

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL
USE FOR A FINAL PLANNED UNIT DEVELOPMENT FOR PROPERTY
LOCATED AT 15-19 NORTH ELMHURST AVENUE, MOUNT PROSPECT, ILLINOIS

WHEREAS, Richard Bondarowicz of SMART Builders, (“*Petitioner*”), is seeking a conditional use to allow a final planned unit development (PUD) for property located at 15-19 North Elmhurst Avenue and legally described as:

Lot 1 in the Park Terrace Subdivision being a resubdivision of the North 200 feet of the West 237 feet of Block 4 in the Ernst Russe addition to Mount Prospect, a subdivision in the South 543 feet of the East Half of the Southwest Quarter in Section 34, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois

P.I.N.

03-34-320-053-0000

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WHEREAS, pursuant to Resolution No. , approved at the March 6, 2018 Regular Meeting of the Village Board, the Property has been consolidated into one (1) lot of record, dedicated the east half of Elmhurst Avenue as a right-of-way and dedicated easements; and

WHEREAS, the “*Petitioner*” seeks a Conditional Use for a final Planned Unit Development consisting of two (2) principal buildings containing a total of twelve (12) townhomes with dwelling units on the ground floor as shown on the site plan attached as exhibit “A”; and

WHEREAS, a Public Hearing was held on the request for a Conditional Use being the subject of PZ-02-18 before the Planning and Zoning Commission of the Village of Mount Prospect on the 22nd day of February, pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 7th day of February; 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 the Conditional Use to allow a Planned Unit Development 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: That the recitals set forth hereinabove are incorporated herein as findings of fact by the President 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 for a Planned Unit Development consisting of two (2) principal buildings with dwellings on the ground floor for property located at 15-19 North Elmhurst Avenue subject to the following conditions:

1. Development of the site in general conformance with the plans prepared by Derrick Architecture dated February 19, 2018;
2. Prior to obtaining the first Certificate of Occupancy, the Petitioner shall submit owner's association documents for staff review and approval. The document must address long-term site maintenance, including snow removal and paving;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
4. A building permit, in accordance with the current regulations and requirements of the Village of Mount Prospect, must be issued within one (1) year from the date of adoption of the enabling ordinance by the Village Board which authorized the development proposal.

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:

NAYS:

ABSENT:

PASSED and APPROVED this, day of March 2018.

Arlene A. Juracek
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk