of Ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Notice to Applicant. That the Village Clerk is further directed to forward a copy of this Ordinance to the applicant as notification of the passage and approval of this Ordinance.

Adopted this 8th day of May, 2024 pursuant to a roll call vote as follows:


	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>PRESENT</u>
Consolino			X	
Fialko	X			
Mason	X			
McNaughton			X	
Reynders	X			
Steilen	X			
Neitzke-Troike (Village President)				
TOTAL	4		2	

APPROVED by the Village President on May 8, 2024



Christina Neitzke-Troike
Village President

ATTEST:



Candice Bielski
Village Clerk

Legal Description – “Exhibit A”

Lot 5 (N 100' Lot 4) Menards Major Change Request
Permanent Index No.: 16-05-02-213-002, 16-05-02-213-003

Common Address: Vacant land, S. Bell Rd., Homer Glen, IL 60491

PARCEL ONE

LOT 5 IN MENARDS SUBDIVISION, BEING PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. R2004230157, IN WILL COUNTY, ILLINOIS.

PARCEL TWO

THE NORTH 100.00 FEET OF LOT 4 LYING EASTERLY OF THE WESTERLY LINE OF LOT 5, AND ITS SOUTHERLY EXTENSION THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01 DEGREE, 24 MINUTES, 16 SECONDS EAST ALONG EASTERLY LINE OF SAID LOT 4, 100.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 46 SECONDS WEST ALONG A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, 279.26 FEET; THENCE NORTH 1 DEGREE 25 MINUTES 14 SECONDS WEST ALONG SAID WESTERLY LINE AND SOUTHERLY EXTENSION OF LOT 5, 100.00 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 4; THENCE NORTH 88 DEGREES 34 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 4, 279.29 FEET TO THE POINT OF BEGINNING, IN MENARDS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. R2004230157, IN WILL COUNTY, ILLINOIS.

TOTAL AREA: 134,280.54 SQ. FT., 3.08 AC. (MORE OR LESS)

PARCEL THREE (EASEMENTS AND ACCESS)

LOT 4 IN MENARDS SUBDIVISION, BEING PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 2004 AS DOCUMENT NO. R2004230157, IN WILL COUNTY, ILLINOIS.