

# UNOFFICIAL COPY

Prepared by:

Klein Thorpe and Jenkins, Ltd.  
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Suite 1660  
Chicago, IL 60606 -2903  
(#2881.062)

Prepared on behalf of  
the Village of Mount Prospect

Record against:

PINs: 08-12-122-034-0000  
08-12-122-015-0000  
08-12-122-019-0000  
08-12-122-016-0000  
08-12-122-036-1007  
08-12-122-036-1008  
08-12-122-036-1009



Doc# 1911434065 Fee \$46.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2019 01:44 PM PG: 1 OF 5

[Above space for Recorder's Office]

## COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR

ORDINANCE No. 6446 – AN ORDINANCE GRANTING A PLAT OF SUBDIVISION, ZONING MAP AMENDMENTS AND CONDITIONAL USE FOR PROPERTY LOCATED AT 301 S. MAPLE STREET, 215 E. PROSPECT AVENUE, 225-235 E. PROSPECT AVENUE, AND 232-240 E. LINCOLN STREET, MOUNT PROSPECT, ILLINOIS.

RECORDING FEE

DATE 4-24-19 COPIES 6

OK BY *B. May*

DATED AS OF APRIL 9, 2019

After recording return to:  
RECORDER'S BOX 324

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ORDINANCE NO. 6446

**AN ORDINANCE GRANTING A PLAT OF SUBDIVISION, ZONING MAP AMENDMENTS AND CONDITIONAL USE FOR PROPERTY LOCATED AT 301S. MAPLE STREET, 215 E. PROSPECT AVENUE, 225-235 E. PROSPECT AVENUE, AND 232-240 E. LINCOLN STREET, MOUNT PROSPECT, ILLINOIS**

**WHEREAS**, Nicholas & Associates ("*Petitioner*"), is seeking approval of a plat of subdivision, two (2) zoning map amendments, and a conditional use for a final planned unit development for property located at 301 S. Maple Street, 215 E. Prospect Avenue, 225-235 E. Prospect Avenue, and 232-240 E. Lincoln Street and legally described as:

**PARCEL 1:**

LOTS 10 AND 17 IN J.A. WEBERS ADDITION TO MT. PROSPECT, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 16 AND 11 IN J.A. WEBERS ADDITION TO MT. PROSPECT, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3 (METRA LOT):**

LOT "A" IN CORPORATE SUBDIVISION NO. 10-A, BEING A RESUBDIVISION OF BOTH LOT "A" IN BOESCHE'S RESUBDIVISION AND LOT "A" IN CORPORATE SUBDIVISION NO. 10, BEING IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CORPORATE SUBDIVISION NO. 10-A RECORDED JANUARY 21, 1981 AS DOCUMENT NUMBER 25755385, IN COOK COUNTY, ILLINOIS.

PINS: 08-12-122-034-0000,

08-12-122-015-0000,

08-12-122-019-0000,

08-12-122-016-0000,

08-12-122-036-1007,

08-12-122-036-1008,

08-12-122-036-1009; and

**WHEREAS**, the "*Petitioner*" seeks 1) Plat of Subdivision titled "Final Plat of Planned Unit Development Maple Street Lofts" 2) zoning map amendment to B-5C Central Commercial Core for Lots 1 and 2 of the Final Plat of Planned Unit Development Maple Street Lofts 3) zoning map amendment to B-5 Central Commercial for Lot 3 of the Final Plat of Planned Unit Development Maple Street Lofts and 4) Conditional Use for a final planned unit development (PUD) consisting of a 6 story, 192 unit apartment building with 245 garage stalls and 14,000 square feet of retail space (Building "A") , a 7-story, 65-unit apartment building with 65 garage stalls ("Building D"), a commuter parking deck containing 268 garage stalls ("Maple Street Parking Deck"), 9 principal structures

containing 56 rowhomes, and a private road network consisting of Elm Street, Dawson Drive, Elm Court, and (21) on-street, on-site parking stalls as shown on the site plan attached as exhibit "A"; and

**WHEREAS**, a Public Hearing was held on the request for a Conditional Use being the subject of PZ-20-18 before the Planning and Zoning Commission of the Village of Mount Prospect on the 14<sup>th</sup> day of March 2019, pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 27<sup>th</sup> day of February 2019; 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 a Plat of Subdivision, zoning map amendments, and Conditional Use to allow a final Planned Unit Development 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:** That the recitals set forth hereinabove are incorporated herein as findings of fact by the President 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 1) a plat of subdivision titled "Final Plat of Planned Unit Development Maple Street Lofts," 2) zoning map amendment to B-5C Central Commercial Core for Lots 1 and 2 of the Final Plat of Planned Unit Development Maple Street Lofts, 3) zoning map amendment to B-5 Central Commercial for Lot 3 of the Final Plat of Planned Unit Development Maple Street Lofts, and 4) A conditional use for a final planned unit development (PUD) consisting of a six (6) story, one hundred ninety-two (192) unit apartment building with two hundred forty-five (245) garage stalls ["Building A"], a seven (7) story, sixty-five (65) unit apartment building with sixty-five (65) garage stalls ["Building D"], a commuter parking deck containing two hundred sixty-eight (268) garage stalls ["Maple Street Parking Deck"], nine (9) principal structures containing fifty-six (56) rowhomes, and a private road network consisting of Elm Street, Dawson Drive, Elm Court, and twenty-one (21) on-street, on-site parking stalls, subject the following conditions of approval:

1. Submittal of a landscape, irrigation, and photometric plan that comply with Village codes and regulations;
2. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
3. Development of the site in general conformance with the site plan prepared by The Lakota Group dated March 1st, 2019;
4. One wood deck or patio with a maximum dimension of ten feet by twelve feet (10' x 12') may be constructed on each of the proposed thirteen (13) front-load rowhome units;
5. An eight-foot (8') privacy fence made of trex material set back a minimum of ten feet (10') from Prospect Avenue and Lincoln Street shall run the length of the eastern property line;
6. Owners of the proposed front-load rowhomes may construct a ten-foot (10') long, six-foot (6') tall privacy fence section that is consistent with the fencing along the eastern property line between each unit;
7. Development of Building A in general conformance with the elevation and floor

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 plans prepared by 222 Architects dated February 22nd, 2019; except that the plans shall be modified by the Petitioner so that the proposed horizontal fiber cement material be made out of metal;

8. Development of Building D in general conformance with the elevation and floor plans prepared by 222 Architects dated February 22nd, 2019, except that the plans shall be modified by the Petitioner so that the proposed vertical fiber cement material be made of metal;
9. Development of the rowhomes in general conformance with the elevations prepared by Lessard Design dated March 5, 2019, and floor plans prepared by Lessard Design dated January 16th, 2019;
10. Development of the Maple Street Parking Deck in general conformance with the elevations prepared by 222 Architects dated January 22nd, 2019; and
11. Prior to obtaining the first Certificate of Occupancy for the rowhomes, the Petitioner shall submit owner's association documents for staff review and approval. The document must address long-term site maintenance, including snow removal and paving.


SECTION THREE. 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: Grossi, Hatzis, Rogers, Saccotelli, Zadel

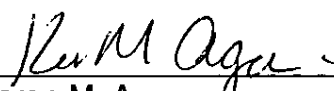
NAYS: Hoefert

ABSENT: None

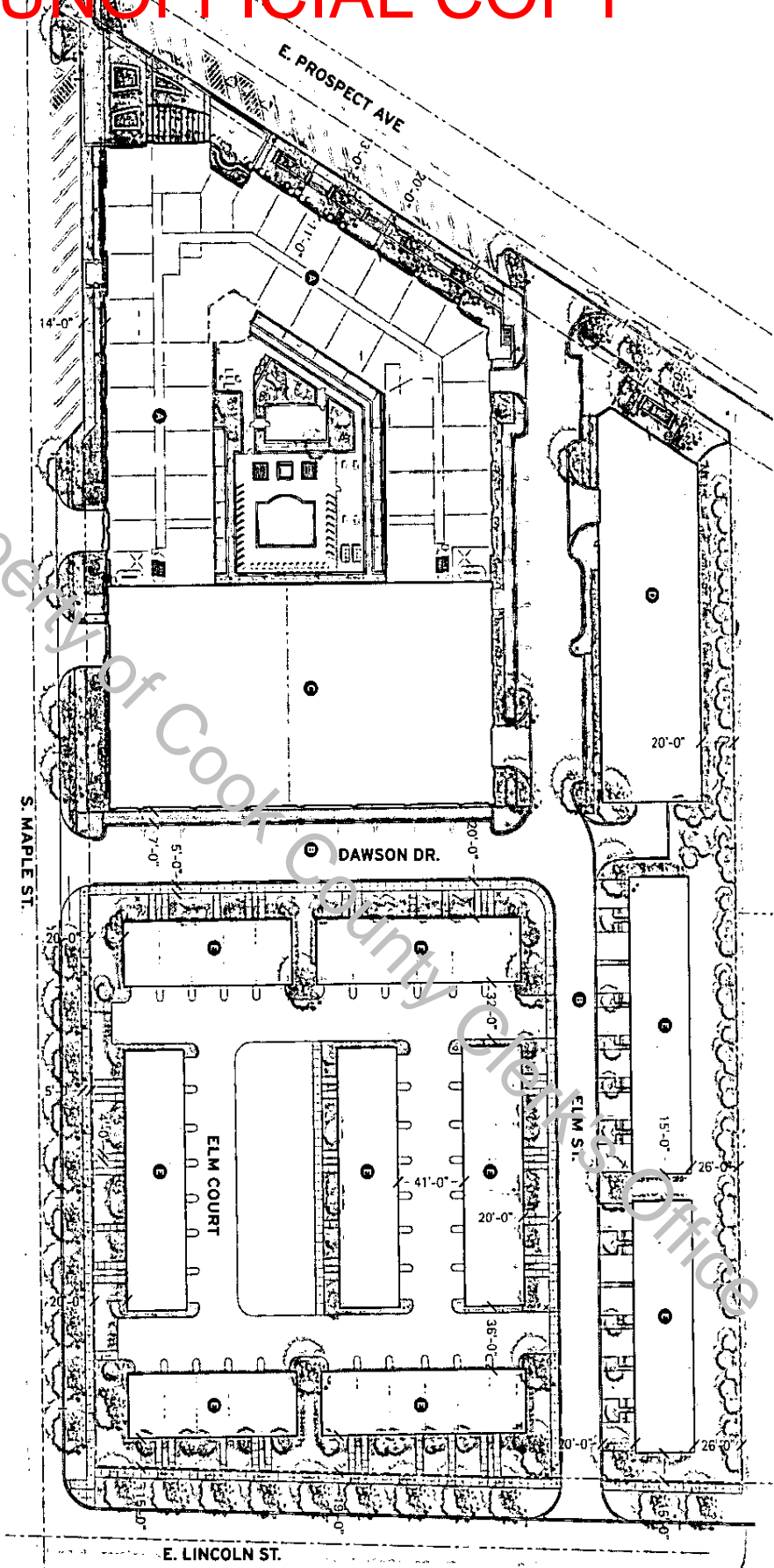
PASSED and APPROVED this 9<sup>th</sup> day of April 2019.

  
 \_\_\_\_\_  
 Arlene A. Juracek  
 Mayor

ATTEST:

  
 \_\_\_\_\_  
 Karen M. Agoranos  
 Village Clerk

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MAPLE STREET LOFTS  
**SITE PLAN**  
 MOUNT PROSPECT, ILLINOIS

SCALE: 1/8" = 1'-0"  
 NORTH

MARCH 1, 2019

DRAFT



**THE LAKOTA GROUP**  
 ARCHITECTS

**PLAN HIGHLIGHTS**

- ④ 6 STORY APARTMENT
  - 192 units
  - 245 garage & 36 surface spaces
  - 14,148 SF of retail
- ⑤ PRIVATE ROADS
  - Elm Street
  - Dawson Drive
- ⑥ PUBLIC PARKING DECK
  - 3-story deck
  - 268 total parking spaces
- ⑦ 7-STORY APARTMENT
  - 65 units
  - 65 internal spaces (2 stories)
  - 21 surface spaces
- ⑧ ROWHOMES
  - 13 front Load (52 spaces=4,07du)
  - 43 Rear Load (29 spaces=3,07du)

TOTAL AREA = 6.51 AC  
 RESIDENTIAL = 5.76 AC  
 MUNICIPAL = 0.75 AC

**LIGHTING SCHEDULE**

- Valmont Structures Roadway Light to match downtown lights
- ✱ Sternberg Acorn Pedestrian Light to match downtown lights
- Wall sconce on parking deck