

(04/19/04 - Legal #2)
Village Green
Takkatsu Restaurant
161 W. Wing Street

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Consent



Doc#: 0414510052
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/24/2004 10:53 AM Pg: 1 of 4

**AN ORDINANCE AMENDING A PLANNED UNIT DEVELOPMENT
APPROVED AND AMENDED IN ORDINANCE NUMBERS 97-015, 98-010
AND 01-006, AND GRANTING A SPECIAL USE PERMIT FOR A RESTAURANT**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has heretofore passed and approved Ordinance Number 98-010 approving a planned unit development for the property located at 151 W. Wing Street, 200 N. Campbell Street and 44 N. Vail Avenue, Arlington Heights, Illinois, on which property is located the Village Green development, and has from time to time, amended the planned unit development for the property; and

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 04-002, pursuant to notice, has on March 2, 2004, conducted a public hearing on a request to further amend the planned unit development to allow a special use permit for a sit-down/carry-out restaurant at 161 W. Wing Street; and

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights have considered the report and recommendations of the Plan Commission and have determined that approval of said amendment to the planned unit development and special use permit, subject to certain conditions hereinafter described, would be in the best interests of both the property owners and 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 the planned unit development for Village Green, which property is legally described as follows:

Parcel 1: Lots 1, 2, 7 and 8 and the East 40 feet of the West 50 feet of Lots 5 and 6 all included in Block 24 in the Town of Dunton, being a subdivision of part of the West half of the Southwest quarter of Section 29, Township 42 North, Range

04-021
**RETURN TO:
BOX 111**

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

04-021

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11, East of the Third Principal Meridian, according to the plat thereof recorded in Book 85 of Maps, page 80, in Cook County, Illinois.

Parcel 2: The West 23 and $\frac{1}{2}$ feet of Lot 3, Lot 4 (except the East 125 feet thereof), Lot 5 (except the West 50 feet thereof), Lot 6 (except the West 50 feet thereof), the West 50 feet of the East 125 feet of Lot 4 and the East 50 feet of the West 73 and $\frac{1}{2}$ feet of Lot 3 (except the North 43 feet thereof), in Block 24 in the Town of Dunton, being a subdivision of part of the West half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded in Book 85 of Maps, page 80, in Cook County, Illinois.

Parcel 3: The North 43 feet (except the West 23 and $\frac{1}{2}$ feet thereof) of Lot 3, in Block 24 in the Town of Dunton, being a subdivision of part of the West half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded in Book 85 of Maps, page 80, in Cook County, Illinois

Parcel 4: The East 75 feet of Lot 4 and the East 75 feet of Lot 3 (except the North 43 feet thereof) in Block 24 in the Town of Dunton, being a subdivision of part of the West half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded in Book 85 of maps, page 80, in Cook County, Illinois.

Parcel 5: Lots 3 and 4 in Block 20 in Miner's addition to Dunton, being a subdivision of the North half of the Southeast quarter of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian according to the plat thereof recorded May 2, 1860 as Document No. 32603 in Book 160 of Maps, page 83, in Cook County, Illinois, and also,

The East 3 feet of Lot 3 and all of Lot 4 in Block 19 in Miner's Addition to Dunton, being a subdivision of the North half of the Southeast quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded May 2, 1860 as Document No. 32603 in Book 160 of Maps, page 83, in Cook County, Illinois.

Parcel 6: Lot 1 (except the West 16 feet thereof) in Block 20 in Miner's Addition to Dunton, being a subdivision of the North half of the Southeast quarter of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof, recorded May 2, 1860 as Document No. 32603 in Book 160 of Maps, page 83, in Cook County, Illinois; and also the West 50 feet (except the East 40 feet) thereof of Lot 5 and the West 50 feet (except the East 40 feet thereof) of Lot 6 in Block 24 in the Town of Dunton, being a subdivision of part of the West half of the Southwest quarter of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded in Book 85 of Maps, page 80, in Cook County, Illinois;

Parcel 7: Lot 2 and the West 16 feet of Lot 1 in Block 20 in Miner's Addition to Dunton, a subdivision of the North $\frac{1}{2}$ of the South East $\frac{1}{4}$ of the South East $\frac{1}{4}$ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 03-29-340-024-0000; 03-30-419-043, -020, -021, -055, -056:

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03-29-340-024, -023, -026, -027, -025

located at 151 W. Wing Street, 44 N. Vail Avenue and 200 W. Campbell Street, Arlington Heights, Illinois, is hereby amended to a special use permit for a restaurant, in substantial compliance with the proposed preliminary floor plan/building key plan, prepared by Lind Associates, P.C., dated January 2, 2004, consisting of sheet SK6, copies of which are on file with the Village Clerk and available for public inspection.

SECTION TWO: That a special use permit for a sit-down/carry-out restaurant is hereby granted for the property legally described in SECTION ONE.

SECTION THREE: That the approval of the amendment to the planned unit development and special use permit granted by this ordinance, is subject to the following conditions, to which the petitioner has agreed:

1. The petitioner shall resolve all issues regarding the black iron duct, prior to the issuance of a building permit.
2. Receive approval for the location of the grease trap prior to the issuance of a building permit.
3. The size of the grease trap shall also accommodate the Tuscan Deli, located in the Wing Street building of the Village Green development.
4. The petitioner shall be required to enter into an agreement with the Village to purchase parking permits as deemed appropriate by the Village, if and when permits are available.
5. The petitioner shall be required to provide valet parking service. Vehicles parked by the valet service shall be limited to Village parking lots A and P, located on the north side of the railroad track.
6. The petitioner shall be required to comply with Village and Central Business District sign standards which shall be reviewed by the Design Commission.
7. The petitioner shall comply with all Federal, State and Village codes, regulations and policies.

SECTION FOUR: Except as amended by this ordinance, the remaining provisions of Ordinance Numbers 97-015, 98-010 and 01-006 shall remain in full force and effect.

SECTION FIVE: That the approval of the amendment to the planned unit development granted in SECTION ONE of this ordinance shall be effective for a period of no longer than 24 months from the date of this ordinance, unless construction has begun or such approval has been extended by the President and Board of Trustees during this period.

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SECTION SIX: The Director of Building and Zoning is hereby authorized to issue a permit upon proper application, in accordance with the provisions of this ordinance and all applicable ordinances of the Village of Arlington Heights.

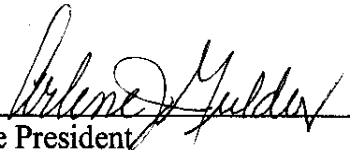
SECTION SEVEN: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law and shall be recorded in the office of the Recorder of Cook County, Illinois.

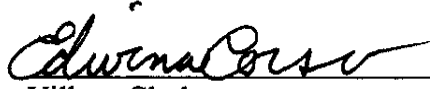
AYES: KUCERA, FARWELL, DADAY, JENSEN, ROSENBERG, TOLJANIC, STENGREN, MULDER

NAYS: NONE

PASSED AND APPROVED this 19th day of April, 2004.

ATTEST:


Village President


Village Clerk

LEGLB:PUD:Village Green - Takkatsu