

**AN ORDINANCE AMENDING PLANNED UNIT DEVELOPMENT  
ORDINANCE NUMBERS 74-049 AND 01-026 AND GRANTING A  
SPECIAL USE PERMIT FOR A RESTAURANT WITH A DRIVE-THROUGH**

WHEREAS, the President and Board of Trustees of the Village of Arlington Heights has approved Ordinance Numbers 74-049 and 01-026, approving and amending the Town & Country Shopping Center Planned Unit Development located at 225 E Palatine Rd, Arlington Heights, Illinois; and

WHEREAS, on June 26, 2019, pursuant to notice, the Plan Commission of the Village of Arlington Heights, in Petition Number 19-006, has conducted a public hearing on a request to amend Planned Unit Development Ordinance Numbers 74-049 and 01-026 to allow development of an outlot within the development and a special use permit for a restaurant with a drive-through; 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 authorizing and granting said request would be in the best interests of both the property owner and the Village of Arlington Heights,

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

SECTION ONE: That the amendment to Planned Unit Development Ordinance Numbers 74-049 and 01-026 approved for the Town & Country Shopping Center is approved to allow development of an outlot within the planned unit development for the property legally described as follows:

That part of the Northeast 1/4 of the Northwest 1/4 of Section 20, and that part of the Northwest 1/4 of the Northeast 1/4 of said Section 20, all in Township 42 North, Range 11 East of the Third Principal Meridian, described as follows:

Beginning at a point on the North line of the South 250 feet of said Northeast 1/4 of the Northeast 1/4, 50 feet East of the West line of said Northeast 1/4 of the Northwest 1/4 of Section 20; thence South 89 degrees, 56 minutes 12 seconds East, along the North line of said South 250 feet, 1,268.62 feet to a point on the East line of said Northeast 1/4 of the Northwest 1/4, also being the

West line of said Northwest 1/4 of the Northeast 1/4; thence South 00 degrees, 16 minutes, 27 seconds East, along said quarter Section line, a distance of 205.04 feet to a point, said point being 44.96 feet Northerly of the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence North 46 degrees, 56 minutes, 25 seconds East, a distance of 165.25 feet to a point of curvature; thence Easterly along a curved line, convex Northerly, having a radius of 60 feet, a distance of 66.24 feet to a point on the Northwesterly right-of-way line of Dorothy Avenue, 249.37 feet Northeasterly of the Southwest corner of said Northwest 1/4 of the Northeast 1/4; thence North 46 degrees, 56 minutes, 25 seconds East, along the Northwesterly right-of-way line of Dorothy Avenue, a distance of 492.87 feet to a point on a line 59 feet Southwesterly of and parallel with the center line of Rand Road; thence North 48 degrees, 02 minutes, 35 seconds West, along said parallel line, a distance of 735.85 feet to the East line of said Northeast 1/4 of the Northwest 1/4; thence South 00 degrees, 16 minutes, 27 seconds East, along said East line of the Northeast 1/4 of the Northwest 1/4, 7.33 feet to the South line of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 20; thence North 89 degrees, 57 minutes, 27 seconds West, along said South line of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4; and said South line extended West, 362.57 feet to the West line of the East 33 feet of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 20; thence North 00 degrees, 16 minutes, 02 seconds West, along said West line of the East 33 feet, a distance of 187.97 feet to the South line of Palatine Road; thence North 89 degrees, 42 minutes, 10 seconds West, along the South line of Palatine Road, a distance of 864.82 feet to an angle point; thence South 39 degrees, 07 minutes, 47 seconds West, a distance of 48.39 feet to a point on a line 60 feet East of and parallel with the West line of said Northeast 1/4 of the Northwest 1/4; thence South 00 degrees, 14 minutes, 48 seconds East, along said parallel line, 295 feet to a point, thence North 89 degrees, 56 minutes, 12 seconds West, a distance of 10 feet to a point on a line 50 feet East of and parallel with the West line of said Northeast 1/4 of the Northwest 1/4; thence South 00 degrees, 14 minutes, 48 seconds East, along said parallel line, a distance of 600.23 feet to the point of beginning, in Cook County, Illinois, containing an area of 1,370,000 square feet or 31.451 acres (more or less).

P.I.N. 03-20-101-016-0000

and commonly described as 225 E Palatine Rd, Arlington Heights, Illinois. Approval is hereby given for development of the Subject Property in substantial conformance with the following plans:

The following plans have been prepared by ADA Architects, Inc., dated April 12, 2019 with revisions through May 24, 2019:

- Cover Sheet**, consisting of sheet C1.0;
- Site Keynote Plan**, consisting of sheet C5.0;
- Dimension Control Plan**, consisting of sheet C5.1;
- Striping and Signage Plan**, consisting of sheet C5.2;
- Autoturn Plan**, consisting of sheets C5.3 and C5.4;
- Grading Plan**, consisting of sheet C6.0;
- Utility Plan**, consisting of sheet C7.0;
- Tree Preservation Plan**, consisting of sheet L1.0;
- Landscape Plan**, consisting of sheet L2.0;

copies of which are available for inspection in the Village Clerk's Office.

SECTION TWO: That a special use permit to allow a restaurant with a drive-through is granted for the property legally described in SECTION ONE.

SECTION THREE: That approval of the amendment to Planned Unit Development Ordinance Numbers 74-049 and 01-026 and granting a special use permit for a restaurant with a drive through approved by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The Petitioner shall comply with all Design Commission recommendations from June 25th, 2019.
2. The Petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

SECTION FOUR: Except as amended by this Ordinance, the provisions in Ordinance Numbers 74-049 and 01-026 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 that period.

SECTION SIX: The Director of Building and Life Safety 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:

NAYS:

PASSED AND APPROVED this 5th day of August, 2019.

ATTEST:

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Village President

\_\_\_\_\_  
Village Clerk