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J913/0124 90 001 Page 1 of 14
1999-06-24 16:07:20
Cook County Recorder 47.00

STATE OF ILLINOIS)
)
COUNTIES OF LAKE AND COOK) SS
)
VILLAGE OF DEERFIELD)



The undersigned hereby certifies that he is the duly appointed Village Clerk of the Village of Deerfield, Lake and Cook Counties, Illinois, and that the attached is a true and accurate copy of

Ordinance No. O-99-08 entitled "An Ordinance Authorizing an Amended Special Use for Metra/Home Depot (Zippy's Restaurant)"

as appears in the records and files of the office of the Village Clerk.

Dated this February 8, 1999

17826B -2


ROBERT D. FRANZ,
Village Clerk

SEAL

Submitted by: Village of Deerfield
850 Waukegan Road
Deerfield, IL 60015

Please return to:
CT CORPORATION SYSTEM
Attn: Wil Snodgrass
208 S. LaSalle Street
Chicago, IL 60604

Box 170

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ORDINANCE NO. O-99-08

AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE FOR
METRA/HOME DEPOT (ZIPPY'S RESTAURANT)

Property of Cook County Clerk's Office

Published in pamphlet form this
1st day of February, 1999
by the President and Board of
Trustees of Deerfield.

ORDINANCE NO. O-99-08

AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE FOR
METRA/HOME DEPOT (ZIPPY'S RESTAURANT)

WHEREAS, pursuant to Ordinance 97-51, the Corporate Authorities granted concept approval for a restaurant use at a specified location within the Subject Property as legally described on Exhibit A attached hereto and made a part hereof, subject to a public hearing by the Plan Commission of the Village of Deerfield and approval by the Corporate Authorities, and

WHEREAS, the Plan Commission of the Village of Deerfield has heretofore held a public hearing on the application of Deerfield Associates, L.L.C. and Zippy's Restaurant (hereinafter collectively the "Applicant") to authorize an amendment to the existing Special Use - Planned Unit Development of METRA/Home Depot Final Development Plan, all in accordance with Articles 5.02-C,1,d, 12.05 and 13.11 of the Zoning Ordinance of the Village of Deerfield, as amended, to permit the operation of a restaurant in said development;

WHEREAS, said hearing was held pursuant to duly published notice thereof and was in all respects held according to law; and

WHEREAS, the Plan Commission of the Village of Deerfield after considering and reviewing the evidence adduced and the site plan dated January 20, 1999, elevations dated October 19, 1998 and the landscaping plan dated August 12, 1998 each prepared by Architectural Environments and submitted by Applicant (collectively, the "Site Plan") and the Signage Plan dated September 22, 1998 and October 19, 1998 prepared by Grate Signs (said Site Plan and Signage Plan are attached hereto and made a part hereof as Exhibit B), made written findings of fact and recommended that said amendment to the Special Use of said real estate be approved and authorized subject to certain conditions and restrictions hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS AS FOLLOWS:

SECTION ONE: That the findings and recommendations of the Plan Commission are concurred in and adopted as the findings of the President and Board of Trustees and the amendment to the Special Use of the real estate legally described in Exhibit A attached hereto and made a part hereof to approve the operation of a restaurant in accordance with Applicant's Site Plan and Signage Plan, as amended, be and the same is hereby authorized and approved.

SECTION TWO: That the approval and authorization of said amendment to Special Use is hereby given subject to the requirements that all use shall be in accordance with all exhibits, testimony, representations submitted and made by the

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ORDINANCE NO. O-99-08

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AN ORDINANCE AUTHORIZING AN AMENDED SPECIAL USE FOR METRA/HOME DEPOT (ZIPPY'S RESTAURANT)

Applicant to the Plan Commission and President and Board of Trustees and is also subject to compliance by Applicant with all other applicable provisions of the Zoning Ordinance and the provisions of Ordinance 97-51.

SECTION THREE: That in connection with the approval of the above-described amendment to Special Use, the Applicant is granted (i) a parking variation to permit 25 parking spaces in lieu of the 62 required, and (ii) signage modifications as depicted in the Signage Plan included as part of Exhibit B.

SECTION FOUR: That any violation of any of the conditions hereinabove set forth shall authorize the revocation of the amendment to Special Use hereby authorized.

SECTION FIVE: That all approval and authorization of said amendment to Special Use hereby given is subject to the requirement that this Ordinance shall be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, and all fees for such recordation and expenses incurred therefor shall be paid by the Applicant.

SECTION SIX: That the Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION SEVEN: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

AYES: Ehlers, Seidman, Swanson, Swartz (4)

NAYS: Rosenthal (1)

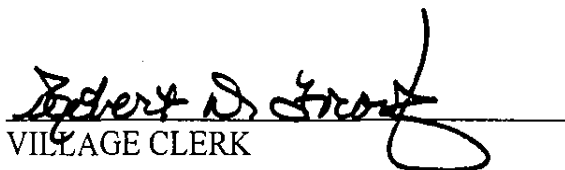
ABSENT: Heuberger (1)

PASSED: This 1st day of February A.D., 1999.

APPROVED: This 1st day of February A.D., 1999.


VILLAGE PRESIDENT

ATTEST:


VILLAGE CLERK

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EXHIBIT "A"

DEERFIELD DEPOT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

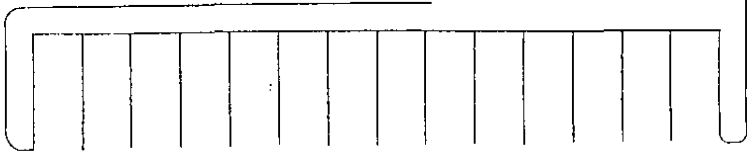
04 04 100 019
04 04 101 001

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ESTER ALDRIPS DRIVE



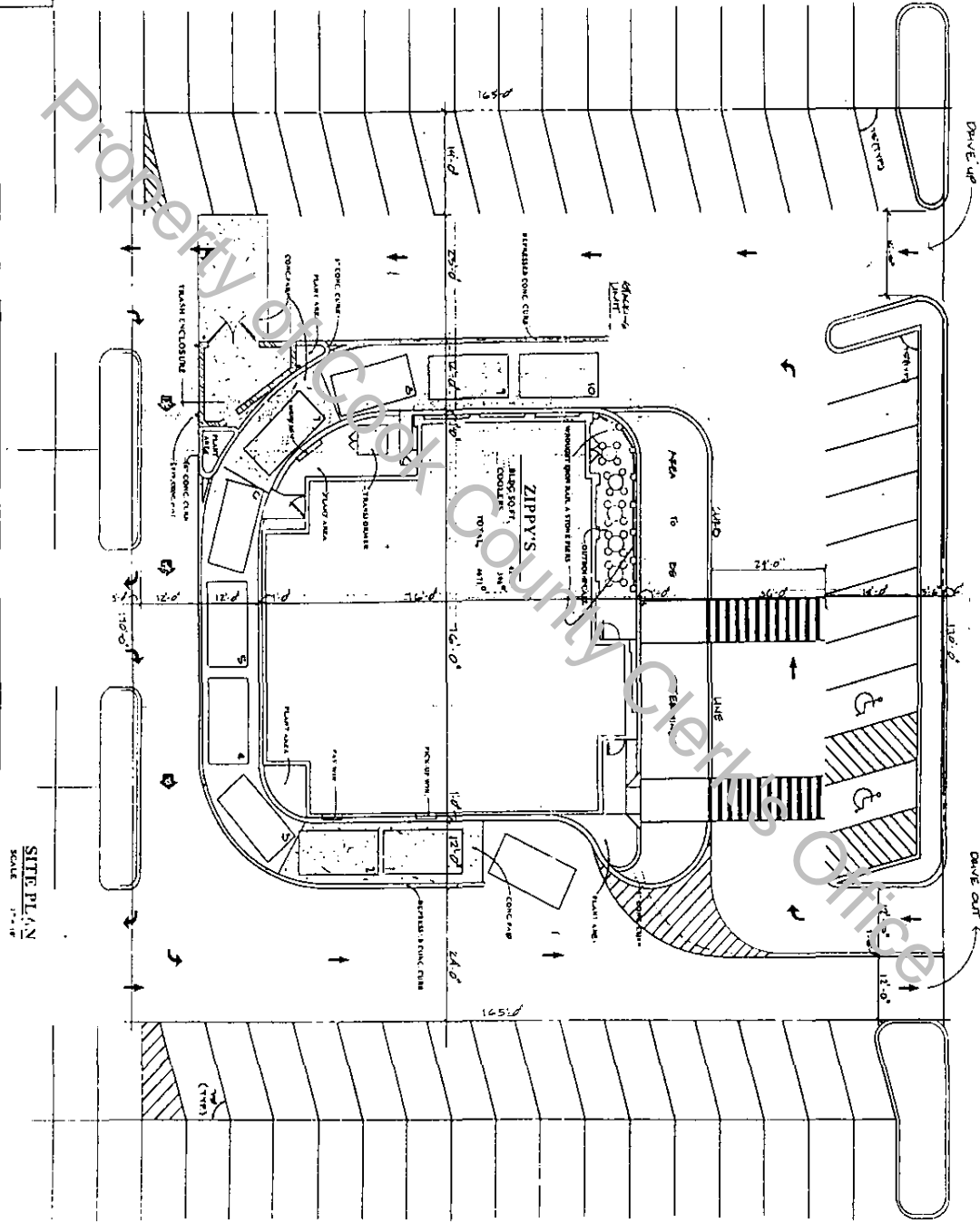
ZIPPY'S DEERFIELD SITE PLAN

REVISED TO REFLECT METRO TRANSPORTATION GROUP COMMENTS

GHA 1/20/99

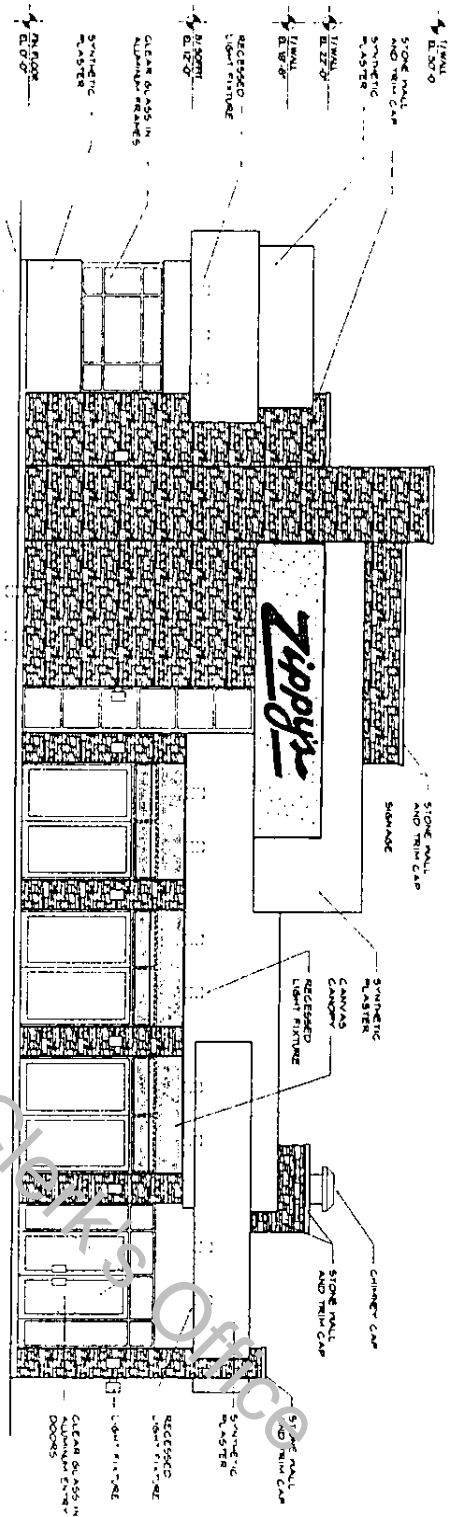
CH4
GENERAL HAMILTON ASSOCIATES INC.
1000 HAMILTON ROAD
SUITE 100
WILSONVILLE, OR 97150
(503) 638-1000

SITE PLAN
SCALE 1/8" = 1'-0"



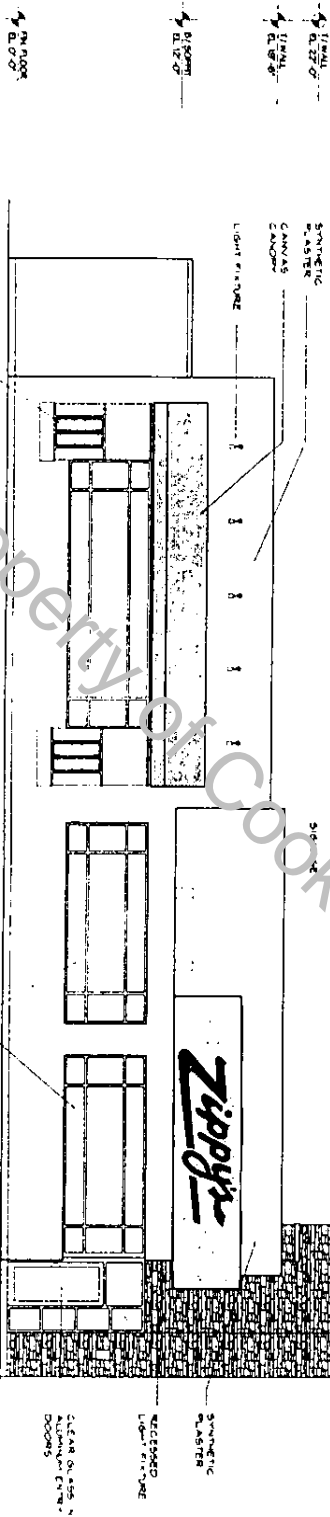
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PRELIMINARY
NORTH ELEVATION

FENCE ELEVATION



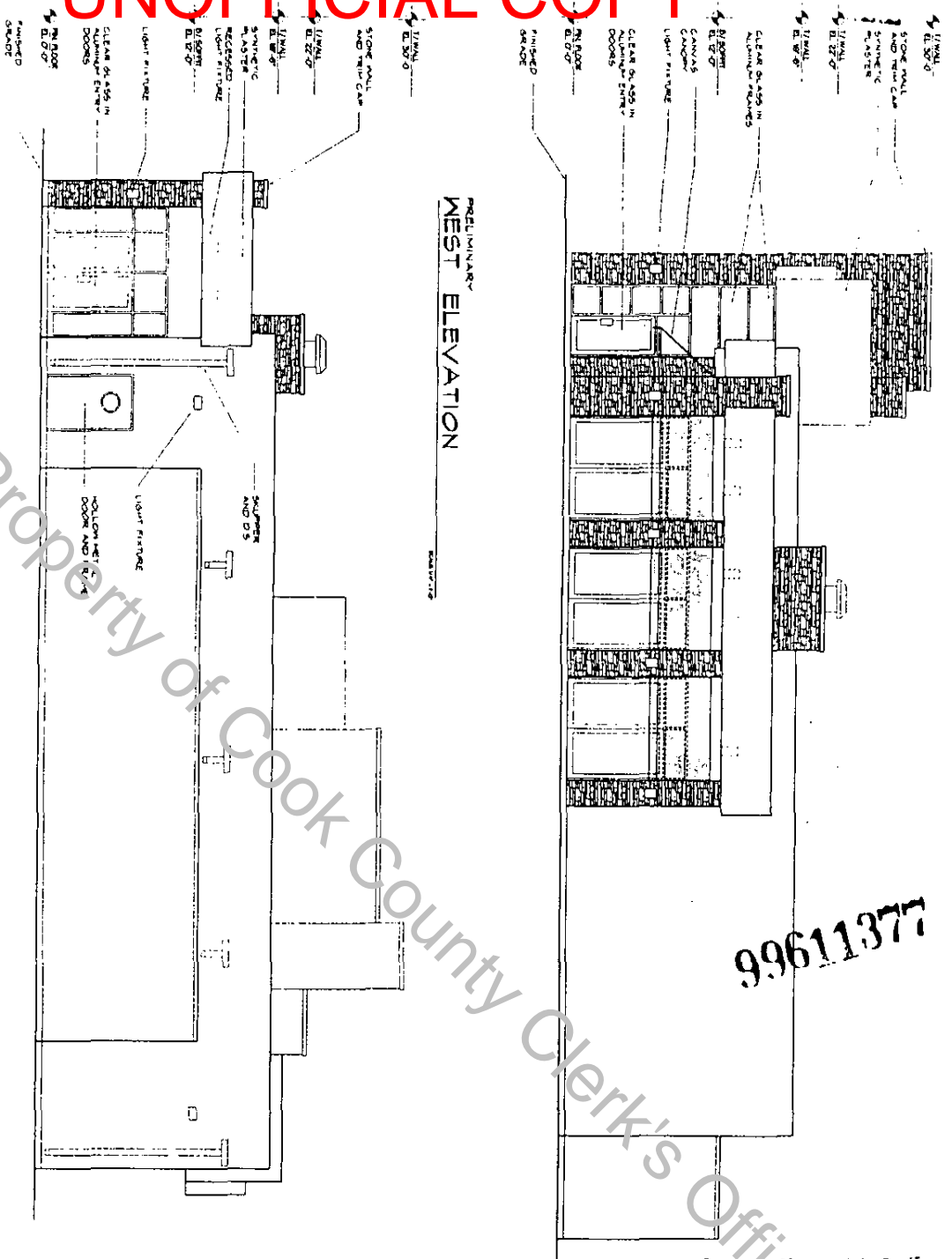
PRELIMINARY
EAST ELEVATION

Ord. 0-99-08
CA. B. 32
1/8/82

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PRELIMINARY SOUTH ELEVATION

PRELIMINARY WEST ELEVATION



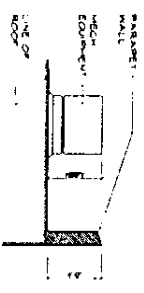
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MATERIAL LEGEND

ITEM	MANUFACTURER	DESCRIPTION
1	STONE WALL	STONE WALL
2	SYNTHETIC PLASTER	SYNTHETIC PLASTER
3	RECESSED LIGHT FIXTURE	RECESSED LIGHT FIXTURE
4	LIGHT FIXTURE	LIGHT FIXTURE
5	CLEAR BRASS IN ALUMINUM FRAME DOORS	CLEAR BRASS IN ALUMINUM FRAME DOORS
6	STONE WALL	STONE WALL
7	SYNTHETIC PLASTER	SYNTHETIC PLASTER
8	RECESSED LIGHT FIXTURE	RECESSED LIGHT FIXTURE
9	LIGHT FIXTURE	LIGHT FIXTURE
10	SUNSHINE AND DS	SUNSHINE AND DS
11	HOLLOW METAL DOOR AND FRAME	HOLLOW METAL DOOR AND FRAME
12	TRASH ENCL.	TRASH ENCL.
13	ROOF SCREEN	ROOF SCREEN
14	LINE OF ROOF	LINE OF ROOF
15	PARAMET. WALL	PARAMET. WALL
16	MECH. EQUIPMENT	MECH. EQUIPMENT
17	TRASH ENCL.	TRASH ENCL.

PRELIMINARY TRASH ENCL.

ROOF SCREEN

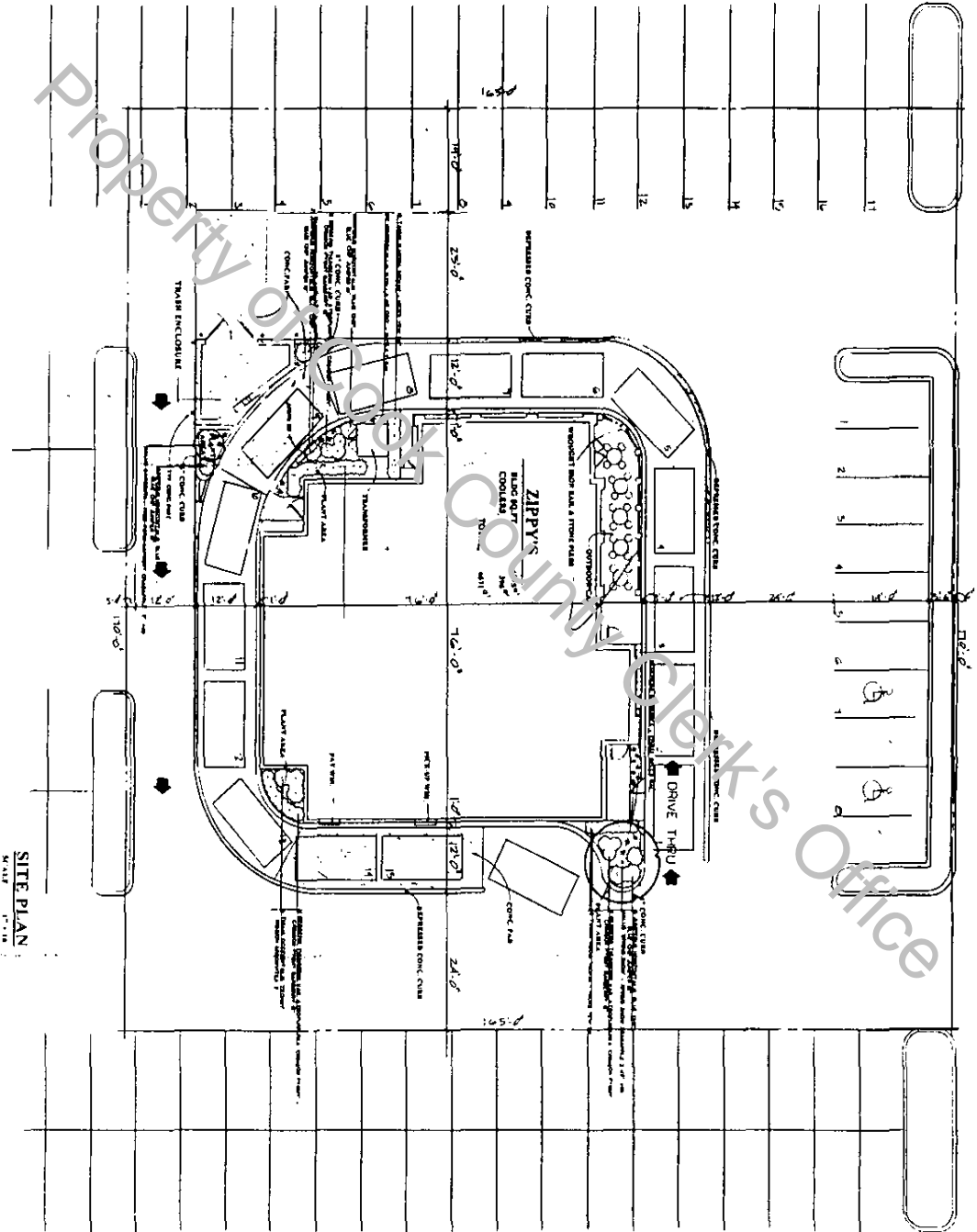


01/19/08
D.P.B. J.Y.

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ZIPPY'S HOME of the CHEZKY BEER™	
Project Name:	ZIPPY'S HOME of the CHEZKY BEER™
Project Address:	11111 N. 111th St., Omaha, NE 68148
Client Name:	BRANDON GROVES LANDSCAPE ARCHITECTS
Client Address:	11111 N. 111th St., Omaha, NE 68148
Client Phone:	(402) 441-1111
Client Email:	brandon@brandongroves.com
Architect Name:	BRANDON GROVES LANDSCAPE ARCHITECTS
Architect Address:	11111 N. 111th St., Omaha, NE 68148
Architect Phone:	(402) 441-1111
Architect Email:	brandon@brandongroves.com



SITE PLAN
SCALE: 1" = 10'

CHD-0-99-0P
B-3



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98-2129
D.V. - 8-17-98
K.C.F.

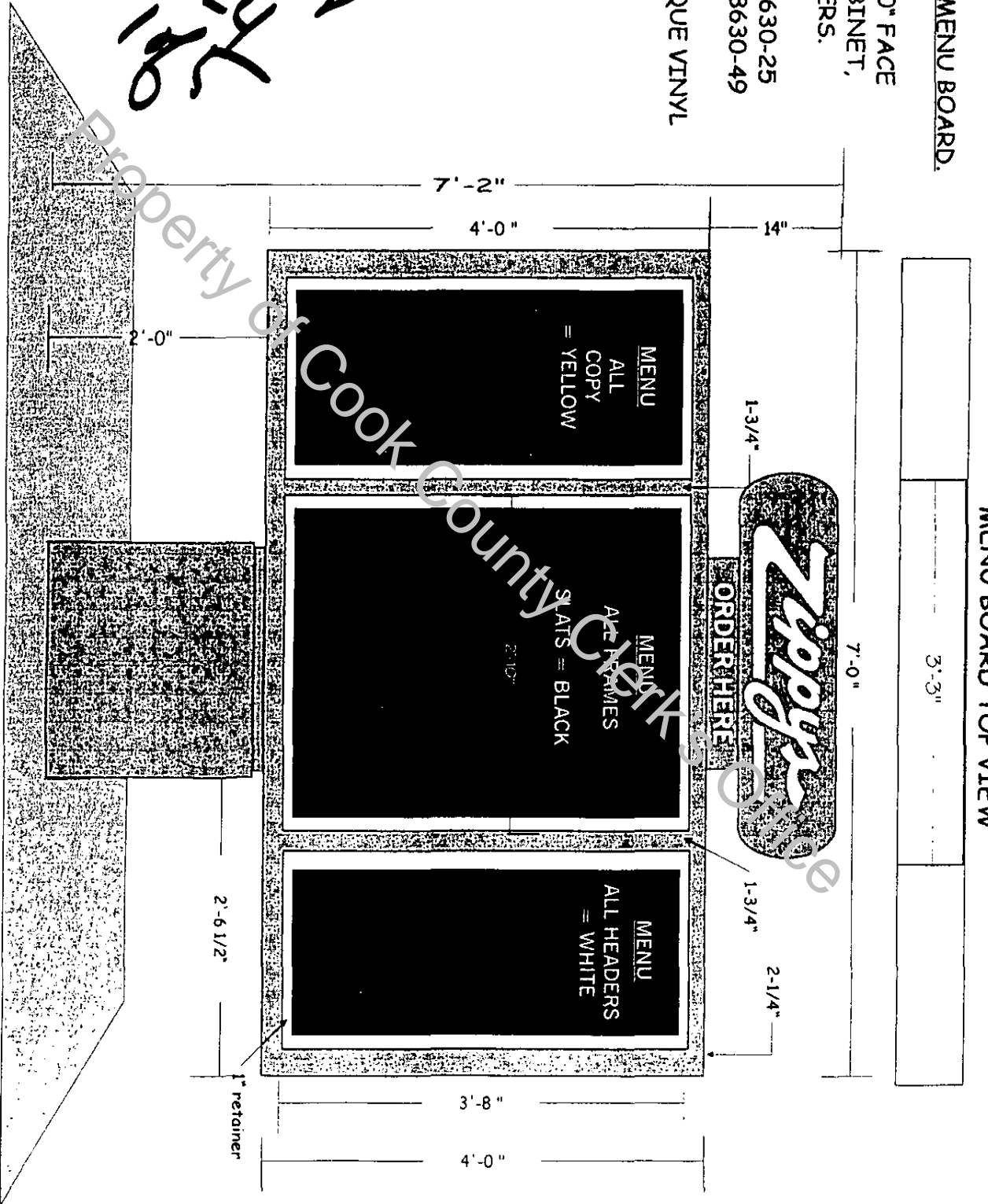
(1) ONE DRIVE-THRU MENU BOARD.

MENU BOARD 4' X 7'-0" FACE
BURGUNDY (188c) CABINET,
PYLON, AND RETAINERS.

*ZIPPY'S" = YELLOW 3630-25
COPY ON BURGUNDY 3630-49
BACKGROUND.

*ORDER HERE" = OPAQUE VINYL
COPY - WHITE.

MENU BOARD TOP VIEW



GRATE SIGNS

Client: Zippy's Approved: _____ Date: 22Sept98

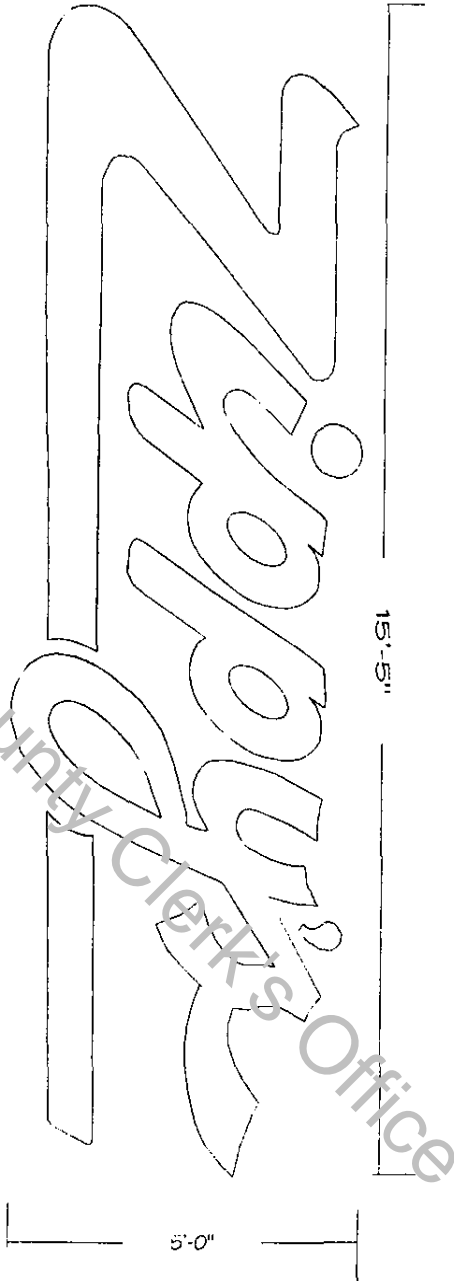
Scale: 3/4" = 1' Drawn by: KcF Dwng # 98-2129 Sales: Dan Rev # 000

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Ord 0-99-08
C.B.-4
2851



NORTHERN and EASTERN ELEVATIONS

(2) TWO WALL SIGNS
FLUSH MT INDIVIDUAL ILLUMINATED LETTERS.
ACRYLIC FACES WITH SUNFLOWER YELLOW 3630-25 TRANS-VINYL 1ST SURFACE
15MM YELLOW NEON DOUBLE STROKE.
YELLOW TRIM CAP AND RETURNS PMS YELLOW (123c).

Property of Cook County Clerk's Office

Client: Zippy's

Scale: 3/8" = 1'

Drawn by: KcF

Dwng # 98-2127

Sales: Dan

Approved:

Date: 225ept98

Rev# 000

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13'-0"

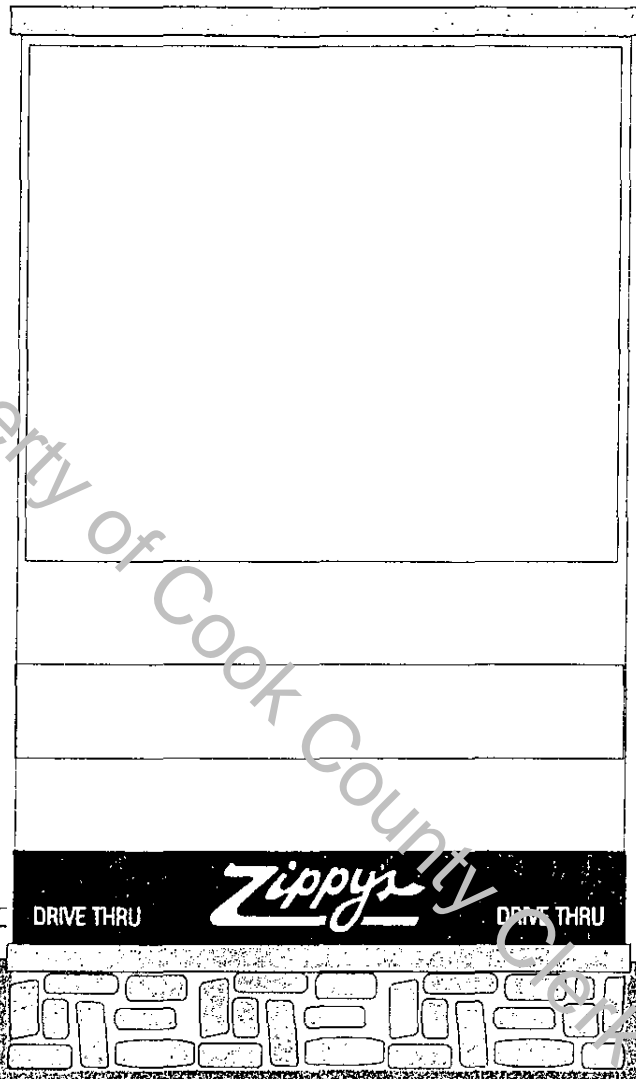
21'-0"

1'-10"

1'-10"

Handwritten: Dr. 0-99-08
3-13-98
B-4
5

Watermark: Property of Cook County Office



NORTHWEST AND NORTHEAST PYLON SIGNS

(4) FOUR 1'-10" x 13'-0" ROUTED BURGUNDY PANELS

BURGUNDY (PMS 188c) BACKGROUND.

YELLOW SUNFLOWER (3630-25) VINYL "ZIPPY'S".
LOGO IS 18" TALL.



WHITE ROUTED COPY FOR "DRIVE THRU".
COPY IS 4" TALL.

GRATE SIGNS INC.

Client: Zippy's

Approved:

Date: 22Sept98

Scale: 1/2" = 1'

Drawn by: KcF

Drwg # 98-2128

Sales: Dan

Rev# 000

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Client: Zippy's
Scale: 1" = 1'

Drawn by: RGF

Dwng # 98-2126

Sales: Dan

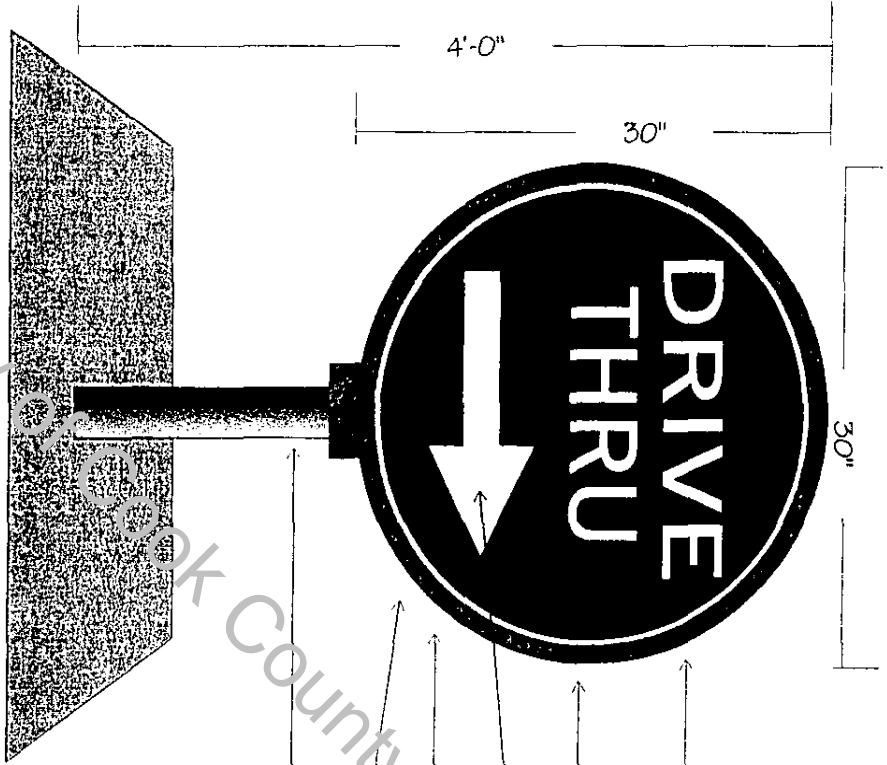
Approved:

Date: 19Oct98

Rev# 000

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GRATE SIGNS

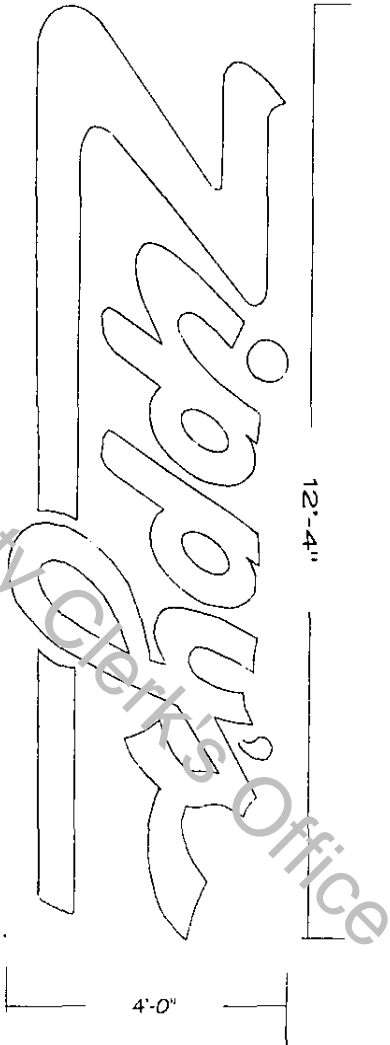


- (1) D/E DIRECTIONAL DISPLAY
- 30" DIAMETER, 4 TALL INT. ILLUMINATED DISPLAY
- BURGUNDY (193c) CABINET & RETAINER.
- WHITE FLAT SPRAYED COPY.
- #15-Y YELLOW ARROW.
- BLACK FLAT SPRAYED BACKGROUND.
- WHITE FLAT SPRAYED BORDER.
- BLACK POLE.

Handwritten note: Dia 30" of sign

Property of Cook County Clerk

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NORTHERN and EASTERN ELEVATIONS

(2) TWO WALL SIGNS
FLUSH MT INDIVIDUAL ILLUMINATED LETTERS.
ACRYLIC FACES WITH SUNFLOWER YELLOW 3630-25 TRANS-VINYL 1ST SURFACE
15MM YELLOW NEON DOUBLE STROKE.
YELLOW TRIM CAP AND RETURNS PMS YELLOW (125c).

*Q10-0-21-02
Q10-0-21-02*

Client: Zippy's	Approved:	Date: 190ct98
Scale: 3/8" = 1'	Drawn by: KcF	Rev# 000
	Dwng # 98-2127	
	Sales: Dan	

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