

THIS SPACE FOR RECORDERS USE ONLY

**AN ORDINANCE GRANTING VARIATIONS FOR  
THE INSTALLATION OF TWO WALL SIGNS  
FOR THE PROPERTY AT 2100 SOUTH ARLINGTON HEIGHTS ROAD**

ADOPTED BY THE  
PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF ARLINGTON HEIGHTS  
THIS 15TH DAY OF FEBRUARY, 2021.

AN ORDINANCE GRANTING VARIATIONS FOR  
THE INSTALLATION OF TWO WALL SIGNS  
FOR THE PROPERTY AT 2100 SOUTH ARLINGTON HEIGHTS ROAD

WHEREAS, Arlington HTS Express Wash LLC ("*Applicant*") is the owner of record of that certain property located in the B-2 General Business District ("*B-2 District*"), commonly known as 2100 South Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with a single-story commercial building used as an auto car wash facility ("*Existing Building*"); and

WHEREAS, as part of planned improvements to the Property and the Existing Building, the Applicant desires to install two new wall signs along the east elevation of the Existing Building facing Arlington Heights Road, each of which will identify the new business name of the Applicant (collectively, the "*Proposed Wall Signs*"); and

WHEREAS, the Property also includes an existing legal non-conforming ground sign ("*Nonconforming Ground Sign*") which exceeds the applicable size, setback, and visibility triangle requirements set forth in Chapter 30 of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("*Sign Regulations*"), and the Applicant further desires to replace the face of the Nonconforming Ground Sign with a new sign face of the same size; and

WHEREAS, pursuant to Section 30-402(a) of the Sign Regulations, each business in the Village is permitted one wall sign per street frontage; and

WHEREAS, pursuant to Section 30-403(a) of the Sign Regulations, the maximum permitted area of a wall sign is the lesser of 150 square feet or 25% of the total signable area; and

WHEREAS, pursuant to Section 30-121 of the Sign Regulations, legal non-conforming signs may be maintained, but only subject to certain restrictions; and

WHEREAS, in order to permit the installation of the Proposed Wall Signs on the Existing Building, the Applicant has submitted a petition for variations from Sections 30-402(a) and 30-403(a) of the Sign Regulations (collectively, the "*Requested Variations*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village of Arlington Heights ("*Design Commission*") to consider approval of the Requested Variations was provided by the Applicant pursuant to Section 30-904 of the Sign Regulations by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on August 11, 2020, the Design Commission conducted a public meeting to consider the Variations, and voted to recommend that the Village Board approve the Requested Variations; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variations for the Proposed Wall Signs meet the required standards for variations as set forth in Section 30-902 of the Sign Regulations; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the requested Variations for the Proposed Wall Signs, subject to the conditions, restrictions, and provisions of this Ordinance;

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

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-902 of the Sign Regulations and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant to permit the installation of the Proposed Wall Signs:

- A. Number of Wall Signs. A variation from Section 30-402(a) of the Sign Regulations to increase the maximum number of wall signs on that portion of the Existing Building that fronts onto Arlington Heights Road, from one sign to two signs.
- B. Dimensions of Wall Signs. A variation from Section 30-403(a) of the Sign Regulations to permit the installation of a second wall sign on that portion of the Existing Building that fronts onto Arlington Heights Road at a size of 20.25 square feet.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Regulations or any other provision of the “Municipal Code of Arlington Heights, Illinois, 1995,” as amended (“*Village Code*”), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Wall Signs, the Nonconforming Ground Sign, the Existing Building, and the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Proposed Wall Signs and the Nonconforming Ground Sign), the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village’s Director of Building (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Wall Signs and Nonconforming Ground Sign must comply with those certain plans prepared by the Applicant and consisting of 14 sheets, with a latest revision date of December 18, 2020, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B (“*Plans*”).
- C. Amortization of Nonconforming Ground Sign. The Applicant may maintain the Nonconforming Ground Sign in its current configuration in a manner consistent with this Ordinance through February 1, 2026 (“*Amortization Period*”); provided, however, that the Applicant must bring the Nonconforming Ground Sign into full compliance with the Sign Regulations, including, without limitation, the provisions of the Sign Regulations concerning size, setback, and visibility triangle requirements, if either: (1) any changes are made to the Nonconforming Ground Sign during the Amortization Period, other than the refacing of the Nonconforming Ground Sign pursuant to the Plans; or (2) due to improvements scheduled to be made to the adjacent Arlington Heights Road right-of-way, the Village sends written notice that the Nonconforming Ground Sign must be brought into full compliance with the Sign Regulations. The Applicant must remove the Nonconforming

Ground Sign from the Property upon the expiration of the Amortization Period, at its sole cost and expense.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Recorder of Deeds. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-2 District and the applicable provisions of the Sign Regulations and the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Regulations and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

#### SECTION 8. EFFECTIVE DATE.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the Village President and Board of Trustees in the manner required by law; and
2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

AYES:

NAYS:

PASSED AND APPROVED THIS 15<sup>th</sup> day of February, 2021

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Village President

ATTEST:

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Village Clerk

Resolutions Misc. Driven Car Wash

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

That part of Lot 7 in the subdivision of Joseph A Barnes' Farm, in Sections 9, 15 and 16, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: commencing at the point of intersection of the North line of said Lot 7 with the center line of Arlington Heights Road, being the Northeast corner of said Lot 7; thence West along the North line of said Lot 7, a distance of 441.27 feet; thence Southerly parallel to the center of said road; a distance of 100 feet; thence East parallel to the North line of said Lot 7, a distance of 441.27 feet to the center of said road; thence Northerly along the center of said road; 100 feet to the place of beginning, in Cook County, Illinois.

Commonly known as: 2100 S. Arlington Heights Road, Arlington Heights, Illinois.

PIN: 08-16-200-012-0000

EXHIBIT B  
SIGN PLANS



*Driven*  
CAR WASH



To Whom It May Concern:

I am writing this letter for variation and hardship request as the local owner of a proposed car wash remodel for the subject property at 2100 S. Arlington Heights Rd. The request for variation includes two street facing signs on the property, including our logo and brand name, as indicated by the accompanying detailed renderings. The logo and business name are one thought, but the height of the building riser required that it be considered a second sign

The particular difficulty/hardship driving this request is due to the setback of the building on a very wide, multi-lane street which makes visibility a challenge. Signage marks the building and provides a safer vehicle flow to our drive up lanes. While there is an existing monument sign on the property, the utility poles that run along the street are an obstruction to the sign's visibility by oncoming traffic.

This request will not create a traffic hazard. In fact, I feel strongly that this will allow for a safer flow of traffic. Multiple signs are needed because our customers never leave their vehicle. Orientation of the site is safer with signage, particularly for new customers. It gives them a sense of direction to the flow of our operation.

As expressed by the Design Commission during previous review, the enhancements to the property as a part of this project will vastly improve the overall character of the surrounding locality.

Creating a new brand and model for our car wash requires multiple impressions during a customer visit. Limiting signage will have an adverse impact on the success of our business, as site visibility is a critical ingredient to success in the express car wash business. Given the setback of the property, accompanied with multiple obstructions along the roadway which negatively impacts visibility, we ask that the Design Commission and Village Board consider this request for variation.

Kind Regards,

Chris Jenks



W Seegers Rd

W Seegers Rd

S Montague Way

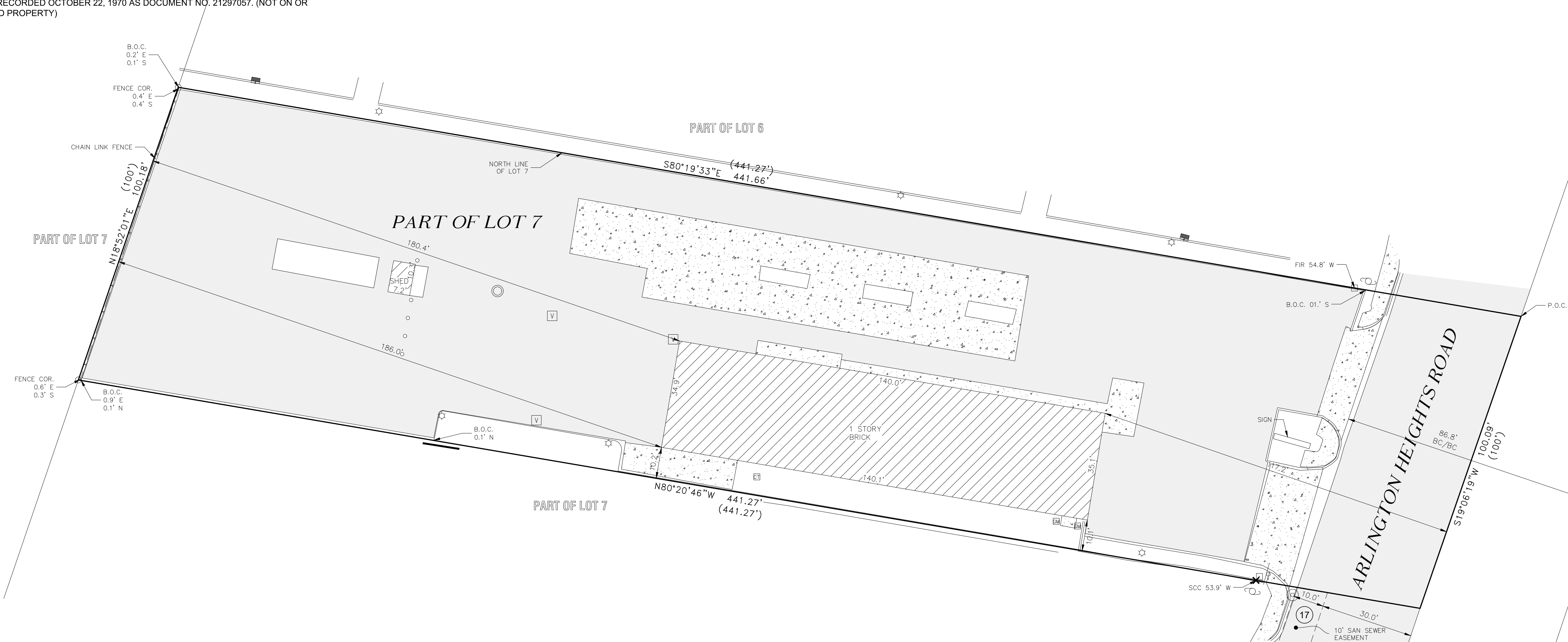
LOCATION MAP



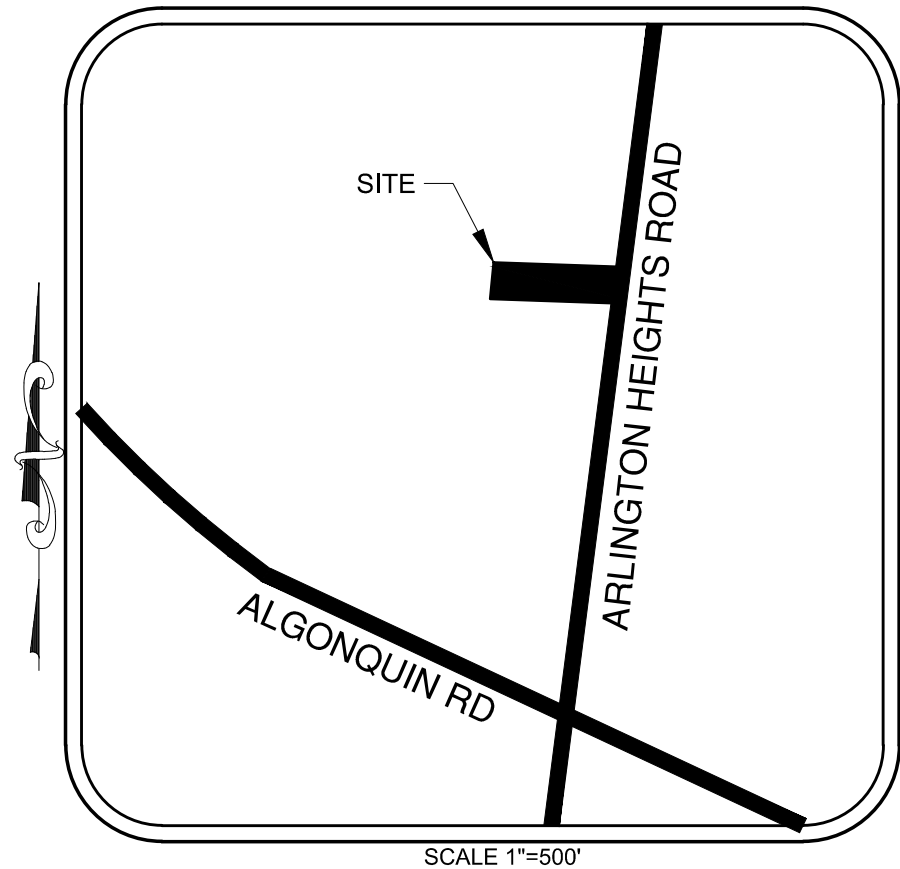
Items Corresponding to Schedule B

THE FOLLOWING ARE ITEMS IN SCHEDULE B IN ATTORNEYS' TITLE GUARANTY FUND, INC. TITLE COMMITMENT NO. 190222100238 WITH AN EFFECTIVE DATE OF NOVEMBER 27, 2019

- 12 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922011. (DOCUMENT NOT LEGIBLE)
- 13 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922018. (DOCUMENT NOT LEGIBLE)
- 14 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922019. (DOCUMENT NOT LEGIBLE)
- 15 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED AUGUST 6, 1969 AS DOCUMENT NO. 20922020. NOTE: COPY NOT CURRENTLY AVAILABLE.
- 16 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED JULY 22, 1970 AS DOCUMENT NO. 21216468. (NOT ON OR TOUCHING SURVEYED PROPERTY)
- 17 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED SEPTEMBER 10, 1970 AS DOCUMENT NO. 21260277. (SHOWN ON PLAT)
- 18 EASEMENT OVER THE LAND THEREIN DESCRIBED FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS THERETO, AS SHOWN ON THE PLAT OF EASEMENT RECORDED OCTOBER 22, 1970 AS DOCUMENT NO. 21297057. (NOT ON OR TOUCHING SURVEYED PROPERTY)



Vicinity Map



Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 43,624 SQ. FT. 1.00 ACRES
- MN3 PIN 08-16-200-012
- MN4 BEARING BASIS IS ASSUMED

Legend of Symbols & Abbreviations

- SET IRON ROD  
FOUND IRON ROD  
SET MAG NAIL  
MEASURED DATA  
RECORDED DATA  
P.U.E.  
D.E.  
L.E.  
B.S.L.  
FOUND CUT CROSS  
SET CUT CROSS  
CURB INLET  
OHU - OVERHEAD ELECTRIC LINE
- STORM SEWER MANHOLE  
SANITARY SEWER MANHOLE  
FIRE HYDRANT  
POWER POLE  
GUY WIRE  
SIGN  
UNKNOWN MANHOLE  
ELECTRIC MANHOLE  
BOLLARD  
LIGHT POLE  
VACUUM  
TRANSFORMER
- ELECTRIC METER  
TRANSFORMER  
GAS METER  
TELEPHONE PEDESTAL  
ASPHALT SURFACE  
AGGREGATE SURFACE  
CONCRETE SURFACE

TO: ARLINGTON CAR WASH AND DETAIL, INC., AN ILLINOIS CORPORATION, ATTORNEYS' TITLE GUARANTY FUND, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2019.

DATED: DECEMBER 20, 2019

ROBERT F. SLUIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558  
LICENSE EXPIRES NOVEMBER 30, 2020

LEGAL DESCRIPTION

That part of Lot 7 in the Subdivision of Joseph A. Barnes' Farm, in Sections 9, 15 and 16, Township 41 North, Range 11, East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the North line of said Lot 7 with the center line of Arlington Heights Road, being the Northeast corner of said Lot 7; thence West along the North line of said Lot 7, a distance of 441.27 feet; thence Southerly parallel to the center of said Road, a distance of 100 feet; thence East parallel to the North line of said Lot 7, a distance of 441.27 feet to the center of said Road; thence Northerly along the center of said Road, 100 feet to the place of beginning, in Cook County, Illinois.

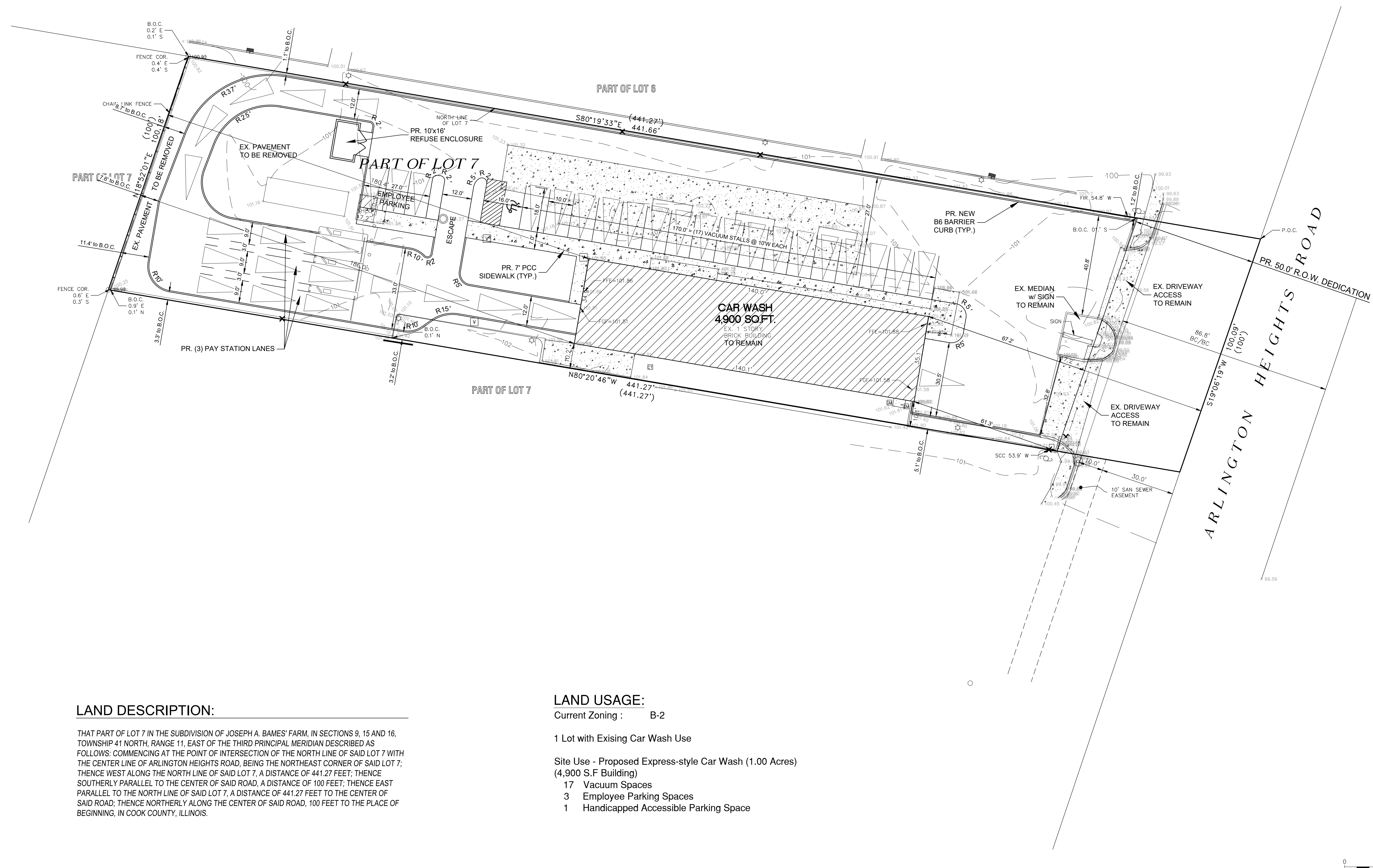
REVISIONS

DATE	BY	DESCRIPTION

**MGA** CIVIL ENGINEERING SURVEYING

M GINGERICH GEREAX & ASSOCIATES  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: CHRIS JENKS  
DATE ISSUED: 12-20-2019 DR. BY: MTR CK. BY: RFS FILED  
JOB NO.: 19-1201 PG: 1 of 1



LAND DESCRIPTION:

THAT PART OF LOT 7 IN THE SUBDIVISION OF JOSEPH A. BAMES' FARM, IN SECTIONS 9, 15 AND 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 7 WITH THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, BEING THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.27 FEET; THENCE SOUTHERLY PARALLEL TO THE CENTER OF SAID ROAD, A DISTANCE OF 100 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 441.27 FEET TO THE CENTER OF SAID ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID ROAD, 100 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LAND USAGE:

Current Zoning : B-2

1 Lot with Existing Car Wash Use

Site Use - Proposed Express-style Car Wash (1.00 Acres)  
(4,900 S.F Building)

- 17 Vacuum Spaces  
3 Employee Parking Spaces  
1 Handicapped Accessible Parking Space

[illegible]

**CIVIL ENGINEERING  
SURVEYING**

---

**MGA**<sup>2</sup>

**M GINGERICH GERAUX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 [www.mga2.com](http://www.mga2.com) F. 815-478-9685  
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: *BPH* \_\_\_\_\_

DRAWING: *BPH* \_\_\_\_\_

CHECKED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

ARLINGTON HEIGHTS CAR WASH  
2100 S. ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, ILLINOIS

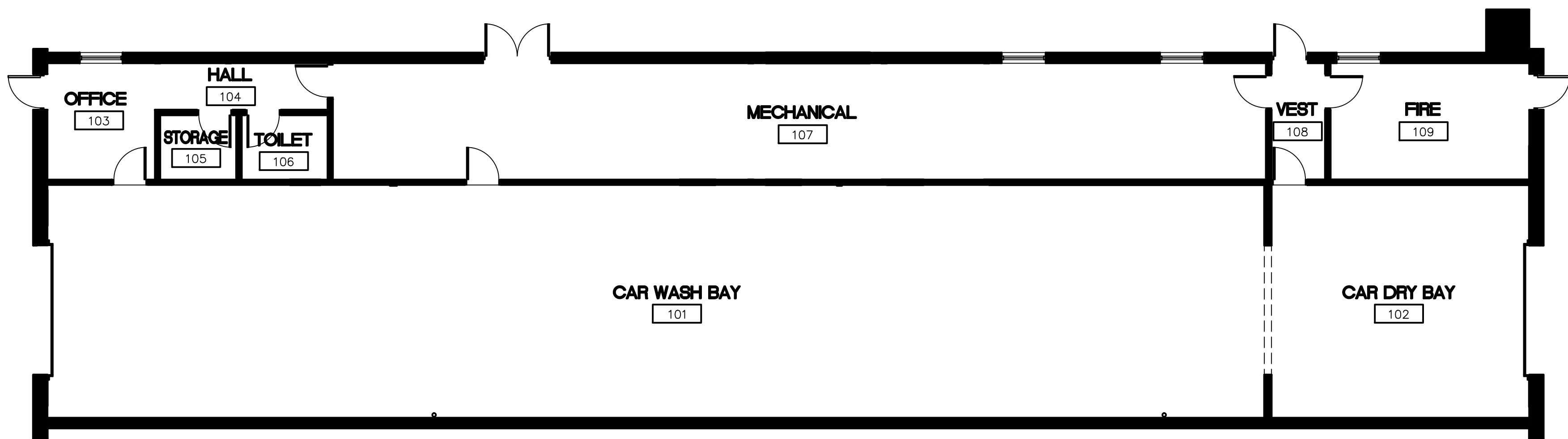
# PRELIMINARY GEOMETRIC SITE PLAN

SHEET NO.

1 OF 1

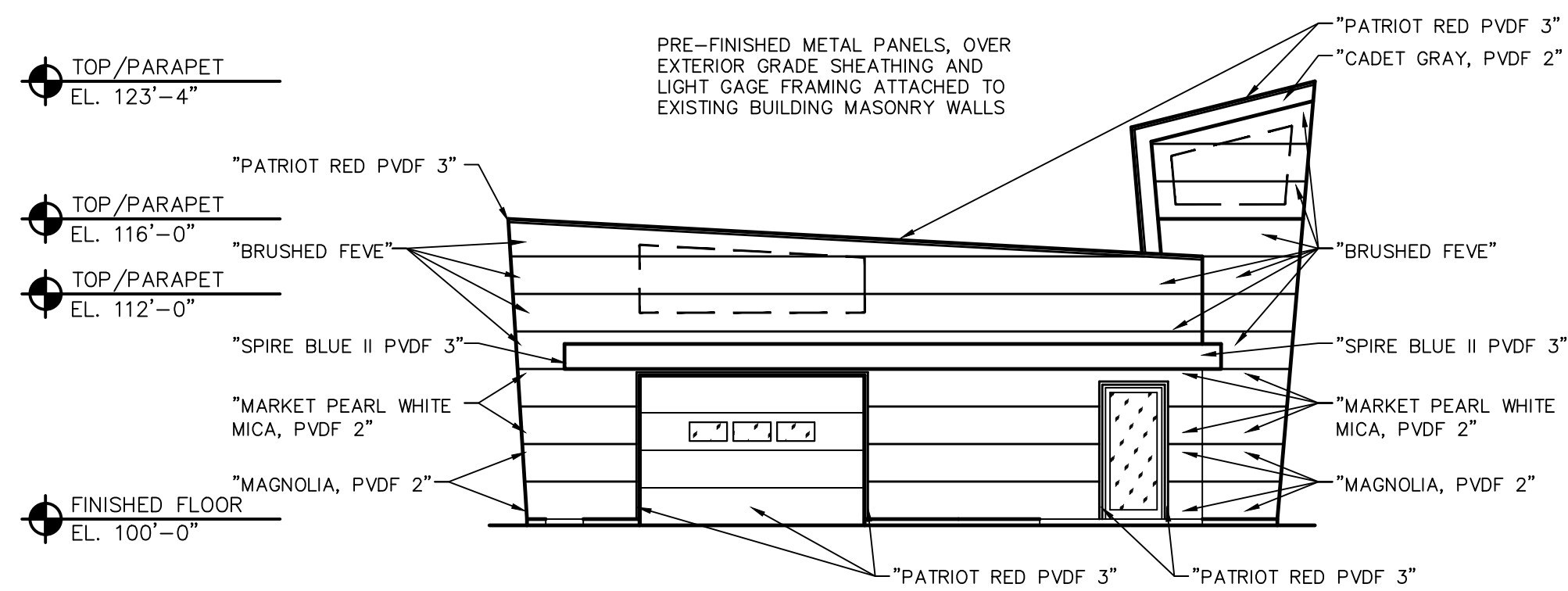
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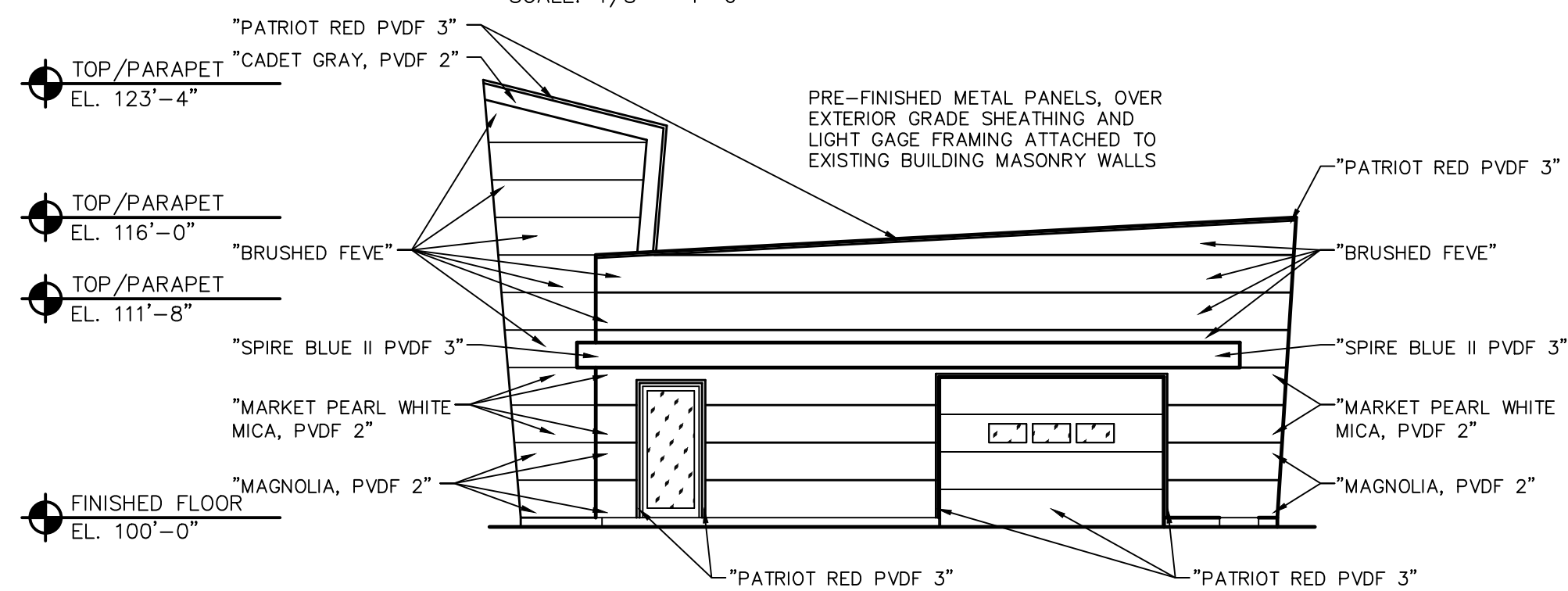
**FLOOR PLAN**

SCALE: 1/8" = 1'-0"



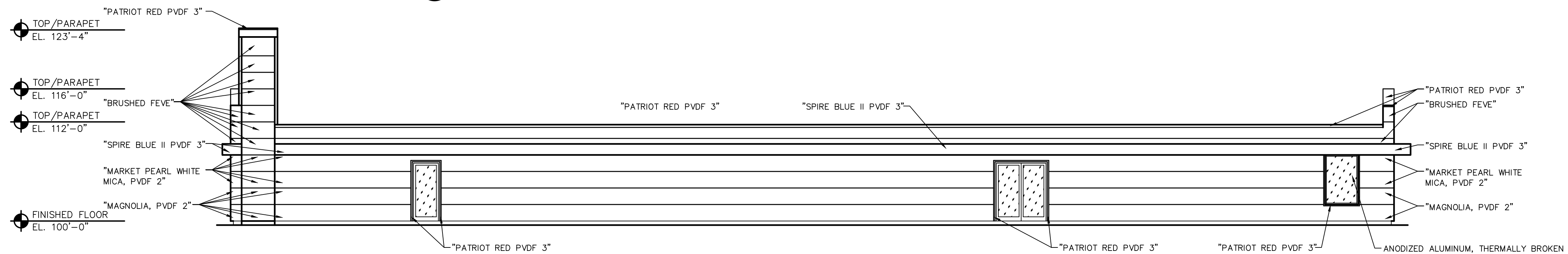
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



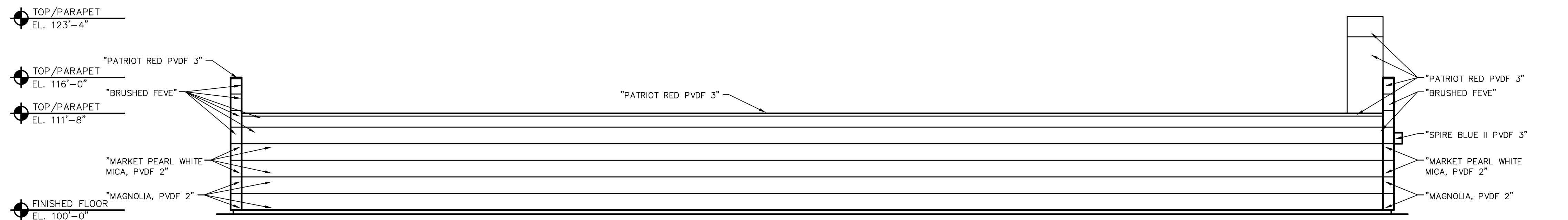
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



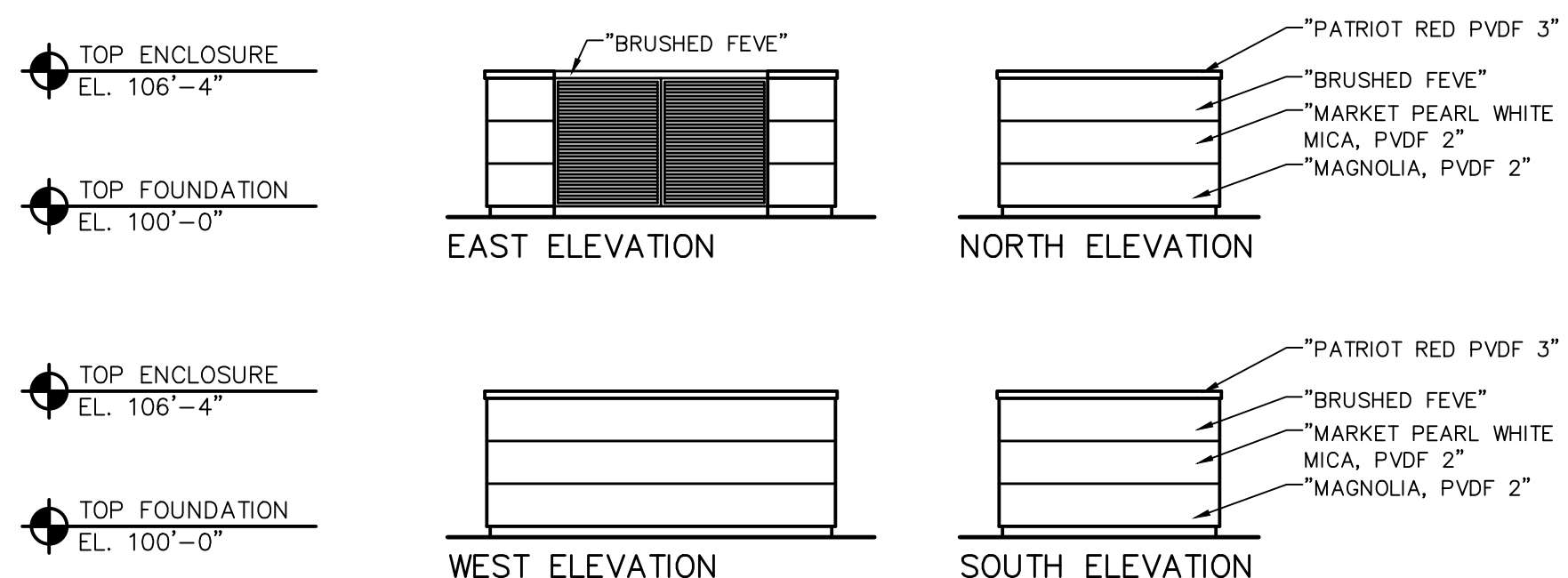
**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



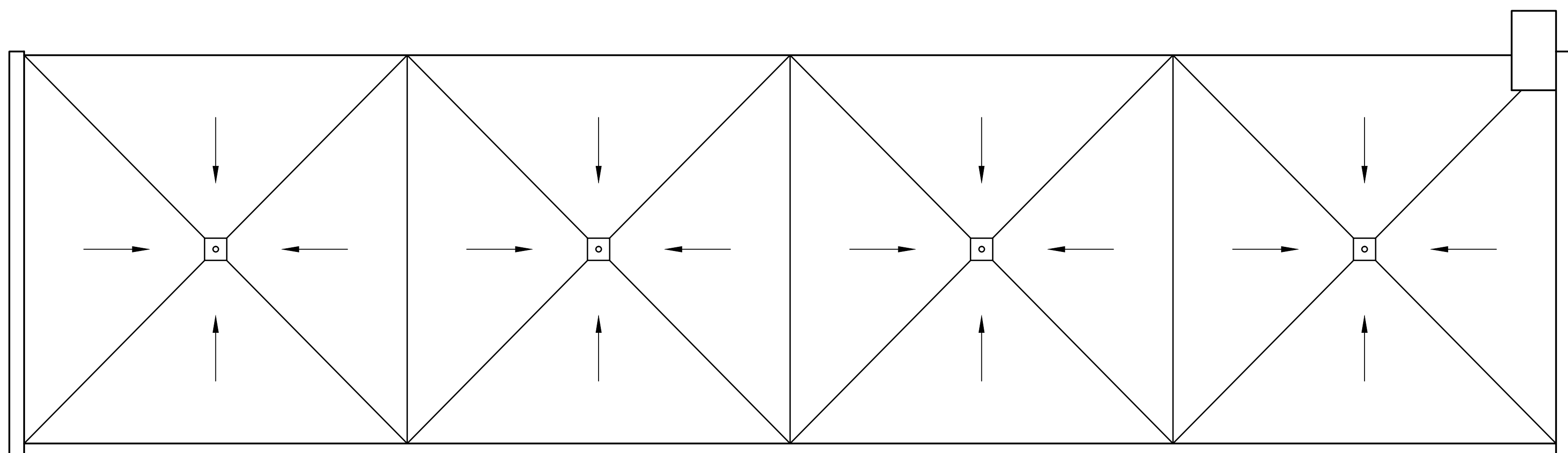
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**REFUSE ENCLOSURE**

SCALE: 1/8" = 1'-0"



**ROOF PLAN**

SCALE: 1/8" = 1'-0"



## DRIVEN EXPRESS CAR WASH

2100 SOUTH ARLINGTON HEIGHTS ROAD  
ARLINGTON HEIGHTS, ILLINOIS

DRIVEN CAR WASH

DESCRIPTION

FRONT OF MAIN WASH, ALTERNATE ANGLE





DRIVEN CAR WASH

DESCRIPTION

FRONT OF WASH FACING MAIN ROAD. NO  
NORTH SIDE SIGNAGE





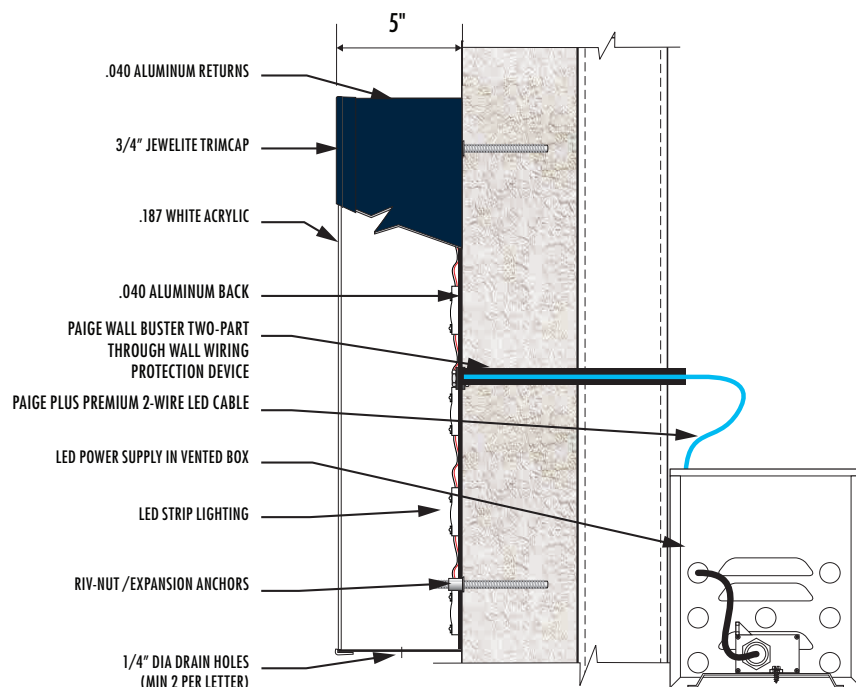
**(1) Face Illuminated Channel Logo - 51 SF Total**

**Letter Returns:** 5" Deep Fabricated Aluminum Painted PMS 289 Blue  
**Faces:** White Acrylic w/ Trimcap Painted to Match Returns  
- 3M 3630-44 Orange & 3630-36 Blue Translucent Vinyls Applied  
**Illumination:** White LEDs w/ 60W Power Supplies  
**Power:** (1) 20Amp @ 120V Electrical Circuit Run to Site By Others  
**Mounting:** Flush to Building w/ Appropriate Hardware for Construction



**(1) Face Illuminated Channel Logo - 20 SF Total**

**Logo Returns:** 5" Deep Fabricated Aluminum Painted PMS 289 Blue  
**Face:** White Acrylic w/ Trimcap Painted to Match Returns  
**Graphics:** 3M 7725-197 Light Navy Opaque Vinyl w/ Reversed Out  
White Inline Border and "D" w/ 3M 3630-44 Orange Translucent  
Vinyl Applied  
**Illumination:** White LEDs w/ 60W Power Supplies  
**Power:** (1) 20Amp @ 120V Electrical Circuit Run to Site By Others  
**Mounting:** Flush to Building w/ Appropriate Hardware for Construction



**EAST ELEVATION B**

SCALE: 1/8" = 1'-0"

TOP / PARAPET  
EL. 123'-4"

TOP / PARAPET  
EL. 116'-0"

TOP / PARAPET  
EL. 111'-8"

FINISHED FLOOR  
EL. 100'-0"

**Parvin-Clauss**  
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165 Tubeway Drive ■ Carol Stream ■ Illinois 60188  
Tel / 630-510-2020 ■ Fax / 630-510-2074  
e-mail / signs@parvinclauss.com  
www.parvinclauss.com

**PROJECT:**

**Driven**  
CAR WASH

2100 S. Arlington Heights Rd.  
Arlington Heights, IL

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

3/8" = 1'

SHEET NO.

2 of 2

WORK ORDER

83951

FILE NAME

DCW83951

**REVISIONS:**

1 8.05.20 - sizes

2

3

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

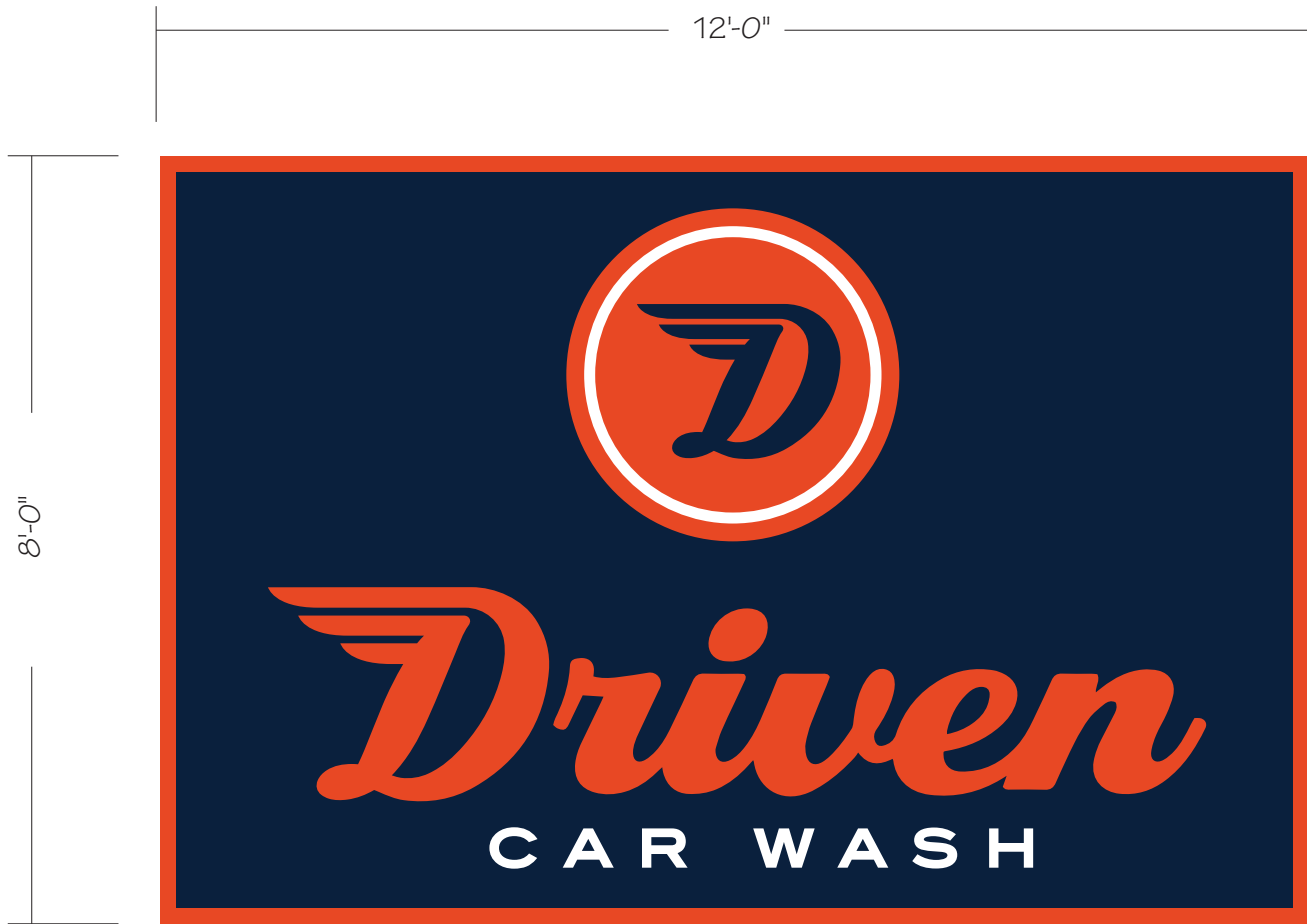


This sign is built to UL Standards for operation in North America.

"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

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**Refurbish (1) 8'-0" x 12'-0" Double Face Illuminated Monument Sign**

**Cabinet & Support Pipes:** Scuff / Spot Prime / Paint PMS 289 Blue

**New Retainers:** SignComp 2104 Flat Bleed Retro Flex Frame  
(2121 Flat Bleed Retro Frame Cover)

- Painted PMS 289 Blue- Smooth Satin Finish

**Faces:** White Flex Material

**Graphics:** Background = 3M 7725-197 Light Navy Opaque Vinyl

**Logo / "Driven" & Border** = Reversed Out White w/ 3M 3630-44 Orange Translucent Vinyl applied

**Logo Inline & "CAR WASH"** = Reversed Out White

**Illumination:** Retrofit White LEDs - Sloan Prism Beam & GE Power Supplies

**Power:** Existing Electrical Circuit

**Mounting:** Install New Retainers to Existing Sign Cabinet w/ Screws

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**



Existing



Proposed

**Parvin-Clauss**  
SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive■CarolStream■Illinois60188  
Tel/630-510-2020 ■ Fax/630-510-2074  
e-mail/signs@parvinclauss.com  
www.parvinclauss.com

**PROJECT:**

**Driven**  
CAR WASH

2100 S. Arlington Heights Rd.  
Arlington Heights, IL

**CUSTOMER APPROVAL:**

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

1/2" = 1'

SHEET NO.

1 of 3

WORK ORDER

83951

FILE NAME

DCW83951

**REVISIONS:**

1

2

3

4

5

6

7

8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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COLOR

DESCRIPTION

PANTONE, CMYK AND RGB COLOR VALUES.



PANTONE:



7417 C



289 C



664 C



PMS WHITE

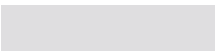
CMYK:



4 • 86 • 85 • 0



98 • 84 • 45 • 53



11 • 9 • 8 • 0



0 • 0 • 0 • 0

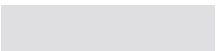
RGB:



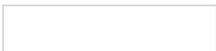
230 • 72 • 37  
HEX#E64825



12 • 33 • 61  
HEX#0C213D



222 • 222 • 224  
HEX#DEDEEO



255 • 255 • 255  
HEX#FFFFFF





#### Refurbish (1) 8'-0" x 12'-0" Double Face Illuminated Monument Sign

**Cabinet & Support Pipes:** Scuff / Spot Prime / Paint PMS 289 Blue

**New Retainers:** SignComp 2104 Flat Bleed Retro Flex Frame

(2121 Flat Bleed Retro Frame Cover)

- Painted PMS 289 Blue- Smooth Satin Finish

**Faces:** White Flex Material

**Graphics:** Background = 3M 7725-197 Light Navy Opaque Vinyl

**Logo / "Driven" & Border** = Reversed Out White w/ 3M 3630-44 Orange Translucent Vinyl applied

**Logo Inline & "CAR WASH"** = Reversed Out White

**Illumination:** Retrofit White LEDs - Sloan Prism Beam & GE Power Supplies

**Power:** Existing Electrical Circuit

**Mounting:** Install New Retainers to Existing Sign Cabinet w/ Screws

**NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION**

**REVISED GROUND SIGN EXHIBIT (rec'd 9/24/20)**  
- BANNER SIGNAGE REMOVED  
- NEW 12" ORNAMENTAL GRASS LANDSCAPING



Existing

## Parvin-Clauss

SIGN COMPANY

Design ■ Fabrication ■ Installation ■ Maintenance

165TubewayDrive ■ CarolStream ■ Illinois60188  
Tel/630-510-2020 ■ Fax/630-510-2074  
e-mail/signs@parvinclauss.com  
www.parvinclauss.com

### PROJECT:

**Driven**  
CAR WASH

2100 S. Arlington Heights Rd.  
Arlington Heights, IL

### CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Dan Olson / JB

DRAWN BY

Bill Marlow

DATE

5.11.20

SCALE

1/2" = 1'

SHEET NO.

1 of 2

WORK ORDER / EST. / JOB NUMBER

83951 / 5391

FILE NAME

DCW83951

### REVISIONS:

1	8.05.20
2	9.24.20 - add supports & grass
3	
4	
5	
6	
7	
8	

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**VISIBILITY STUDY AT EXISTING GROUND SIGN (rec'd 12/18/20)**  
**PHOTO TAKEN AT EXIT DRIVEWAY WITH FRONT CAR**  
**BUMPER BEHIND THE SIDEWALK**





CAR WASH  
TRANCE <<<  
HAND DRY  
DETAIL CENTER

**VISIBILITY STUDY AT EXISTING GROUND SIGN (rec'd 12/18/20)**  
PHOTO TAKEN AT EXIT DRIVEWAY WITH FRONT CAR  
BUMPER BEHIND THE SIDEWALK

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("*Village*");

WHEREAS, Arlington HTS Express Wash LLC ("*Applicant*") is the owner of record of that certain property located in the B-2 General Business District ("*B-2 District*"), commonly known as 2100 South Arlington Heights Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, Ordinance No. 2021-\_\_\_\_\_, adopted by the Village President and Board of Trustees on February 15, 2021 ("*Ordinance*"), grants variations to the Applicant from the Village's sign regulations for the installation of two wall signs on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: \_\_\_\_\_, 2021

ATTEST: ARLINGTON HTS EXPRESS WASH LLC

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_