

Logan Farms Honey Baked Ham
Northpoint Shopping Center
326 E. Rand Road

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23/6/03 31 001 Page 1 of 4
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Cook County Recorder 30.50

Corrected



**AN ORDINANCE GRANTING A SPECIAL USE PERMIT,
AND GRANTING A VARIATION FROM CHAPTER 28
OF THE ARLINGTON HEIGHTS MUNICIPAL CODE**

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition #02-024, pursuant to notice, has on August 28, 2002, conducted a public hearing on a request for a special use permit for a sit-down/carry-out restaurant and a variation from Chapter 28 of the Arlington Heights Municipal Code, for property located in the Northpoint Shopping Center, 326 E. Rand Road, Arlington Heights, Illinois; and

WHEREAS, the President and Board of Trustees have considered the report and recommendation 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 establishment of a restaurant in that location will be desirable for the public convenience and that such facility 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:

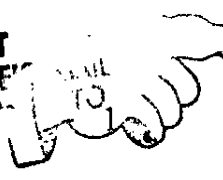
SECTION ONE: That a special use permit for a sit-down/carry-out restaurant in a B-2 General Business District, is hereby granted for the property legally described as:

Lot 1 of Northgate Shopping Center Subdivision of part of the east 1/2 of the southwest 1/4 of Section 17, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, except that part described as follows:

Commencing at the northwest corner of said Lot 1; thence S 1° 50' 41" E along the west line of said Lot 1, being the east line of Arlington Heights Road, a distance of 73.57 feet; thence S 0° 17' 45" E along said west line of Lot 1, being the east line of Arlington Heights Road, a distance of 308.12 feet to the

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LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 South Arlington Heights
Arlington Heights, IL



RETURN TO:
BOX 111

02-071

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point of beginning; thence S 48° 24' 05" E 388.32 feet; thence S 41° 35' 55" W 153.00 feet to the north line of Rand Road as widened; thence N 48° 24' 05" W along said north line a distance of 211.09 feet to a point on the south line of said Lot 1; thence N 32° 56' 05" W along said south line of Lot 1, being the north line of Rand Road, a distance of 37.43 feet; thence N 14° 08' 30" W along said south line of Lot 1, being the north line of Rand Road, a distance of 40.00 feet to the east line of Arlington Heights Road aforesaid; thence N 0° 17' 45" E along said east line of Arlington Heights Road, being the west line of said Lot 1, a distance of 161.88 feet to the place of beginning.

Also excepting that part of Lot 1 described as commencing at the northwest corner of said Lot 1 thence southward along the westerly line of said Lot 1, being the easterly line of Arlington Heights Road; south 1 degrees, 50 minutes, 41 seconds east, a distance of 73.57 feet; thence south 00 degrees, 17 minutes, 45 seconds east, a distance of 470.00 feet; thence south 13 degrees, 57 minutes, 59 seconds east, a distance of 40.00 feet; thence south 33 degrees, 05 minutes, 01 seconds east, a distance of 37.43 feet to the point of beginning; thence south 33 degrees, 05 minutes, 01 seconds east, a distance of 7.57 feet, thence southeasterly along a line being 50.00 feet northeasterly of and parallel with the center line of Rand Road, south 48 degrees 24 minutes, 05 seconds east a distance of 387.47 feet; thence south 50 degrees, 47 minutes, 20 seconds east a distance of 48.01 feet, thence north 48 degrees, 24 minutes, 05 seconds west, a distance of 444.74 feet to the point of beginning, all in Cook County, Illinois.

P.I.N. 03-17-301-017, -019, -020, -021, -022

commonly described as 332 E. Rand Road, located within the Northpoint Shopping Center, Arlington Heights, Illinois, in compliance with the following plans submitted by the petitioner:

The following plans were prepared by Innovative Building Design:

Specifications, dated August 28, 2002, consisting of sheets A-1.0, A-1.1, and A-1.2;

Tenant Floor Plan, Plan Notes and Details, dated August 28, 2002, consisting of sheet A-2.0;

Kitchen Equipment Plan, Equipment Schedule and Details, dated August 28, 2002, consisting of sheet A-2.1;

Reflected Ceiling Plan, Legend and Lighting Schedule, dated August 28, 2002, consisting of sheet A-3.0;

Interior Elevations, dated August 28, 2002, consisting of sheet A-4.0;

Mechanical Plan, Legend, Mechanical Schedules & Details, dated August 28, 2002, consisting of sheet M-1.0;

Electrical Power Plan, Schedules and Electrical Load Analysis, dated August 28, 2002, consisting of sheet E-1.0;

Electrical Lighting Plan, Legend, One Line Diagram, Electrical Power Legend and Electrical Notes, dated August 28, 2002, consisting of sheet E-2.0;

Plumbing Plan, Plumbing Notes, Fixture Schedules, dated August 28, 2002, consisting of sheet P-1.0;

The following plan has been prepared by ECD Enterprises, Inc.:

Service Area Site Plan, dated August 15, 2002, consisting of one sheet,

copies of which are on file and available for inspection in the Village Clerk's office.

SECTION TWO: That a variation from Chapter 28, Section 6.12, Traffic Engineering, is hereby granted, waiving the requirement that a traffic and parking study from a certified traffic engineer be obtained.

SECTION THREE: That the special use permit and variation from Chapter 28 of the Arlington Heights Municipal Code, granted by this ordinance are subject to the following conditions, to which the petitioner has agreed:

1. The hours for delivery shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.
2. The property owner shall install signage in the rear loading area, stating that vehicles must turn off their engines during delivery operations, prior to the issuance of an occupancy permit for Logan Farms.
3. All deliveries to and from Logan Farms shall occur in the designated loading area located behind the shopping center.
4. The property owner shall create a common refuse corral, enclosed by a six-foot high solid wood fence and shall serve all of the tenants utilizing the recessed service area located behind the shopping center.
5. The variation waiving the traffic and parking study from a certified traffic engineer shall apply to this special use request only.
6. Development of the property shall comply with all current Federal, State, and local codes, regulations, and policies.

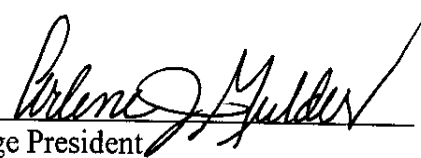
SECTION FOUR: That the Director of Building and Zoning of the Village of Arlington Heights be and is hereby directed to issue permits for the development herein approved, upon proper application and after compliance with all applicable ordinances of the Village of Arlington Heights.

SECTION FIVE: 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 with the Recorder of Cook County, Illinois.

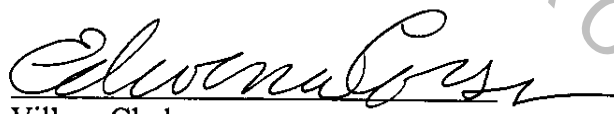
AYES: ~~XXXX~~ KUCERA, ROSENBERG, FARWELL, TOLJANIC, JENSEN, DADAY, MULDER

NAYS: NONE

PASSED AND APPROVED this 7th day of October, 2002.


Village President

ATTEST:


Village Clerk

Property of Cook County Clerk's Office