

AN ORDINANCE GRANTING
VARIATIONS FROM CHAPTER 30 OF
THE ARLINGTON HEIGHTS MUNICIPAL CODE

WHEREAS, the Village of Arlington Heights has received a request from Mike Schwartz, owner of the Westgate Park & Shop retail center, located at 1531-1711 West Campbell Street, for variations from Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code; and

WHEREAS, the Design Commission conducted a public meeting on June 9, 2015, Design Commission File #14-049, and has reviewed the request and provided its recommendations to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Design 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,

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

SECTION ONE: That the following variations from Chapter 30 of the Arlington Heights Municipal Code are granted:

1. A variation from Section 30-302a, to allow two ground signs with a separation distance of 300 feet, in lieu of the 800 feet of separation required between two ground signs,
2. A variation from Section 30-303c, to allow a ground sign with 60 square feet of signable area, and
3. For the new multi-tenant sign to be installed within three years, a variation from Section 30-305a to permit the changeable copy directly under Walgreen's name instead of on the lower portion of the sign

for the property legally described as:

Parcel 1: That part of the West 600 feet of the Southwest $\frac{1}{4}$ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, lying South of the center line of Campbell Avenue described as follows to wit: beginning at the point of intersection of the center line of Campbell Avenue and the West line of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, thence running South 351 feet along the West line of said section; thence East a distance of 600 feet on a line parallel to the center line of Campbell Avenue, thence North on a line parallel to the West line of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, a distance of 351 feet to the center line of Campbell Avenue; thence West along the center line of Campbell Avenue 600 feet to the point of beginning (excepting those parts thereof falling in Wilke Road and Campbell Avenue) in Cook County, Illinois.

Parcel 2: That part of the Southwest $\frac{1}{4}$ of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, described as follows: beginning at the intersection of the center line of Campbell Avenue with the East line of the West 600 feet of the Southwest $\frac{1}{4}$ of Section 30; thence East along the center line of Campbell Avenue 58.28 feet more or less to the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30; thence South along the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 30, 351 feet; thence West parallel to the center line of Campbell Avenue 58.63 feet more or less to the East line of the West 600 feet of said Southwest $\frac{1}{4}$; thence North along the East line of the West 600 feet, 351 feet to the place of beginning, (excepting that part thereof falling in Campbell Avenue) in Cook County, Illinois.

P.I.N. 03-30-317-011-0000

and commonly described as the Westgate Park & Shop retail center, located at 1531-1711 West Campbell Street, Arlington Heights, Illinois.

SECTION TWO: Approval of variations 1 and 2 shall be in substantial compliance with the drawing prepared by Doyle General Sign Contractors, dated August 12, 2015, consisting of one sheet, copies of which are on file with the Village Clerk and available for public inspection.

SECTION THREE: That the variations from Chapter 30 of the Arlington Heights Municipal Code granted by this Ordinance are subject to the following conditions, to which the Petitioner has agreed:

1. The second sign, which is the pole sign facing Campbell Street, is limited to 40 square feet of text within the 60 square feet of sign face.

2. No later than three years after the adoption of this Ordinance, the existing Walgreens sign shall be replaced with a new multi-tenant sign substantially similar to the drawing prepared by Doyle General Sign Contractors dated August 11, 2014 or a new multi-tenant monument sign substantially similar to the drawings prepared by the Village of Arlington Heights Planning and Community Development Department dated November 26, 2014.

3. No later than three years after the adoption of this Ordinance, the second ground sign facing Campbell Street shall be removed in its entirety.

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

SECTION FOUR: That the Director of Building of the Village of Arlington Heights is hereby directed to issue permits for the sign(s) 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.

AYES:

NAYS:

PASSED AND APPROVED this 8th day of September, 2015.

Village President

ATTEST:

Village Clerk

MiscOrdinances:Sign Variation – Westgate Park and Shop