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Cook County Recorder of Deeds  
Date: 09/29/2003 11:38 AM Pg: 1 of 4



## Village of Mount Prospect

100 South Emerson Street  
Mount Prospect Illinois 60056

Phone: (847) 392-6000  
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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. 5374 entitled "AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND VARIATION FOR PROPERTY LOCATED AT 115 SOUTH PINE STREET," passed at the regular meeting of the Village Board of Mount Prospect held September 16, 2003.

The Board voted as follows:

AYES: Corcoran, Hoefert, Lohrstorfer, Skowron, Wilks, Zaedel

NAYS: None

ABSENT: None

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

Dated this 18<sup>th</sup> day of September, 2003.

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*Kimberly A. Dewis*

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

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MAIL TO  
RECORDER'S BOX 324 (PB)

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ORDINANCE NO. 5374

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND VARIATION  
FOR PROPERTY LOCATED AT 115 SOUTH PINE STREET

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Passed and approved by  
the President and Board of Trustees  
the 16<sup>th</sup> day of September, 2003

Published in pamphlet form by  
authority of the corporate  
authorities of the Village of  
Mount Prospect, Illinois, the  
17<sup>th</sup> day of September, 2003

Property of Cook County Clerk's Office

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## ORDINANCE NO. 5374

### AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND VARIATION FOR PROPERTY LOCATED AT 115 SOUTH PINE STREET

WHEREAS, The Village of Mount Prospect (hereinafter referred to as "*Petitioner*") has filed a petition for a Variation and a Conditional Use permit with respect to property located at 115 South Pine Street, (hereinafter referred to as the "*Subject Property*") and legally described as follows:

Lot 27 in Busse's Resubdivision of Lots 1 to 6 inclusive of the Resubdivision of Lots 1 to 6 inclusive in Block 4; also of lots 2 and 3 in Block 5, all of Block 6; Lots 13 to 24 inclusive in Block 7, Lots 17 to 20 in Block 8; all in Meiers Addition to Mount Prospect, a subdivision in the northwest  $\frac{1}{4}$  of Section 12, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, IL.

Property Index Number(s): 08-12-113-013-0000

and

WHEREAS, the Petitioner seeks a Conditional Use permit for the construction of a parking lot in the B-5 (Central Commercial) Zoning District, as provided in Section 14.1904 of the Village Code; and

WHEREAS, the Petitioner seeks a Variation from the Village Zoning Code to allow a parking lot to encroach twenty-nine feet (29') within the thirty-foot minimum front yard setback as required in Section 14.1905.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-25-03 before the Planning and Zoning Commission of the Village of Mount Prospect on the 28<sup>th</sup> of August, 2003, pursuant to proper legal notice having been published in the Mount Prospect Journal on the 9<sup>th</sup> of July, 2003; 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-25-03; 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.

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115 S. Pine Street  
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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 the construction of a parking lot in the B-5 (Central Commercial) Zoning District, as provided in Section 14.203.F.7 of the Village Code; and

SECTION THREE: Prior to the issuance of a building permit relative to the Conditional Use permit, the following condition shall be fulfilled:

1. Village of Mount Prospect Engineering staff shall review the drainage plan for the Subject Property.

SECTION FOUR: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a Variation from the Village Zoning Code to allow a parking lot to encroach twenty-nine feet (29') within the thirty-foot minimum front yard setback as required in Section 14.1905.B of the Village Code.

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.

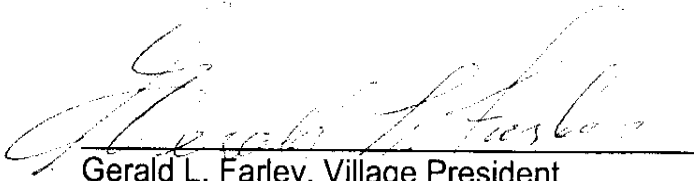
SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Corcoran, Hoefert, Lohrstorfer, Skowron, Wilks, Zadel

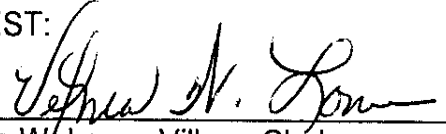
NAYS: None

ABSENT: None

PASSED and APPROVED this 16<sup>th</sup> day of September, 2003.

  
Gerald L. Farley, Village President

ATTEST:

  
Velma W. Lowe, Village Clerk