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KAREN A. YARBROUGH
COOK COUNTY CLERK

DATE: 01/25/2022 10:05 AM PG: 1 OF 3

Prepared on behalf of:
Village of Mount Prospect

PIN:
08-22-401-19-0000

[Above space for Recorder's Office]

COOK COUNTY, ILLINOIS

RECORDING COVER SHEET

ORDINANCE NO. 6595

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT OF THE VILLAGE OF
MOUNT PROSPECT FROM R-X SINGLE-FAMILY RESIDENTIAL TO I-1 LIMITED
INDUSTRIAL FOR THE PROPERTY LOCATED AT
2240 SOUTH BUSSE ROAD, MOUNT PROSPECT, ILLINOIS

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY
LINE OF THAT PART OF SAID EAST HALF CONVEYED TO THE ILLINOIS STATE TOLL
HIGHWAY COMMISSION BY DOCUMENT NUMBER 167525078 WITH THE EAST LINE
OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE
747.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH 16 1/2 FEET OF THE
SOUTH 20 ACRES OF THE NORTH 40 ACRES OF THE EAST HALF OF THE
SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID
NORTH LINE 16 1/2 FEET, A DISTANCE OF 729.09 FEET TO THE NORTHERLY LINE
OF THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION
AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE 1038.98
FEET TO THE PLACE OF BEGINNING. (EXCEPTING THEREFROM THE EAST 49.75
FEET THEREOF). CONTAINING 5.433 ACRES IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 2240 S. BUSSE ROAD, VILLAGE OF MOUNT PROSPECT, IL
PIN: 08-22-401-19-0000

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. 6595

AN ORDINANCE GRANTING A ZONING MAP AMENDMENT OF THE VILLAGE OF MOUNT PROSPECT FROM R-X SINGLE-FAMILY RESIDENTIAL TO I-1 LIMITED INDUSTRIAL FOR THE PROPERTY LOCATED AT 2240 SOUTH BUSSE ROAD, MOUNT PROSEPECT, ILLINOIS

WHEREAS, Doug Houser ("Petitioner"), has filed an application to rezone property located at 2240 South Busse Road ("Property",) and legally described as follows:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT PART OF SAID EAST HALF CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DOCUMENT NUMBER 167525078 WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE 747.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH 16 1/2 FEET OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH LINE 16 1/2 FEET, A DISTANCE OF 729.09 FEET TO THE NORTHERLY LINE OF THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE 1038.98 FEET TO THE PLACE OF BEGINNING. (EXCEPTING THEREFROM THE EAST 49.75 FEET THEREOF). CONTAINING 5.433 ACRES IN COOK COUNTY, ILLINOIS

PIN: 08-22-401-19-0000; and

WHEREAS, the "Petitioner" proposes to construct a speculative industrial warehouse building with associated parking; and

WHEREAS, a Public Hearing was held on the request for rezoning being the subject of PZ-15-21, before the Planning and Zoning Commission of the Village of Mount Prospect on the 11th day of November, 2021 pursuant to proper legal notice having been published in the Daily Herald on the 27rd day of October, 2021; and

WHEREAS, on November 11, 2021, the Planning and Zoning Commission recommended the approval of the map amendment set forth below to the Mayor and Board of Trustees; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have considered the request being the subject of PZ-15-21 and have determined that the best interests of the Village of Mount Prospect would be served by granting said request.

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.

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SECTION TWO: The Official Zoning Map of the Village of Mount Prospect, Illinois, as amended, is hereby further amended by reclassifying the Property being the subject of this ordinance, from the R-X Single-Family Residential zoning district to I-1 Limited Industrial zoning district.

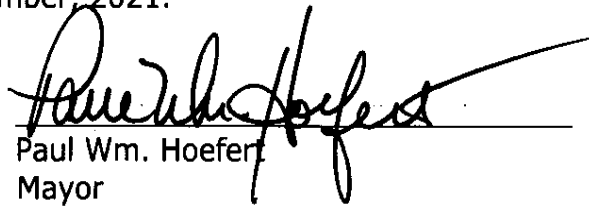
SECTION THREE: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Filippone, Gens, Matuszak, Pissarreck, Rogers, Saccotelli

NAYS: None

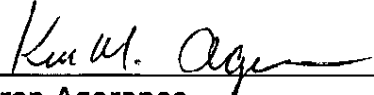
ABSENT: None

PASSED and APPROVED this 7th day of December, 2021.



Paul Wm. Hoefert
Mayor

ATTEST:



Karen Agoranos
Village Clerk

Property of Cook County Clerk's Office