

THIS SPACE FOR RECORDERS USE ONLY

AN ORDINANCE GRANTING VARIATIONS FOR THE INSTALLATION
OF ONE WALL SIGN AND ONE GROUND SIGN FOR THE
PROPERTY AT 2100 SOUTH ARLINGTON HEIGHTS ROAD

ADOPTED BY THE
PRESIDENT AND BOARD OF
TRUSTEES OF THE VILLAGE OF
ARLINGTON HEIGHTS THIS
16TH DAY OF AUGUST, 2021.

**AN ORDINANCE GRANTING VARIATIONS FOR THE INSTALLATION OF
ONE WALL SIGN AND ONE GROUND SIGN FOR THE PROPERTY AT
19 NORTH HICKORY AVENUE**

WHEREAS, Arlington Beer Company, Inc. (“Applicant”) is the owner of record of that certain property located in the R-7 Multiple Family Dwelling District (“R-7 District”), commonly known as 19 N Hickory Ave, 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 two-story commercial building to be used as a brewery (“Existing Building”); and

WHEREAS, as part of planned improvements to the Property and the Existing Building, the Applicant desires to install one 64 square foot adhesive wall sign to the existing overhead door on the front of the Existing Building facing Hickory Avenue, which will identify the new business name of the Applicant (the “Proposed Wall Sign”); and

WHEREAS, an additional planned improvement to the Property includes the Applicant’s desire to install a 16.5 square foot, 15-foot tall ground sign with zero setback; and

WHEREAS, pursuant to Section 30-203 of the Sign Regulations, wall signs are not allowed for a brewery in the R-7 District; and

WHEREAS, pursuant to Section 30-203 of the Sign Regulations, a 16.5 square foot, 15-foot tall ground sign with zero setback, where ground signs are not allowed for a brewery in an R-7 District; and

WHEREAS, in order to permit the installation of the Proposed Wall Sign and Proposed Ground Sign on the Existing Building, the Applicant has submitted a petition for variations from Section 203 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 March 10, 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 Sign and Proposed Ground Sign 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

Sign and Proposed Ground Sign, 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 Sign and Proposed Ground Sign:

- A. Wall Sign. A variation from Section 30-203 of the Sign Regulations to allow a 64 square foot adhesive vinyl wall sign, where wall signs are not allowed for a brewery in an R-7 District.
- B. Ground Sign. A variation from Section 30-203 of the Sign Regulations to allow a 16.5 square foot, 15-foot tall Ground Sign with zero setback, where ground signs are not allowed for a brewery in an R-7 District.

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 Sign and Proposed 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 Sign and Proposed 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 Sign and Proposed Ground Sign must comply with those certain plans prepared by the Applicant and consisting of 12 sheets, with a latest revision date of March 2, 2020, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B (“Plans”).

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. 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 R-7 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.

AYES:

NAYS:

PASSED AND APPROVED this 16th day of August, 2021.

Village President

ATTEST:

Village Clerk

SignRegulationOrdinances:Arlington Beer Company Ordinance

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lots 7 and 8 in Block 5 in Dunton and Bigsby's Addition to Arlington Heights, a subdivision of the West 960 feet of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 03-29-406-007, -008

Commonly known as: 19 N Hickory Ave, Arlington Heights, Illinois

EXHIBIT B

RECEIVED

JAN 07 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Letter of Intent In Support of Request for Sign Variance

FILE

Arlington Beer Company, Inc.

19 N. Hickory Ave, Arlington Heights, IL 60004

This Letter of Intent is in support of our request for a variance to the permitted signage for the property at 19 N. Hickory Ave, Arlington Heights, IL 60004. Arlington Beer Company, Inc. is asking for sign variance based on the location of the property and the necessity of signage for recognition by patrons.

The variance will not alter the essential character of the locality. The variance would not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare of the community. We would ask the board to consider these variations as they would allow us to successfully identify our business and allow us to reasonably function within our use.

Respectfully,



Kathleen Egan

Arlington Beer Company, Inc.

0 50 100ft

N Douglas Ave

5

6

21-24

100

Hickory Ave

N Hickory Ave

N Hickory Ave

N Hickory Ave

N Hickory Ave

3

9

11

15

19

25

29

35

101

E Wing St

E Wing St

E Wing St

E Hamlin Ln

N Beverly Ln

Private

Map | Photo > | Terrain > | Layers >

705
707
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711
713
715
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44
48



THREE SITES TO THE LEFT



SUBJECT PROPERTY

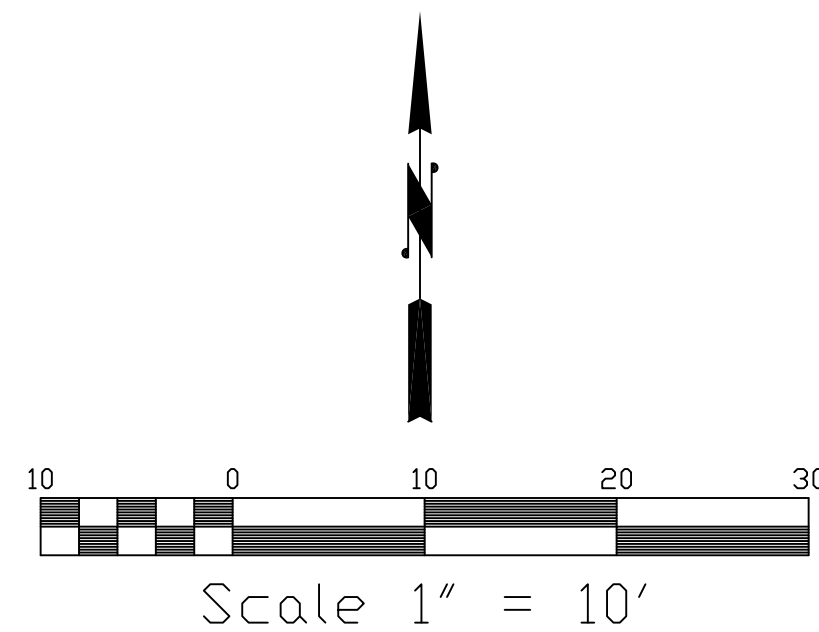


THREE SITES TO THE RIGHT

HICKORY AVENUE

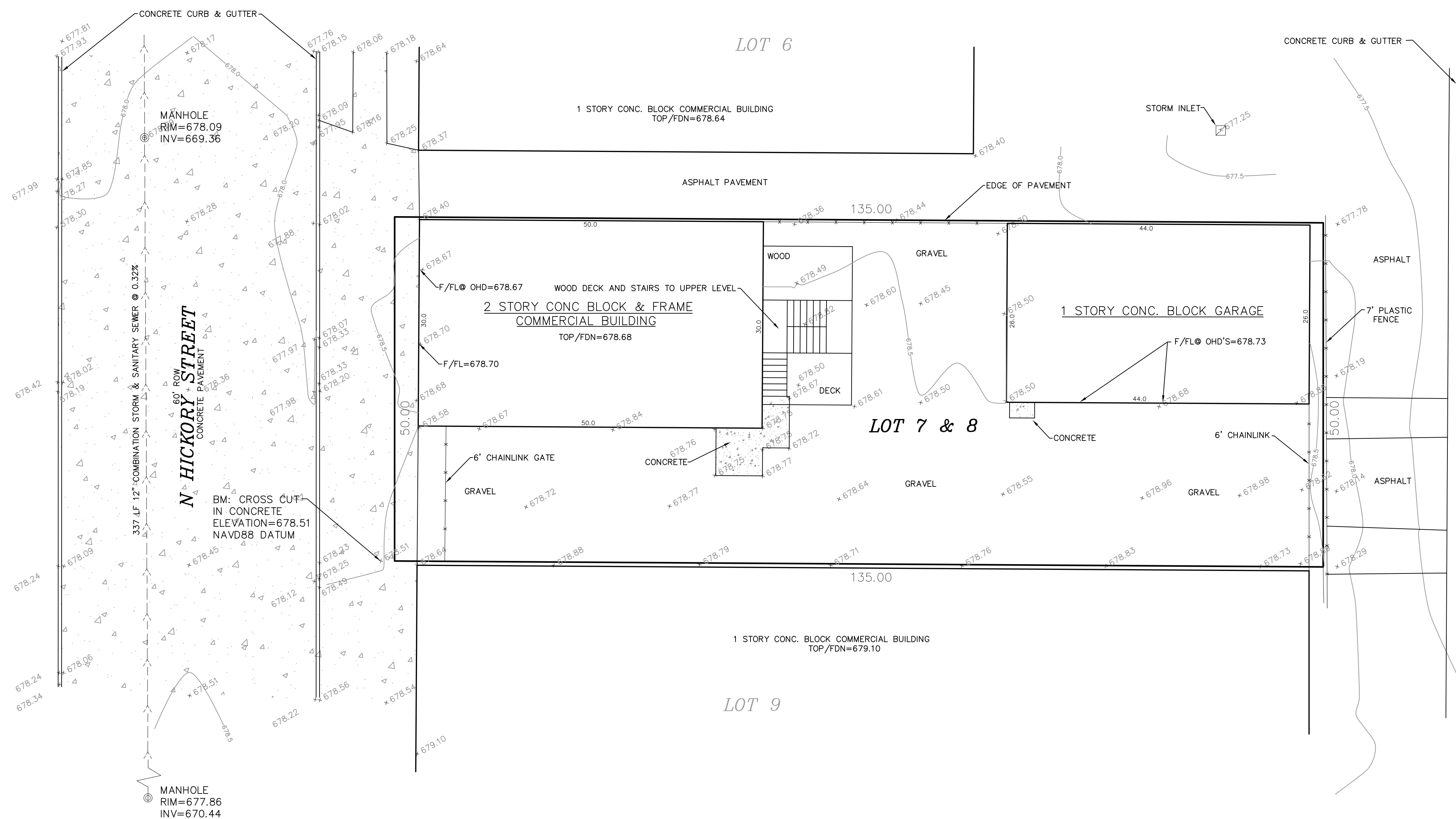
THREE SITES ACROSS THE STREET





LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION



CLIENTS: KATHLEEN EGAN (312) 339-2499
FRANK MADARAS (630) 222-2711
P.O. BOX 401
ITASKA, IL. 60143

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CONTINENTAL ENGINEERS & SURVEYORS, INC.
Consulting Engineers • Land Surveyors • Planners
Illinois Professional Design Firm #184-003402
1315 FAIRMONT ROAD, HOFFMAN ESTATES, ILLINOIS 60169
(847)885-3326 FAX:(847)885-3496

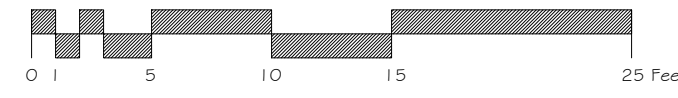
TOPOGRAPHIC SURVEY
FOR
19 N. HICKORY STREET
ARLINGTON HEIGHTS, ILLINOIS

Designed By	TRC	Approved By	MCR
Scale: 1"=10'	Book No.	Project No.	19-119
Date 6/3/19	Drawn By	WJB	Sheet 1 Of 1



IMPORTANT
VERIFY BUILDING LINES AND EASEMENTS
PRIOR TO CONSTRUCTION.

DIMENSIONED SITE PLAN
SCALE: 1" = 8'-0"



Arlington Beer Company
19 N. Hickory
Arlington Heights
Illinois

PROJECT
Landscape Improvements
DRAWING NUMBER
LS-3
DRAWING TITLE
Dimensioned Site Plan
SHEET NUMBER

3 of 3
SCALE
1" = 8'-0"

DESIGNED/DRAWN BY
JAC

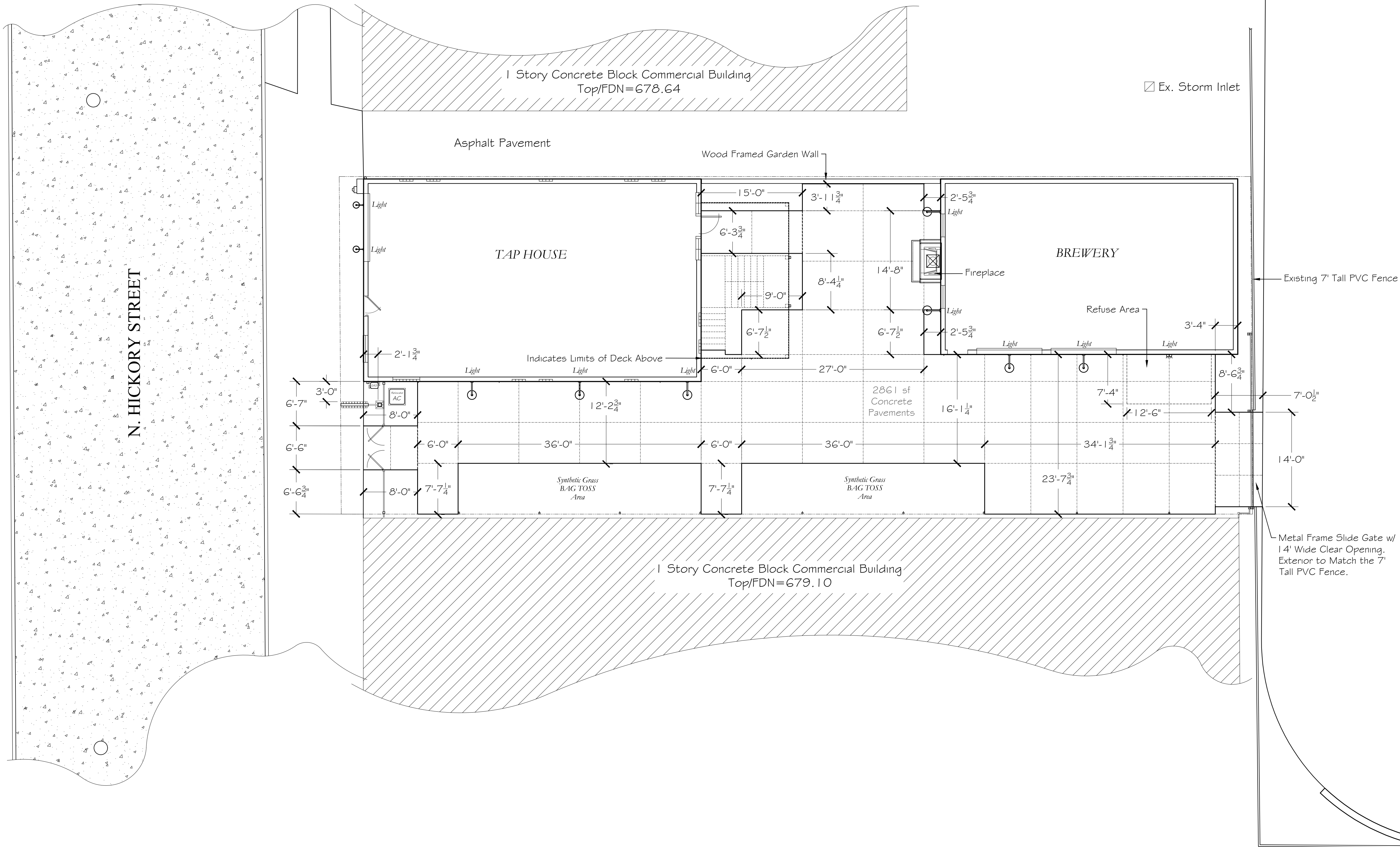
ISSUE	DESCRIPTION	DATE
#1	For Review	19.0912
#2	For Review	19.0930
#3	For Review	19.1007
#4	For Review	19.1012
#5	For Submittal	19.1111
#6	For Review	20.0227
#7	For Submittal	20.0302

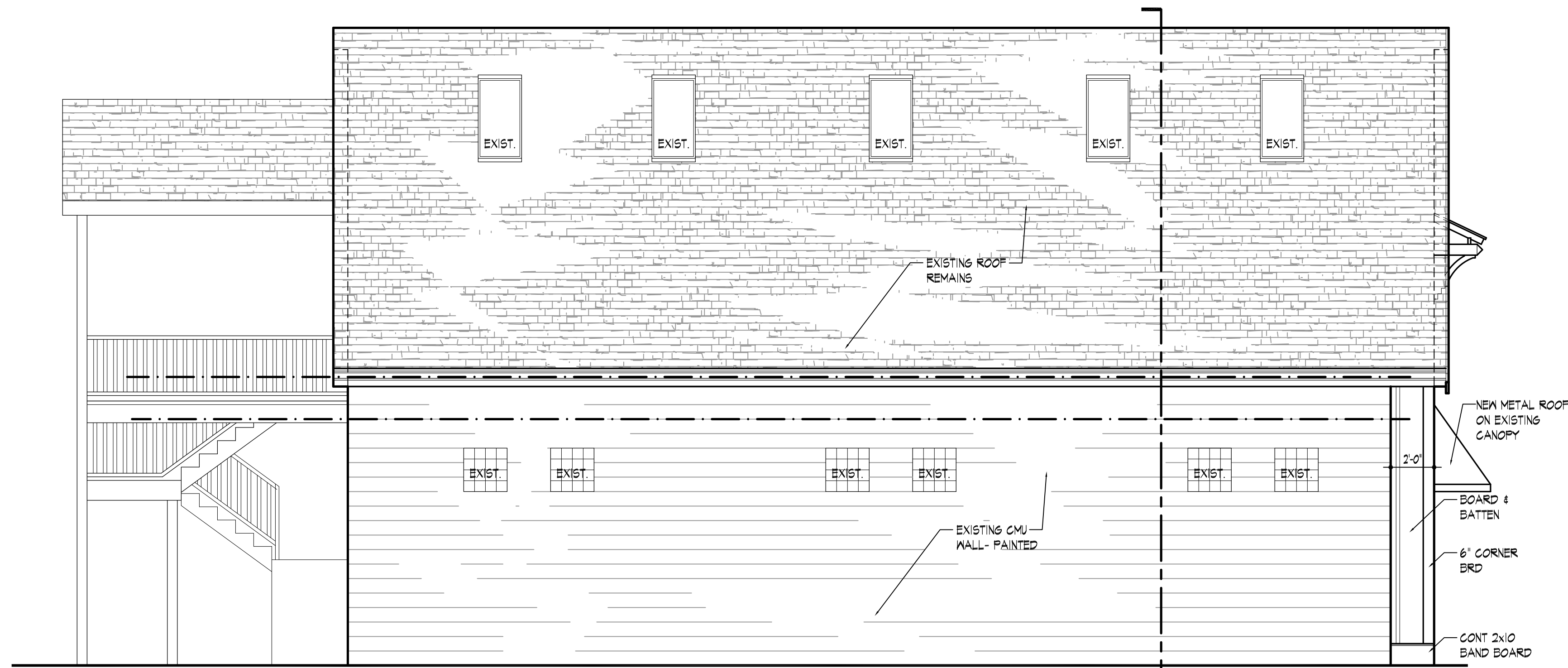
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LANDSCAPE ARCHITECT

DATE

LS-3

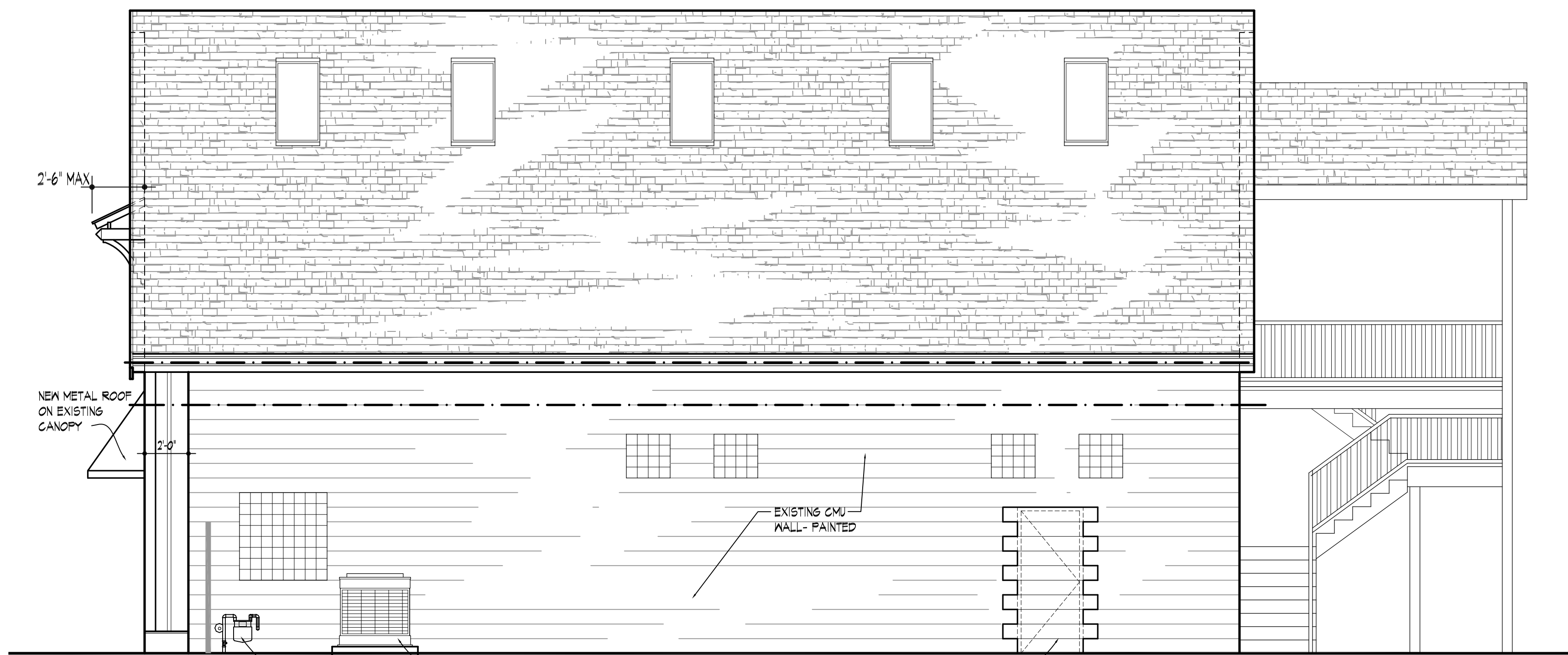




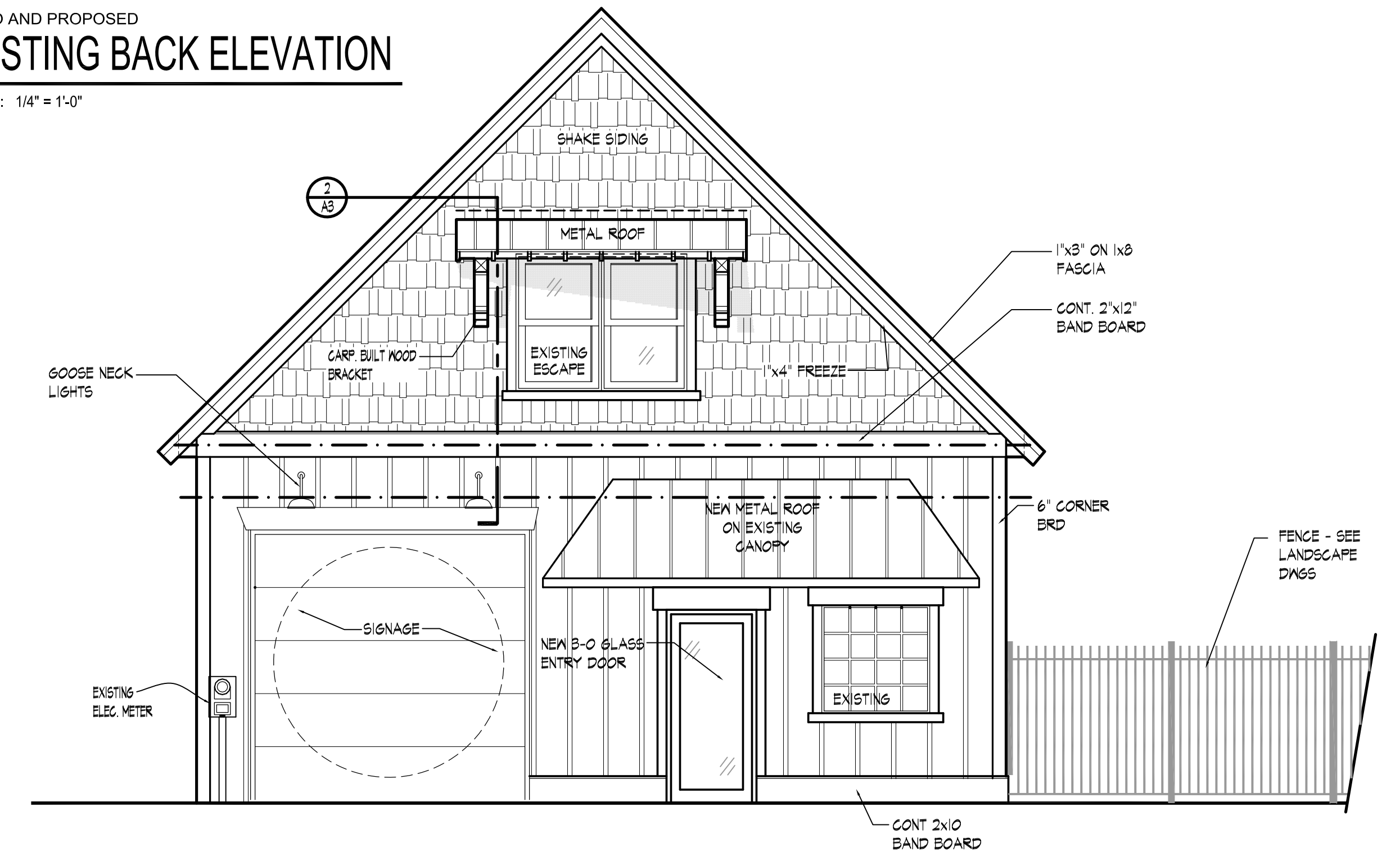
1
A1
DEMO AND PROPOSED
EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



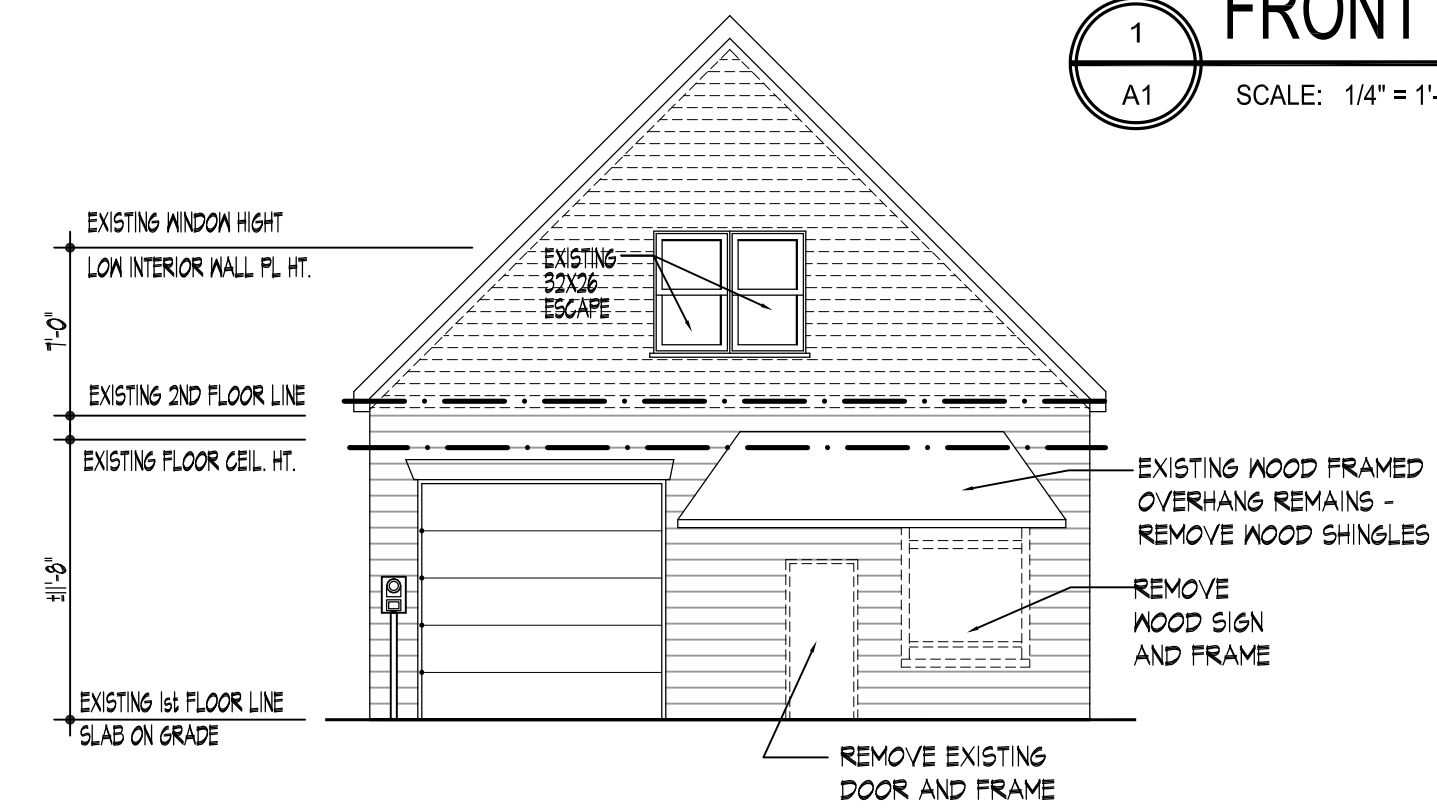
1
A1
DEMO AND PROPOSED
EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"



1
A1
EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1
A1
PROPOSED
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1
A1
FRONT ELEVATION DEMOLITION
SCALE: 1/8" = 1'-0"

TAP HOUSE INTERIOR REMODELING FOR:
ARLINGTON BEER COMPANY
19 N. Hickory Arlington Heights, Illinois

Designed and drawn by:
WILLIAM J DUSZYNSKI
12700 Goldenrod Place, St. John, Indiana
708.308.1975

No.	Date	Revisions:
1	8.30.19	ISSUE FOR REVIEW AND COMMENT

SHEET
A1





signpalace

customer: Arlington Beer Co.
 location: 19 Hickory Ave.,
 Arlington Heights, IL

work order #: 00000
 date: 12.13.19
 revision: 00

SIGN PROOF

16" diameter 48" deep reinforced concrete foundation with steel support cage and exposed mounting bolts. Post to mount to foundation via match plate system.

APPROVAL

X _____ Date
 Customer Approval

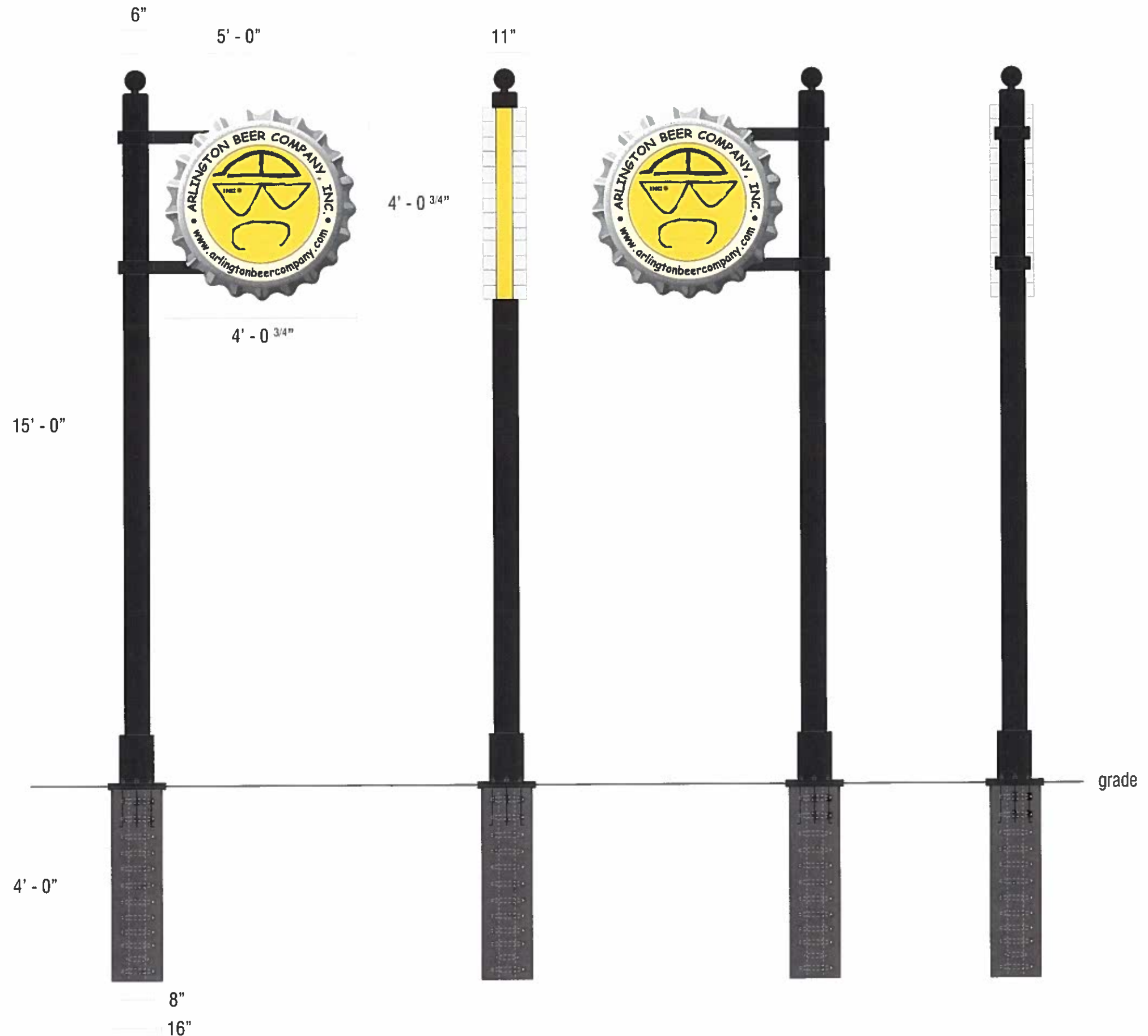
X _____ Date
 Landlord Approval

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
 Any subsequent revisions will be billed at \$75/hour.

847.640.1335 signpalace.com

68 north lively blvd. elk grove village, IL 60007

Sign 1 - Freestanding post mounted blade sign



signpalace

customer: Arlington Beer Co.
location: 19 Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Double sided internally illuminated vacuum formed polycarbonate blade sign with digitally printed graphic mounted to sign faces. Steel support structure within sign to mount directly to post.

quantity: 1

face size: 4' - 0 3/4" x 4' - 0 3/4"

material: Formed plastic

APPROVAL

X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at \$75/hour.

847.640.1335 signpalace.com

68 north lively blvd. elk grove village, IL 60007

4' - 0 3/4"



4' - 0 3/4"



customer: Arlington Beer Co.
 location: 19 Hickory Ave.,
 Arlington Heights, IL

work order #: 00000
 date: 12.13.19
 revision: 00

SIGN PROOF

description: Electrical diagram
 for double sided vacuum formed
 polycarbonate blade sign.

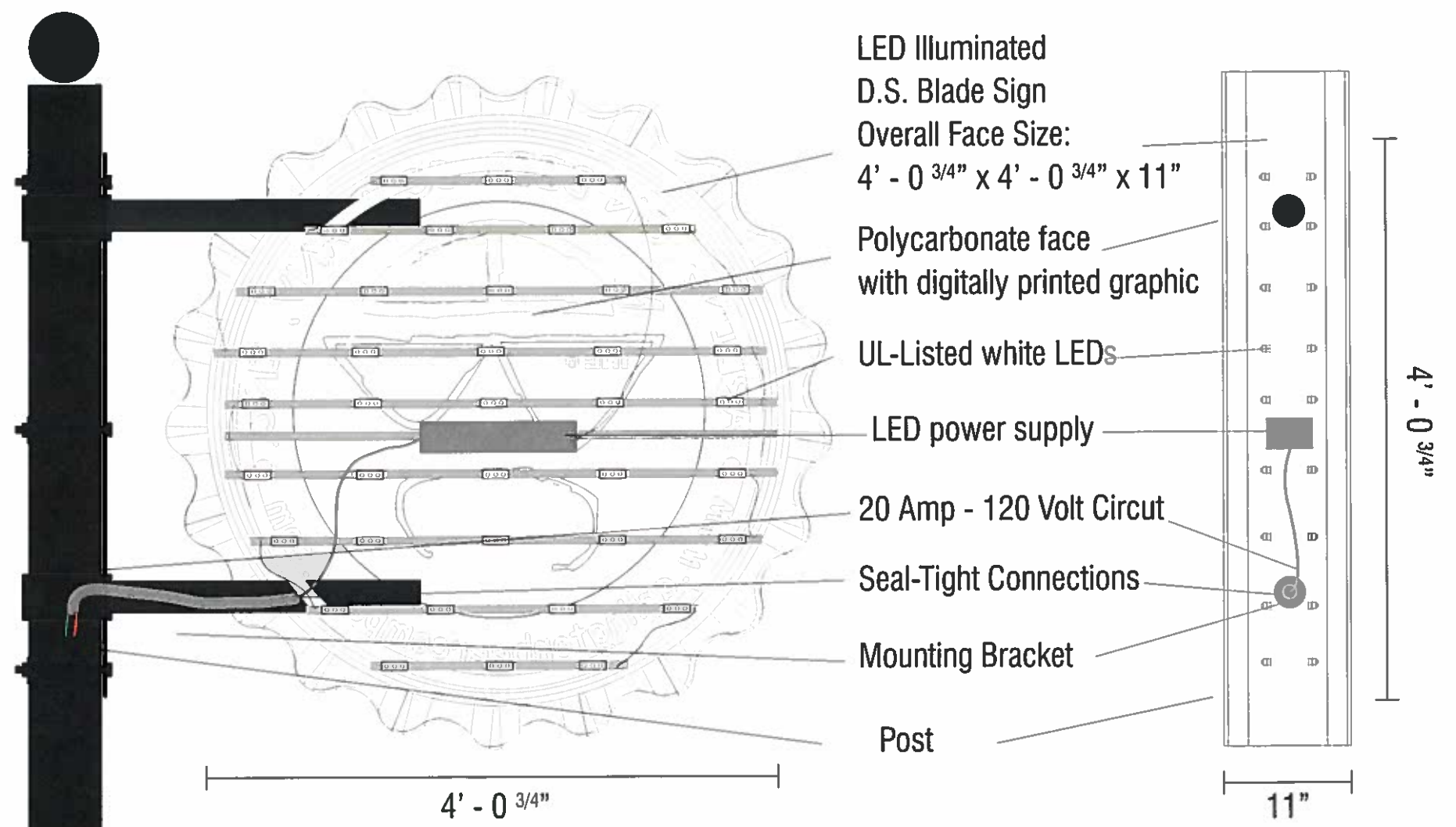
APPROVAL

X _____
 Customer Approval Date

X _____
 Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
 Any subsequent revisions will be billed at \$75/hour.

847.640.1335 | signpalace.com
 68 north lively blvd. elk grove village, IL 60007



- LED Illuminated
D.S. Blade Sign
Overall Face Size:
4' - 0 3/4" x 4' - 0 3/4" x 11"
- Polycarbonate face
with digitally printed graphic
- UL-Listed white LEDs
- LED power supply
- 20 Amp - 120 Volt Circuit
- Seal-Tight Connections
- Mounting Bracket
- Post

signpalace

customer: Arlington Beer Co.
location: 19 N. Hickory Ave.,
Arlington Heights, IL

work order #: 00000
date: 12.13.19
revision: 00

SIGN PROOF

description: Digitally printed
adhesive vinyl with matte overlam,
applied direct to store front garage
door
quantity: 1
size: 8' x 8'
material: 3951HT/290M

APPROVAL

X _____
Customer Approval Date

X _____
Landlord Approval Date

ARTWORK CHARGE INCLUDES 1 DRAWING AND 1 REVISION.
Any subsequent revisions will be billed at \$75/hour.

847.640.1335 signpalace.com

68 north lively blvd. elk grove village, IL 60007

8' - 0"



8' - 0"

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

WHEREAS, _____ (“Applicant”) is the owner of record of that certain property located in the R-7 Multiple Family Dwelling District ("R-7 District"), commonly known as 19 North Hickory Avenue, 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 August 16, 2021 (‘Ordinance’), grants variations to the Applicant from the Village's sign regulations for the installation of one wall sign and one ground sign 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 BEER COMPANY, INC.

Its _____

Its _____