

VILLAGE OF DOLTON
COOK COUNTY, ILLINOIS

ORDINANCE NO. 15-035

AN ORDINANCE CORRECTING THE ZONING MAP
OF THE VILLAGE OF DOLTON TO REFLECT THE
APPROPRIATE CLASSIFICATION OF CERTAIN PROPERTY
(14449 VAN BUREN)

WHEREAS, the property legally described on **Exhibit 1** attached hereto and made a part hereof (the "Subject Property") has been used for many years as a multi-family residence under the Village of Dolton Zoning Ordinance; and

WHEREAS, the Subject Property is in an area with other similar multi-family structures; and

WHEREAS, the owner of the Subject Property is currently in the process of selling said Subject Property; and

WHEREAS, the title company insuring the sale of the Subject Property has brought to the Village's attention the fact that the Village's Zoning Map and other Village records reflect that the Subject Property is zoned for single family purposes only; and

WHEREAS, this designation does not appropriately reflect the fact that the use of the Subject Property for multi-family purposes is a permitted use; and

WHEREAS, in order to facilitate the sale of the Subject Property, the owner has requested the Village to confirm that the use of the Subject Property for its existing multi-family purposes is permitted as a matter of law;

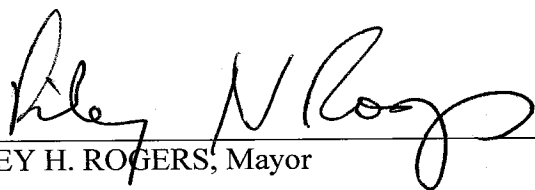
NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Dolton, Cook County, Illinois, as follows:

SECTION 1: Confirmation of Existing Use As Permitted. The corporate authorities of the Village hereby confirm that notwithstanding anything to the contrary appearing in any ordinance or Zoning Map of the Village, the existing use of the Subject Property as a multi-family residential dwelling is permitted as a matter of law.

SECTION 2: Reliance. The Purchaser, Seller, and Title Insurer of the Subject Property may rely on this Ordinance for conveyance and title insurance purposes.

SECTION 3: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication as required by law.

PASSED AND APPROVED this 8th day of September, 2015.



RILEY H. ROGERS, Mayor

ATTEST:



MARY KAY DUGGAN, Clerk

Ayes: 6 Brown, Henyard, Hunt, Muhammad, Pierson, Stubbs

Nays: 0

Absent: 0

Abstain: 0