

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

Project Name: Mago Grill & Cantina  
Project Address: 115 W. Campbell Street  
Prepared By: Steve Hautzinger

### PETITIONER INFORMATION:

DC Number: 17-025  
Petitioner Name: Eddie Nahlawi  
Petitioner Address: Foodworks  
171 W. Wing Street  
Arlington Heights, IL 60005  
Meeting Date: April 6, 2017

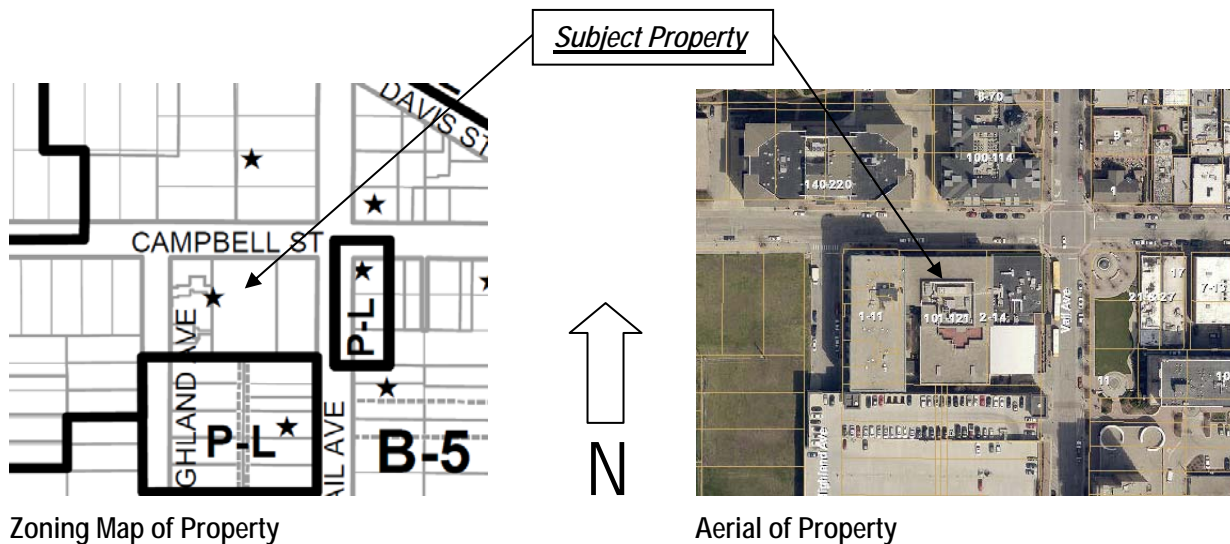
Date Prepared: March 20, 2017

### Requested Action:

1. A variation from Chapter 30, section 30-201.h.4 Number, to allow two wall signs where only one is allowed.
2. A variation from Chapter 30, section 30-201.h.3 Wall Signs, to allow a 9 sf wall sign, where 0 sf is allowed.

### ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction...to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Code."



### Summary:

Mago Grill & Cantina is an existing restaurant located in the first floor of the Metropolis building in the Downtown. The Metropolis building has two tenant spaces facing Campbell Street that are separated in the middle by a main common building entrance. Mago currently occupies the west tenant space, and they have recently expanded into the east tenant space (formerly Z Spa). The existing Mago restaurant has two awnings above their storefront windows, and a 9 sf wall sign on the center brick pier. The petitioner is proposing to use the same signage on the new east side of their restaurant, where awnings are permitted by code, but a second wall sign for the same business on the same street frontage is not allowed.

The awnings are proposed to be updated with new graphics, which is nicely designed, and code compliant. The existing Mago wall sign has a brown background, and it is proposed to be refaced with a colorful new sign on a white background. The existing Z Spa wall sign is proposed to be updated with a matching white Mago sign.

**Table 1: Wall Sign Summary:**

Section 30-201.h.4 Number states that each business shall be permitted no more than one wall sign for each street it fronts on.

Section 30-201.h.3 Wall Signs states that a ratio of one square foot of sign area for each linear foot of storefront shall determine the maximum signable area.

Tenant Spaces facing Campbell Street	Storefront Length	Sign Area Allowed	Sign Area Proposed	Remarks
West (Existing)	50 feet	50 sf	9 sf	Complies with code.
East (New)	50 feet	0 sf	9 sf	Variations required for quantity and size.

**Sign Variation Criteria:**

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as the need to create signage reflecting that the two spaces are owned and operated by one individual business.

Staff agrees with the proposed variations for the following reasons:

- The shared common building entrance divides the restaurant into two halves which is a unique situation that is not self-created. The expanded restaurant is completely separated by the main building entrance and lobby. This situation is substantially different and unique from other establishments with only one street frontage.
- The proposed signage is nicely designed and fits the character of the Downtown.
- The size of the two wall signs combined is well under the allowable sign size for just one of the tenant spaces.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the requested sign variations for the *Mago Grill & Cantina* at 115 W. Campbell Street. This recommendation is subject to compliance with the plans received on 2/23/17, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

March 20, 2017

Steve Hautzinger AIA, Design Planner  
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 17-025