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Prepared by:

Klein Thorpe and Jenkins, Ltd.
20 North Wacker Drive
Suite 1660
Chicago, IL 60606 -2903
(#2881-062)

Prepared on behalf of
the Village of Mount Prospect

Record against:
PINs: 08-12-111-010-0000



Doc# 2031717014 Fee \$88.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/12/2020 11:34 AM PG: 1 OF 3

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS

**RECORDING COVER SHEET
FOR**

ORDINANCE NO. 6527

**AN ORDINANCE GRANTING VARIATION TO THE ACCESSORY STRUCTURE MAXIMUM HEIGHT
AND SQUARE FOOTAGE REQUIREMENTS TO ALLOW A DETACHED GARAGE FOR THE
PROPERTY LOCATED AT 300 E. EVERGREEN AVENUE, MOUNT PROSPECT, ILLINOIS.**

(LEGAL DESCRIPTION)

LOT "C" (EXCEPT THE NORTH ONE HUNDRED (100) FEET THEREOF; AND EXCEPT THE EAST SEVENTY FIVE (75) FEET THEREOF ("C", IN BLOCK EIGHT (8) IN BUSEE AND WILLE'S RESUBDIVISION IN MOUNT PROSPECT IN THE WEST HALF (1/2) OF SECTION 12, TOWNSHIP 41 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.

DATED AS OF SEPTEMBER 1ST, 2020

After recording return to:
RECORDER'S BOX 324

450805_1

RECORDING FEE 88.00
DATE 11/12/20 COPIES 6X
OK BY SB

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ORDINANCE NO.6527

AN ORDINANCE GRANTING VARIATION TO THE ACCESSORY STRUCTURE MAXIMUM HEIGHT AND SQUARE FOOTAGE REQUIREMENTS TO ALLOW A DETACHED GARAGE FOR THE PROPERTY LOCATED AT 300 E. EVERGREEN AVENUE, MOUNT PROSPECT, ILLINOS

WHEREAS, Tom Karlov, (Petitioner) has filed a petition for a variation to the maximum accessory structure height and square footage regulations to construct a new detached garage for property located at 300 E. Evergreen (Property) and legally described as:

LOT "C" (EXCEPT THE NORTH ONE HUNDRED (100) FEET THEREOF; AND EXCEPT THE EAST SEVENTY FIVE (75) FEET THEREOF ("C") IN BLOCK EIGHT (8) IN BUSEE AND WILLE'S RESUBDIVISION IN MOUNT PROSPECT IN THE WEST HALF (1/2) OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Property Index Number 03-12-111-010-0000; and

WHEREAS, the "Petitioner" seeks a variation to allow a twenty three and a half foot (23.5') tall and a one thousand forty seven (1,047) square foot detached garage, as shown on the plans prepared by Place Craft Design, LLC., dated June 12, 2020 attached as Exhibit "A"; and

WHEREAS, a Public Hearing was held on the request for Variations being the subject of PZ-13-20 before the Planning and Zoning Commission of the Village of Mount Prospect on the 13th day of August 2020, pursuant to proper legal notice having been published in the Journal & Topics (Mount Prospect edition) on the 29th day of July 2020; and

WHEREAS, the Planning and Zoning Commission has submitted its findings and recommendations to the Mayor and Board of Trustees to deny the request being the subject of PZ-13-20; 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 variation to allow a 23.5' tall and 1,047 square foot detached garage 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 do hereby grant a variation to allow a twenty three and a half foot (23.5') tall and a one thousand forty seven (1,047) square foot detached garage, as shown on the plans prepared by Place Craft Design, LLC., dated June 12, 2020 attached as Exhibit "A"

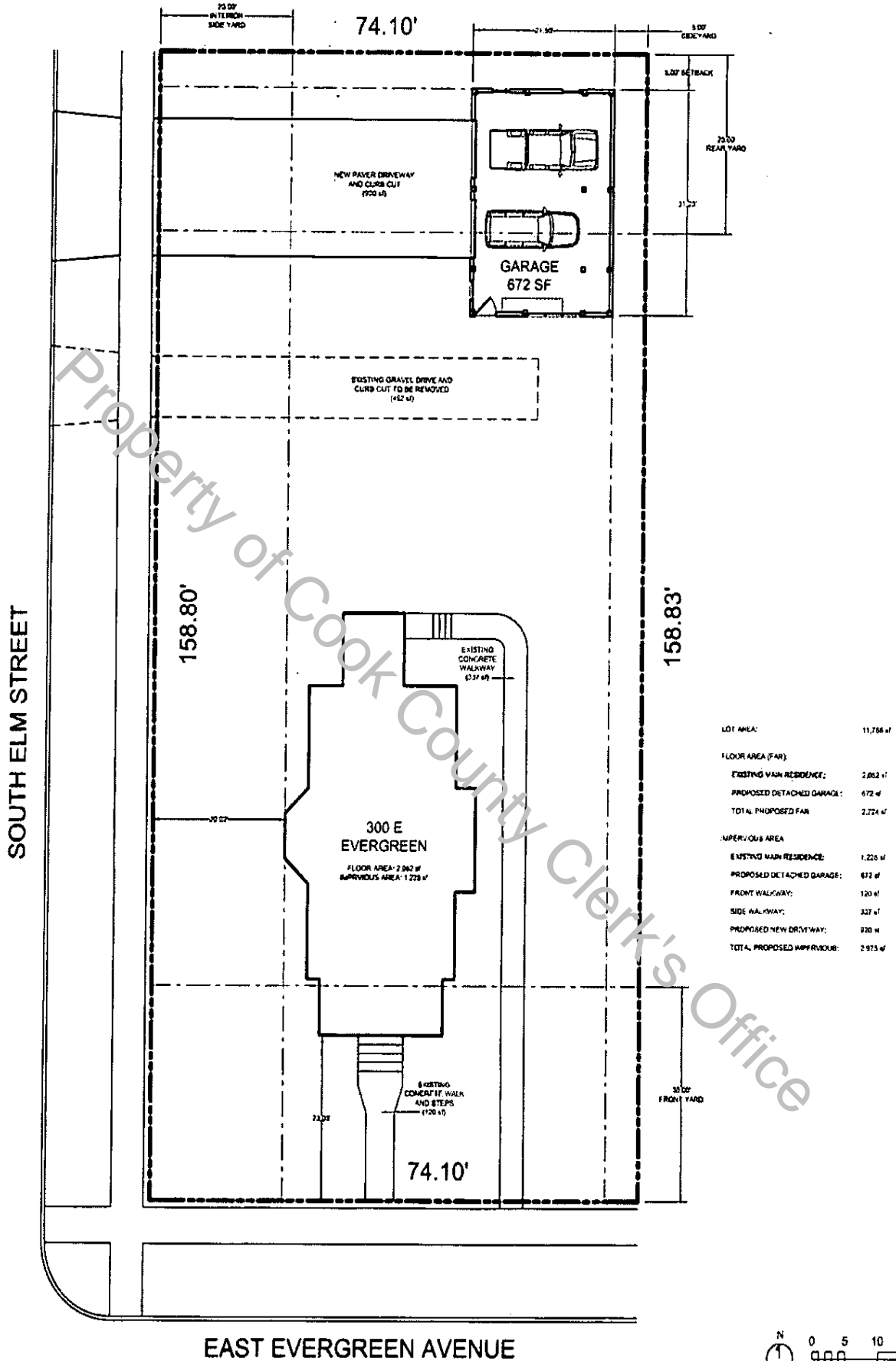
SECTION THREE: The Village Clerk is hereby authorized and directed to record a certified copy of this Ordinance and Exhibit "A" with the Recorder of Deeds of Cook County.

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

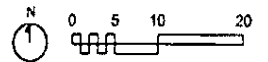
AYES: Grossi, Hatzis, Hoefert, Rogers, Saccotelli, Zadel

NAYS: None

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LOT AREA:	11,786 sq ft
FLOOR AREA (FAR)	
EXISTING MAIN RESIDENCE:	2,062 sq ft
PROPOSED DETACHED GARAGE:	672 sq ft
TOTAL PROPOSED FAR:	2,734 sq ft
IMPERVIOUS AREA	
EXISTING MAIN RESIDENCE:	1,226 sq ft
PROPOSED DETACHED GARAGE:	672 sq ft
FRONT WALKWAY:	120 sq ft
SIDE WALKWAY:	337 sq ft
PROPOSED NEW DRIVEWAY:	920 sq ft
TOTAL PROPOSED IMPERVIOUS:	2,955 sq ft



PLACE CRAFT DESIGN, LLC
450 Skokie Boulevard, Suite 450
Northbrook, IL 60062 - 847.480.9400

KARLOV GARAGE
300 E Evergreen, Mount Prospect IL 60056

06.12.2020
DATE:
1" = 20'-0"
SCALE:

SITE PLAN
TITLE:
SHEET:

A1