

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

WHEREAS, the Plan Commission of the Village of Arlington Heights, in Petition Number 14-021, pursuant to notice, conducted a public hearing on November 12, 2014 on a request for a special use permit for a 5,075 square foot sit-down restaurant, with a total indoor seating area of 1,954 square feet and indoor seating capacity of 183 seats and an outdoor seating area of 400 square feet and a total outdoor seating capacity of 25 seats, located in the Esplanade Shopping Center at 2944 W. Euclid Avenue, Arlington Heights, Illinois, which property is located in a B-3 General Service, Wholesale and Motor Vehicle District; 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 the 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 5,075 square foot sit-down restaurant, with a total indoor seating area of 1,954 square feet and 183 seats and an outdoor seating area of 400 square feet and a total outdoor seating capacity of 25 seats, in a B-3 General Service, Wholesale and Motor Vehicle District, is granted for the property legally described as:

Lot 9 (except the North 40 feet thereof) in Arlington Park Office Centre, being a subdivision of part of the Northwest $\frac{1}{4}$ of Section 25 and part of the Northeast $\frac{1}{4}$ of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded May 23, 1980 as Document Number 25466742, in Cook County, Illinois.

also described as:

Part of Lot 9, Arlington Park Office Centre, Village of Arlington Heights, Cook County, Illinois, being more particularly described as follows:

beginning at a found 1/2 " iron pipe at the Southwest corner of said Lot 9, thence North 00 degrees 05 minutes 24 seconds East, 150.00 to a found 3/4" iron pipe; thence North 07 degrees 52 minutes 47 seconds West, 100.98 feet to a property corner lying 0.51 feet North and 0.13 feet West of a found 3/4" rebar; thence North 00 degrees 05 minutes 24 seconds East, 80.32 feet to a found 1/2" iron pipe, thence South 89 degrees 54 minutes 34 seconds East 683.18 feet to a set 3/4" rebar; thence South 18 degrees, 59 minutes, 36 seconds west, 163.79 feet to a set 3/4" rebar; thence thence South 07 degrees 39 minutes 47 seconds West, 156.73 feet to a set 3/4" rebar; thence North 89 degrees 54 minutes 36 seconds West, 92.09 feet to a set 3/4" rebar; thence South 84 degrees 22 minutes 46 seconds West, 201.00 to a set 3/4" rebar; thence North 89 degrees 54 minutes 36 seconds West, 303.37 feet to a found 1/2" iron pipe at the point of beginning.

P.I.N. 02-25-100-034-0000

and commonly described as 2944 W. Euclid Avenue, Arlington Heights, Illinois, which shall be in compliance with the following plans:

Floor Plan, prepared by Soos & Associates, Inc., dated September 26, 2014, consisting of sheet A101;
Center Plan, consisting of one sheet;

copies of which are on file and available for public inspection with the Village Clerk.

SECTION TWO: That a variation from Chapter 28, Section 6.12-1(2)(a), Traffic Engineering Approval, For Projects Requiring Plan Commission Review, waiving the requirement for a traffic study and parking analysis prepared by a qualified professional engineer is hereby granted.

SECTION THREE: That the special use permit and variation granted by this Ordinance is subject to the following conditions, to which the Petitioner has agreed:

1. The interior seating area for the restaurant shall be limited to 1,954 square feet with a maximum of 183 seats and the outdoor seating area shall be limited to 400 square feet with a maximum of 25 seats.
2. The proposed parking shall be installed prior to final occupancy being granted for the restaurant and must meet all applicable Code requirements.

3. The applicant shall provide a tree survey and preservation plan and work with staff to determine the replacement ratio at building permit.

4. As a part of the permit application, the applicant shall provide calculations to show the additional volume of required detention that will be generated by additional parking spaces. The existing site was permitted under Metropolitan Water Reclamation District (MWRD) Permit #08-076. The calculations for the existing site shall be reviewed by the MWRD engineer and any modification to the MWRD permit shall be coordinated with the MWRD through the Village's Engineering Department.

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

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is directed to issue permits for the facility 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 by the Village Clerk in the Office of the Recorder of Cook County, Illinois.

AYES:

NAYS:

PASSED AND APPROVED this 15th day of December, 2014.

Village President

ATTEST:

Village Clerk

Special Use:AureliosPizza