

ORDINANCE NO. 19-2016

**AN ORDINANCE GRANTING A PARKING VARIATION AND
A REAR SETBACK VARIATION IN CONJUNCTION WITH
THE WU'S HOUSE RESTAURANT BEING CONSTRUCTED
AT 2952 WEST 95TH STREET, EVERGREEN PARK, ILLINOIS**

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Evergreen Park, Cook County, Illinois, as follows:

Section 1

That a parking variation be granted to §25-80 of the Evergreen Park Zoning Code to reduce the required minimum number of off-street parking spaces from 135 to 17 and a variation be granted to §25-54 of the Evergreen Park Zoning Code to reduce the required rear setback from 10 feet to 0 feet for the construction of the Wu's House Restaurant on the property located at 2952 West 95th Street and which is legally described as follows:

The South 166 feet (except the West 33 feet and except the South 50 feet thereof) of the West ¼ of the West ½ of the Southeast ¼ of the Southwest ¼ of Section 1, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No. 24-01-326-036-0000

in accordance with the recommendation of the Mayor and Board of Trustees acting as a Zoning Committee after a public hearing held on July 18, 2016. As a condition of the variations, the operation of the restaurant must comply with the following provisions:

1. Lighting, paving, and storm drainage shall be as approved by the Building Commissioner and Village Engineer.
2. To the extent possible, on-site parking shall be used for customers and not employees. It is the intention that parking spaces in the closest proximity to the restaurant shall be used and provided for patrons of the restaurant and not for employees. To the extent necessary, the restaurant will provide for off-site parking for its employees.
3. The restaurant shall enter into a non-exclusive agreement with the Village to provide for parking of restaurant customers on the Village parking lot to be constructed east of the above property.
4. The construction of the restaurant shall be in substantial compliance with the attached site plan and elevation drawing.

Section 2

The Mayor is hereby authorized to enter into a non-exclusive agreement to allow the use of the Village parking lot to the east of the above property to be used for customers of the Wu's House Restaurant. The Mayor is hereby authorized to enter into a development agreement with the Wu's House Restaurant which will provide for the payment of certain development expenses by the Village from the 95th Street TIF District, including the demolition of the existing structure on the above property and the lighting/landscaping of the parking lot to be constructed on the above property to match the lighting/landscaping of the adjoining Village-owned parking lot. In the event that property to the west of Sacramento Avenue is acquired by the Village and Sacramento Avenue is reconfigured as a public parking lot, then the Mayor is hereby authorized to enter into a non-exclusive agreement to allow the use of the Village parking lot to the west of the above property to be used for customers of the Wu's House Restaurant.

Section 3

This ordinance shall be immediately in full force and effect after passage and approval.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Evergreen Park this 18th day of July, 2016.



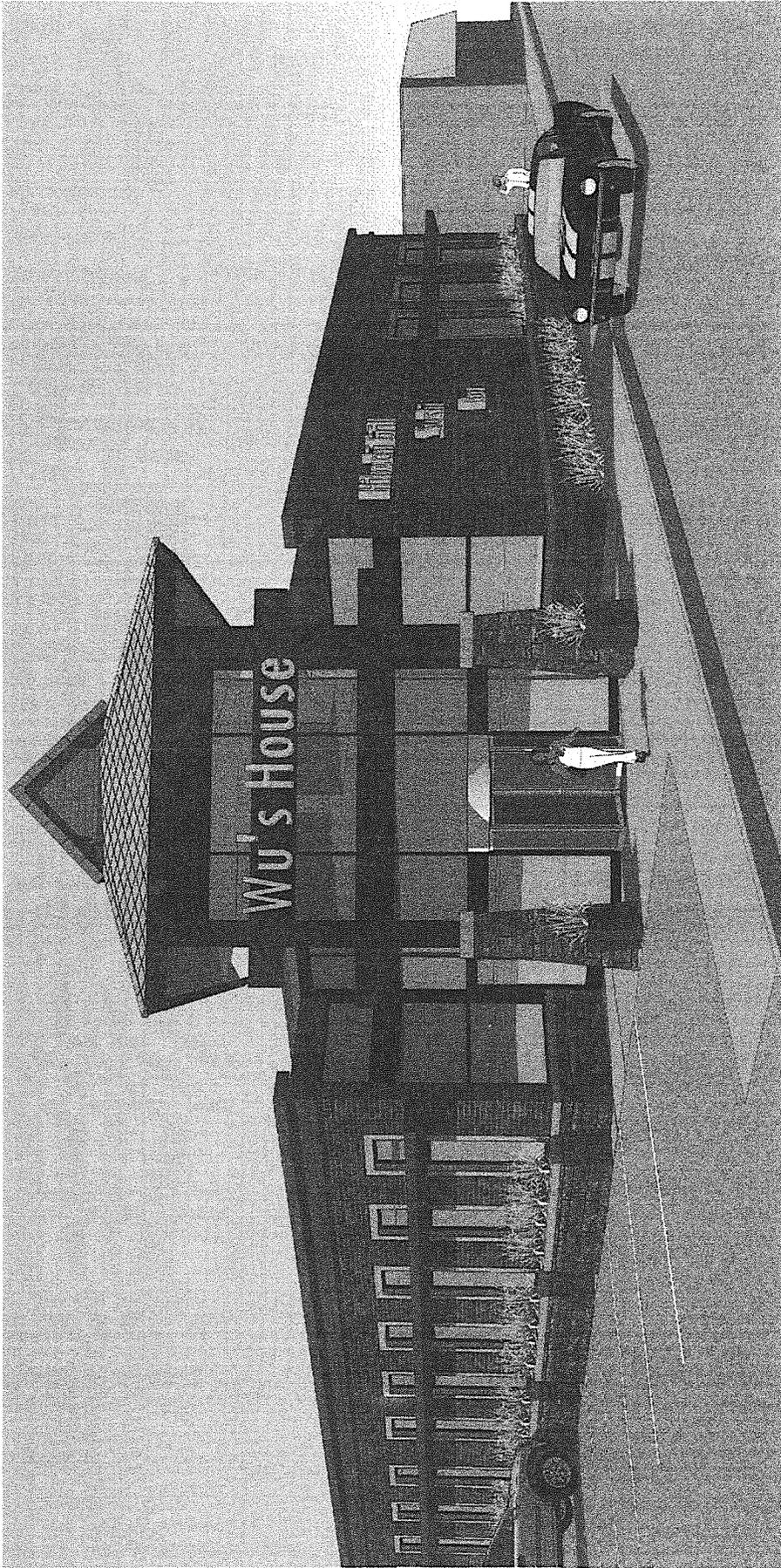
Catherine T. Aparo

CATHERINE T. APARO, Village Clerk

APPROVED by me this 18th
day of July, 2016.

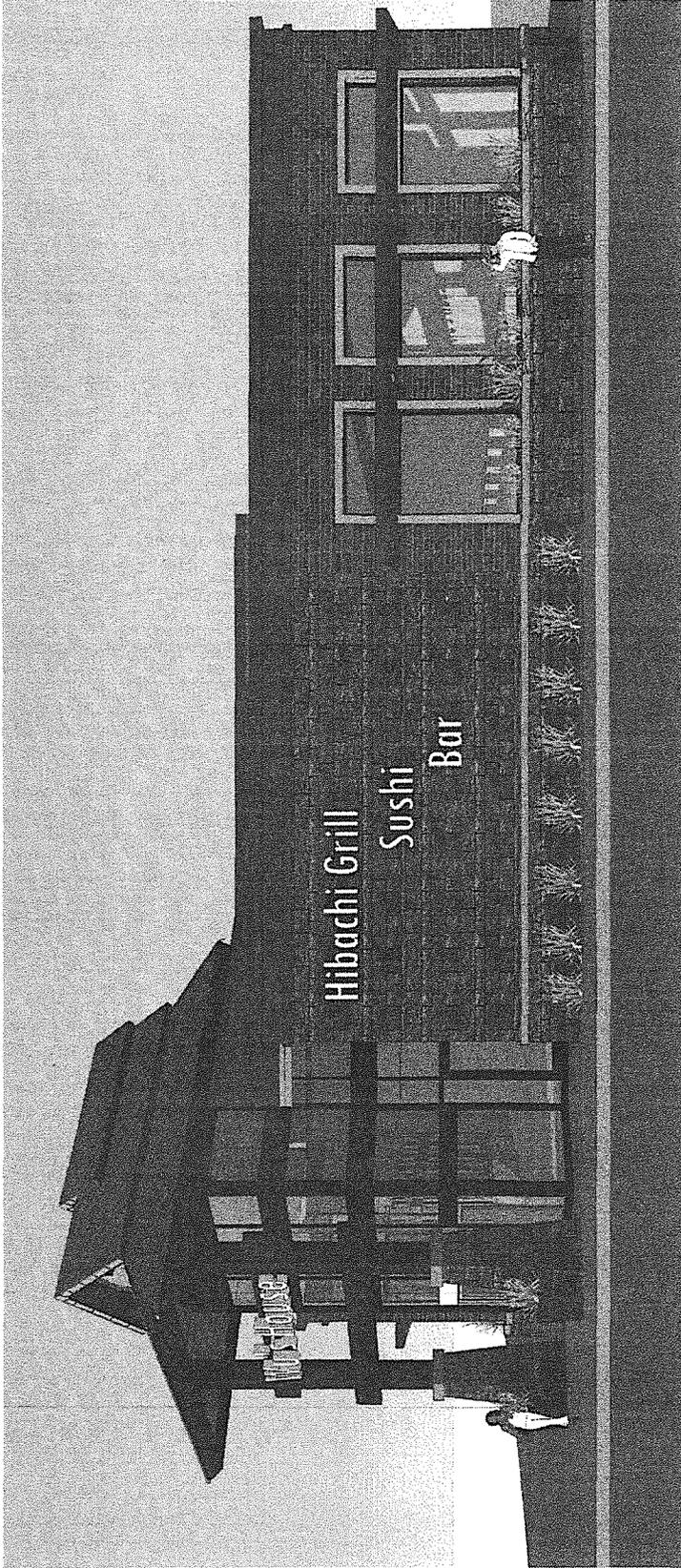
James J. Sexton

JAMES J. SEXTON, Mayor



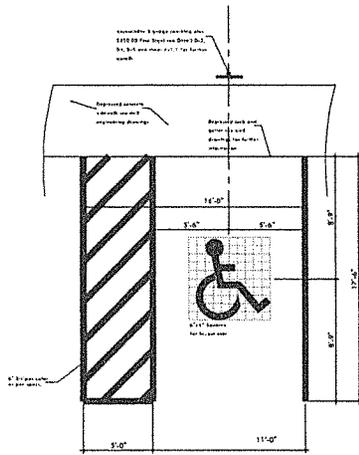
Proposed Wu's House Evergreen Park

7/14/2016

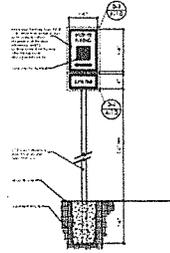


Proposed Wu's House Evergreen Park, IL

7/13/2016



D-1 Accessible Parking Stall Detail
A-1.0 Scale: 1/2" = 1'-0"



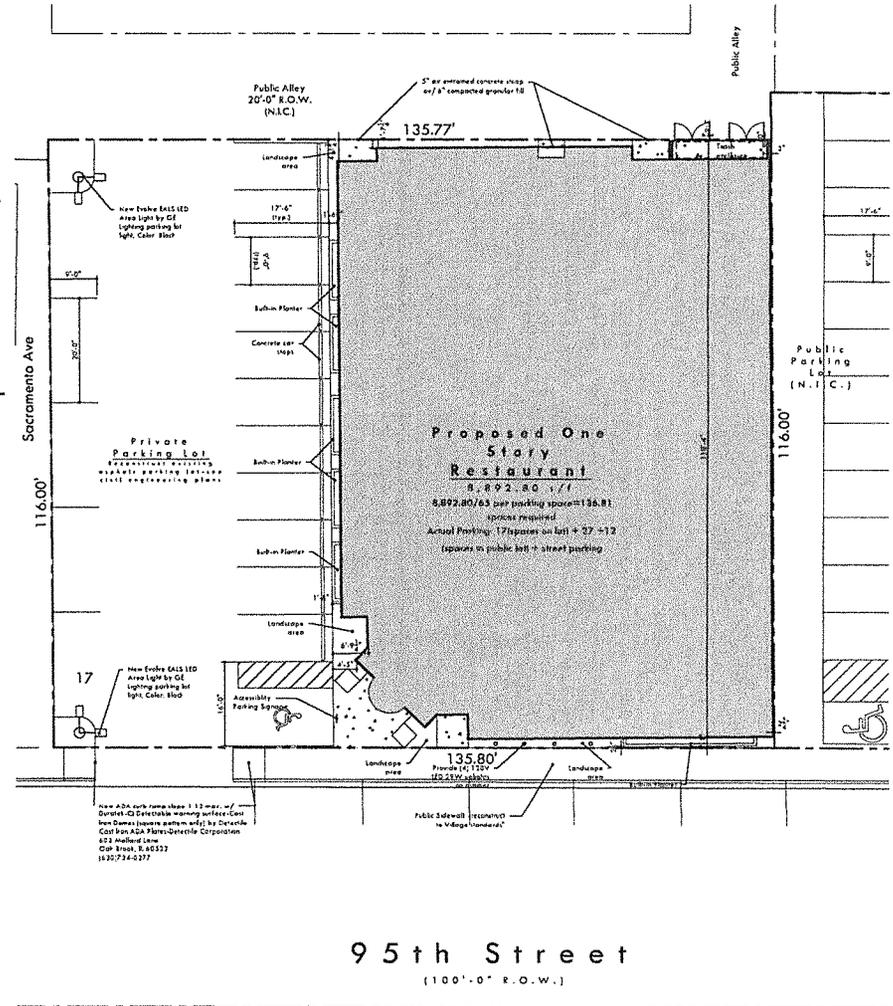
D-2 Accessibility Sign Detail
A-1.0 Scale: 1/2" = 1'-0"



D-3 Accessibility Sign Detail
A-1.0 Scale: 1/2" = 1'-0"



D-4 Fine Sign Detail
A-1.0 Scale: 1/2" = 1'-0"



Schematic Site Plan
Scale: 3/32" = 1'-0"

Architectural Studio, Ltd
ARCHITECTS + PLANNERS
18421 OAKLEY AVENUE
ORLAND PARK, IL 60546
TEL: 708-933-4200
FAX: 708-936-0834
WWW.ARCHSTUDIO.LTD.NET
10101 WOODWAY DRIVE SUITE 100
ORLAND PARK, IL 60467

DEVELOPER
WU House
16310 La Grange Road
Orland Park, IL 60467

PROJECT NAME:
WU House
PROJECT ADDRESS:
95th Street and Sacramento
Evergreen Park Illinois 60805

| PROJECT INFORMATION | ISSUE | CERTIFICATION | SHEET TITLE | SHEET |
|---|-----------------|---------------|-------------|-------|
| PROJECT NO. 2015-089 PROJECT TEAM | CS 13 2015 Form | | | A-1.0 |
| Date issued: 03/13/2015 Issued: 03/13/2015 | | | | |