

14

**ORDINANCE 2019-095**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT ALLOWING A RESTAURANT SERVING ALCOHOL FOR RAMEN HOUSE SCINCHAN, 701 N. MILWAUKEE, SUITE 268 IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

**WHEREAS**, representatives of Ramen House Shinchon, in regard to 701 North Milwaukee, Suite 268, said property legally described in Exhibit A, has petitioned the Village of Vernon Hills to request approval of a special use permit to allow for the operation of a restaurant to serve alcoholic beverages; and

**WHEREAS**, the requested approvals shall be in general compliance with the plans prepared by John Y. Kim & PNK Design + Build, dated January 15, 2019 and consisting of plan Sheet A2.1. Said Plans are attached hereto as Exhibit B; and

**WHEREAS**, the requested approvals shall be in general compliance with the following conditions:

1. Receipt of a liquor license from the Liquor and License Committee.
2. Receipt of all required licenses from the Village and Lake County Health Department prior to issuance of a final certificate of occupancy.
3. Compliance with the Village Sign Ordinance.
4. Compliance with all ordinances and standards of the Village except as may otherwise be provided.

Said conditions are attached hereto as Exhibit C; and

**WHEREAS**, upon due notice and after a public hearing held on May 1, 2019 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report concerning said petition as listed above.

**WHEREAS**, based upon the evidence adduced at said hearings and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:**

**SECTION I** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, the Special Use Permit authorizing a restaurant serving alcohol for Ramen House Shinchon, 701 N. Milwaukee Avenue, suite 268, is hereby granted. Said parcel

is legally described in Exhibit A. The approval is subject to the Terms and Conditions of Approval as set forth in Exhibit C.

**SECTION II** Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit C are hereby approved and are made a part of the approvals as listed in the Sections above.

**SECTION III SEVERABILITY** In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

**SECTION IV REPEAL AND SAVINGS CLAUSE** All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

**SECTION V SUCCESSORS AND ASSIGNS** All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

**SECTION VI EFFECTIVE DATE** This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

**SECTION VII ORDINANCE NUMBER** This ordinance shall be known as Ordinance Number 2019-095

Adopted by roll call vote as follows:

AYES: 6 – Schultz, Marquardt, Koch, Oppenheim, Takaoka, Byrne

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 – Brown

  
Roger L. Byrne, Village President

PASSED: 06/04/2019  
APPROVED: 06/04/2019  
ATTEST: 06/04/2019

ATTEST:  
  
Mark Fleischhauer, Village Clerk



Ordinance 2019-095  
Page 2 of 5

**Exhibit A**  
**Legal Description**

**Exhibit B  
Plans**

General Compliance with the following plans:

Compliance with the plans prepared by John Y. Kim & PNK Design + Build, with date of January 15, 2019 and consisting of plan Sheet A2.1.

**Exhibit C**

**AMENDED**  
**DEVELOPMENT PERMIT**  
**For**  
**Ramen House Shinkan**  
**701 N. Milwaukee Avenue, Suite 268**

Conditions of Approval for the proposed use:

1. Receipt of a liquor license from the Liquor and License Committee.
2. Receipt of all required licenses from the Village and Lake County Health Department prior to issuance of a final certificate of occupancy.
3. Compliance with the Village Sign Ordinance.
4. Compliance with all ordinances and standards of the Village except as may otherwise be provided.