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EXHIBIT

ATTACHED TO

0030214828

DOCUMENT NUMBER

02-13-03

SEE PLAT BOOK



Village of Mount Prospect

100 South Emerson Street
Mount Prospect, Illinois 60056

Phone: (847) 392-6000
Fax: (847) 392-6022
TDD: (847) 392-6064

I, Kimberly A. Dewis, do hereby certify that I am the duly appointed Deputy 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. 5268 entitled "AN ORDINANCE GRANTING VARIATIONS AND A CONDITIONAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 791 EAST RAND ROAD," passed at the regular meeting of the Village Board of Mount Prospect held August 20, 2002.

The Village Board voted as follows:

AYES: Corcoran, Hoefert, Lohrstorfer, Wilks, Zadel

NAYS: Skowron, Farley

ABSENT: None

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

Dated this 6th day of February, 2003.

Kimberly A. Dewis
Kimberly A. Dewis, Deputy Village Clerk
Village of Mount Prospect
Cook County, Illinois

(Seal)

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EXHIBIT ATTACHED

RECORDING FEE 36.00
DATE 2/13/03 COPIES 0
OK BY JM 7 pg.

MAIL TO RECORDER'S BOX 324 (PAB)

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ORDINANCE NO. 5268

AN ORDINANCE GRANTING VARIATIONS AND A CONDITIONAL USE PERMIT IN THE NATURE OF A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 791 EAST RAND ROAD

Passed and approved by
the President and Board of Trustees
the 20th day of August, 2002

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Published in pamphlet form by
authority of the corporate
authorities of the Village of
Mount Prospect, Illinois, the
21st day of August, 2002

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VWL
7/10/02
7/29/02
wjc 8/15/02

ORDINANCE NO. 5268

**AN ORDINANCE GRANTING VARIATIONS
AND A CONDITIONAL USE PERMIT IN THE NATURE OF A PLANNED UNIT
DEVELOPMENT FOR PROPERTY LOCATED AT 791 EAST RAND ROAD**

WHEREAS, Mark Janeck, d/b/a Insignia Homes (hereinafter referred to as "Petitioner") has filed a petition for Variations and a Conditional Use permit in the nature of a Planned Unit Development with respect to property located at 791 East Rand Road, (hereinafter referred to as the "Subject Property") and legally described as follows:

Parcel 1: Part of the Northwest Quarter of the Southwest Quarter of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows: Commencing in the west line of said Northwest Quarter of the Southwest Quarter at a point which is 359 feet north of the southwest corner of said Northwest Quarter of the Southwest Quarter; thence east parallel with the south line of said Northwest Quarter of the Southwest Quarter for a distance of 223.85 feet to an intersection with the center line of Rand Road; thence northerly along said center line for a distance of 71.69 feet; thence west parallel with the south line of said Northwest Quarter of the Southwest Quarter for a distance of 188.19 feet to an intersection with the west line of said Northwest Quarter of the Southwest Quarter; thence south for a distance of 62 feet to the place of beginning, in Cook County, Illinois;

Parcel 2: Parcel of land in the Northwest Quarter of the Southwest Quarter of section 35, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois described as follows: commencing at the southwest corner of said Northwest Quarter of the Southwest Quarter; thence north along the west line of said Northwest Quarter of the Southwest Quarter for a distance of 359 feet; thence east parallel with the south line of said Northwest Quarter of the Southwest Quarter for a distance of 223.85 feet to an intersection with the center line of Rand Road; thence southerly along said centerline for a distance of 414.99 feet to an intersection with the south line of said Northwest Quarter of the Southwest Quarter; thence west along said south line for a distance of 430.28 feet to the place of beginning. Containing 105,868 square feet (2.4304 acres) of land, more or less, southwesterly of southwesterly line of Rand Road.

Property Index Number(s): 03-35-300-007
03-35-300-004

and

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WHEREAS, the Petitioner seeks a Conditional Use permit for a Planned Unit Development for a twenty (20) unit townhome development, as provided in Section 14.502 of the Village Code; and

WHEREAS, the Petitioner seeks Variations from the Village Zoning Code to allow 4'x8' front stoops at each townhome unit, and a 7.5' parking setback along the north property line, as provided in Section 14.1105.B of the Village Code; and

WHEREAS, a Public Hearing was held on the request for a Conditional Use and Variations being the subject of PZ-13-02 before the Planning and Zoning Commission of the Village of Mount Prospect on the 23rd of May, 2002, and on the 27th day of June, 2002, pursuant to proper legal notice having been published in the Mount Prospect Journal & Topics on the 8th day of May, 2002; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and positive recommendation to the President and Board of Trustees in support of the requests being the subject of PZ-13-02; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the requests herein and have determined that the same meets the standards of the Village and that the granting of the proposed Conditional Use permit and Variations would be in the best interest of the Village.

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: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a Conditional Use permit for a Planned Unit Development for a twenty (20) unit townhome development, as provided in Section 14.203.F.7 of the Village Code; and

SECTION THREE: The President and Board of Trustees of the Village of Mount Prospect do hereby grant Variations from the Village Zoning Code to allow the construction 4'x8' front stoops on each townhome unit, and a 7.5' parking setback along the north property line, as provided in Section 14.203.C.7 of the Village Code; and

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SECTION FOUR: Prior to the issuance of a building permit relative to the Conditional Use permit and Variations, the following conditions and/or written documentation shall be fulfilled:

1. Development of the site in general conformance with the submitted site plan prepared by Haeger Engineering, revision date August 14, 2002, revised to show:
 - Driveways constructed of concrete;
2. Landscape plan prepared by Haeger Engineering, revision date August 14, 2002, but revised to reflect:
 - Berms scattered along the Rand Road frontage;
 - Shallower detention basin;
 - Increased landscaping along the Rand Road frontage: clustering plantings is acceptable, but the quantity and species of plants must provide continuous screening from Rand Road;
 - Shade trees with a caliper no less than 3”;
 - Foundation landscaping;
3. Elevations presented at the June 27th Planning & Zoning meeting that show additional brick and vinyl siding (no Dryvt) prepared by Bloodgood Sharp Bustert and measure no more than 28-feet from the mid-point;
4. Submit a Plat of Subdivision creating two lots of record for the subject property and the adjacent 705 East Rand Road property;
5. Dedicate right-of-way along Louis Street, Thayer Street, and Rand Road as required by Village Code;
6. Improve Louis Street as required by the Development Code;
7. Improve Thayer Street with the termination of paving done in a manner that does not impede access to the property south of the townhome development with a design approved by the Engineering Division;
8. Approval of appropriate permits by I.D.O.T. and M.W.R.D.;
9. Submittal of final building plans that meet all applicable Building Code, Fire Code, and Development Code requirements which include but are not limited to:
 - Provide hydrants on-site as determined necessary by the Village's Fire Code, Fire Prevention Bureau, and Public Works;
 - Buildings are to constructed according to BOCA 1996 regulations;
 - All construction must meet the Village's Building and Fire Codes;
10. Install fire sprinklers in each townhome unit;
11. Association documents shall restrict storage in garages to ensure that two vehicles may be parked in the garage at all times;
12. The private street shall not be dedicated to the Village in the future and the plat must state this requirement;

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13. Townhome owners must sign an affidavit that states they understand the property south of the townhome development is commercial and will remain a commercial use.

SECTION FIVE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance with the Recorder of Deeds of Cook County.

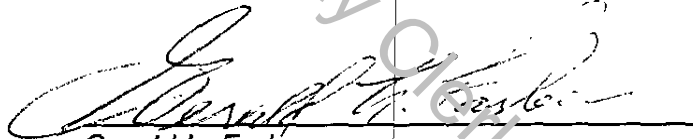
SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Corcoran, Hoefert, Lohrstorfer, Wilks, Zadel

NAYS: Skowron, Farley

ABSENT: None

PASSED and APPROVED this 20th day of August, 2002.



Gerald L. Farley
Village President

ATTEST:

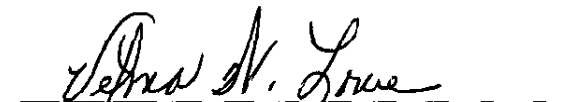

Velma W. Lowe
Village Clerk

EXHIBIT ATTACHED

INSIGNIA HOMES

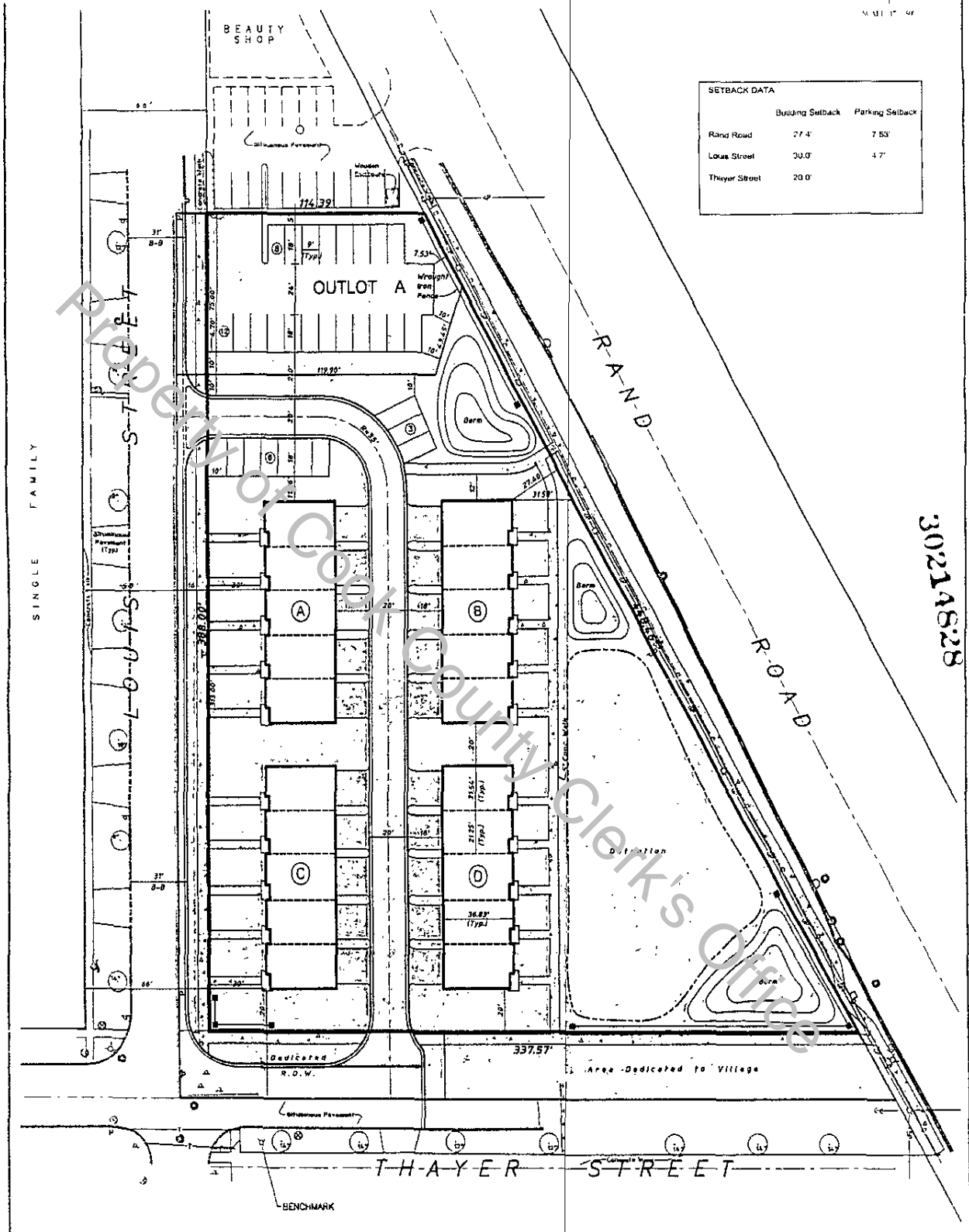
Townhomes

Mt. Prospect, Illinois

NORTH



SETBACK DATA		
	Building Setback	Parking Setback
Rand Road	27.4'	7.53'
Lukas Street	30.0'	4.7'
Thayer Street	20.0'	



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SITE DATA		
Site Area	105,888 S.F.	2.43 Acres
Rightway Dedication	10,795 S.F.	0.24 Acres
H.O.W. Dedication	7,394 S.F.	0.17 Acres
Lot A	4,421 S.F.	0.10 Acres
Lot B	70,259 S.F.	1.60 Acres
Building Area	5,460 S.F.	0.12 Acres
Pavement Area	19,350 S.F.	0.44 Acres
Lot Coverage	-4%	
No. of Buildings	4	
No. of Units	10	
Unit Size	1,200 - 1,600 S.F.	
Density	11 Units / Acre	
Parking	19 Spaces Provided including 6 Guest Spaces	

- Revised - August 14, 2002
- Revised - August 27, 2002
- Revised - July 29, 2002
- Revised - July 26, 2002
- Revised - July 05, 2002
- Revised - July 03, 2002
- Revised - June 10, 2002
- Revised - June 4, 2002
- Revised - May 30, 2002
- Revised - May 17, 2002
- Revised - May 1, 2002



HAEGER ENGINEERING
 Consulting Engineers and Architects
 Land Surveyors