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2000-09-15 11:35:35
Cook County Recorder 29.00



Village of Mount Prospect

100 South Emerson Street
Mount Prospect, Illinois 60056

Phone: (847) 392-6000
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I, Velma W. Lowe, do hereby certify that I am the duly appointed Village Clerk of the Village of Mount Prospect and as such, am keeper of the records and files of said Village.

I do further certify that attached hereto is a true and correct copy of Ordinance No. 5031 entitled "AN ORDINANCE AMENDING ORDINANCE NO. 2416 TO THE PLANNED UNIT DEVELOPMENT/CONDITIONAL USE GOVERNING BIG K-MART PLAZA IN ORDER TO PERMIT HOBBY LOBBY, 1550 SOUTH ELMHURST ROAD" passed at the regular meeting of the Mayor and Board of Trustees held July 6, 1999 at which time the Village Board voted as follows:

AYES: Corcoran, Lohrstorfer, Nocchi, Skowron, Wilks

NAYS: None

ABSENT: Hoefert

all as appears in the official records and files in my care and custody.

Dated this 25th day of August, 1999.

P.I.N.: 08-14-403-022 & 027
Address: 1550 S. Elmhurst, Mt. Prospect, IL

Velma W. Lowe, Village Clerk
Village of Mount Prospect
Cook County, Illinois

(Seal)

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MAIL TO RECORDER'S BOX 324 (NFK)

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ORDINANCE NO. 5031

AN ORDINANCE AMENDING ORDINANCE NO. 2416 RELATIVE TO THE
PLANNED UNIT DEVELOPMENT/CONDITIONAL USE GOVERNING BIG
K-MART PLAZA IN ORDER TO PERMIT HOBBY LOBBY,
1550 SOUTH ELMHURST ROAD

Passed and approved by
the President and Board of Trustees
the 6th day of July, 1999

Published in pamphlet form by
authority of the corporate
authorities of the Village of
Mount Prospect, Illinois, the
7th day of July, 1999

VWL/
6/23/99
6/29/99

ORDINANCE NO. 5031

AN ORDINANCE AMENDING ORDINANCE NO. 2416 RELATIVE TO THE
PLANNED UNIT DEVELOPMENT/CONDITIONAL USE GOVERNING BIG K-MART PLAZA
IN ORDER TO PERMIT HOBBY LOBBY, 1550 SOUTH ELMHURST ROAD

WHEREAS, Kimco Realty Company (hereinafter referred to as Petitioner) has filed a petition for an amendment to the Planned Unit Development being the subject of Ordinance No. 2416, and any subsequent amendments, for a Conditional Use with respect to the Big K-Mart Plaza (hereinafter referred to as the Subject Property), and legally described as follows:

Lot 2 in Kenroy's Elmhurst-Dempster Subdivision, being a subdivision of the East ½ of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 16, 1973 as Document No. 22327173, in Cook County, Illinois; and

WHEREAS, Petitioner seeks an amendment to the Planned Unit Development being the subject of Ordinance No. 2416 to permit the construction of a 26,113 square foot building addition to an existing shopping center; and

WHEREAS, the original Ordinance No. 2416 was most recently amended with the passage of Ordinance No. 4143, approved by the Mount Prospect Village Board on February 6, 1990; and

WHEREAS, a Public Hearing was held on the request for the amendment being the subject of ZBA Case No. 13-99, before the Zoning Board of Appeals of the Village of Mount Prospect on the 27th day of May, 1999, pursuant to proper legal notice having been published in the Mount Prospect Journal & Topics on the 12th day of May, 1999; and

WHEREAS, the Zoning Board of Appeals has submitted its findings and recommendations to the President and Board of Trustees in support of the request being the subject of ZBA 13-99; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have determined that the best interests of the Village of Mount Prospect would be attained by granting the request in ZBA 13-99.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS:

SECTION ONE: The recitals set forth hereinabove are incorporated as findings of fact by the President and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: That Ordinance No. 2416 for a Planned Unit Development, passed and approved on April 19, 1973, is hereby amended by granting a Conditional Use to allow the development of a 26,113 square foot building addition as shown on the attached Site Plan, a copy of which is attached hereto and hereby made a part hereof as Exhibit A.

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ZBA 13-99
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SECTION THREE: That the amendment being the subject of this Ordinance is subject to the following conditions:

1. Development of the site in general conformance with the site plan prepared by Woolpert, LLC, dated March 12, 1999;
2. Submission of a final landscape plan in general conformance with the preliminary plan prepared by Woolpert, LLC, dated March 12, 1999, and incorporating ornamental or shade trees every fifty feet (50') in the north perimeter landscape area;
3. Submittal and approval of final engineering plans providing for sufficient new drainage retention to offset retention lost to accommodate the new structure;
4. Submittal of final building plans meeting all applicable Building Code and Fire Code requirements.
5. Approval of appropriate permits by the Metropolitan Water Reclamation District.

SECTION FOUR: That the Village Clerk is hereby authorized and directed to record a copy of this Ordinance with the Recorder of Deeds.

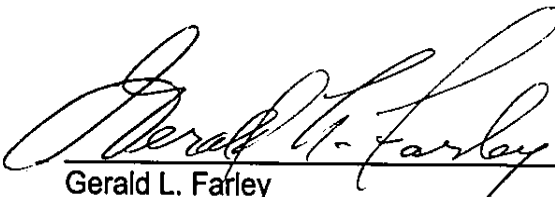
SECTION FIVE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Corcoran, Lohrstorfer, Nocchi, Skowron, Wilks


NAYS: None

ABSENT: Hoefert

PASSED and APPROVED this 6th day of July, 1999.


Gerald L. Farley
Village President

ATTEST:


Velma W. Lowe
Village Clerk

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EXHIBIT "A"

SITE PLAN

CURRENT ZONING

B-4 AS PART OF A P.U.D.

YARD REQUIREMENTS

FRONT YARD SETBACK = 30 FT
SIDE YARD SETBACK = 10 FT
CORNER YARD SETBACK = 30 FT
REAR YARD SETBACK = 20 FT

EAST FOOD SPACE

KENTUCKY FRIED CHICKEN 2,905 s.f.

RETAIL SPACE

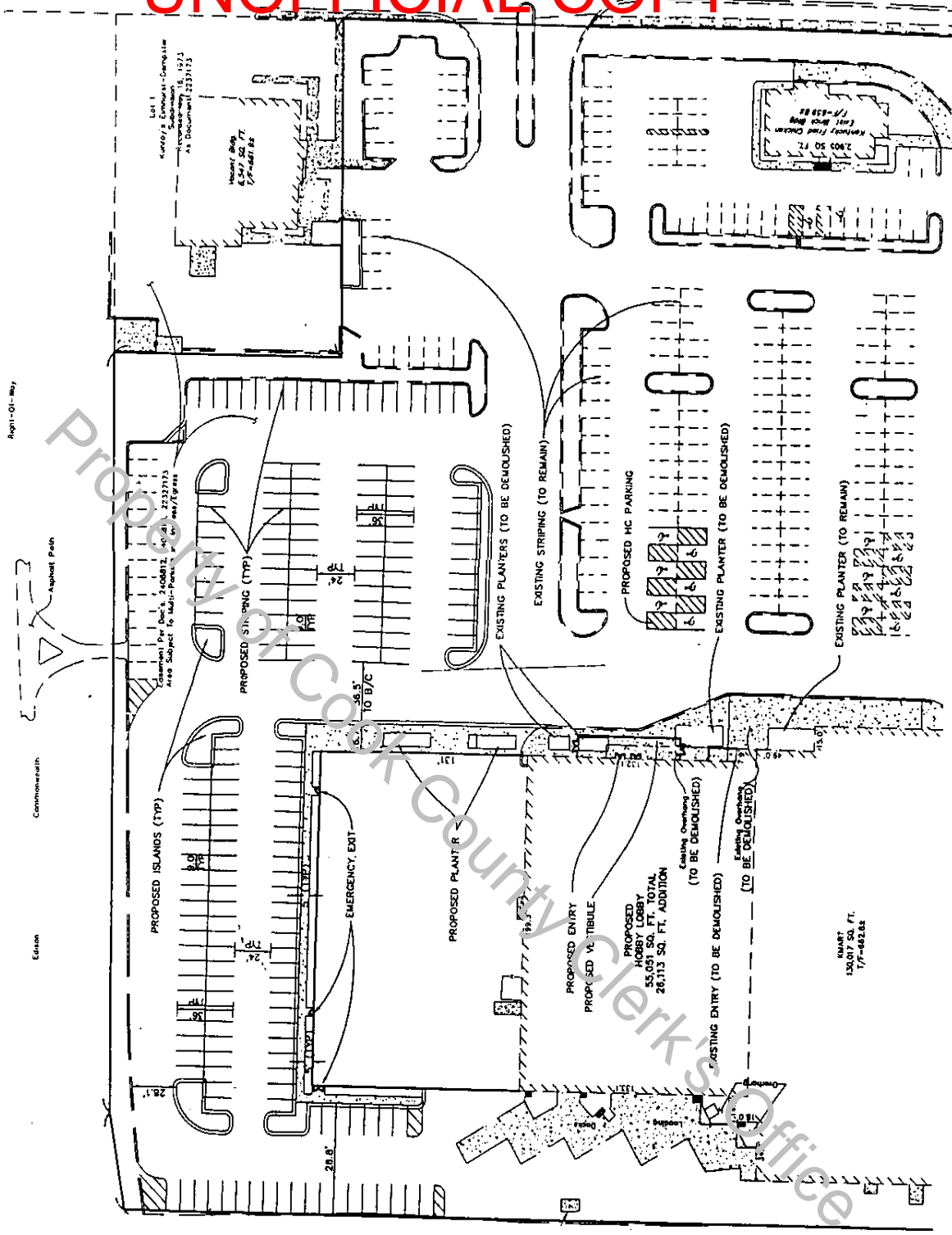
EXISTING KIMART 130,017 s.f.
EXISTING RETAIL 5,481 s.f.
PROPOSED HOBBY LOBBY 55,051 s.f.
TOTAL 190,529 s.f.

PARKING

190,529 s.f. x 4 SPACES/1,000 s.f. OF SHOPPING CENTER = 762 REQUIRED
2,905 s.f. x 12 SPACES/1,000 s.f. OF FAST FOOD RESTAURANT = 35 REQUIRED
TOTAL = 797 REQUIRED

PROPOSED PARKING SPACES = 798

REQUIRED HC PARKING = 788 x .02 = 16 SPACES
PROPOSED HC SPACES = 16



Right-Of-Way

Commonwealth
Edison
Asphalt Path

PROPOSED ISLANDS (TYP)

PROPOSED STRIPING (TYP)

PROPOSED V. TUBULE

PROPOSED HOBBY LOBBY
55,051 SQ. FT. TOTAL
26,113 SQ. FT. ADDITION

EXISTING OVERHANG (TO BE DEMOLISHED)

EXISTING OVERHANG (TO BE DEMOLISHED)

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