

# UNOFFICIAL COPY

Prepared by:

Klein Thorpe and Jenkins, Ltd.  
20 North Wacker Drive  
Suite 1660  
Chicago, IL 60606 -2903  
(2881-005)

On behalf of the  
Village of Mount Prospect



\*2117255133\*

Doc# 2117255133 Fee \$55.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2021 11:14 AM PG: 1 OF 3

[Above space for Recorder's Office]

## COOK COUNTY, ILLINOIS RECORDING COVER SHEET FOR

RESOLUTION APPROVING FINDINGS OF FACT  
RESOLUTION NO R-04-21

1900 E Kensington Rd, 805 Burning Bush Lane, 711 E Euclid Ave, 1340  
N Burning Bush Lane, and 1000 N Wolf Rd. Mount Prospect, IL

03-25-409-056-8001, 03-25-409-056-8002, 03-25-409-056-8003,  
03-26-302-001-0000, 03-26-302-002-0000, 03-25-122-047-0000 &  
03-26-401-011-0000

After recording return to:  
Box 324

RECORDING FEE \$55.00  
DATE 6/21/21 COPIES 6x  
OK BY EK

# UNOFFICIAL COPY

## RESOLUTION APPROVING FINDINGS OF FACT RESOLUTION NO. R-04-21

**WHEREAS**, Ken Kelly filed an application for a sign variation to the maximum changeable copy portion percentage of a freestanding sign for the properties commonly known as 1900 E. Kensington Road, 805 Burning Bush Lane, 711 E. Euclid Avenue, 1340 N. Burning Bush Lane, 1000 N. Wolf Road in the Village of Mount Prospect, Illinois.

**WHEREAS**, the subject property is described as follows:

1900 E KENSINGTON ROAD/805 BURNING BUSH LANE: THAT PART OF LOTS 3 AND 4 IN OWNERS SUBDIVISION IN THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED SEPTEMBER 10, 1919, AS DOCUMENT 102285 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 25; THENCE SOUTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 40.00 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 04 SECONDS EAST 50.00 FEET TO A POINT OF BEGINNING ON THE NORTH LINE OF KENSINGTON ROAD; THENCE NORTHWESTERLY, ALONG THE EAST LINE OF BURNING BUSH LANE, AS ESTABLISHED IN FOREST MANOR UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1963, AS DOCUMENT 18744239 SAID EAST LINE BEING A CURVE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 540.00 FEET AND A 267.26 FOOT CHORD BEARING NORTH 13 DEGREES 47 MINUTES 27 SECONDS WEST, AN ARC DISTANCE OF 270.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 28 DEGREES 07 MINUTES 05 SECONDS WEST, ALONG SAID EAST LINE, 377.22 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG SAID EAST LINE, BEING A CURVE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 760.00 FEET AND A 220.99 FOOT CHORD BEARING NORTH 19 DEGREES 45 MINUTES 30 SECONDS WEST, AN ARC DISTANCE OF 221.77 FEET TO THE CENTER LINE OF A DITCH, AS ESTABLISHED AS THE SOUTH LINE OF FOREST MANOR UNIT NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 1962, AS DOCUMENT 18371028; THENCE SOUTH 80 DEGREES 11 MINUTES 03 SECONDS EAST, ALONG SAID SOUTH LINE, 285.04 FEET TO A CORNER OF SAID FOREST MANOR UNIT NO. 4; THENCE SOUTH 67 DEGREES 51 MINUTES 45 SECONDS EAST, ALONG SAID SOUTH LINE, 409.91 FEET TO A CORNER OF SAID FOREST MANOR UNIT NO. 4; THENCE SOUTH 64 DEGREES 26 MINUTES 32 SECONDS EAST, ALONG SAID SOUTH LINE, 7.85 FEET TO THE NORTHWEST CORNER OF LOT 2 IN FOREST MANOR UNIT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1964, AS DOCUMENT 19149685; THENCE SOUTH 0 DEGREES 30 MINUTES 33 SECONDS WEST 597.13 FEET, ALONG THE WEST LINE OF SAID LOT 2, TO AFORESAID NORTH LINE OF KENSINGTON ROAD; THENCE NORTH 89 DEGREES 27 MINUTES 01 SECONDS WEST, ALONG SAID NORTH LINE, 346.16 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

711 E. EUCLID AVENUE: LOT B AND LOT BB IN BRICKMAN MANOR FIRST ADDITION UNIT NUMBER ONE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION TWENTY - SEVEN, AND PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWENTY - SIX, ALL IN TOWNSHIP FORTY-TWO NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 18, 1959 AS DOCUMENT 17715807. IN COOK COUNTY, ILLINOIS.

1340 N. BURNING BUSH LANE: LOT "B" IN BRICKMAN MANOR SECOND ADDITION, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 42, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. ALL IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

1000 N. WOLF ROAD: THE NORTH 800 FEET OF THE SOUTH 1330 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER LYING EAST OF THE WEST 635 FEET THEREOF, IN SECTION 26 TOWNSHIP 46 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

Property Index Number: 03-25-409-056-8001, 03-25-409-056-8002, 03-25-409-056-8003, 03-26-302-001-0000, 03-26-302-002-0000, 03-25-122-047-0000, 03-26-401-011-0000; and

**WHEREAS**, the Petitioner seeks a sign variation from the provisions of Section 7.302.H.1. of the Village Code of Mount Prospect, Illinois to allow a maximum changeable copy portion percentage of 70%; and

**WHEREAS**, a public hearing was held on the sign variation request (designated as Case No. PZ-04-21) before the Planning & Zoning Commission in the Village of Mount Prospect, Illinois on March 25, 2021 pursuant to due and proper notice thereof published in the Daily Herald Newspaper on March 10, 2021;

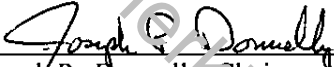
**NOW, THEREFORE**, the Planning & Zoning Commission does hereby grant a variation to signage to allow a maximum changeable copy portion percentage of 70% for 6 signs, as shown on the attached Exhibit A, and consistent with the plans provided by Sign Palace Inc., dated January 14, 2021, subject to the following conditions:

- A. Submittal of a landscape plan that complies with Village Codes and regulations for each proposed sign
- B. Development and updating of the existing signs in conformance with the sign elevations and site plan drawings prepared by Sign Palace, Inc. dated January 14, 2021."

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 25<sup>th</sup> day of March, 2021 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

  
 \_\_\_\_\_  
 Joseph P. Donnelly, Chairperson  
 Planning & Zoning Commission