



**AN ORDINANCE GRANTING
A SPECIAL USE PERMIT FOR A RESTAURANT**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 00-004, pursuant to notice, has on April 5, 2000, conducted a public hearing on a request for a special use permit for a restaurant located in Arlington Plaza, 230 West Rand Road, Arlington Heights, Illinois, which is within a B-2 General Business District; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said request, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights; and

WHEREAS, the President and Board of Trustees hereby find that the proposed use in that location will be desirable for the public convenience and will be compatible with other uses in the vicinity of the site,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That a special use permit for a restaurant, subject to the conditions hereinafter stated, is hereby granted for the property legally described as:

Parcel 1: That part lying North and East of Rand Road of the North West Quarter of the South West Quarter of Section 17 and that part lying North and East of Rand Road of the North East Quarter of the South East Quarter of Section 18, all in Township 42 North, Range 11, East of the Third Principal Meridian (excepting therefrom that part of the North West Quarter of the South West Quarter of said Section 17 conveyed to Commonwealth Edison Company by Warranty Deed dated April 2, 1960 and recorded April 18, 1960 as Document 17830681 also except the North 25 feet of that part of the North West Quarter of the South West Quarter of Section 17 lying West of a diagonal line (said diagonal line being also the South Westerly line of property conveyed to Commonwealth Edison Company by Warranty Deed dated April 2, 1960 and recorded April 18, 1960 as Document 17830681) drawn from a point on the North line of said North West Quarter of the South West Quarter which is 462.80 feet East of the North West corner thereof to a point on a line which is 195.0 feet South of (measured

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DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights Rd.
Arlington Heights, IL 60005

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perpendicularly) and parallel with the North line of said North West Quarter of the South West Quarter and 635.0 feet West of the East line of said North West Quarter of the South West Quarter (as measured along said parallel line); also except the north 25.0 feet of that part of the North East Quarter of the South East Quarter of Section 18 lying East of the centerline of Rand Road (State Route No. 12) (also except therefrom the following: beginning at a point of intersection of the South line of the North West Quarter of the South West Quarter of Section 17, with the West line of Arlington Heights road, as now located and established, distant 27.80 feet West, measured at right angles from the East line of the West half of the South West Quarter of said Section 17, thence West along said South line of the North West Quarter of the South West Quarter of Section 17, a distance of 22.20 feet to a point, distant 50.0 feet West, measured at right angles from said East line of the West half of the South West Quarter of Section 17, thence North parallel with said East line of the West half of the South West Quarter of Section 17, a distance of 468.43 feet to a point, thence East along a straight line, measured at right angles from last described course, a distance of 26.13 feet to a point in said West line of Arlington Heights Road, distant 23.87 feet West, measured at right angles from the East line of the West half of the South West Quarter of Section 17, thence South along said West line of Arlington Heights Road, a distance of 468.44 feet, to the point of beginning) all in Township 42 North, Range 11, East of the Third Principal Meridian.

Parcel 2: That part of the South West Quarter of the South West Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, lying North and East of Rand Road, (except that part of all that part of the South West Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Rand Road, bounded and described as follows, to wit: Beginning at the point of intersection of the Northerly property line of Rand Road, as now located and established, with the West line of Arlington Heights Road, as now located and established, distant 30.22 feet West, measured at right angles from the East line of the West Half of the South West Quarter of Section 17, thence North Westerly along said Northerly line of Rand Road a distance of 76.78 feet to a point, thence North Easterly along a straight line a distance of 40.92 feet to a point distant 50.0 feet West, measured at right angles from the East line of the West Half of the South West Quarter of said Section 17, thence North parallel with said East line of the West Half of the South West Quarter of the South West Quarter of Section 17, thence East along said North line of the South West Quarter of the South West Quarter of Section 17, a distance of 22.20 feet to a point in said West line of Arlington Heights Road, thence South along said West line of Arlington Heights Road a distance of 287.92 feet to the point of beginning), all in Cook County, Illinois.

P.I.N. 03-17-300-005 and 03-18-402-005

commonly described as 230 West Rand Road, Arlington Heights, Illinois, which shall be in compliance with the floor and plumbing plans prepared by Nentech Engineering Ltd., consisting

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of sheets A1 and MEP1, respectively, copies of which are on file and available for public inspection in the Village Clerk's office.

SECTION TWO: That the special use permit granted by this ordinance is subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall be required to install floor drains in all kitchen, kitchen preparation, and restroom areas. An in-ground grease interceptor shall be required outside of the building.

2. The total number of seating shall be limited to 154.

3. The petitioner shall be required to install a curb ramp that complies with American with Disabilities Act requirements.

4. The petitioner shall be required to install fire sprinkler and alarm systems in the restaurant space, walk-in coolers, and all other areas. The property on which the special use permit is granted shall be zoned with a strobe light in front. Any new panels shall be located at the front door and Knox box.

5. The petitioner shall fully comply with all Federal, State, and Village codes, regulations, and policies.


SECTION THREE: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded by the Village Clerk in the Office of the Recorder of Cook County.

AYES: KUCERA, STENGREN, HAYES, WALTON, GUAGLIARDO, JENSEN, DADAY, MULDER

NAYS: NONE

PASSED AND APPROVED this day of 1st, May 2000.

ATTEST:


Village President


Village Clerk