

UNOFFICIAL COPY



0724315096

Doc#: 0724315096 Fee: \$62.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/31/2007 02:33 PM Pg: 1 of 6

The Cover Sheet was prepared,
under direction, by:
Janice Hill
Paralegal
Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, IL 60606
(2881-062 EMH/JH)

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS

**RECORDING COVER SHEET
FOR**

ORDINANCE No. 5635

**AN ORDINANCE GRANTING A CONDITIONAL USE
PERMIT IN THE NATURE OF A MIXED-USE
PLANNED UNIT DEVELOPMENT FOR PROPERTY
LOCATED AT 601 EAST KENSINGTON ROAD**

PIN: 03-35-200-019-0000

After recording return to:

RECORDER'S BOX 324

(EMH/JH/2881-062)

UNOFFICIAL COPY



Village of Mount Prospect

50 South Emerson Street
Mount Prospect, Illinois 60056

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

I, M. Lisa Angell, 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.

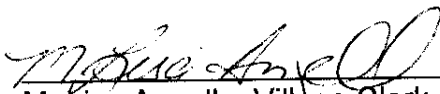
I do further certify that attached hereto is a true and correct copy of Ordinance No. 5635 entitled "AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT IN THE NATURE OF A MIXED USE PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 601 EAST KENSINGTON ROAD," passed at the regular meeting of the Village Board of Mount Prospect held July 17, 2007.

The Board voted as follows:

- AYES: Corcoran, Hoefert, Juracek, Korn, Lowstorfer, Zadel
- NAYS: None
- ABSENT: None

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

Dated this 31st day of July, 2007.



 M. Lisa Angell, Village Clerk
 Village of Mount Prospect
 Cook County, Illinois

(Seal)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

ORDINANCE NO. 5635

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT IN THE NATURE
OF A MIXED USE PLANNED UNIT DEVELOPMENT FOR PROPERTY
LOCATED AT 601 EAST KENSINGTON ROAD

Passed and approved by
the President and Board of Trustees
the 17TH day of July, 2007

Published in pamphlet form by
authority of the corporate
authorities of the Village of
Mount Prospect, Illinois,
the 18th day of July, 2007

Property of Cook County Clerk's Office

UNOFFICIAL COPY

7/18/07
mla
7/12/07
mla
jc
6/13/07
mla
6/13/07

ORDINANCE NO. 5635

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT IN THE NATURE OF A MIXED-USE PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 601 EAST KENSINGTON ROAD

WHEREAS, Nicholas E. Papanicholas; NEPCO, Inc. ("Petitioner") has filed a petition for a Conditional Use permit in the nature of a Mixed-Use Planned Unit Development with respect to property located at 601 East Kensington Road, ("Subject Property") and legally described as follows:

Lot 1 in the Arnah-Stone Subdivision of the North 644 Feet of the West 450 of Section 35, Township 42 North, Range 11 East of the Third Principle Meridian, in Cook County Illinois.

Property Index Number: 03-35-200-019-0000;

and

WHEREAS, the "Petitioner" desires to demolish the existing building and create a Mixed-Use Planned Unit Development providing for the construction of five (5) buildings on one (1) lot of record; and

WHEREAS, a Public Hearing was held on the request for Conditional Use permit being the subject of PZ-07-07 before the Planning and Zoning Commission of the Village of Mount Prospect on the 26th day of April and the 24th day of May, 2007, pursuant to proper legal notice having been published in the Mount Prospect Journal & Topics on the 7th day of March, 2007; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations to the President and Board of Trustees in support of the request being the subject of PZ-07-07; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the same meets the standards of the Village and that the granting of the proposed Conditional Use permit 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 ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS:

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, as provided in Section 14.203.F.8 of the Village Code, to allow the construction of five (5) buildings on one (1) lot of record at 601 East Kensington Road, as shown on the Site Plan, a copy of which is attached hereto and hereby made a part hereof as Exhibit "A."

SECTION THREE: Approval of the Conditional Use permit is subject to complying with the following conditions:

1. Prior to Village Board review, the Petitioner shall:
 - a. Revise the Landscape Plan to include at least 50% year-round plant materials along the perimeter of the Subject Property.
 - b. Revise the west and north elevations of the retail building to include architectural and roofline interest, and distinguishing it as retail space.
 - c. Prepare color renderings of the buildings.
2. The Petitioner shall prepare plans in general conformance with the site plan prepared by NEPCO, dated June 4, 2007.

UNOFFICIAL COPY

PZ-07-07, 601 Kensington Road
Page 2/2

3. The Petitioner shall repair the existing Kensington Business Center entry sign located at the southeast corner of Kensington and Wheeling Roads.
4. The hours of operation shall conform with the information submitted on the Petitioner's letter dated May 9, 2007 and normal hours shall not extend past 7:00 a.m. and 10:00 p.m.
5. Prior to submitting for a Building Permit, the Petitioner shall prepare plans that provide additional hydrants as required by Village Code.
6. The Petitioner shall provide the Fire Department access to the secured outdoor storage areas through the Knox rapid key entry system, which includes electric key switches and/or padlocks.
7. The Petitioner shall prepare a plat of easement establishing a cross access agreement that ensures shared parking for the unsecured parking spaces and access to all driveways.
8. The Petitioner must provide cross access and shared parking easements that benefit each building owner. These easements must be illustrated on the PUD Plat and documented in the Association documents.
9. The site shall be developed in accordance with all Village Codes and regulations.
10. No material storage in yards, temporary material storage not to exceed 24 hours.
11. Reduce fence height as applicable or eliminate fences if not needed.
12. Construction related heavy equipment shall not be parked and/or stored inside or outside of any building on the site, except as may be necessary for the actual construction or repair of the premises itself. Construction related heavy equipment include pieces of equipment such as backhoes, graders, front-end loaders, bulldozers, office trailers/mobile homes and other similar equipment. Passenger vehicle, pick-up trucks, and service vehicles are not categorized as heavy construction equipment and thus are allowed.

SECTION FOUR: That 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 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, Hoefert, Juracek, Korn, Lohrstorfer, Zadel

NAYS: None

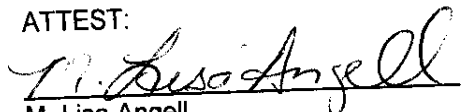
ABSENT: None

PASSED and APPROVED this 17th day of July, 2007.



Irvana K. Wilks
Mayor

ATTEST:



M. Lisa Angell
Village Clerk

H:\CLKO\files\WIN\ORDINANC\USE.PZ07-07, 601kensingtonNepcojune2007.doc

UNOFFICIAL COPY

OVERSIZE

**EXHIBIT
FORWARD
TO PLAT COUNTER
FOR SCANNING**

RECORDED DATE _____

CASHIER # / NAME _____