



Doc#: 0405639017
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 02/25/2004 02:25 PM Pg: 1 of 8



Village of Mount Prospect

100 South Emerson Street
Mount Prospect, Illinois 60056

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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 Resolution No. 5412 entitled "AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 1450 SOUTH ELMHURST ROAD," passed at the regular meeting of the Mount Prospect Village Board, held February 3, 2004.

The Board voted as follows:

AYES: 5
NAYS: 0
ABSENT: 1

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

Dated this 16th day of February, 2004.

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

(Seal)

MAIL TO
RECORDER'S BOX 32A (10)

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ORDINANCE NO. 5412

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND VARIATION
FOR PROPERTY LOCATED AT 1450 SOUTH ELMHURST ROAD

Passed and approved by
the President and Board of Trustees
the 3rd day of February, 2004

Published in pamphlet form by
authority of the corporate
authorities of the Village of
Mount Prospect, Illinois,
the 4th day of February, 2004

Property of Cook County Clerk's Office

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VWL
1/30/04

ORDINANCE NO. 5412

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND VARIATION FOR PROPERTY LOCATED AT 1450 SOUTH ELMHURST ROAD

WHEREAS, Harris Bank Arlington - Meadows (hereinafter referred to as "Petitioner") has filed a petition for a Conditional Use and Variation with respect to property located at 1450 South Elmhurst Road, (hereinafter referred to as the "Subject Property") and legally described as follows:

PARCEL 1:

LOT 1 IN KENROY'S ELMHURST DEMPSTER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1973 AS DOCUMENT NO. 22327173.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER AND UPON THE NORTHEAST CORNER OF LOT 2 AS SHOWN ON THE PLAT OF KENROY'S ELMHURST DEMPSTER, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 22327173, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT FROM MAY PROPERTIES, 1975, INC., A DELAWARE CORPORATION TO ELDON R. HASKELL AND PHYLLIS HASKELL, HUSBAND AND WIFE, DATED JUNE 25, 1977, AND RECORDED SEPTEMBER 1, 1977 AS DOCUMENT 24088112, FOR THE PURPOSE OF SURFACE PARKING OF MOTOR VEHICLES ON PARCEL 2, AND VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS INCIDENTAL TO ANY SURFACE PARKING OVER THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 (SAID POINT ALSO BEING NORTHWEST CORNER OF LOT 1); THENCE WEST ALONG THE NORTH LINE OF LOT 2, 50.00 FEET; THENCE SOUTH 290.00 FEET, THENCE EAST 250.00 FEET TO A POINT ON THE EAST LINE OF LOT 2; THENCE NORTH ALONG THE EAST LINE OF LOT 2, 145.00 FEET TO THE SOUTHEAST CORNER OF LOT 1; THENCE WEST ALONG THE SOUTH LINE OF LOT 1 TO THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH ALONG THE WEST LINE OF LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Index Number: 08-14-403-021-0000; and

WHEREAS, the Petitioner seeks a Conditional Use permit for a Planned Unit Development (PUD) for the construction of a bank with four (4) drive-thru lanes, as provided in Section 14.203.F.7 of the Village Code; and

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Harris Bank Arlington - Meadows
Page 2/3

WHEREAS, the Petitioner seeks a Variation from sections of the Zoning Ordinance, as provided in Section 14.203.C.7 of the Village Code, to allow a two-foot (2') landscape setback along the north lot line; and

WHEREAS, a Public Hearing was held on the request for a Planned Unit Development, Conditional Use permit and Variation being the subject of Case No. PZ-02-04 before the Planning and Zoning Commission of the Village of Mount Prospect on the 22nd day of January, 2004, pursuant to proper legal notice having been published in the Mount Prospect Journal & Topics on the 7th day of January, 2004; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and a positive recommendation to the President and Board of Trustees in support of the request being the subject of PZ-02-04; 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 requests meet the standards of the Village and that the granting of the proposed Conditional Use permit for a Planned Unit Development, and Variation 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 to allow the construction of a drive-thru banking facility; and

SECTION THREE: The President and Board of Trustees of the Village of Mount Prospect do hereby grant a Variation to allow a two-foot (2') landscape setback along the north lot property line, as provided in Section 14.203.C.7 of the Village Code, all as shown on the Site Plan dated January 22, 2004, a copy of which is attached hereto and hereby made a part hereof.

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Harris Bank Arlington - Meadows
Page 3/3

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

1. Develop the site in accordance with the plans prepared by Valerio Dewalt & Train dated January 22, 2004 but revised to reflect the following:
 - A photometric plan that complies with the Village's Lighting Regulations, but includes a fixture in the northeast corner of the property that could be admitted in the future if the Village determines additional lighting is needed;
 - A more defined right-in-curb-cut for the northernmost driveway;
 - A landscape plan that includes additional year-round/evergreen materials along the east lot line;
2. Prior to the issuance of a building permit, the petitioner must provide the Village with an analysis of alternative site designs that, if possible, would reduce the number of vehicles that would turn northbound on Route 83 at this access point.

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.

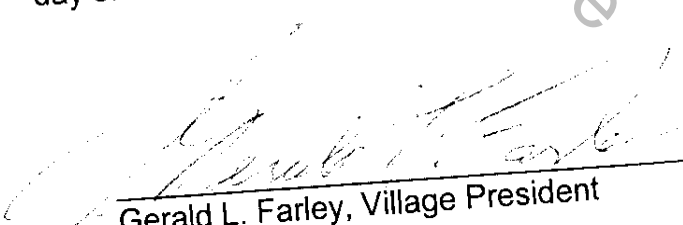
SECTION SIX: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Corcoran, Hoefert, Lohrstorfer, Skowron, Zadal


NAYS: None

ABSENT: Wilks

PASSED and APPROVED this 3rd day of February, 2004.


Gerald L. Farley, Village President

ATTEST:


Velma W. Lowe, Village Clerk

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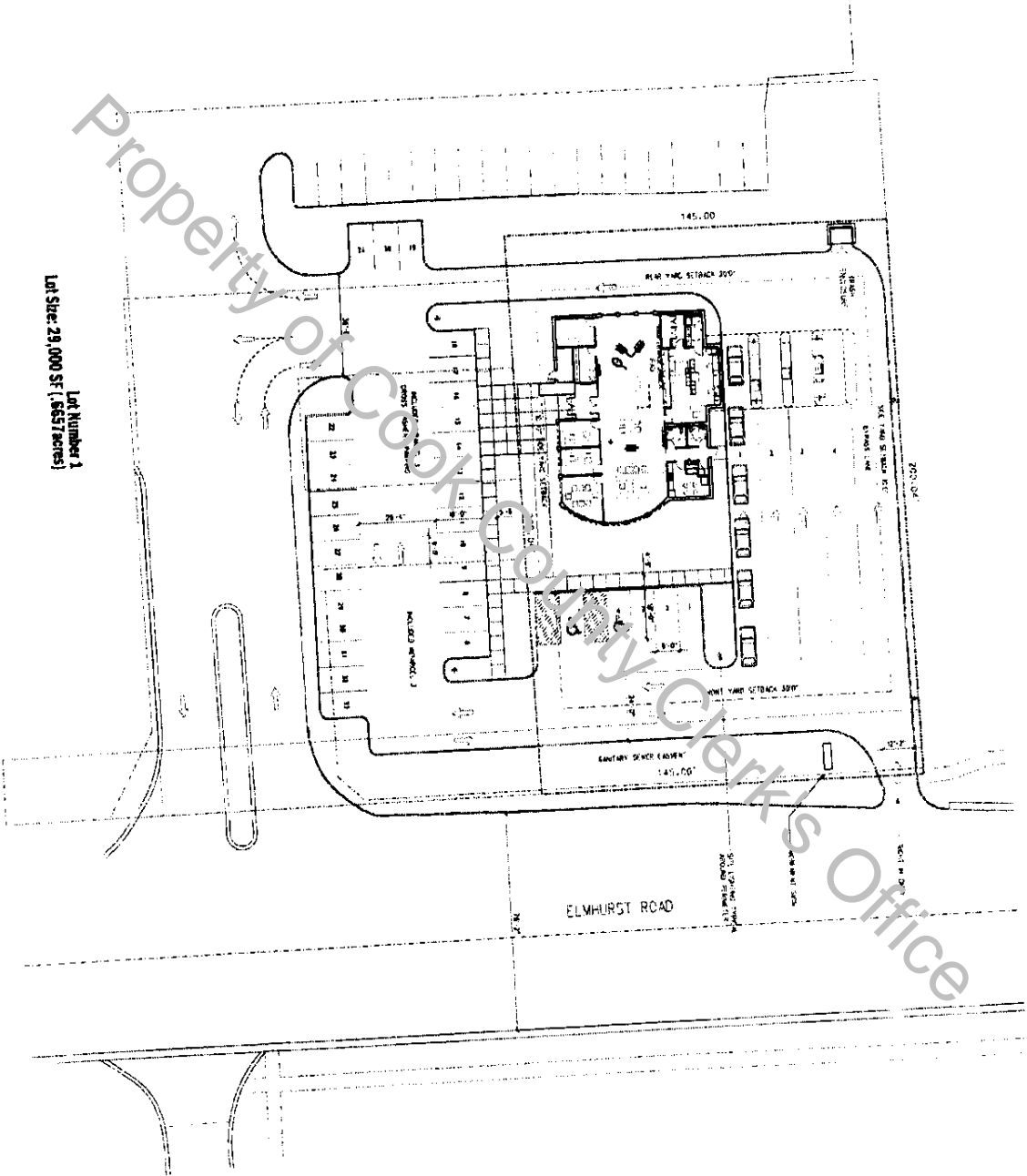


**HARRIS
BANK.**

**Harris Bank Mount Prospect
1450 South Elmhurst Road
Mount Prospect, Illinois 60056**

**Project Site Plan
Scale: 1" = 20'-0"
February 3, 2004**

Lot Number 1
Lot Size: 29,000 SF (0.657 acres)



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P R A I N