

UNOFFICIAL COPY
RESOLUTION APPROVING FINDINGS OF FACT
RESOLUTION NO. R-20-20

WHEREAS, Walter Graft filed an application for a variation to the maximum allowed lot coverage for the property commonly known as 199 W. Rand Road in the Village of Mount Prospect, Illinois. ○

WHEREAS, the subject property is described as follows:

PARCEL 1: THAT PART OF LOT A IN BARTMANN 199 RAND SUBDIVISION, A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT "A" THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT "A", 254.35 FEET TO AN ANGLE POINT OF SAID LOT "A" AND THE POINT OF BEGINNING; THENCE EASTERLY, ALONG THE PERIMETER OF SAID LOT "A", 182.71 FEET RECORD (182.85 FEET, MEASURED) TO THE EASTERLY MOST CORNER THEREOF; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT "A", 157.25 FEET; THENCE SOUTHWESTERLY, ALONG A LINE FORMING AN ANGLE TO THE RIGHT OF 81 DEGREES WITH THE LAST DESCRIBED COURSE 121.43 FEET TO THE INTERSECTION WITH THE PROLONGATION OF THE EAST LINE OF SAID LOT "A"; THENCE SOUTHERLY, ALONG THE PROLONGATION OF THE EAST LINE OF SAID LOT "A", 11.64 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT B IN BARTMANN 199 RAND SUBDIVISION, A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Index Number: 03-27-301-027-0000; and

WHEREAS, the Petitioner seeks a variation from the provisions of Section 14.1704.C of the Village Code of Mount Prospect, Illinois to allow for a maximum lot coverage of 76.7%; and

WHEREAS, a public hearing was held on the variation request (designated as Case No. PZ-20-20) before the Planning & Zoning Commission in the Village of Mount Prospect, Illinois on December 10, 2020 pursuant to due and proper notice thereof published in the Daily Herald Newspaper on November 25, 2020;

NOW, THEREFORE, the Planning & Zoning Commission does hereby grant a variation to allow a total lot coverage impervious surface percentage of 76.7%, as shown on the attached Exhibit A, and consistent with the site plan provided by Gewalt Hamilton Associates, dated October 12, 2020, subject to the following condition:

- a. Compliance with all Development, Fire, Building, and other Village codes and regulations.

Except for the variation granted herein, all other applicable Village of Mount Prospect, Illinois ordinances and regulations shall remain in full force and effect as to the subject property.

PASSED AND APPROVED the 10th day of December, 2020 and effective five (5) days after this date, as provided for by Section 5.504.E of the Mount Prospect Code.

AYES: 5
NAYS: 0
ABSENT: 2



Doc# 2101522003 Fee \$88.00

Joseph P. Donnelly, Chairperson

H:\PLAN\Planning & Zoning COMM\JAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/15/2021 10:11 AM PG: 1 OF 2

RECORDING FEE \$88-
DATE 1-15-21 COPIES 6x
OK BY [Signature]

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Planning & Zoning Commission

199 W. Rand Road
PIN: 03-27-301-027-0000
Exhibit A

