

UNOFFICIAL COPY

Prepared by and after recording

Return to:

Klein, Thorpe & Jenkins, Ltd.
20 N. Wacker Drive, Suite 1660
Chicago, IL 60606

On Behalf Of:

The Village of Mount Prospect



Doc# 1719329925 Fee \$44.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2017 10:39 AM PG: 1 OF 4

[Above space for Recorder's Office]

VILLAGE OF MOUNT PROSPECT

ORDINANCE NO. 6299, AN ORDINANCE GRANTING VARIATIONS (EXTERIOR SIDE YARD) FOR PROPERTY LOCATED AT 908 GOLFVIEW PLACE, MOUNT PROSPECT, ILLINOIS.

PIN: 08-13-201-076-0000

AFTER RECORDING RETURN TO:
RECORDER'S BOX 324

RECORDING FEE 44-
DATE 7/12/17 COPIES 10x
OK BY RVISTO

UNOFFICIAL COPY

ORDINANCE NO. 6299

AN ORDINANCE GRANTING VARIATIONS (EXTERIOR SIDE YARD) FOR
PROPERTY LOCATED AT
908 GOLFPVIEW PLACE, MOUNT PROSPECT, ILLINOIS

WHEREAS, Search, Inc. (Petitioners), have filed a petition for Variations to allow a ten foot (10') exterior side yard setback for property located at 908 Golfview Place (Property) and legally described as:

LOT 84 IN GOLFHURST, BEING A RESUBDIVISION OF LOT 3 IN OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GOLFHURST, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1958, AS DOCUMENT NUMBER 1832676 IN COOK COUNTY, ILLINOIS.

Property Index Number 08-13-201-076; and

WHEREAS, the "Petitioners" seek Variations to allow a ten foot (10') exterior side yard setback to construct a twenty four foot (24') wide by seventeen and a half foot (17.5') long deck with a handicap ramp as shown on the Petitioner's Site Plan attached as Exhibit "A" for the property located at 908 Golfview Street; and

WHEREAS, a Public Hearing was held on the request for Variations being the subject of PZ-25-16 before the Planning and Zoning Commission of the Village of Mount Prospect on the 26th day of January, 2017 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 11th day of January 2017; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations to the Mayor and Board of Trustees in support of the request being the subject of PZ-25-16; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and that the granting of the Variations to allow with certain conditions as set forth below, a ten foot (10') exterior side yard setback to construct a twenty four foot (24') wide by seventeen and a half foot (17.5') long deck with a handicap ramp for would be in the best interest of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR 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 Mayor and Board of Trustees of the Village of Mount Prospect.

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect grant Variations to allow a deck to encroach into the required exterior yard setback as shown on the petitioner's site plan subject to the following conditions:

1. The deck is brought into compliance with Village Code upon change in land use.
2. The deck is built in two sections with a connection/seam point at the standard setback line to allow for rebuilding of the deck should the land use change in the future.
3. The deck shall not be enclosed.

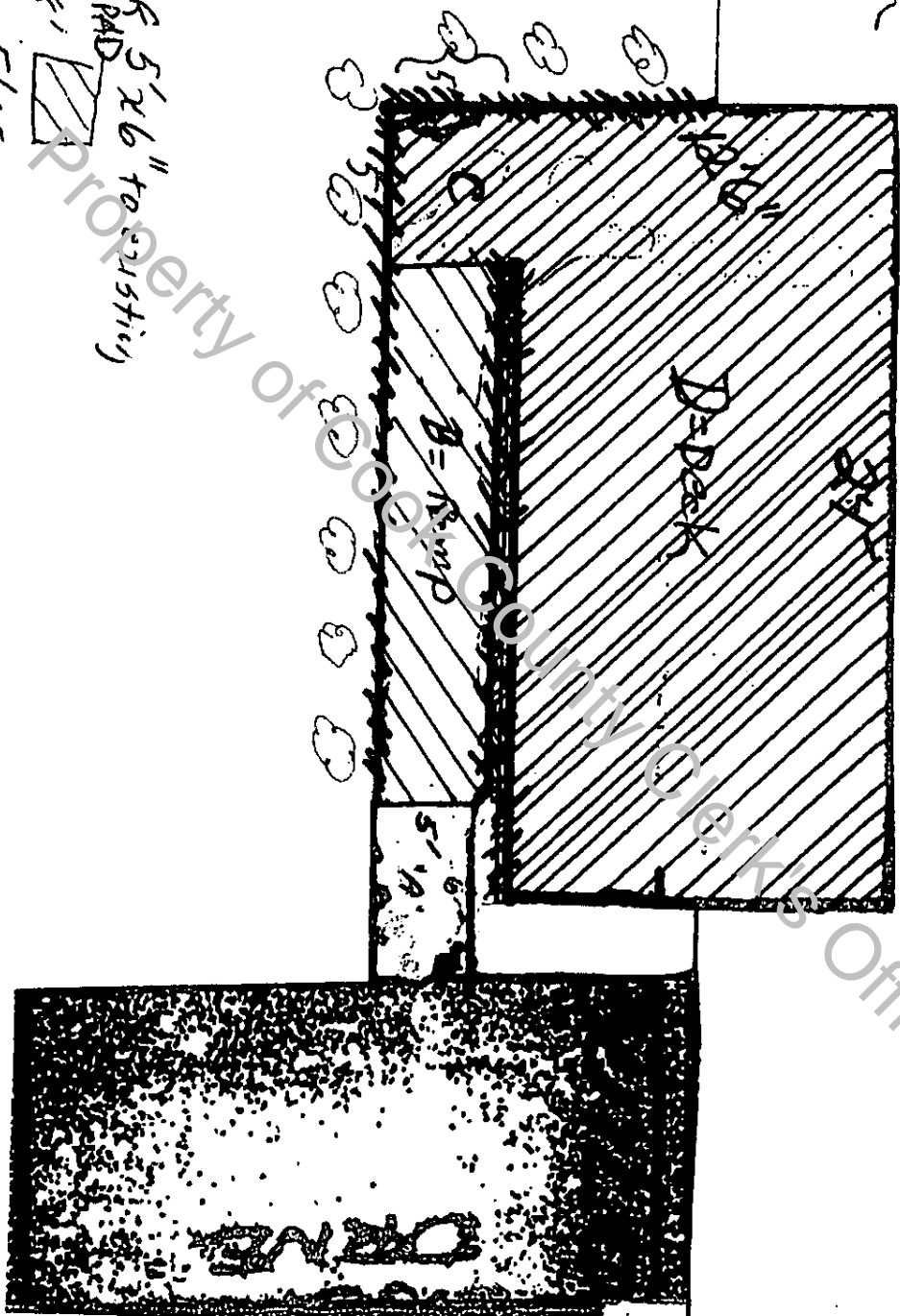
SECTION THREE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

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

UNOFFICIAL COPY

905 Golfview Pl
Deck and Ramp
SITE PLAN

They decking over
trenched lumber supports, per plan
The Vinyl railings: posts, per plan
railing height - 36" per plan



A existing sidewalk 5' x 6" to existing driveway = landing PAD

B = Ramp, 5' x 18'

C = access landing, 5' x 5'

D = deck 12'6" x 24'

= Railings on deck and ramp.

EG = 10 Hosta Plants - Landscaping

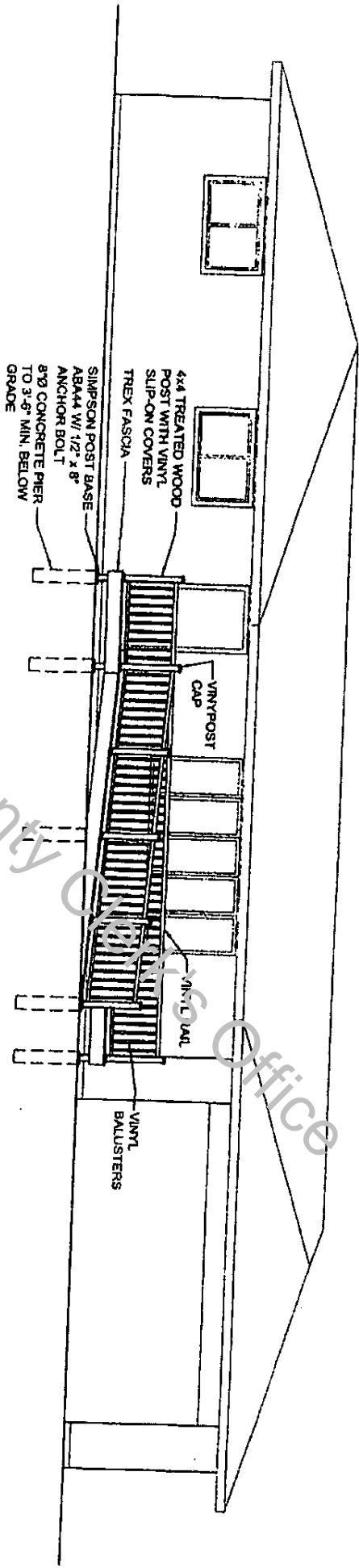
City Office

Exhibit A1

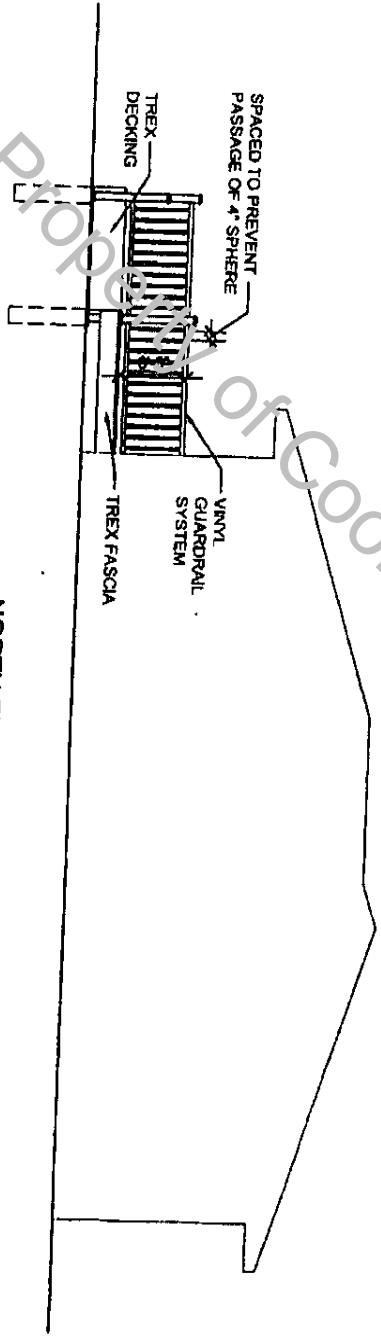
UNOFFICIAL COPY

SEARCH GROUP HOME - RAMP
980 S. GOLFVIEW MT. PROSPECT, IL

NOVEMBER 1, 2016



EAST ELEVATION
3/16" = 1'-0"



NORTH ELEVATION
3/16" = 1'-0"

korte architecture
Crystal Lake, IL 60014 | PH 815.444.8110 | WWW.KORTEARCHITECTURE.COM

Exhibit A2