

# UNOFFICIAL COPY



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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2022 09:58 AM PG: 1 OF 3

Prepared by:  
Klein Thorpe and Jenkins, Ltd.  
20 North Wacker Drive  
Suite 1660  
Chicago, Illinois 60606

Prepared on behalf of:  
Village of Mount Prospect

PIN:  
03-34-200-183-0000

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS

RECORDING COVER SHEET

ORDINANCE NO. 6596

AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A RETAIL  
TOBACCO SHOP AND CIGAR LOUNGE FOR PROPERTY LOCATED AT  
211 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS

LOT 1 IN MACK CADILLAC'S SUBDIVISION IN MOUNT PROSPECT, A SUBDIVISION  
OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34,  
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1979 AS  
DOCUMENT 25135671, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 211 E. RAND ROAD, VILLAGE OF MOUNT PROSPECT, IL  
PIN: 03-34-200-183-0000

After recording return to:  
RECORDER'S BOX 324

RECORDING FEE 88.00  
DATE 1-25-22 COPIES 6X  
OK BY JP

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ORDINANCE NO. 6596

AN ORDINANCE GRANTING A  
CONDITIONAL USE TO OPERATE A RETAIL TOBACCO SHOP AND CIGAR LOUNGE  
FOR PROPERTY LOCATED  
AT 211 E. RAND ROAD, MOUNT PROSPECT, ILLINOIS

WHEREAS, Minhaj Ahmed of New Havana Joes Up N Smoke, Inc ("*Petitioner*"), is seeking a Conditional Use permit to operate a retail tobacco shop and cigar lounge for property located at 211 East Rand Road ("*Property*") and legally described as;

LOT 1 IN MACK CADILLAC'S SUBDIVISION IN MOUNT PROSPECT, A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1979 AS DOCUMENT 25135671, IN COOK COUNTY, ILLINOIS

Property Index No.03-34-200-183-0000; and

WHEREAS, the Petitioner seeks a Conditional Use Permit to operate a retail tobacco shop and cigar lounge with associated improvements including the existing building with a covered patio at the front of the building (east) and a parking lot at the rear (west); and

WHEREAS, a Public Hearing was held on the request for a Conditional Use Permit designated as PZ-19-21, before the Planning and Zoning Commission of the Village of Mount Prospect on the 11<sup>th</sup> of November 2021, pursuant to due and proper notice thereof having been published in the Daily Herald Newspaper on the 27<sup>th</sup> day of October; 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 for conditional use being the subject of PZ-19-21; 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 same meets the standards of the Village and that the granting of a Conditional Use permit 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 herein 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 a Conditional Use Permit to operate a retail tobacco shop and cigar lounge for property located at 211 East Rand Road subject to the following conditions:

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1. "Compliance with all applicable Village Code requirements, including, but not limited to fire code, zoning code, and building regulations."

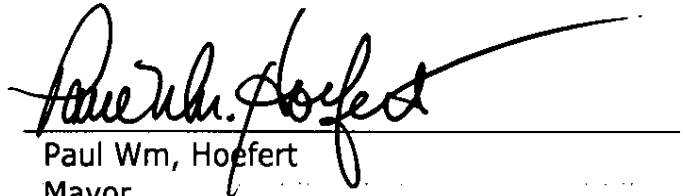
SECTION THREE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in in the manner provided by law.

AYES:


NAYS:

ABSENT:

PASSED and APPROVED this 7<sup>th</sup> day of December, 2021.

  
\_\_\_\_\_  
Paul Wm, Hoefert  
Mayor

ATTEST:

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