



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 23, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 6/09/15

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. DC#15-065 - Shell Gas Station - 3 W. Algonquin Rd. - Commercial
- B. DC#15-067 - Holiday Inn Express - 2111 S. Arlington Heights Rd. - Sign Variation
- C. DC#15-070 - Northwest Crossings - 1421/1501 W. Shure Dr. - Sign Variation

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes - 6/09/15

Department: Planning & Community Development

ATTACHMENTS:

Description

DC Minutes 6/9/15 - DRAFT

Type

Minutes

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 9, 2015**

Chair Eckhardt called the meeting to order at 6:34 p.m.

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald

Members Absent: Alan Bombick
Jonathan Kubow

Also Present: Mike Schwartz, Owner of *Westgate Park & Shop*
Jason Miller, Fitness 19 for *Westgate Park & Shop*
Jon Ridler, A.H. Chamber of Commerce for *Westgate Park & Shop*
Eric Larson for *Patton Elementary School*
Dennis Kulak, KLLM for *Cassidy Tire*
Rick Ahern, *Cassidy Tire*
James Ahern, *Cassidy Tire*
Kevin Kordes, *Cassidy Tire*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MAY 26, 2015

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF MAY 26, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt stated that because only 3 commissioners are here tonight, a vote must be unanimous for an item to move forward or be approved.

ITEM 1. SIGN VARIATION REVIEW (continued from 4/28/15)**DC#14-049 – 1531-1711 W. Campbell St.**

Mr. Mike Schwartz, owner of *Westgate Park & Shop*, **Mr. Jason Miller**, representing *Fitness 19*, and **Mr. Jon Ridler**, representing *Arlington Heights Chamber of Commerce*, were present on behalf of the project.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Mr. Hautzinger presented Staff comments. The petitioner is requesting a variation to allow 2 ground signs where only one ground sign is allowed, and that the second ground sign be 60 square feet where only 40 square feet is allowed. The request was previously reviewed by the Design Commission on July 8, 2014 and again on April 28, 2015. At the last meeting on April 28th, the commissioners concurred that, if possible, new tenant panels should be incorporated into the existing Walgreens sign, as opposed to keeping the second ground sign. The request was continued in order to confirm Walgreens' position on this matter.

In response to the feedback from the Design Commission, Staff pursued and obtained written approval from Walgreens allowing their existing ground sign on the corner of Campbell and Wilke to be modified to incorporate tenant panels on the bottom of the sign, as illustrated on the plan prepared by Doyle General Sign Contractors dated 8/11/15.

In light of Walgreens' approval, Staff recommends the variation request to use the existing second ground sign be denied, and the petitioner proceed with modifying the existing Walgreens sign to add the desired tenant panels. Staff reiterated that adding tenant panels to the existing Walgreens sign is a better option than the existing second ground sign due to the better visibility of the Walgreens sign along Wilke Road. A variation is required to allow Walgreens' manual change bulletin board to be located in the middle portion of the sign, because code requires that manual change bulletin boards be incorporated into the bottom portion of the sign. Staff recommends approval of a variation to allow this configuration.

Mr. Hautzinger also clarified that the approval of modifications to the existing Walgreens sign is based on the following:

1. The existing sign is 66 SF (6'7" x 10'0"), not 70 SF (7'0" x 10'0") as noted on the plan.
2. The decorative pole cover will not be included, in order to avoid site triangle visibility concerns at the street intersection.
3. The tenant panels on the bottom of the sign can be used in any quantity and arrangement, and is not required to be 9 tenant panels as shown on the plan.
4. A recommendation that the existing sign cabinet and structure be painted to match the standing seam roof on the existing retail building.
5. A requirement that the existing sign along Campbell Street be removed.

Chair Eckhardt asked the petitioner if they had any issues with Staff's recommendations on the sign variation request. **Mr. Ridler** replied that the petitioner would argue that Walgreens' approval is based on there being no cost incurred by Walgreens to add tenant panels to their existing sign, which the petitioner interprets as Walgreens saying 'no' to any changes to their sign, because if Walgreens was in favor of the modifications, they would put money towards it as well. **Mr. Schwartz** added that Walgreens gave the same response last year when he first approached them regarding the sign. At that time, he also solicited a sign company to provide him with an estimate of costs to add tenant panels to the existing sign, with 3 different scenarios presented, and the least expensive was \$8000, or \$1000 per tenant; however, at that time, tenants were not willing to take on that expense. Walgreens has done nothing but re-affirm their previous position.

Mr. Schwartz said that the real issue was that the existing sign on Campbell Street is a very valuable asset, although it is marginally too large, and the cost to the tenants would be minimal while the cost to lose the sign would be much more. He added that he was not aware that the existing sign on Campbell Street was illegal until about a year ago when he was notified by Staff. **Mr. Ridler** added that Walgreens is a large corporate business that is unwilling to put any money towards the existing sign, with the burden then falling on the small businesses in the center. **Chair Eckhardt** pointed out that the petitioner is accepting the expense involved with refurbishing and updating the sign on Campbell Street, but that the petitioner is not willing to instead invest that same money in modifying the Walgreens sign. **Mr. Schwartz** explained that the difference would be over 3 times the cost; refurbishing the existing sign would be no more than \$3000, while the least expensive option to modify the Walgreens sign would be \$9000. **Mr. Schwartz** stated that Walgreens is insisting that with the manual change board moving up, they can no longer change the text by hand, so they need a pulley system and an entirely new face on the sign.

Chair Eckhardt reiterated that the second ground sign is the issue, and opening the flood gates for others, which the commission has previously denied. **Mr. Schwartz** agreed; however, he pointed out that the second ground sign has been there for 50 years and to his knowledge it was grandfathered. **Chair Eckhardt** asked the commissioners for their comments at this time.

Commissioner Fasolo was in favor of adding tenant panels to the existing Walgreens sign, which he has been in favor of since the first review, and he was surprised that Walgreens would not contribute money towards the modifications. **Mr. Ridler** said that Walgreens' position is that they do not have to change the sign because the sign belongs to them. He also pointed out that the commissioners previously discussed having more than 3 businesses on the second wall sign, and Mr. Schwartz recently received interest from more tenants in the center that want to be added to the sign. The petitioner presented a revised sign panel design for the second ground sign with a reduced panel size to comply with the 40 sf requirement.

Commissioner Fitzgerald asked if there was a written statement from Walgreens indicating their insistence that the lifting motor be replaced inside their existing ground sign. **Mr. Schwartz** replied that he received a letter from Walgreens stating this, as did Staff. **Mr.**

Hautzinger clarified that he did not receive such letter. He did explain that upon initial contact with Walgreens corporate office, Staff was told that the existing sign is on a pulley system to raise and lower the sign to allow changing of the text. However, he contacted the Walgreens store today and spoke to the store manager who reported that they use a pole with a suction cup to change the letters on the sign, and this is how they have been doing it for the last 14 years. The manager stated that there is a lifting motor inside the sign, but they have never used it, and they doubt that it works.

Commissioner Fitzgerald asked for clarification on the dimensions of each tenant's sign on the new panel layout presented tonight. **Mr. Hautzinger** recommended that, if the commissioners are in support of the second ground sign, that the approval not be based on a particular sign panel design, but that the use of the sign in general would be approved so that the sign panel can be updated and changed in the future as tenants come and go from the center.

Commissioner Fitzgerald said that if the petitioner did not replace/fix the motor/pulley system in the existing Walgreens sign, which he did not see why the petitioner should have to, then it would be a lot more cost effective option then refurbishing the second sign, and it would be within code. Granting a sign variation for the second ground sign would just open the floodgates for others. This is still his position.

Chair Eckhardt said that he supports the re-use of the existing ground sign that has been there for many years, although it is non-compliant, and he also supports Staff's suggestion to not lock into a specific sign design. He was changing his mind about the sign; however, the sign needs to be fixed up and painted nicely so it looks brand new.

Chair Eckhardt also said that a unanimous vote from all 3 commissioners here tonight was needed to move the project forward, and it appeared as though at least one commissioner was not in favor of the second sign. **Mr. Ridler** understood that any recommendation from the commission could be brought before the Village Board for a final vote, which **Chair Eckhardt** concurred and added that the Design Commission is a recommending board to the Village Board. **Mr. Ridler** said that the petitioner wants a vote tonight from the commissioners.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP LOCATED AT 1531-1711 W. CAMPBELL STREET, TO ALLOW MODIFICATIONS TO THE EXISTING WALGREENS GROUND SIGN AT THE CORNER, AND TO NOT APPROVE THE SECOND GROUND SIGN ALONG CAMPBELL STREET, AND THE FOLLOWING:

- 1. A VARIATION FROM CHAPTER 30, SECTION 30-305, TO ALLOW THE MANUAL CHANGE BULLETIN BOARD ON THE EXISTING WALGREENS SIGN TO BE LOCATED IN THE MIDDLE PORTION OF THE OVERALL SIGN.**

Mr. Hautzinger commented that the clarifications from the Staff Report should be included in the motion (1-5).

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION TO INCLUDE THE FOLLOWING:

1. **A REQUIREMENT THAT THE APPROVAL IS BASED ON THE EXISTING 66 SF (6'7" X 10'0") WALGREENS GROUND SIGN, NOT 70 SF (7'0" X 10'0") AS NOTED ON THE PLAN.**
2. **A REQUIREMENT THAT THE DECORATIVE POLE COVER NOT BE INCLUDED, TO AVOID SITE TRIANGLE VISIBILITY CONCERNS AT THE STREET INTERSECTION.**
3. **A REQUIREMENT THAT THE TENANT PANELS ON THE BOTTOM OF THE SIGN CAN BE USED IN ANY QUANTITY AND ARRANGEMENT AND NOT REQUIRED TO BE 9 TENANT PANELS AS SHOWN ON THE PLAN.**
4. **A RECOMMENDATION THAT THE EXISTING SIGN CABINET AND STRUCTURE BE PAINTED TO MATCH THE STANDING SEAM ROOF ON THE EXISTING RETAIL BUILDING.**
5. **A REQUIREMENT THAT THE EXISTING SIGN STRUCTURE ALONG CAMPBELL STREET BE REMOVED.**
6. **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, SIGN CODE OR BUILDING 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Mr. Ridler clarified that the petitioner has brought forward a variation request for the Campbell Street sign, yet the commissioners are voting on a suggestion from Staff. **Chair Eckhardt** replied that the Design Commission can draft a motion in any way they choose; the commission is obviously not accepting the alternative to re-use the existing ground sign on Campbell Street, and added that even at 40 SF, the sign is not code compliant. **Mr. Ridler** thought the motion would be to either approve or deny the request, instead of approving something that the petitioner is not asking for. **Mr. Hautzinger** suggested clarifying the motion to state that it is a motion to deny the variation request to allow a second ground sign. **Mr. Hautzinger** explained that the current motion would approve a variation to allow the manual panel on the existing Walgreens sign to be moved up to allow for additional tenant panels to be added at the bottom of the sign; however, this could be omitted from the motion if this is of no interest to the petitioner. **Mr. Ridler** reiterated that the petitioner wants a motion to be made regarding the ground sign on Campbell Street, and if it is denied by the commission tonight, the petitioner wants to take it to the Village Board, and if it is denied, they have the option to come back and look at the Walgreens sign. **Chair Eckhardt** felt it was appropriate to amend the previous motion at this time.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND DENIAL TO THE VILLAGE BOARD OF TRUSTEES, THE SIGN VARIATION REQUEST FOR WESTGATE PARK & SHOP LOCATED AT 1531-1711 W. CAMPBELL STREET, AS PROPOSED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 5/28/14 AND THE REVISED SIGN DESIGN RECEIVED 9/23/14, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A VARIATION FROM CHAPTER 30, SECTION 302A, TO ALLOW 2 GROUND SIGNS WITH A SEPARATION DISTANCE OF 300-FEET, WHERE 800-FEET OF SEPARATION IS REQUIRED BETWEEN GROUND SIGNS.
2. A VARIATION FROM CHAPTER 30, SECTION 30-303a, TO ALLOW A 60 SF GROUND SIGN, WHERE ONLY 40 SF IS ALLOWED.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION FOR WESTGATE PARK & SHOP LOCATED AT 1531-1711 W. CAMPBELL STREET, TO ALLOW THE MANUAL CHANGE BULLETIN BOARD TO BE LOCATED IN THE MIDDLE PORTION OF THE EXISTING WALGREENS GROUND SIGN, AS AN ALTERNATIVE IF THE SECOND GROUND SIGN VARIATION REQUEST IS DENIED BY THE VILLAGE BOARD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLAN PREPARED BY DOYLE SIGN CONTRACTORS DATED 8/11/15, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A CLARIFICATION THAT THE APPROVAL IS BASED ON THE EXISTING 66 SF (6'7" X 10'0") WALGREENS GROUND SIGN, NOT 70 SF (7'0" X 10'0") AS NOTED ON THE PLAN.
2. A CLARIFICATION THAT THE DECORATIVE POLE COVER WILL NOT BE INCLUDED, TO AVOID SITE TRIANGLE VISIBILITY CONCERNS AT THE STREET INTERSECTION.
3. A CLARIFICATION THAT THE TENANT PANELS ON THE BOTTOM OF THE SIGN CAN BE USED IN ANY QUANTITY AND ARRANGEMENT, AND IT IS NOT REQUIRED TO BE 9 TENANT PANELS AS SHOWN ON THE PLAN.
4. A RECOMMENDATION THAT THE EXISTING SIGN CABINET AND STRUCTURE BE PAINTED TO MATCH THE STANDING SEAM ROOF ON THE EXISTING RETAIL BUILDING.
5. A REQUIREMENT THAT THE EXISTING SIGN STRUCTURE ALONG CAMPBELL STREET BE REMOVED.
6. 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, SIGN CODE OR BUILDING 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 AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

**FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

Chair Eckhardt commented that he is in favor of re-using the second ground sign; however, without his yes vote on the motion to deny, the project would not be able to move forward to the Village Board because there is no quorum.

Mr. Ridler asked for clarification that the motion made will allow the petitioner to go ahead with the Walgreens sign if they choose to in the future, without being required to come back before the Design Commission. **Mr. Hautzinger** said this is correct, and added that the motion will be clearly stated in the minutes as outlined in the Staff Report.

ITEM 2. SIGN VARIATION REVIEW (continued from 1/27/15)**DC#15-001 – Patton Elementary School – 1616 N. Patton Ave.**

Mr. Eric Larsen, representing *Patton Elementary School*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is requesting a variation to allow an electronic changeable LED wall sign where electronic signs are not allowed, and a variation to allow that sign to be 24 square feet where only a 12 SF manual change sign is allowed. This request was initially reviewed on January 22, 2015 and again on February 24, 2015. At the meeting in February, Staff presented a Village-wide re-review of electronic signs and the commissioners recommended that Staff continue to explore options for electronic signs throughout the Village's residential and commercial districts. **Mr. Hautzinger** also reiterated the alternative technology that is emerging with electronic ink, which Staff still feels has a lot of great promise as an aesthetically pleasing alternate to LED for electronic changeable signs.

Also at the last review, the petitioner presented possible operational restrictions if the electronic sign is approved. Commissioner feedback from that review is as follows:

1. The petitioner was encouraged to study alternate sign locations or orientation.
2. Provide light meter measurements of existing sign as compared to the proposed LED sign.
3. Address concern about red display on black background. Is an electronic sign with black letters on a white background an option?
4. Revisit with the neighbors to further discuss the proposed sign, and study a mock-up of the proposed sign.

Mr. Hautzinger said that the petitioner is here tonight to seek approval of the original variation request. Although they considered other locations for the new wall sign, the petitioner ultimately decided to pursue approval for the location as originally proposed, which is the same location as the existing wall mounted manual change sign. However, there is a change in the technology of the proposed sign; instead of either a red or amber display, the petitioner is proposing full color sign which has the capability to display white text on a black background.

Mr. Hautzinger reiterated Staff's recommendation that due to the precedent that the sign variation request for Patton School would set for the 25 schools, 25 churches, and 24 park facilities throughout the Village's residential neighborhoods, as well as other zoning districts and uses, it is recommended that the commissioners consider this request on a holistic, Village wide basis.

Staff suggests the following 3 options. Of the options listed, Staff recommends that the Design Commission proceed with either Option 1 or Option 2:

Option 1. Deny the request based on the criteria for granting a sign variation request not being met, with specific concerns regarding altering the essential character of the locality, depreciation of nearby property values, and traffic hazard.

Option 2. Continue the request until such time that the Village-wide study of possible code amendments for electronic signage is completed.

Option 3. Approve the request with the following restrictions:

- a) **Static Message.** Chapter 30, Section 30-121.a, Prohibited Signs, states “any flashing sign or sign with moving or rotating lights, or any sign creating the illusion of movement is not allowed”. The proposed LED sign shall display static messages only, and shall not be allowed to blink, scroll or animate in any way.
- b) **Hours of Operation.** Chapter 30, Section 30-117, Illumination: Hours of Operation, states “Illuminated signs located on a lot adjacent to or immediately across the street from any residential district shall be turned off at all times between the hours of 11:00 pm and 7:00 am”. It is recommended that the proposed hours of operation be restricted from 5:30 pm until 7:30 am (as proposed by the petitioner).
- c) **Illumination Level.** Per Chapter 30, Section 30-118.a, Illumination Standards, states “in no case shall the lighting intensity exceed 250 foot candles when measured flush and in contact with the face of the sign”. Furthermore, it is recommended that the sign be required to have a photo sensor dimmer to automatically reduce the brightness in the evening.
- d) **Frequency of Message Change.** The message display shall be static, with changes made only twice per day (as proposed by the petitioner), unless urgent or emergency information is necessary to be displayed.
- e) **Colors.** The display shall be restricted to white text on the black background.
- f) **Sound.** The sign shall not be allowed to emit sound.

Mr. Larson said that after the last meeting, he met with Mr. Barley, PTA President for Patton School who is here tonight, and Ms. Mueller, a resident who expressed concerns about the sign at the last meeting. They discussed Ms. Mueller’s concerns that included the location of the new sign and the type of text to be flowing or flashing, and reiterated to her that the school does not intend to have flashing or flowing text across the new sign. They also discussed alternate sign locations, such as a ground sign to face north and south of Patton Avenue and the financial costs associated with it, and Ms. Mueller indicated that she was not in favor of a ground sign. At the end of their meeting, Ms. Mueller said she was in support of the new LED wall sign and understood why the school wanted it.

Mr. Larson commented on the issue of the display color and background color. He previously contacted the sign manufacturer to ask if a red LED color could be scaled down to pure white, and was told that it would not be pure white, but would look white to most people, except at an angle it would have a slight pink hue. They obtained a cost estimate for a full color display which they now have the funds for, to try to honor the commissioners’ request to have either white letters on a black background, or black letters on a white background; however, they

would suggest white lettering with black background which would be less illumination. Other concerns previously brought up included the photo sensor and its capability to dim at night. He explained that the proposed LED sign has 10 different levels of brightness that can be manually set for different times.

Commissioner Fitzgerald asked how many lines of text the new sign would display, whether the name of the school at the top of the sign was part of the LED technology, and how many times a day the text message would change. **Mr. Larsen** explained that the new sign can hold up to 3 lines of text, or 2 larger lines of text, consisting of white letters on a black background; the name of the school at the top of the sign is not part of the LED technology, and would be internally illuminated similar to the current wall sign; the text message would change no more than twice a day. **Commissioner Fitzgerald** also asked if there was information about the LED technology available on-line and **Mr. Larsen** replied that he previously provided Staff information that contained a photograph of an existing LED sign at a school in Glendale Heights that is from the same sign manufacturer. **Mr. Hautzinger** clarified that the technology for the LED sign being proposed tonight is exactly the same as originally proposed, except that the lettering comprised of red dots will just be a series of white dots.

Commissioner Fasolo asked if the petitioner studied a mock-up of the proposed sign as previously suggested by the commissioners. **Mr. Larsen** replied that they did not create a mock-up of the sign, and instead found and visited 2 schools in Glendale Heights that have the same LED sign technology being proposed. One reason for not doing a mock-up was because they wanted the mock-up to be the exact sign being proposed and the sign manufacturer is located in Florida, and they did not want to work with a local sign company on a mock-up when they had no intention of purchasing the sign from them. **Chair Eckhardt** added that the suggestion for the mock-up was in response to the concerns stated by the neighbor at the last meeting, who was not at the meeting tonight.

Commissioner Fasolo said that he was in favor of new LED technology and he does not like the old wall sign, but he was leaning towards Option 2 because of the precedence the new LED sign would set throughout the Village, until such time that the Village-wide study of possible code amendments is further studied.

Chair Eckhardt appreciated the sign code requirements for a variation; however, he felt that the petitioner's self-imposed restrictions for the new LED sign would satisfy to the extent that the variation would not be altering, but actually might be softening the existing wall sign. He appreciated the petitioner's efforts to use white letters on a black background, restrict the sign to a static message only changed up to twice a day, and restrict the hours of operation; therefore, he was inclined to be in favor of the new sign. He added that the Design Commission is here to hear variation requests, which is an option for any petitioner in the Village. He felt that a lot of time and effort has gone into this request, both by the commission and the petitioner, to study the proposed new LED sign with what he believes to be very restrictive requirements for controlling the sign, and he could be in favor of it. He felt it was ridiculous,

with today's technology, to send a parent out to manually change the message on the existing wall sign a couple times a day.

Chair Eckhardt asked if there was any public comment on the project and there was no response from the audience.

Commissioner Fitzgerald preferred Option 2, to wait to see the results of the Village wide study. If the proposed LED sign is approved tonight, every school and every church is going to want the same thing, and they will get approval because Patton Elementary School did. **Commissioner Fasolo** agreed. **Chair Eckhardt** pointed out that 2 commissioners were not here tonight, although he was unsure of their position on the new sign.

Mr. Larsen said that he was disappointed that all 5 commissioners were not here tonight, given that he has put in over 8 months of effort into this request; however, he had to move forward with the directive he was given by the Superintendent that whatever happens tonight is final. **Chair Eckhardt** encouraged the petitioner to table the project at this time to leave the door open to come back in the future. **Mr. Larsen** appreciated the support and feedback given by the commissioners; however, at this point the school had to move forward with a new sign, and if they could not move forward with the LED sign, then they had to move forward with a direct replacement. He just could not give any more time to this matter.

Mr. Barley asked if it was possible to approve the sign (Option 3) and lay out the self-imposed restrictions as strict and absolute. **Chair Eckhardt** replied that he supported the LED sign because he felt the self-imposed restrictions are tough enough for future variation requests. He felt the petitioner answered every question positively and developed a case that is precedent-setting for others; the LED sign proposed makes sense to him because it is current technology. **Mr. Larsen** thanked the commissioners again and reiterated that the directive he was given is to no longer pursue the variation if the commissioners do not approve the variation tonight.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE OPTION 2, TO CONTINUE THE PATTON ELEMENTARY SCHOOL (DC#15-001) SIGN VARIATION REQUEST UNTIL SUCH TIME THAT THE VILLAGE-WIDE STUDY OF POSSIBLE CODE AMENDMENTS FOR ELECTRONIC SIGNAGE IS COMPLETE.

**FASOLO, AYE; FITZGERALD, AYE; ECKHARDT, NAY.
THE MOTION FAILED.**

ITEM 3. COMMERCIAL REVIEW

DC#15-058 – Cassidy Tire – 710 E. Northwest Hwy.

Mr. Dennis Kulak, representing *KLLM Architects*, **Rick Ahern** and **James Ahern**, owners of *Cassidy Tire*, and **Kevin Kordes**, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish their existing automobile tire and repair shop to allow construction of a new automobile tire and service shop on the existing site. The proposed 5,500 sf facility will include five service bays, an interior loading berth, a customer showroom/waiting area, and a 2,500 sf storage mezzanine. The scope of the project includes a complete redevelopment of the site, including parking areas, landscaping, and parkway improvements. This proposal complies with the B-3 zoning requirements.

The subject property is located within the Hickory/Kensington redevelopment TIF area; therefore, the proposed design is subject to review against the approved Hickory/Kensington Design Guidelines. The overall vision for the Hickory/Kensington redevelopment area is to create a new, “clean and modern” vibrant neighborhood. This portion of the Hickory/Kensington area is envisioned to remain as Commercial use, and the design intent for the remaining commercial redevelopment zones is to coordinate with and complement the existing context, such as: Mariano’s, the multi-tenant retail building north of Kensington, and the Walgreens and Retail out lot buildings along Northwest Highway.

The proposed design does have some traditional forms, but overall it is a clean and straightforward concept that will fit in well with the existing context. The proposed material palette is rich, and the glazed overhead doors add a nice modern element to the composition. The proposed rooftop mechanical units are required to be fully screened from public view, and the petitioner is proposing a continuous parapet wall which is a very nice method to screen the mechanical equipment. The dumpster area is required to be fully screened. The petitioner is proposing a dumpster area on the site at the north end of the building. It is recommended that the dumpster enclosure be constructed with masonry to match the proposed building walls.

In regards to landscaping:

1. Three foot tall landscape screening is required to screen the parking areas along the north and south ends of the site.
2. A 4” caliper tree is required at the end of the parking rows at the north and south ends of the building.
3. It is recommended to change the proposed arborvitae along the east property line to a more salt tolerant shrub.

Signage is not included in this review; however, it should be noted that only one wall sign is allowed per street frontage. Also, it is recommended that a monument style ground sign be incorporated into the overall plan, to complement the existing monument style for Walgreens

and Mariano's.

Staff recommends approval of the proposed architectural design for Cassidy Tire with the recommendations listed in the Staff report.

Mr. Kulak stated that the owners of Cassidy Tire have been here for about 35 years and want to stay. They are proposing to locate the new building to the other side of the site, in anticipation of the existing buildings to the west being redeveloped in the future. The existing fence located along the north property line was installed by Mariano's and should remain. The 800 square foot showroom area will be located in the front of the building, similar to 2 new facilities in Addison and on Kinzie in Chicago, and four bays will be located across the west side of the building, with a fifth bay proposed in the back for trucks.

Mr. Kulak explained that he worked on the shopping center located east of Mariano's, which was looked at when the new building elevations were developed, as well as the non-contemporary style the owners preferred. The design being proposed includes 12-inch block at the bottom, iron spot brick, asphalt roof shingles, and the same custom red awnings and signage as used at their downtown Chicago and Addison facilities. **Mr. Kulak** said that they have not yet fully investigated the monument sign recommended by Staff, and pointed out that traffic on Northwest Highway is pretty fast. The proposed trash enclosure is intended to be masonry, although it is not shown in detail on the drawings.

Commissioner Fasolo felt the design was good and would fit in well with the buildings to the north that include Walgreens and Mariano's that have similar rooflines. He noticed that between the rendering and the elevations, the elevation shows a louver in the gable wall area above the entry door, as well as on the south and east elevation; however, this is not shown on the rendering. **Mr. Kulak** clarified that they do intend to include this detail. **Commissioner Fasolo** agreed with this detail and was in favor of the design as submitted, including the comments and suggestions in the Staff report relative to the trash enclosure, landscaping, and signage.

Commissioner Fitzgerald felt it was a very nice design, and he liked the materials and the colors. He also agreed with Staff's landscape suggestions and requirements, specifically the Arborvitae which would not do well and would be a waste of money. He asked Staff for clarification about the requirement to provide 4-inch caliper trees at the end of the parking rows at the north and south ends of the building, since the parking row is so close to the building. **Mr. Hautzinger** stated that code requires parking islands with 4" caliper trees at the end of all rows of car stalls. He acknowledged that this is a constrained site and that Staff will work with the petitioner to determine the exact placement of the trees in these two areas. **Commissioner Fitzgerald** agreed that there should be some flexibility in both the location and size of trees in these two locations, to ensure that the trees will fit into the space. He also wanted to make sure these were not shade trees, and rather more of an ornamental tree that can grow there and not hurt the building. He liked the proposed building design, with the exception of the south elevation, specifically the left side of the south elevation that looked like a back door instead of a front

door when driving down Kensington. He suggested adding details such as a window or awning above the doors, similar to the south and east elevations. **Mr. Kulak** clarified that the north elevation was incorrectly labeled 'south' on the drawings. **Commissioner Fitzgerald** reiterated that the elevation labeled 'south' on the drawings, needed more details added to the left of the 2 large garage doors, such as adding a window or awning above the doors. **Chair Eckhardt** asked if a sign would be allowed on the north elevation. **Mr. Hautzinger** responded that one sign is allowed per street frontage, so a sign would be allowed on the north elevation, and that only one sign is allowed on the south elevation. The petitioner was agreeable to this suggestion and expressed their desire to have a sign on the north elevation.

Chair Eckhardt agreed with Commissioner Fitzgerald's concern about the lack of detail on the left side of the elevation facing Kensington, and he felt that adding an awning with the name of the business would be enough to address this concern. He also questioned the code requirement to provide a 4-inch caliper tree at the ends of the parking row at the north and south ends of the building because of the lack of space available to accommodate tree growth. **Commissioner Fitzgerald** felt there was no parking island here; it was the end of the parking row, but there was no island. **Chair Eckhardt** felt the parking islands were at the 2 streets. **Mr. Hautzinger** explained that Staff was trying to be flexible with the petitioner on this matter, understanding that it is a tight site. **Chair Eckhardt** concluded that he agreed with Commissioner Fitzgerald in whatever he feels is appropriate on the plant material that would survive in these 2 locations.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR CASSIDY TIRE LOCATED AT 710 E. NORTHWEST HIGHWAY. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 5/15/15, REVISED SITE PLAN RECEIVED 6/3/15, REVISED FIRST-FLOOR PLAN RECEIVED 6/3/15, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND RESOLUTION OF THE FOLLOWING:

- 1. A REQUIREMENT TO CHANGE OUT THE ARBORVITAE ON THE PROPERTY TO A MORE SALT TOLERANT PLANT MATERIAL.**
- 2. A REQUIREMENT TO PROVIDE A 4-INCH CALIPER TREE IN THE ISLANDS AT THE END OF THE PARKING ROW NEAR THE STREET, BUT NOT REQUIRED NEAR THE BUILDING.**
- 3. A REQUIREMENT TO PROVIDE 3-FOOT TALL LANDSCAPE SCREENING ALONG THE PARKING ON THE NORTH AND SOUTH ENDS OF THE SITE.**
- 4. A REQUIREMENT THAT SOMETHING BE DONE TO THE NORTH ELEVATION, TO THE EAST (LEFT) OF THE 2 GARAGE DOORS, TO DRESS IT UP TO FEEL MORE LIKE A FRONT ENTRANCE, TO BE REVIEWED AND APPROVED BY STAFF.**
- 5. THIS REVIEW REPRESENTS DESIGN APPROVAL 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, SIGN CODE OR BUILDING OR ANY OTHER REVIEWS.**

6. IT IS THE PETITIONER'S RESPONSIBILITY TO SUBMIT THE APPROPRIATE PERMIT APPLICATION(S) TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH ANY WORK. 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Mr. Hautzinger clarified that the requirement to provide a 4-inch caliper at each end of the building is a code requirement, and he suggested amending the motion to state that the commissioners were not in support of this requirement, and allow Staff to work with the petitioner to sort it out. A variation from this code requirement would need to be reviewed by the Zoning Board of Appeals. The commissioners again questioned that there is even an island in these locations, and the actual intent of the code. **Commissioner Fitzgerald** did not want the petitioner to end up having to go before another commission.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO AMEND THE MOTION AS FOLLOWS:

2. A RECOMMENDATION THAT THE TWO 4-INCH CALIPER TREES CLOSE TO THE BUILDING WHERE THERE ARE NO ISLANDS, NOT BE PUT IN, BUT WITH STAFF'S APPROVAL.

**FITZGERALD, AYE; FASOLO, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

ITEM 4. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:45 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



Item: DC#15-065 - Shell Gas Station - 3 W. Algonquin Rd. - Commercial

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for the renovation of an existing gas station building.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for renovations to the Shell Station located at 3 W. Algonquin Road. This recommendation is subject to compliance with the plans dated 5/30/15 and received 6/2/15, revised Site Plan received 6/3/15, revised First Floor Plan received 6/3/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. The existing dumpster enclosure shall be painted with a fresh coat of black paint, and evergreen landscaping shall be added around the enclosure to improve the screening.
2. The landscaping throughout the site shall be improved to comply with the previously approved landscape plan pursuant to Ordinance 95-057.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or 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.
4. All signage must meet code, Chapter 30.

ATTACHMENTS:

Description

Staff Report

Drawings & Documents

Type

Report

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Shell Station
Project Address: 3 W. Algonquin Road
Prepared By: Steve Hautzinger

Date Prepared: June 18, 2015

PETITION INFORMATION:

DC Number: 15-065
Petitioner Name: Maqbool Khan
Petitioner Address: 8060 Lawndale Avenue
Skokie, IL 60076
Meeting Date: June 23, 2015

Requested Action(s):

1. Approval of the proposed architectural design for the renovation of an existing gas station building.

ANALYSIS:

Summary

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 and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

The petitioner is proposing to renovate an existing Shell gas station / food mart building at the intersection of Arlington Heights Road and Algonquin Road. The existing facility was constructed after receiving Special Use approval in 1995 per Ordinance 95-057. At this time, the petitioner is proposing interior and exterior improvements to the existing food mart building to enhance the overall appearance. The existing fuel pumps and canopy area will remain as is, and there are no landscaping improvements being proposed.

SITE ANALYSIS



Aerial of Property



Zoning Map of Property

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Shell Station	Commercial
North	B-2, General Business District	Gas Station / Food Mart	Commercial
South	B-2, General Business District	Office	Offices Only
East	B-3, General Service, Wholesale and Motor Vehicle District	Retail	Commercial
West	B-2, General Business District	Denny's Restaurant	Commercial

Architectural Design:

Overall, the proposed building design is nicely done, and it will result in a very nice improvement to the overall appearance of the property. The proposed exterior materials are a rich palette of brick and stone with colorful accents, which will be a huge improvement to the building's existing dull appearance. The proposed red and yellow accents on the building are consistent with Shell's recognizable corporate branding, and they will tie in nicely with the existing colorful yellow and red canopy above the fuel filling area. Furthermore, the petitioner is proposing to extend the height of the perimeter building walls to create a continuous parapet that will not only give the building a more substantial appearance, but will also serve to screen all of the existing exposed rooftop mechanical equipment. Decorative "tower" features are proposed at each end of the building which also add interest to the design. However, the "tower" on the north creates a screen in front of the exterior customer restroom door that could create a safety concern. It is recommended that this be evaluated from a safety perspective, and at a minimum, a wall mounted down light should be located directly above the exterior restroom door to illuminate this area.

Dumpster Screening:

The existing dumpster is fully enclosed by a decorative black metal fence. The black fence has a nice appearance, but it is transparent and does not fully screen the dumpster area. It is recommended that evergreen shrubs be added around the enclosure to improve the screening. Additionally, the fencing is showing signs of minor surface corrosion, so a fresh coat of black paint is recommended.

Landscaping:

As part of the 1995 Special Use approval, a landscape plan was approved for the site. The existing landscaping is inconsistent with the approved plan, and much of the landscaping is absent. The landscaping should be improved to comply with the 1995 plan, pursuant to Ordinance 95-057.

Signage:

Signage is not included in this review, but the existing canopy and ground signage are nicely designed and they appear to be in good condition. Any new signage will be required to comply with Chapter 30, Sign Code.

RECOMMENDATION:

It is recommended that the Design Commission **approve** the proposed architectural design for renovations to the *Shell Station* located at 3 W. Algonquin Road. This recommendation is subject to compliance with the plans dated 5/30/15 and received 6/2/15, revised Site Plan received 6/3/15, revised First Floor Plan received 6/3/15, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following conditions:

1. The existing dumpster enclosure shall be painted with a fresh coat of black paint, and evergreen landscaping shall be added around the enclosure to improve the screening.

2. The landscaping throughout the site shall be improved to comply with the previously approved landscape plan pursuant to Ordinance 95-057.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or 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.
4. All signage must meet code, Chapter 30.

June 18, 2015

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Petitioner, DC File 15-058

1 TITLE DESCRIPTION

LOT 1 (EXCEPT THAT PART OF LOT 1 IN KLEHM'S SUBDIVISION IN THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 35 FEET TO A POINT, THENCE NORTHWESTERLY IN A STRAIGHT LINE A DISTANCE OF 39.747 FEET TO A POINT, SAID POINT BEING 10 FEET SOUTHERLY, AS MEASURED PERPENDICULAR TO THE NORTHERLY LINE OF SAID LOT 1, AND 25 FEET NORTHWESTERLY OF THE EASTERLY LINE OF SAID LOT 1, AS MEASURED PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1, THENCE CONTINUING NORTHWESTERLY AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1 TO THE WESTERLY LINE OF SAID LOT 1, THENCE NORTHERLY ON SAID WESTERLY LOT LINE TO THE NORTHWEST CORNER OF LOT 1 AFORESAID, THENCE SOUTHEASTERLY ALONG THE NORTHERLY LOT LINE OF SAID LOT 1, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING) IN KLEHM'S SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(EXCEPT THAT PART TAKEN FOR THE WIDENING OF ARLINGTON HEIGHTS ROAD IN CIRCUIT COURT OF COOK COUNTY CASE 93LS013 MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 1 IN KLEHM'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1968 AS DOCUMENT 20370082, DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF NORTH 82 DEGREES, 16 MINUTES, 09 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 21.39 FEET; THENCE NORTH 10 DEGREES, 19 MINUTES, 11 SECONDS EAST 89.28 FEET; THENCE NORTHWESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 60 FEET, CENTRAL ANGLE 73 DEGREES, 43 MINUTES, 56 SECONDS, 77.21 FEET; THENCE NORTH 63 DEGREES, 24 MINUTES, 45 SECONDS WEST ALONG TANGENT 88.70 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE NORTH 7 DEGREES, 45 MINUTES, 52 SECONDS EAST ALONG THE SAID WESTERLY LINE OF LOT 1 A DISTANCE OF 10.56 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF ALGONQUIN ROAD (ILLINOIS ROUTE 62); THENCE SOUTH 63 DEGREES, 24 MINUTES, 45 SECONDS EAST ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF ALGONQUIN ROAD (ILLINOIS ROUTE 62) A DISTANCE OF 125 FEET; THENCE SOUTH 28 DEGREES, 17 MINUTES, 13 SECONDS EAST 40.20 FEET (39.747 FEET, RECORDED) TO THE EASTERLY LINE OF SAID LOT 1; THENCE SOUTH 7 DEGREES, 46 MINUTES, 30 SECONDS WEST ALONG THE EASTERLY LINE OF LOT 1 A DISTANCE OF 115 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

BEING THE SAME TRACT OF LAND DESCRIBED IN DEED FROM SHELL OIL COMPANY TO EQUILON ENTERPRISES LLC RECORDED AS DOCUMENT NO. 98579810, EXCEPTING THEREFROM THAT PORTION TAKEN FOR ROAD PURPOSES.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from Chicago Title Insurance Company, commitment #1401 008426042 D1, Dated March 15, 2010.

THE LAND DESCRIBED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT NO. #1401 008426042 D1, DATED APRIL 21, 2009 AND THE VESTING DEED/LEASE CONVEYED TO EQUILON ENTERPRISES LLC DATED 7-1-1998 AND RECORDED ON 7-15-1998 AS DOC. #98-599320 OF THE OFFICIAL RECORDS OF COOK COUNTY, STATE OF ILLINOIS.

ADJOINER:
DECK RESAURANR GRP. INC.
TAX #08-16-400-030

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

ITEM 23 - MATTERS OF SURVEY DEPICTED ON THE SURVEY DEPICTED BY CRAPNELL SURVEYING COMPANY JOB NO. 08-05-02133.

4 SURVEYOR CERTIFICATION

EQUILON ENTERPRISES, LLC; CHICAGO TITLE INSURANCE COMPANY

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/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, (EXCEPT IN STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A) (LOCATION OF UTILITIES PER VISIBLE, ABOVE-GROUND, ON-SITE OBSERVATION), 13, 14, 19 (A) (TO THE EXTENT POSSIBLE, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 19(B) (OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS), AND 19(D) (OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES MEET THAT WHICH IS SPECIFIED THEREIN.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MICHAEL D. CRAPNELL
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE EXPIRATION DATE NOVEMBER 30, 2010

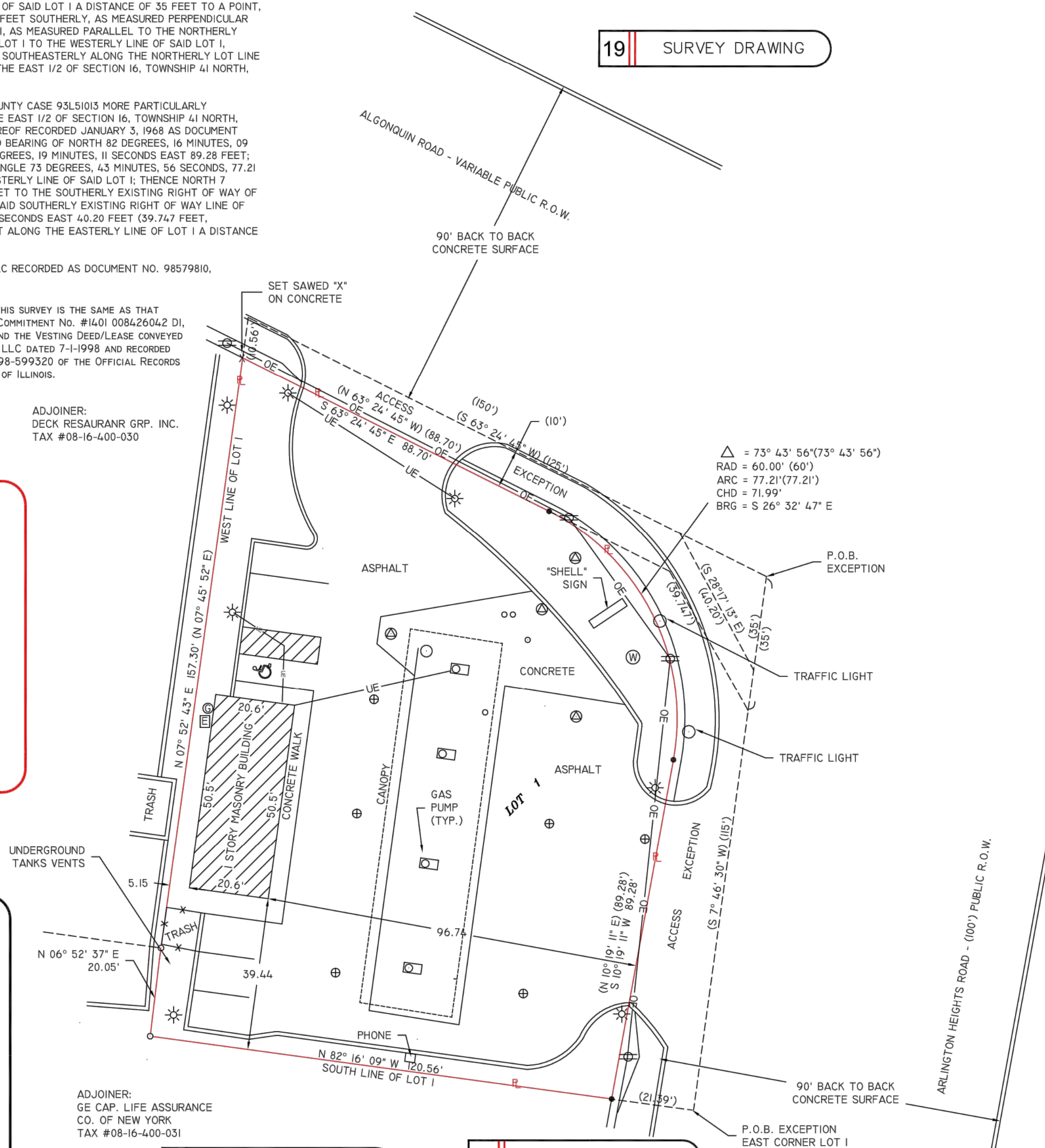
DATE:
NO. 35-2390



KEY TO ALTA-SURVEY

1 TITLE DESCRIPTION	8 ZONING INFORMATION	15 BUILDING HEIGHT
2 TITLE INFORMATION	9 LEGEND	16 VICINITY MAP
3 SCHEDULE 'B' ITEMS	10 BASIS OF BEARING	17 SCALE
4 SURVEYOR CERTIFICATION	11 SURVEYOR'S NOTES	18 CLIENT INFORMATION BOX
5 FLOOD INFORMATION	12 PARKING INFORMATION	19 SURVEY DRAWING
6 CEMETERY	13 LAND AREA	
7 POSSIBLE ENCROACHMENTS	14 BUILDING AREA	

19 SURVEY DRAWING



15 BUILDING HEIGHT

10.5'

14 BUILDING AREA

1036 SQ.FT.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (AREA OUTSIDE OF 100 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1703IC0211F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 6, 2000 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6 CEMETERY

NO EVIDENCE OF CEMETERIES WERE OBSERVED AT THE TIME OF SURVEY.

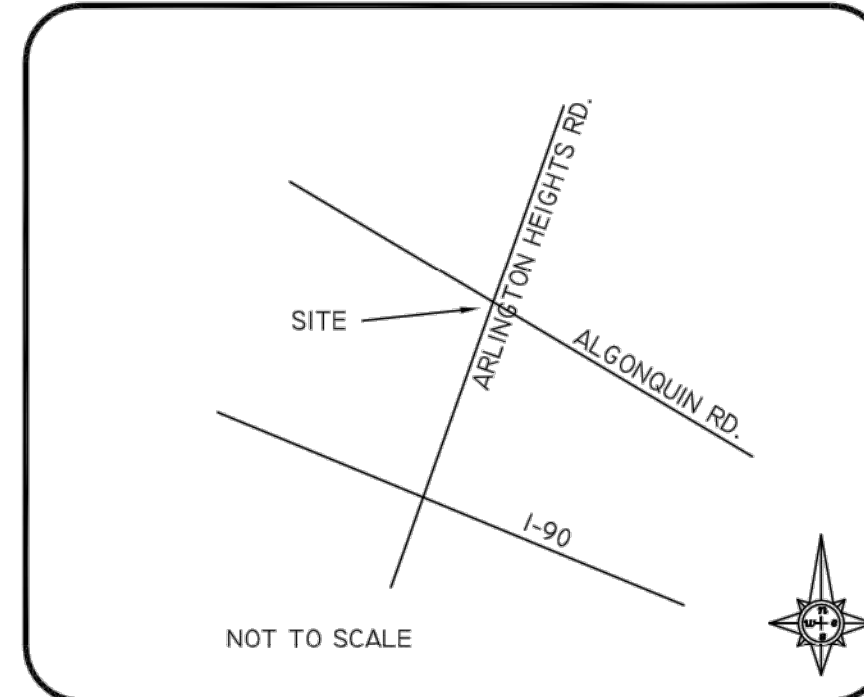
12 PARKING INFORMATION

5 REGULAR SPACES
1 HANDICAPPED SPACE

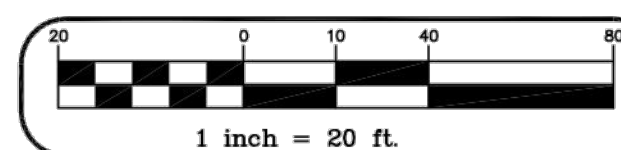
13 LAND AREA

0.44 ACRES
18,951 SQ.FT.

16 VICINITY MAP



17 SCALE



8 ZONING INFORMATION

SITE RESTRICTIONS:

SETBACKS

FRONT - 0'
SIDE - 0'
REAR - 0'

HEIGHT - N/A
BULK - F.A.R. = 2.5
ZONE - B-2, BUSINESS

ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF ARLINGTON HEIGHTS JONATHAN MENDEL FAX (847) 368-5988 (PLANNING DEPARTMENT)

10 BASIS OF BEARING

THE NORTHERLY LINE OF SUBJECT PROPERTY IS ASSUMED TO BEAR (N 63° 24' 45" W)

11 SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has physical access to Arlington Heights Road and Algonquin Road.
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

7 POSSIBLE ENCROACHMENTS

NO APPARENT ENCROACHMENTS AT THIS TIME OF SURVEY.

9 LEGEND

SET "PK" NAIL =
DEED DIMENSION = (0.0')
FIELD DIMENSION = 0.0'
MONUMENTS FOUND =
MONUMENTS SET #4 REBAR x 30"
YELLOW CAPPED "CRAPNELL 35-2390" =
POWER POLE =
LIGHT POLE =
MAN HOLE =
VALVE =
STORM INLET =
ELECTRIC TRANSFORMER =
FENCE LINE =
PROPERTY LINE =
FIRE HYDRANT =
WATER VALVE =
TELEPHONE CANISTER =
GAS VALVE =
MONITORING WELL =
UNDERGROUND TANK CAPS =
OVERHEAD ELECTRIC =
HANDICAPPED SPACE =
UNDERGROUND ELECTRIC =

ALTA/ACSM Land Title Survey

18 CLIENT INFORMATION BOX

This Work Coordinated By:

C:\ACAD PROJECTS\SHELL\LOGO.BMP

621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 701-1111 www.FirstAmPLS.com

Drwn By:	KLC	Date:	4-22-08
Surveyor Ref.No.		Revision:	
Aprvd By:	MDC	Date:	10-23-08
Field Date:	5-20-09	Revision:	
Scale:	1" = 20'	Date:	11-3-08
		Revision:	
		Date:	4-05-10
		Revision:	

Prepared For:

Client Ref. No: 136849

Project Address: 3 W. ALGONQUIN ROAD

Project Location: ARLINGTON HEIGHTS, IL.

Project Name: SHELL CHICAGO

Job Number: 09-05-034-033



EXISTING BUILDING PICTURES & SURROUNDING PROPERTIES:



FRONT OF EXISTING BUILDING- View 1



LEFT SIDE OF EXISTING BUILDING-View 2



RIGHT SIDE OF EXISTING BUILDING - View 3



REAR SIDE OF EXISTING BUILDING- View 4



SURROUNDING PROPERTIES- View 5



SURROUNDING PROPERTIES- View 6



SURROUNDING PROPERTIES- View 7



SURROUNDING PROPERTIES- View 8



SURROUNDING PROPERTIES- View 9



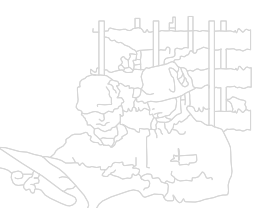
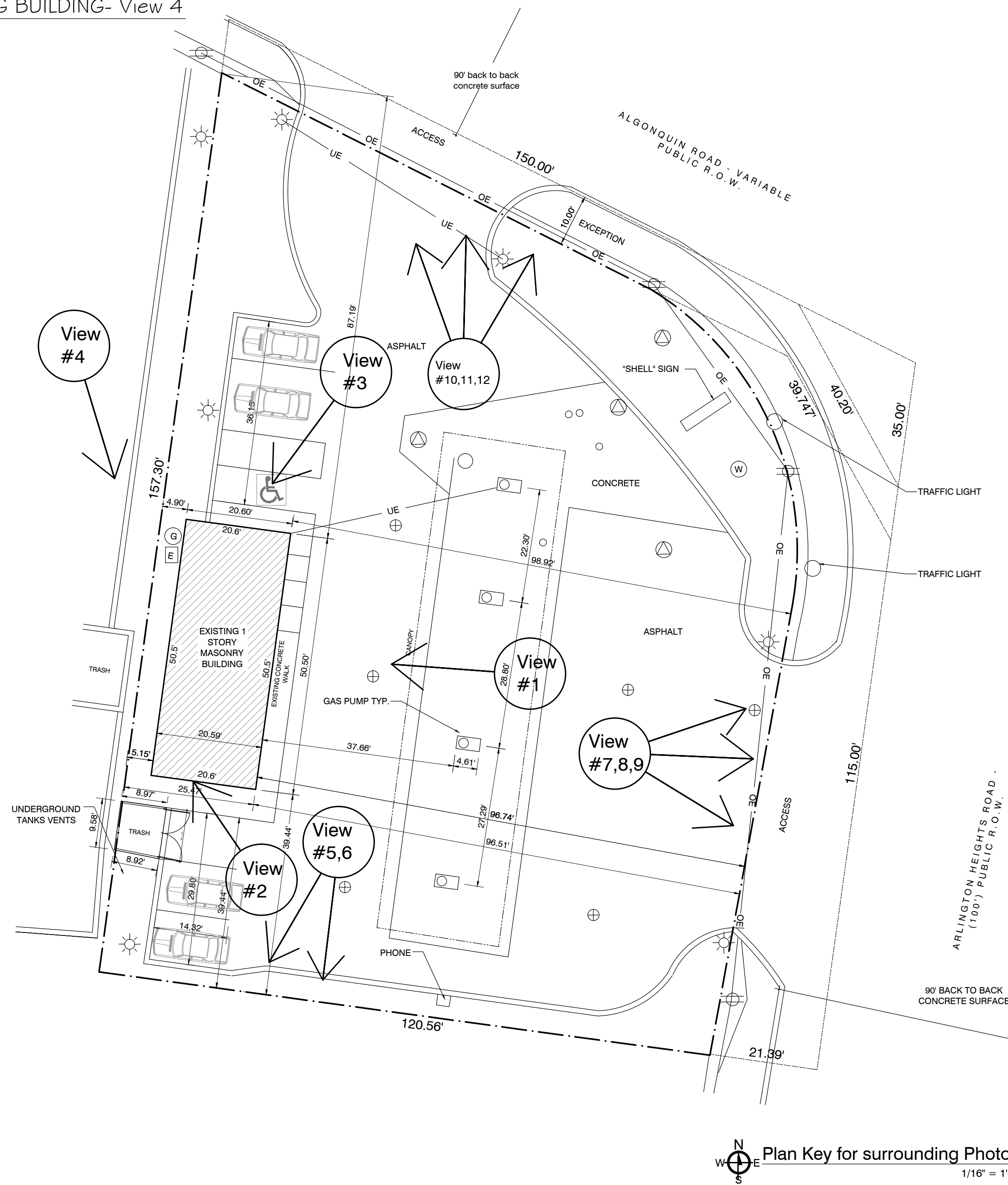
SURROUNDING PROPERTIES- View 10

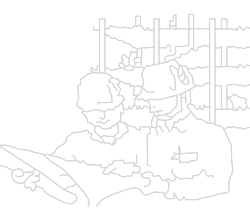
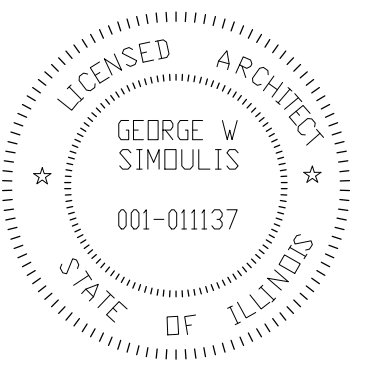
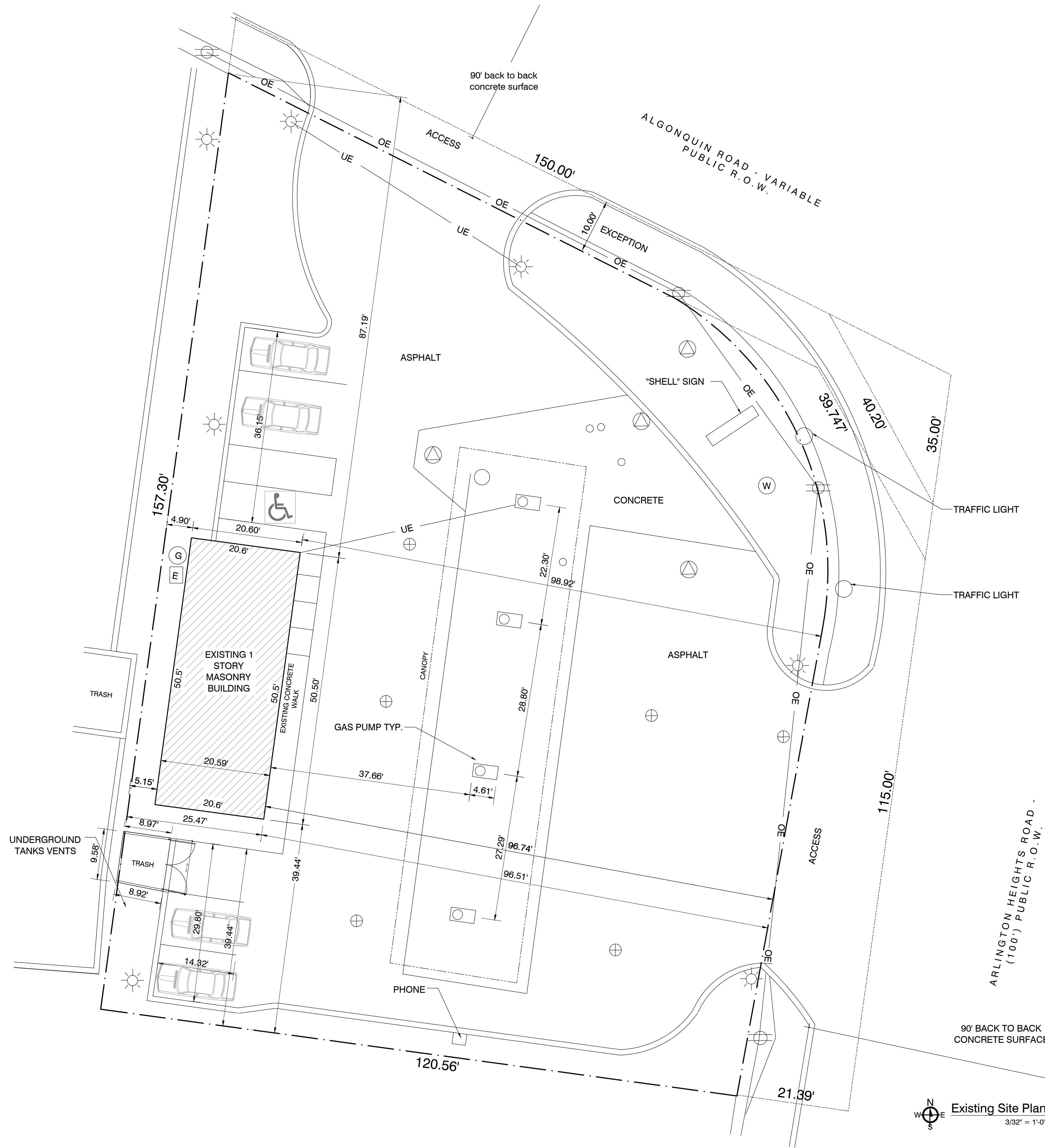


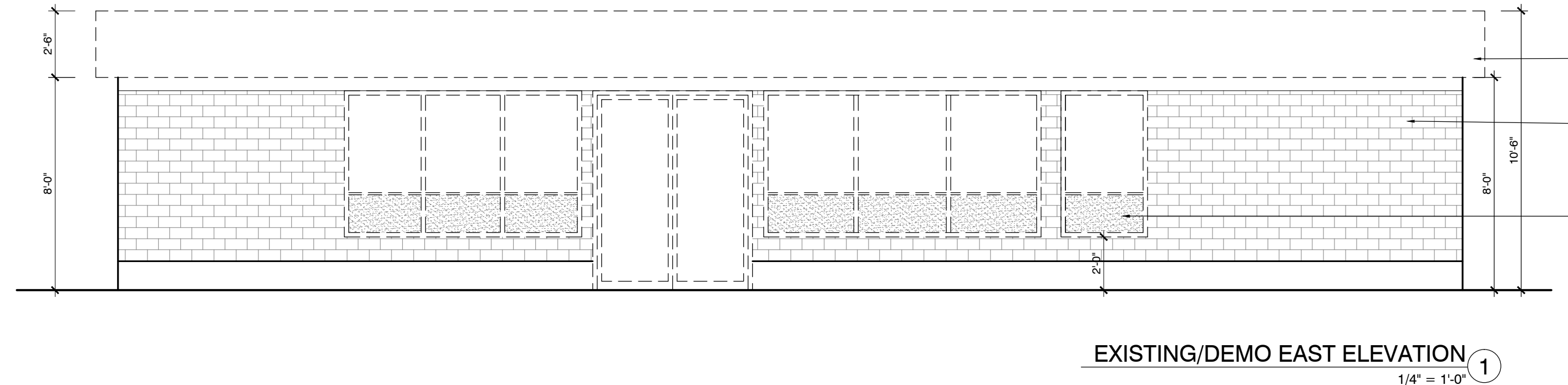
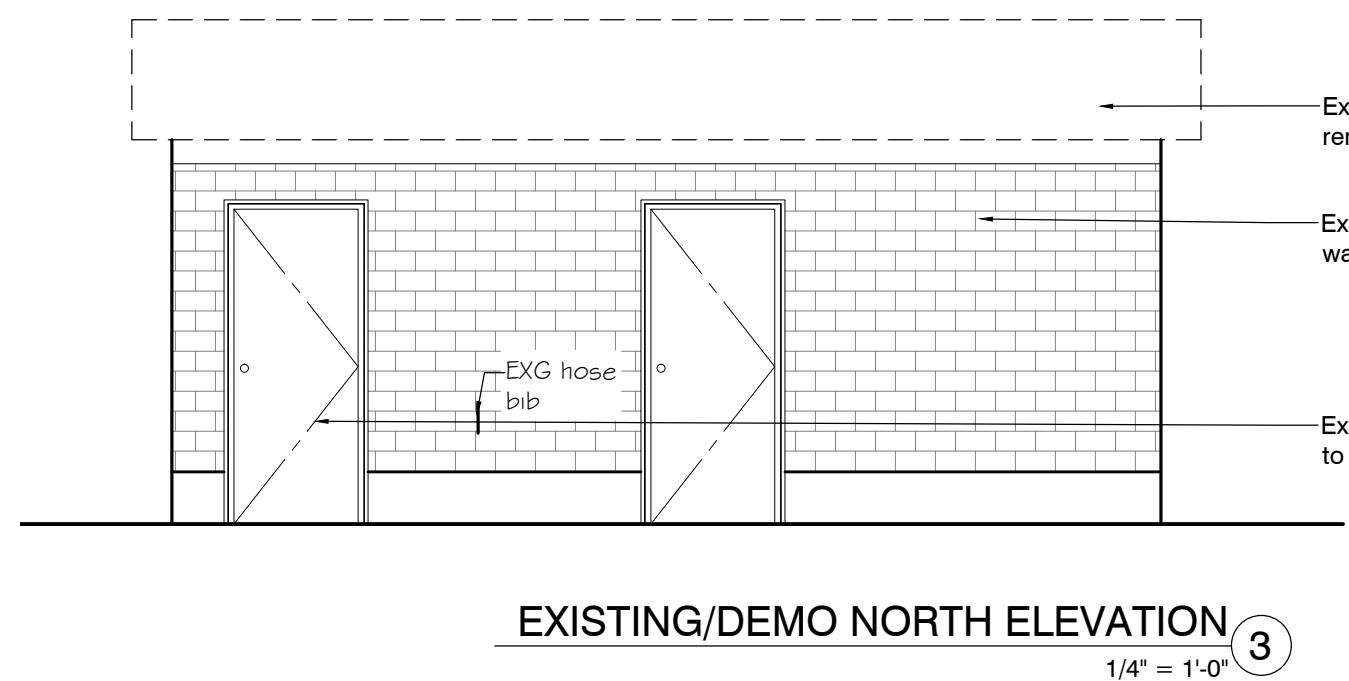
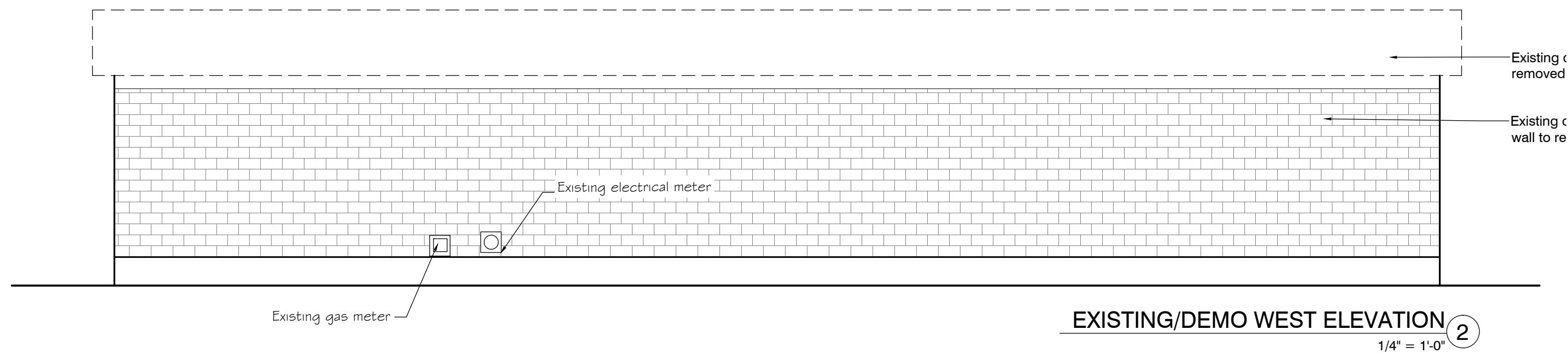
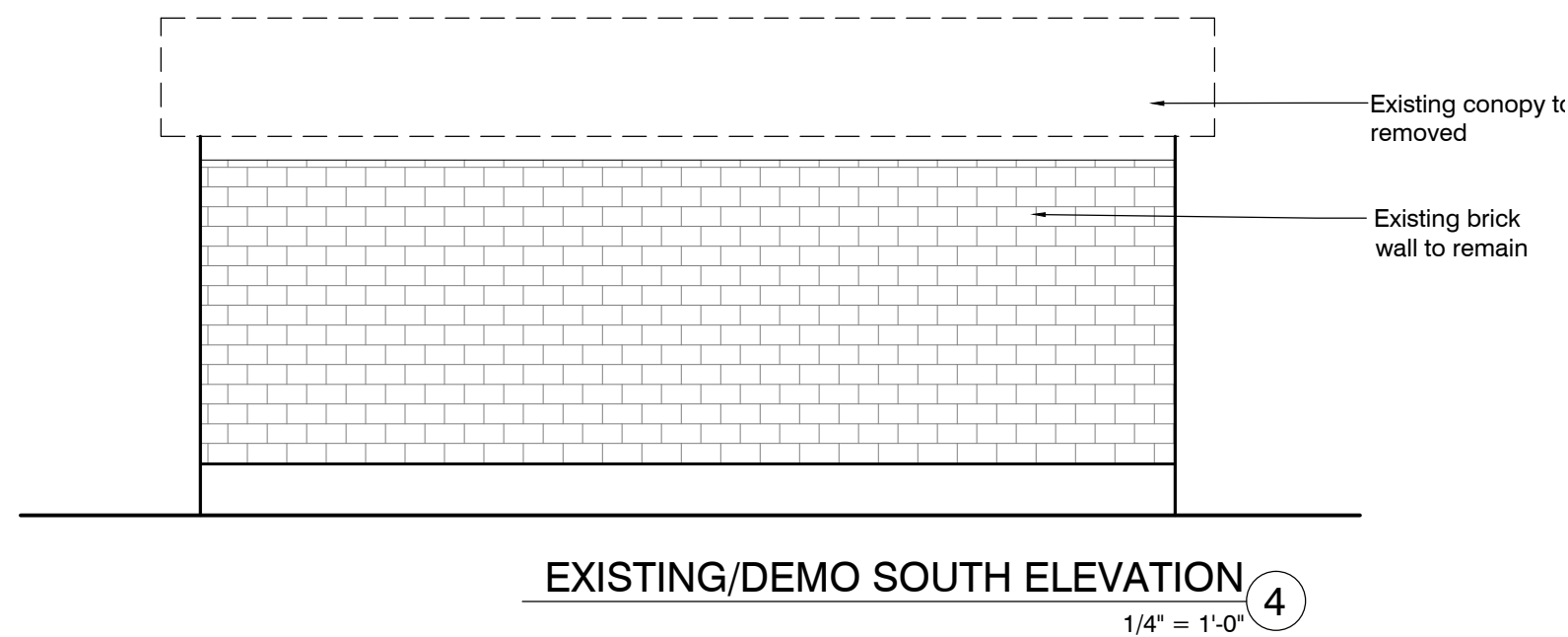
SURROUNDING PROPERTIES- View 11



SURROUNDING PROPERTIES- View 12

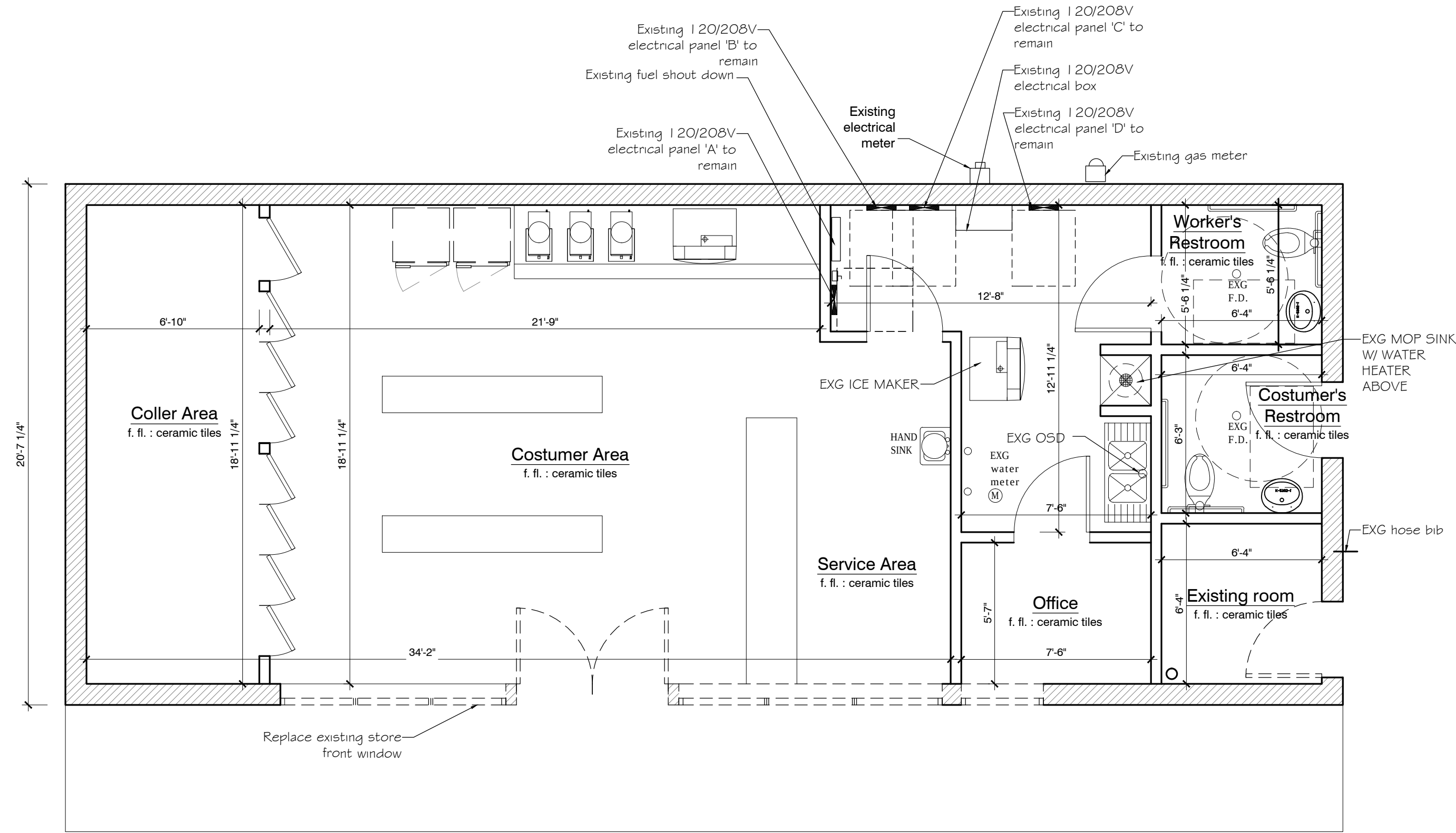
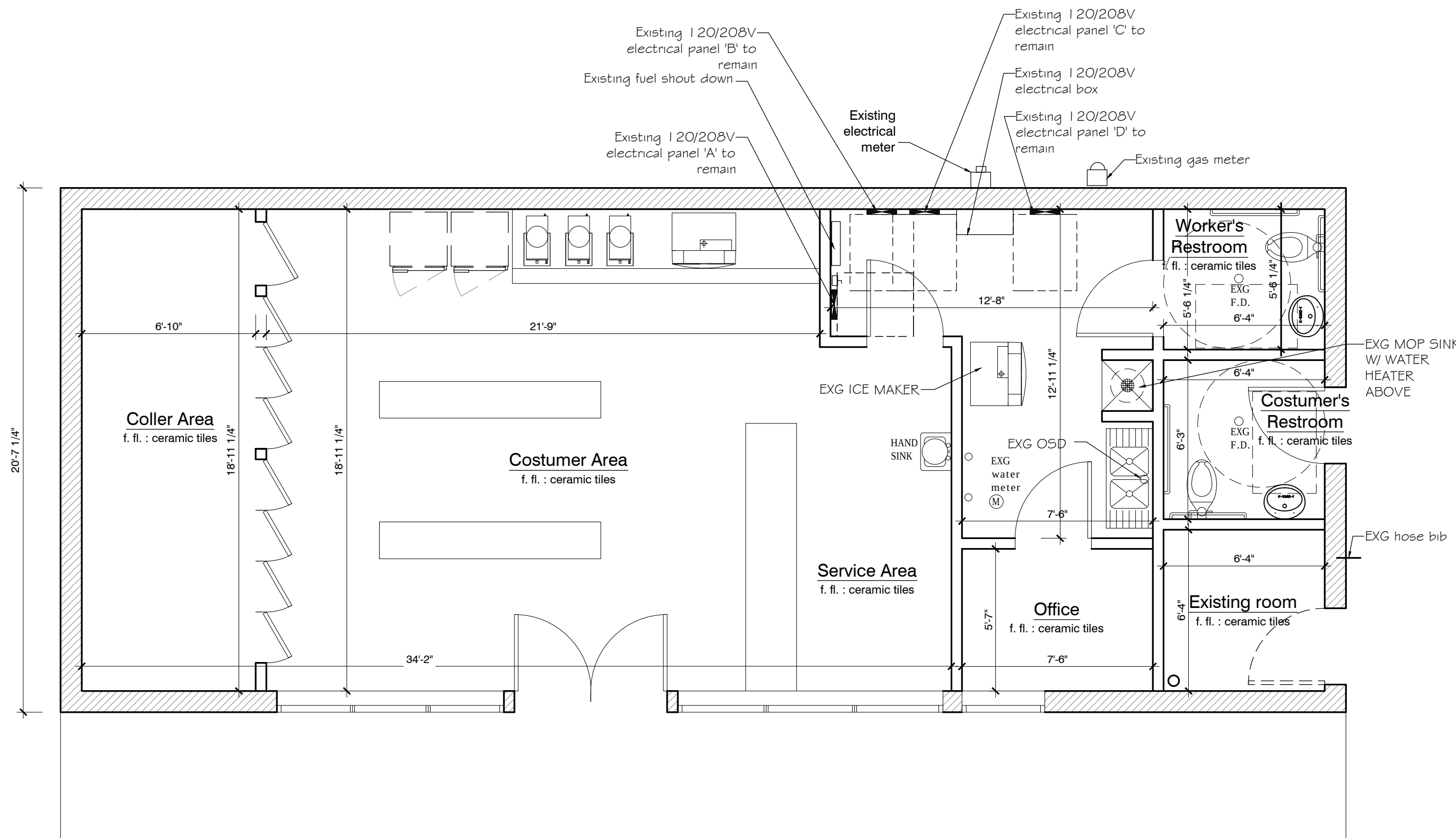






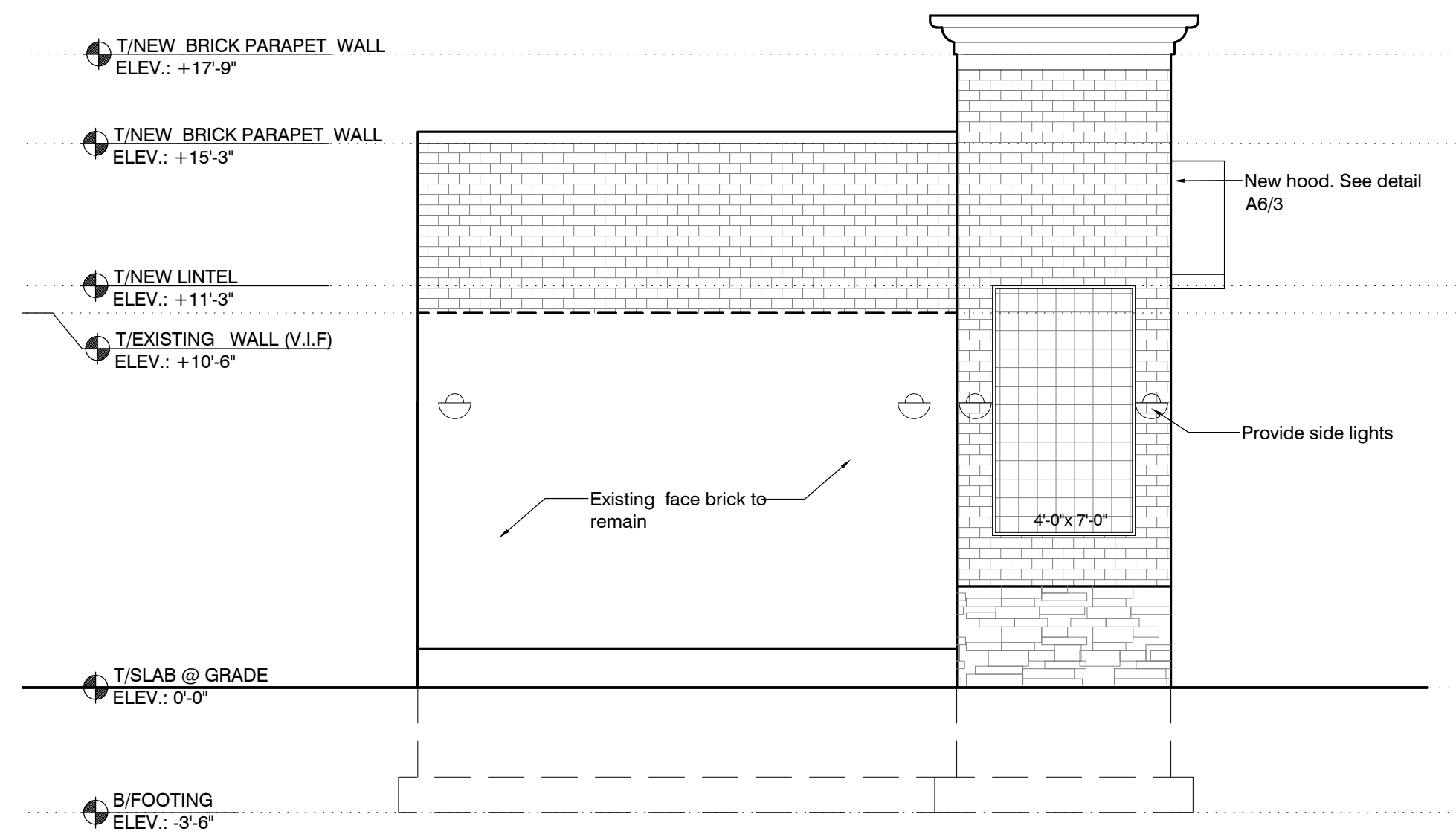
Wall Type Legend	
	Existing to remain
	New exterior walls
	Existing to remain
	Existing to be removed

Note:
All electricity , heating and all equipment is existing to remain-NO WORK.

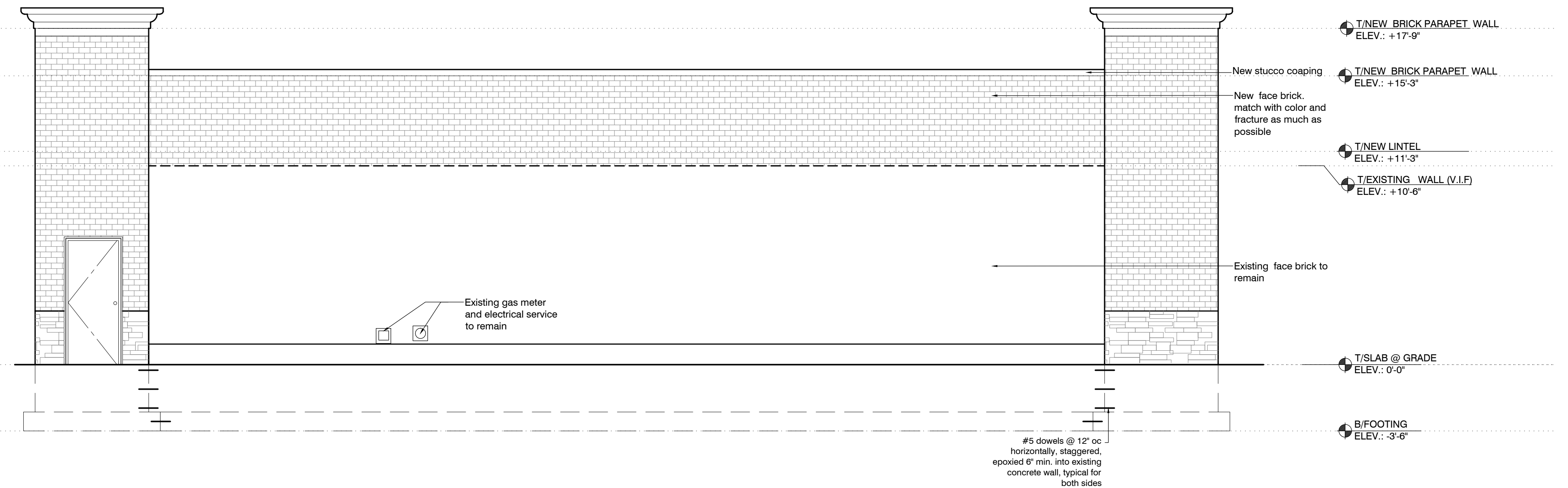


EXISTING FIRST FLOOR PLAN 1/4" = 1'-0"

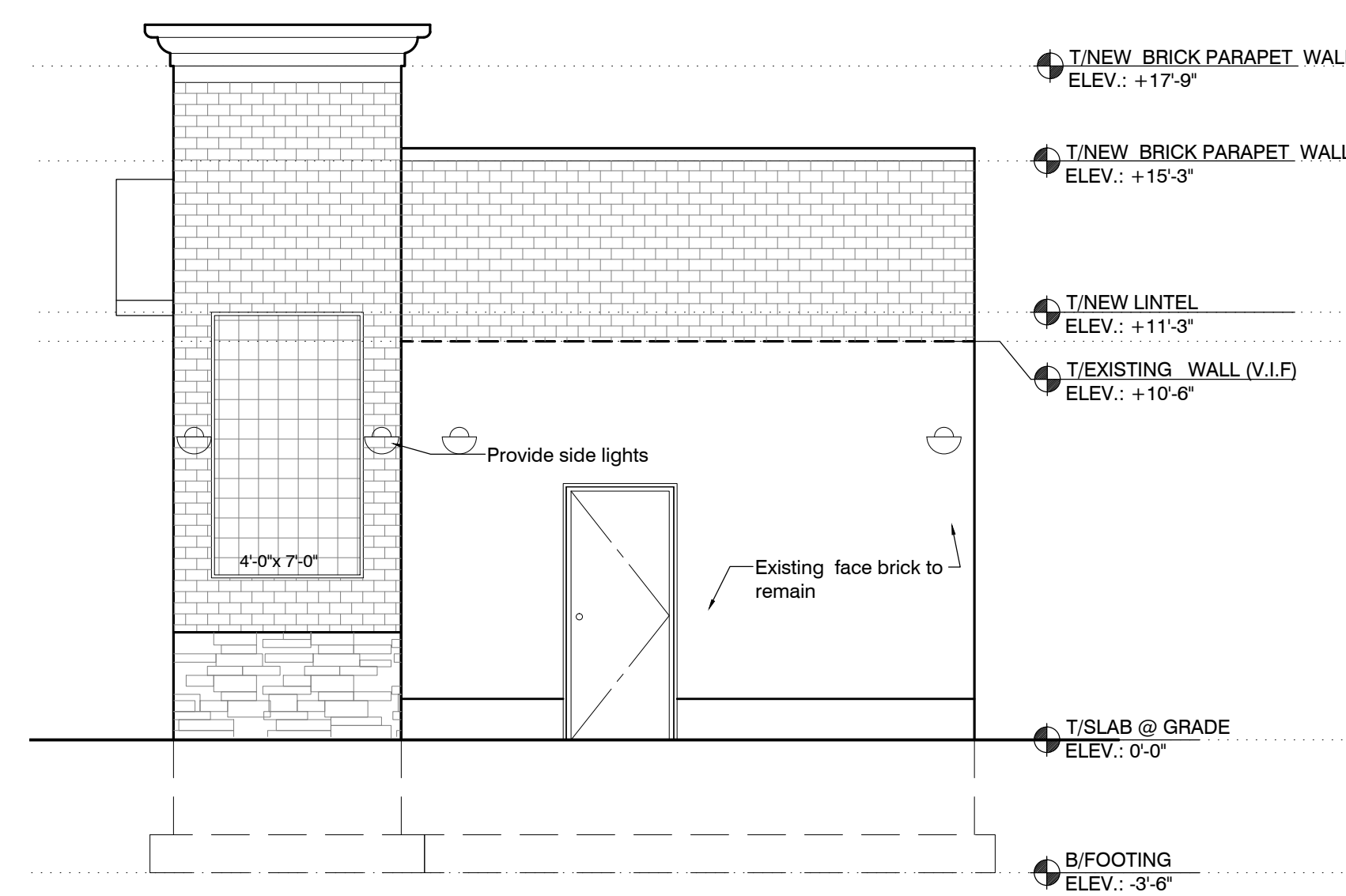
DEMO FIRST FLOOR PLAN 1/4" = 1'-0"



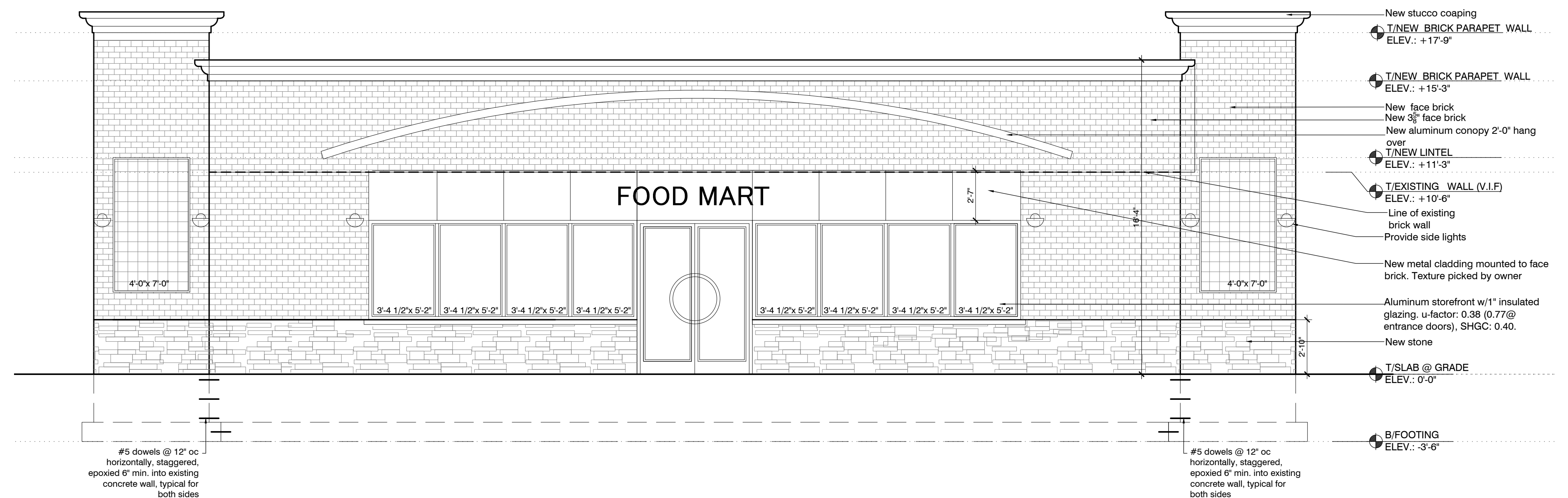
PROPOSED SOUTH ELEVATION ④
1/4" = 1'-0"



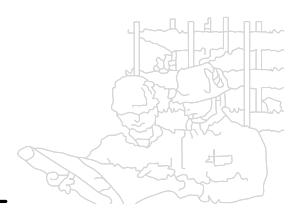
PROPOSED WEST ELEVATION ②
1/4" = 1'-0"



PROPOSED NORTH ELEVATION ③
1/4" = 1'-0"



PROPOSED EAST ELEVATION ①
1/4" = 1'-0"



GENERAL NOTES-DOOR

- A. Contractor must verify all rough opening and masonry dimensions, with door manufacturer prior to ordering, fabricating, or installation.
- B. All means of egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.
- C. All doors and hardware shall comply with applicable accessibility code requirements.
- D. Closers indicated with "hd" shall be heavy duty rated, all closers shall be grade 1 ada compliant.
- E. interior doors: closer shall be mounted toward "unfinished" space, parallel arm shall be used when mounted toward finished space.
- F. exterior doors: closer shall be mounted toward interior space.
- G. Doors with closers shall require no more than five (5) lbs. to push/pull open at interior hinged locations & shall require no more than eight-and-a-half (8.5) lbs. max. at exterior hinged locations.
- H. All door operating devices shall be capable of operation with one hand and shall not require grasping, tight pinching or twisting of the wrist to operate.
- I. Opening force for all doors shall not exceed five (5) lbs. force.
- J. Coordinate voltage requirements for electric lock(s), card reader(s) w/ security vendor and hardware selected.
- K. Provide solid reinforcing at locations of all lock & latch sets and at locations of closers where applicable.
- L. Changes in floor level at doors shall have a threshold (where applicable) in compliance with detail on accessibility sheet.
- M. Upon activation of the fire alarm system or loss of power to the building, all electric strikes and magnetic "hold open" locks shall release and those doors shall be readily operable.
- N. All door glazing shall be clear & shall be tempered (t) safety glass, provide 3/4" insulated clear glazing at exterior locations.
- O. All door opening device shall be "lever" type.
- P. See floor plans for door numbers, locations, and swing of door(s).
- Q. All interior doors to be primed and painted, u.n.o.
- R. All safety / tempered glass and fire labeled doors & frames shall bear a permanent marking/label, indicating the manufacturer & the type of glass or shall bear the u.l. resistance label, typical.
- S. All exterior hollow metal doors & frames shall be galvanized and insulated, all h.m. frames to be fully welded.
- T. Hardware finish: generally bhma 626 satin chromium (u.n.o.).
- R.1. Push-plates, pulls and protection plates shall be generally bhma 620 satin stainless steel (u.n.o.).
- R.2. Door closer: factory powder coated to match other hardware (u.n.o.).
- R.3. Aluminum items shall match predominant adjacent material, seals to match with frame colors.
- S. All hollow metal frames shall be equipped with minimum three (3) door silencers, typical.
- T. Provide a tactile warning (knurling) on all door handles for doors that lead to potentially dangerous areas, such as electrical, mechanical or trash rooms.

AIR LEAKAGE REQUIREMENTS - BUILDING THERMAL ENVELOPE:

The sealing methods between dissimilar materials shall allow for differential expansion and contraction, the following shall be caulked, gasketed, weather stripped or otherwise sealed with air barrier material, suitable film or solid material:

(1) All joints, seams & penetrations.

(2) Suite-built windows, doors & skylights.

(3) Openings between windows and door assemblies and their respective jambs & framing.

(4) Utility penetrations.

(5) Dropped ceilings or chases adjacent to the thermal envelope. (6) walls & ceilings separating a garage from conditioned spaces. (7) behind tubs & showers or exterior walls

(8) Common walls between swelling units.

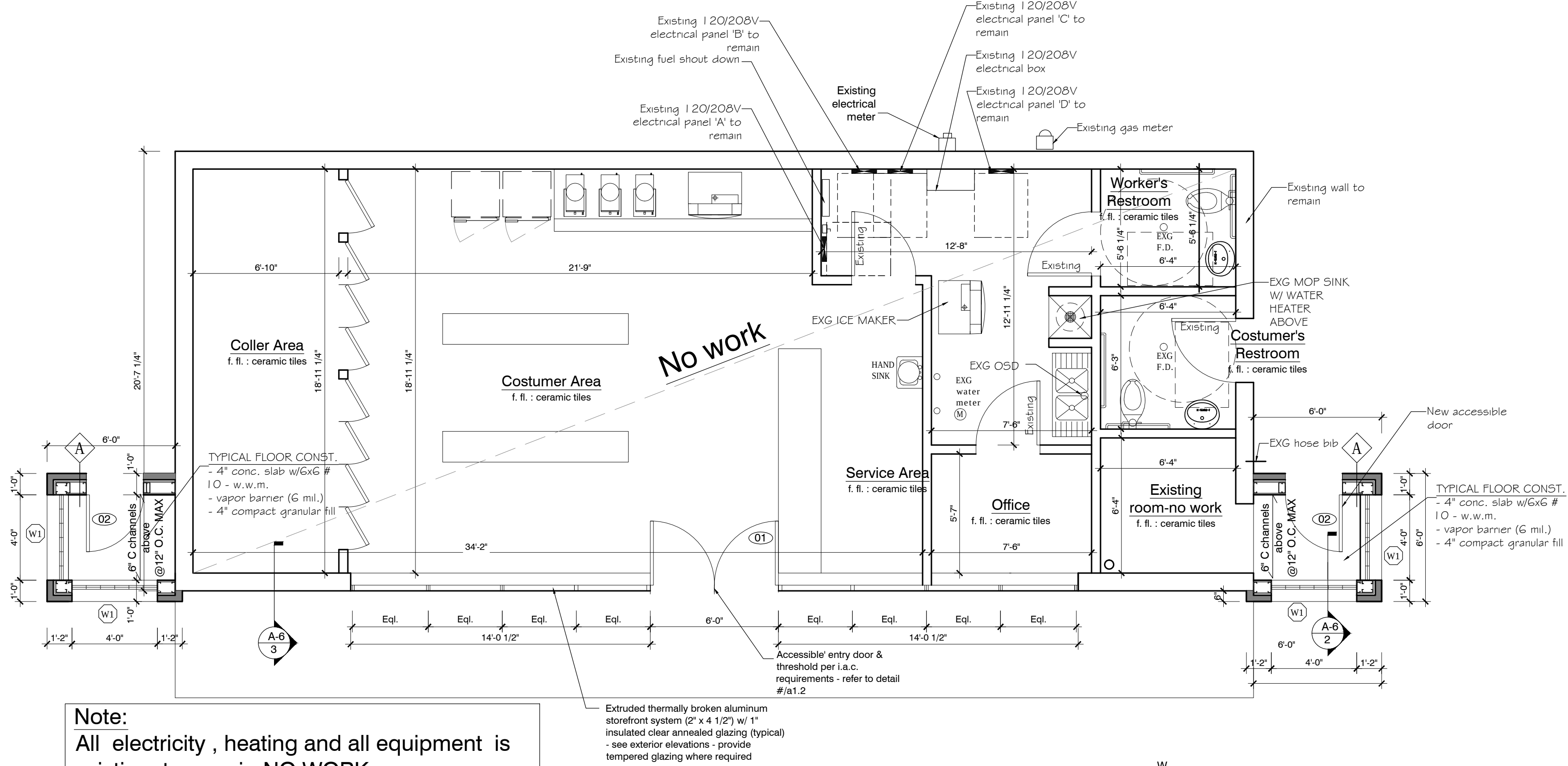
Maximum air leakage allowed (tested per nrrc400 or aama/wdmacsa101/1.5.2.a440):

windows, skylights & sliding glass doors: 0.3 cfm per sq. ft.

swinging doors: 0.5 cfm per sq. ft.

exceptions: site constructed windows & doors that are weather-stripped or sealed per cbc 18-13-502.4.3

Install gravity dampers on all outdoor air intakes and exhaust openings integral to the building envelope, typical, refer to mechanical sheet for such damper locations.



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

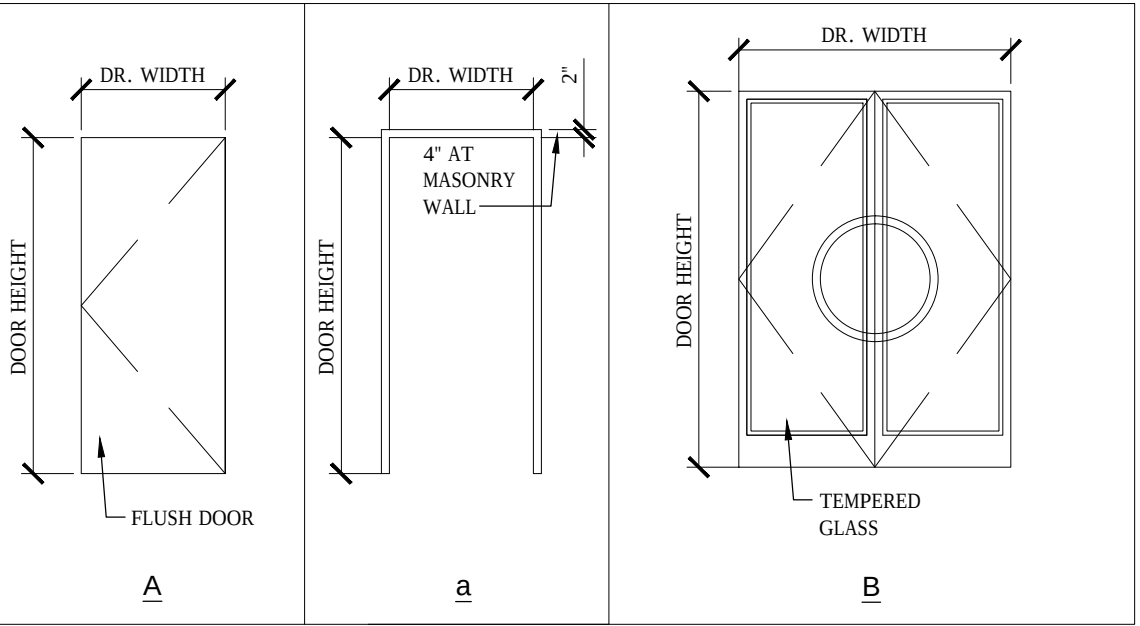
Door , Frame schedules:

DOOR SPECIFICATIONS:															
(1) All exterior main entry/exit doors shall be anodized aluminum narrow stile 'store front style' with a standard finish - finish to be verified with ownership.															
(2) All remaining exterior doors shall be min. 16 ga. insulated hollow metal with standard paint finish - standard color to be selected by the ownership.															
(3) All interior rated / non-rated doors shall be min. 16 ga. hollow metal (u.n.o.) with standard paint finish - color to be selected by the ownership.															
DOOR NUMBER	DOOR LOCATION	NEW/ EXISTING	DOOR SIZE			DOOR				LABEL DOOR & FRAME	FRAME			HARDWARE SET	REMARKS
			WDT.	HT.	THICK	TYPE	MAT'L	FIN.	GLAZING		TYPE	MAT'L	FIN.		
01	MAIN ENTRANCE	NEW	3'-0"	8'-0"	1 3/4"	B	ALUMINIUM	ANODIZED	TEMPERED	-	ALUM.	ALUMINIUM	ANODIZED	SET # 01	NARROW STILE W/ 2' x 4 1/2" STOREFRONT SYSTEM
02	ACCESS DOOR	NEW	3'-0"	7'-0"	1 3/4"	A	INSULATED H.M.	PREFIN. PAINTED	-	-	a	H.M. KNOCK-DOWN	PAINT	SET # 02	SELF CLOSER, LOCK-SET W/ LEVER HANDLE, DR. STOP

Hardware set schedule :

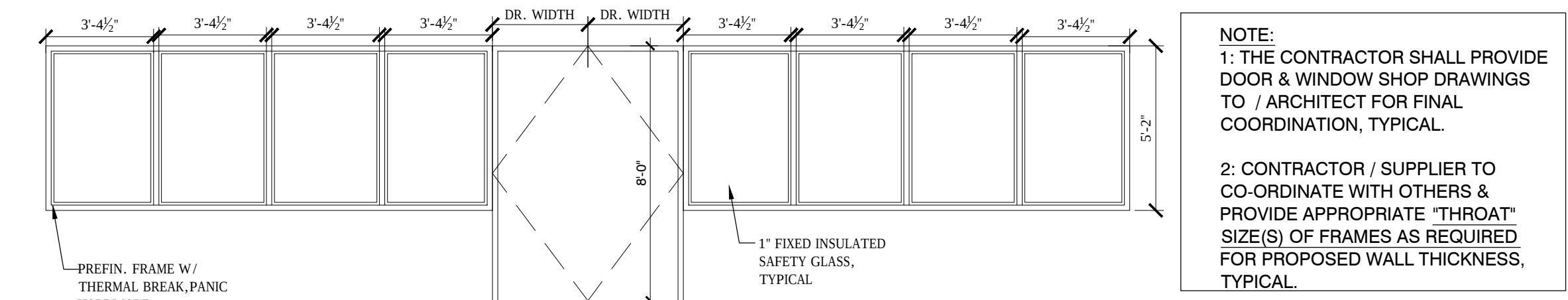
SET # 01 STOREFRONT ENTRY	
HINGES:	1 1/2 PAIR BB BUTT HINGES PER EACH DOOR LEAF, BY MANUF.
LATCHSET:	"ADAMS RITE" MS 1860 DEADBOLT LOCK WITH EXTERIOR MORTISE CYLINDER & THUMBTURN
INTERIOR LEVER:	"ARCADIA" RADIUS PUSH/PULL SET (ADA COMPLIANT)
CLOSER:	"ARCADIA" STANDARD OVERHEAD (MAX. 8.5 LBS PULL)
DR. STOP:	STANDARD
THRESHOLD:	ALUMINIUM ADA COMPLIANT
MISC:	WEATHER STRIP AND DOOR SWEEP
SET # 02 A REAR ACCESS	
HINGES:	"HAGER BB-1278" 1 1/2 PAIR BB BUTT HINGES PER EACH DOOR LEAF, (OR EQUAL)
LATCHSET:	"SCHLAGE" D' SERIES, EXIT/EGRESS FUNCTION W/ KEY OUTSIDE
LEVER:	"SCHLAGE" S-200 SERIES JUPITER W/ ADA COMPLIANT LEVER HANDLE, BRUSHED CHROME (OR EQUAL)
CLOSER:	PROVIDE DOOR CLOSER (MAX. 8.5 LBS PULL)
DR. STOP:	"HAGER FLOOR-241F, 26D, (OR EQUAL)
HANDICAP ACCESSIBLE HARDWARE:	
ALL HARDWARE FOR DOORS SHALL BE HANDICAP ACCESSIBLE PER ILLINOIS ACCESSIBILITY CODE SECTION 400.310. (I) (8).	

Door and frame types :



Frame types:

- FRAME SPECIFICATIONS:
- (1) ALL ENTRY & VESTIBULE DOOR FRAMES SHALL BE 2' x 4 1/2" STORE FRONT" STYLE PRE-FINISHED ALUMINUM - FINISH TO BE STANDARD FINISH & TO BE VERIFIED WITH OWNERSHIP.
- (2) ALL REMAINING EXTERIOR DOOR FRAMES TO BE MIN. 16 GA. FACTORY FINISHED H.M.T.L. FRAMES WITH STANDARD PAINT FINISH - STANDARD PAINT COLOR TO BE SELECTED BY OWNERSHIP.
- (3) ALL INTERIOR RATED FRAMES TO BE MIN. 16 GA. FACTORY FINISHED HOLLOW METAL FRAMES WITH STANDARD FINISH - U.N.O.
- (4) ALL INTERIOR NON-RATED FRAMES TO PRE-FINISHED HOLLOW METAL WITH A STANDARD COLOR FINISH, OWNERSHIP TO VERIFY THE FINISH, TYPICAL.



KEYING REQUIREMENTS:

- ALL CYLINDERS FOR THE PROJECT ARE TO BE SHIPPED TO THE JOBSITE WITH NO LESS THAN TWO (2) CUT KEYS EACH.
- HARDWARE SUPPLIER SHALL COORDINATE REQUIRED KEYING WITH THE OWNERSHIP, AND PROVIDE ALL CYLINDERS KEYPED IN STRICT ACCORDANCE WITH THE OWNER'S DIRECTION.

HARDWARE, DOORS & FRAME NOTE:

- IT IS THE RESPONSIBILITY OF THE FINISH HARDWARE, DOOR, WINDOW & GLAZING SUPPLIER TO THOROUGHLY REVIEW THESE PLANS & SCHEDULES, AND TO INCLUDE IN HIS BID ALL ITEMS OF FINISH HARDWARE. THESE ITEMS INCLUDE, BUT ARE NOT SPECIFICALLY LIMITED TO, SPECIAL TEMPLATES, WIRING DIAGRAMS, SHIM KITS FOR EXIT DEVICES, FILLER BARS AND DOOR CLOSER ARM MOUNTING BRACKETS FOR BAR TYPE COORDINATORS, DROP PLATES OR OTHER DOOR CLOSER ACCESSORY ITEMS, SPECIAL FASTENERS REQUIRED FOR ATTACHMENT OF HARDWARE TO DOORS, FRAMES OR OTHER SUBSTRATES. WHERE THERE IS UNCLEAR OR CONFLICTING INFORMATION IN THE HARDWARE SETS, THE HARDWARE SUPPLIER SHALL MAKE EVERY EFFORT TO GAIN CLARITY FROM THE ARCHITECT PRIOR TO FINAL BID SUBMITTAL.

REQUIREMENTS FOR LABELING FIRE-RATED PROTECTIVE ASSEMBLIES:

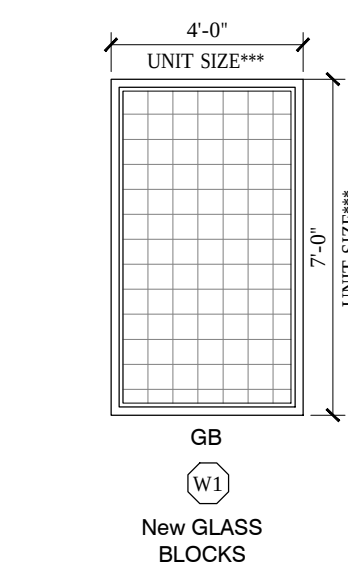
- ALL FIRE-RATED DOOR ASSEMBLIES SHALL BE LABELED BY AN APPROVED AGENCY. THE LABELS SHALL COMPLY WITH NFPA 80, AND SHALL BE PERMANENTLY AFFIXED TO THE DOOR OR FRAME. THE LABEL SHALL BE APPLIED AT THE FACTORY OR LOCATION WHERE FABRICATION AND ASSEMBLY ARE PERFORMED. THE LABEL FOR FIRE-RATED DOOR AND FRAME SHALL SHOW THE NAME OF MANUFACTURER, THE NAME OF THE THIRD PARTY INSPECTION AGENCY AND THE FIRE PROTECTION RATING.

REQUIREMENTS FOR LABELING FIRE-PROTECTION-RATED GLAZING:

- ALL FIRE-PROTECTION-RATED GLAZING SHALL BE LABELED TO SHOW THE NAME OF MANUFACTURER AND THE TEST STANDARD. THE LABEL SHALL BE PERMANENTLY AFFIXED TO THE GLAZING.

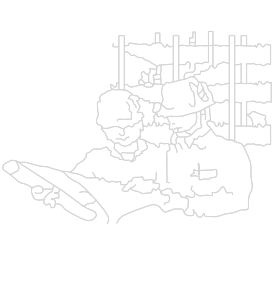
EXTERIOR WINDOW SCHEDULE / TYPES

NOTE: Max. fenestration u-factor for all new exterior aluminum storefront windows shall be 0.38 max., for skylights u=0.5 max, shgc 0.40 or better. - final finish to be selected by owner - pre-finished aluminum storefront style windows with min. 3/4" insulated clear glazing.



Thermal Envelope Requirements:

OPAQUE THERMAL ENVELOPE REQUIREMENTS BY COMPONENT - COMMERCIAL:	
COMPONENT	INSULATION REQUIREMENT
ROOFS R-VALUE: - INSULATION ENTIRELY ABOVE DECK	MIN. R-25 ci
WALLS ABOVE GRADE: MASS WALLS (EXTERIOR)	MIN. R-15 OR MIN. R-9.5 ci
WALLS ABOVE GRADE: FRAMED WALLS (EXTERIOR)	MIN. R-19 OR MIN. R-13 + 5 ci
WALLS BELOW GRADE: EXTERIOR WALLS	MIN. R-7.5 ci
SLAB-ON-GRADE: UNHEATED SLAB	MIN. R-10 FOR 24" Below
SLAB-ON-GRADE: HEATED SLAB	MIN. R-15 FOR 38" Below
OPAQUE DOORS: SWINGING	MAX. U-0.37
FENESTRATION ENVELOPE REQUIREMENTS BY COMPONENT - COMMERCIAL:	
COMPONENT	FENESTRATION REQUIREMENT
FIXED FENESTRATION, VERTICAL: U-Factor	MAX. U-0.38 (SHGC: 0.40)
OPERABLE FENESTRATION, VERTICAL: U-Factor	MAX. U-0.45 (SHGC: 0.40)
ENTRANCE DOORS: U-Factor	MAX. U-0.77 (SHGC: 0.40)
FIXED FENESTRATION, SKYLIGHTS: U-Factor	MAX. U-0.50 (SHGC: 0.40)



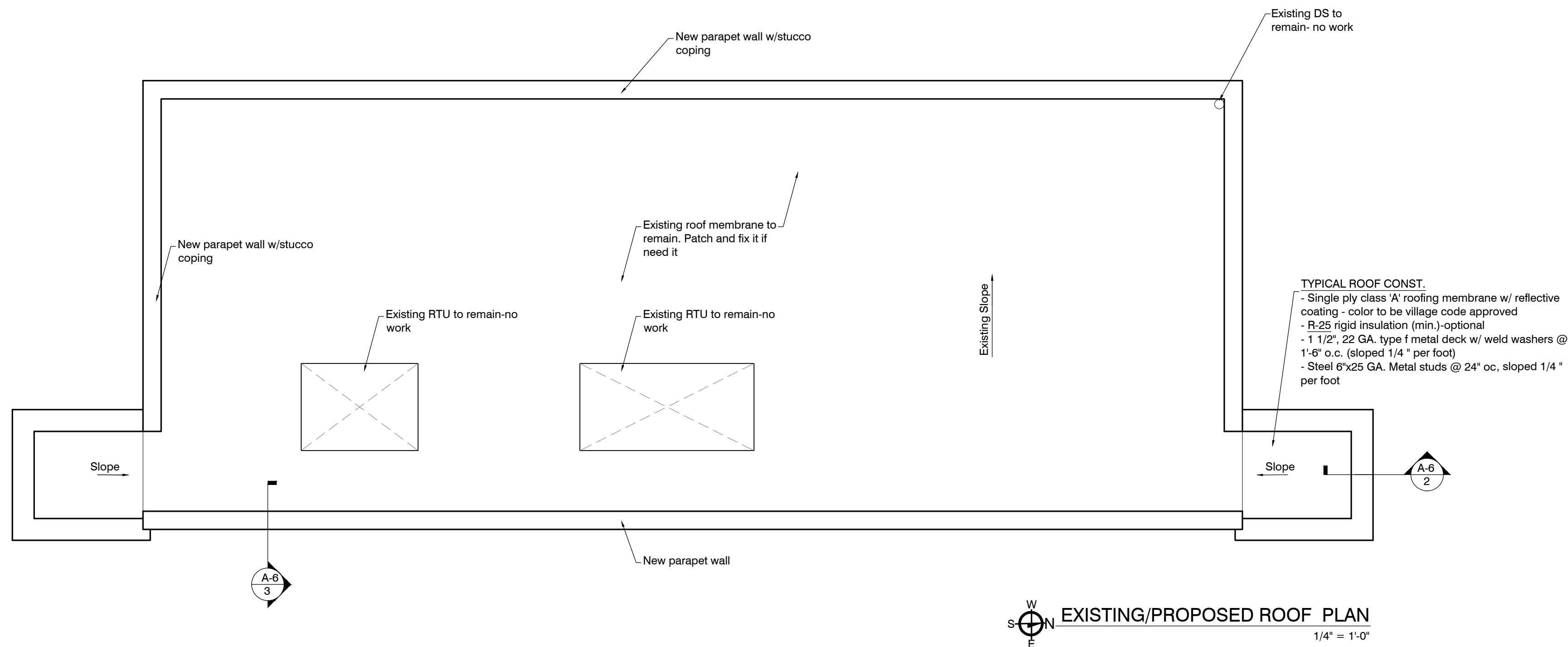
Number	Date	REVISIONS	APPROVED
Date	05/30/2015		
Drawn			
Checked			
Revised			

Owner

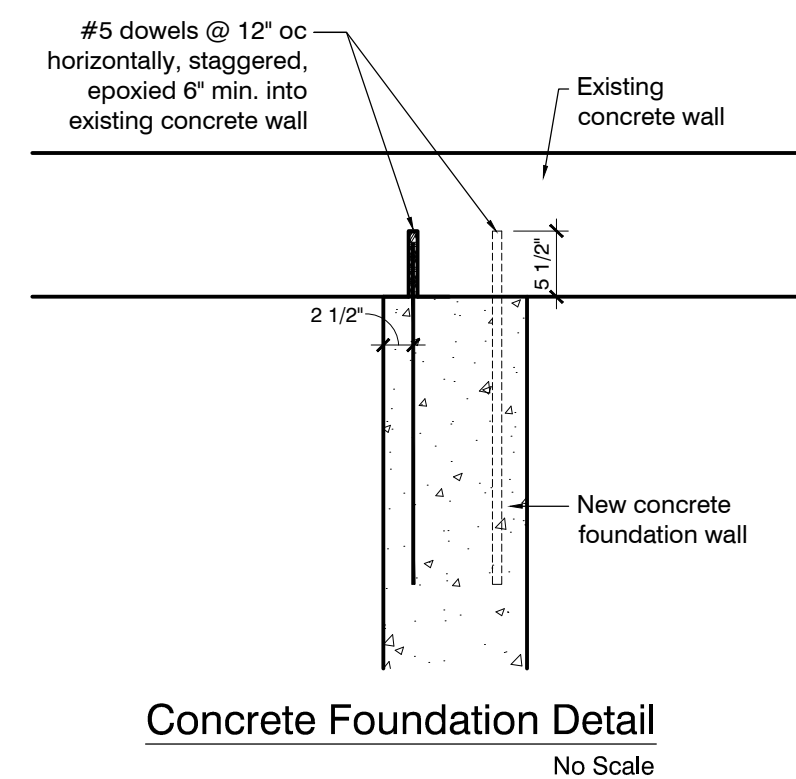
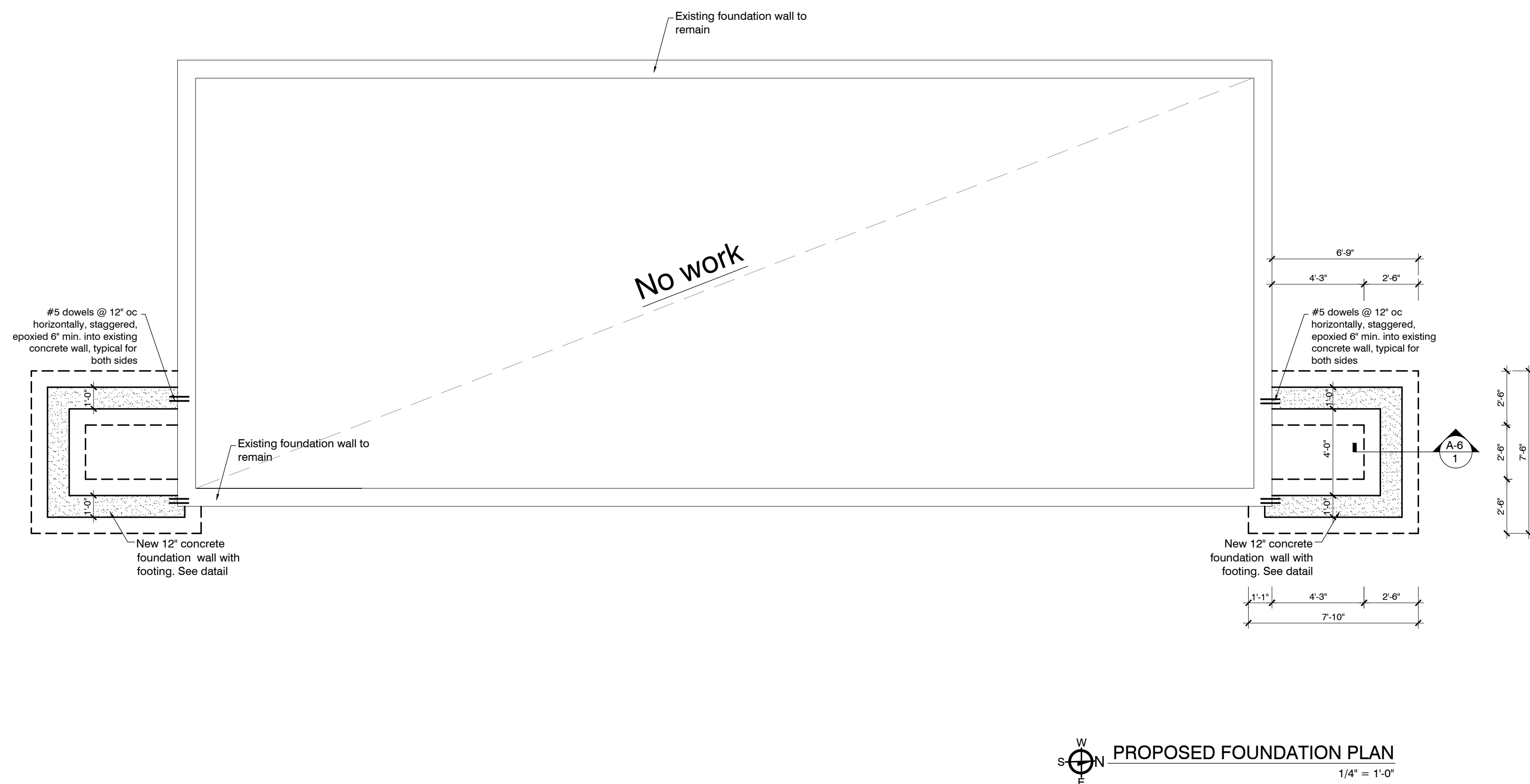
PROPOSED FIRST FLOOR PLAN, DETAIL

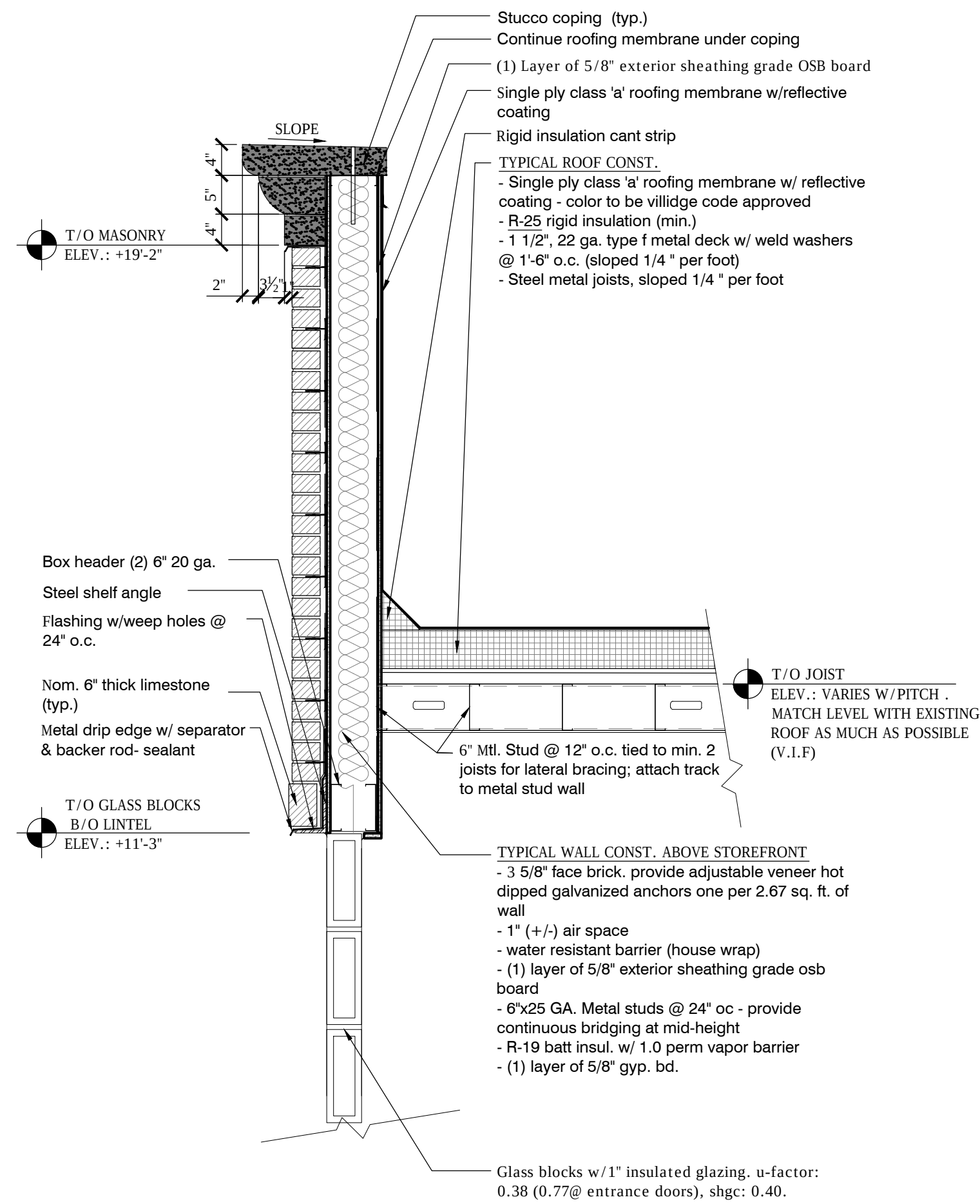
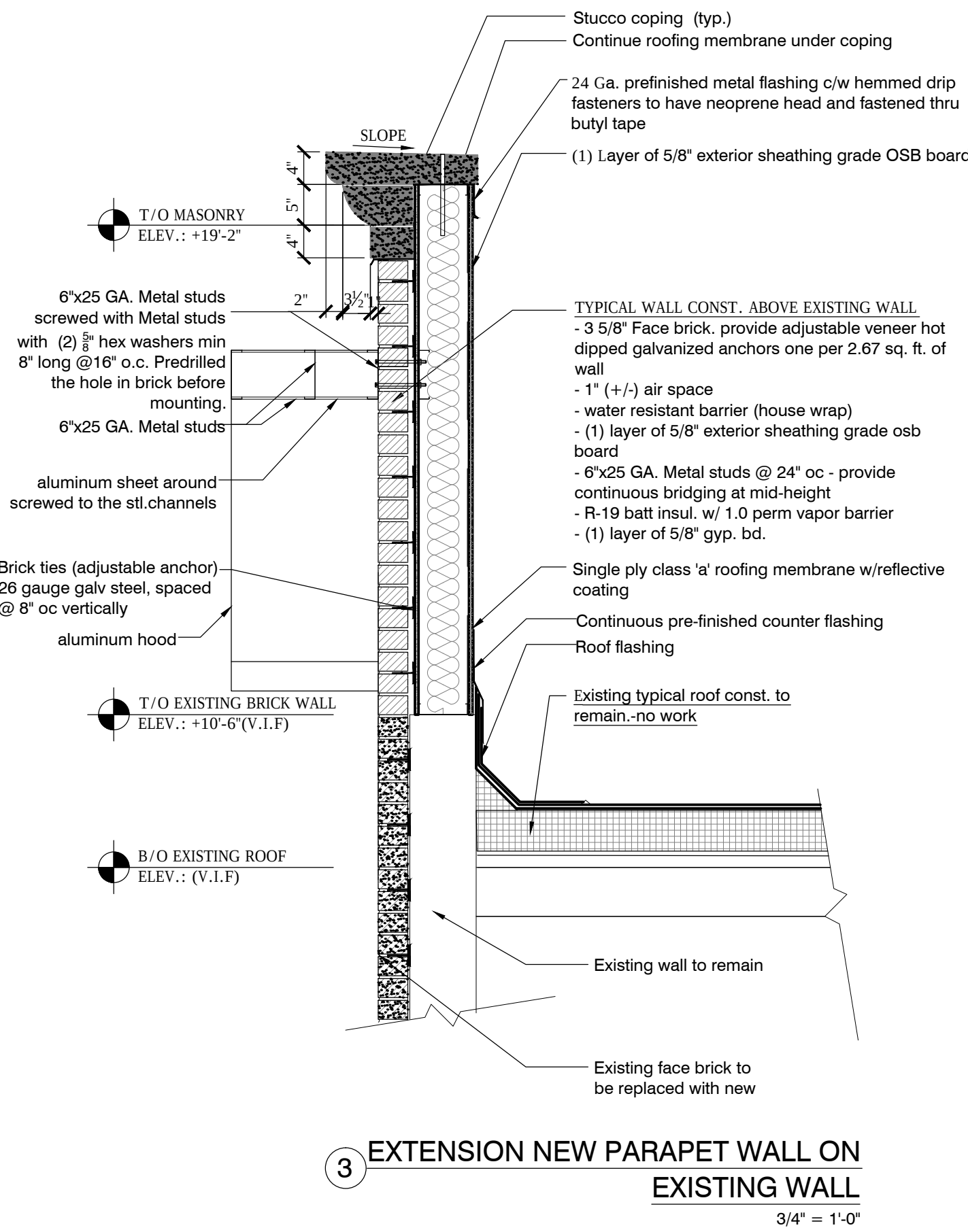
SCALE 1/4"=1'-0"

DRG.NO. **A-4**



Wall Type Legend	
	Existing to remain
	New exterior walls
	Existing to remain
	Existing to be removed

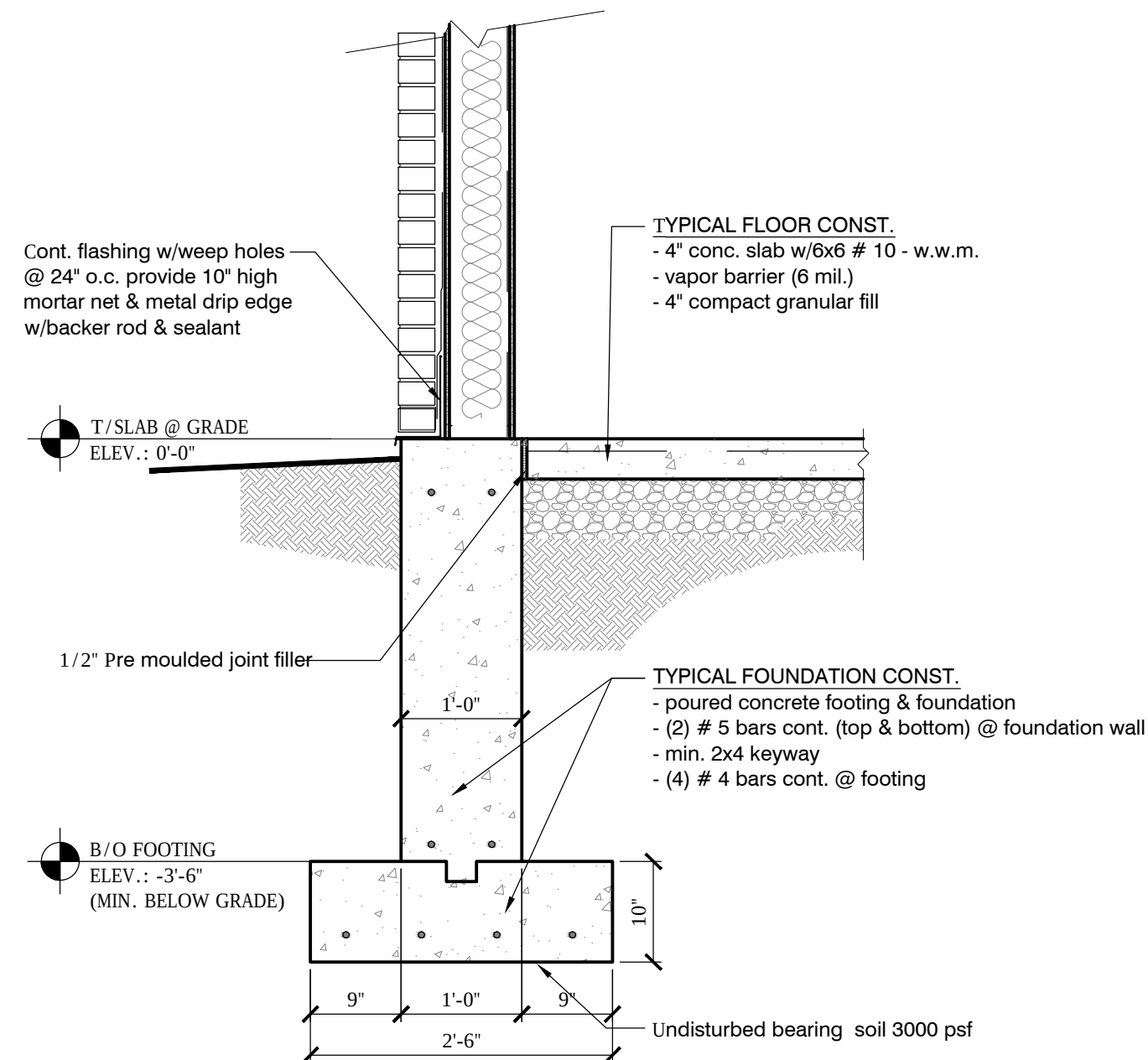
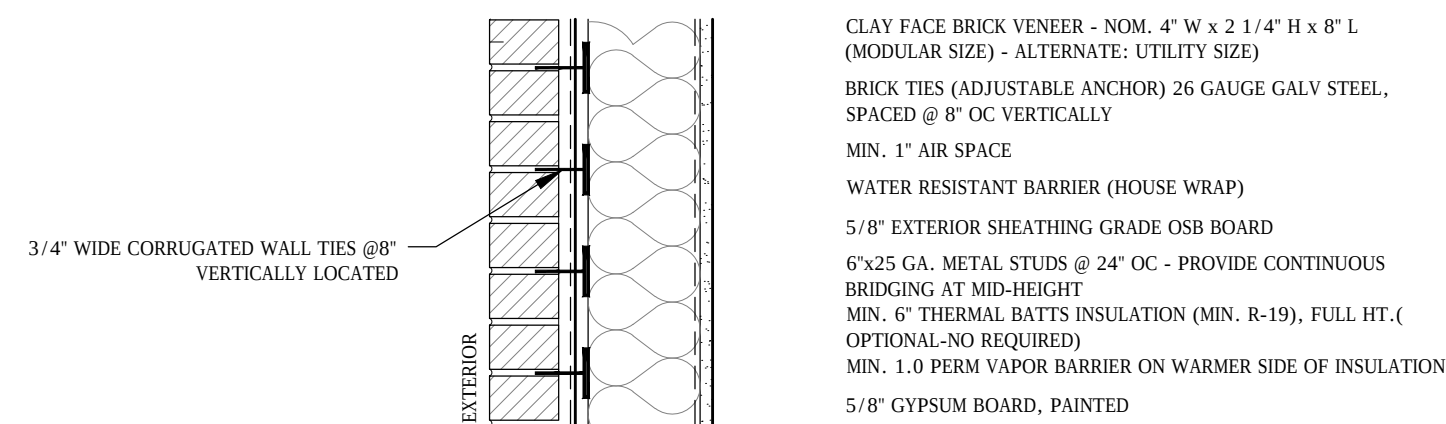




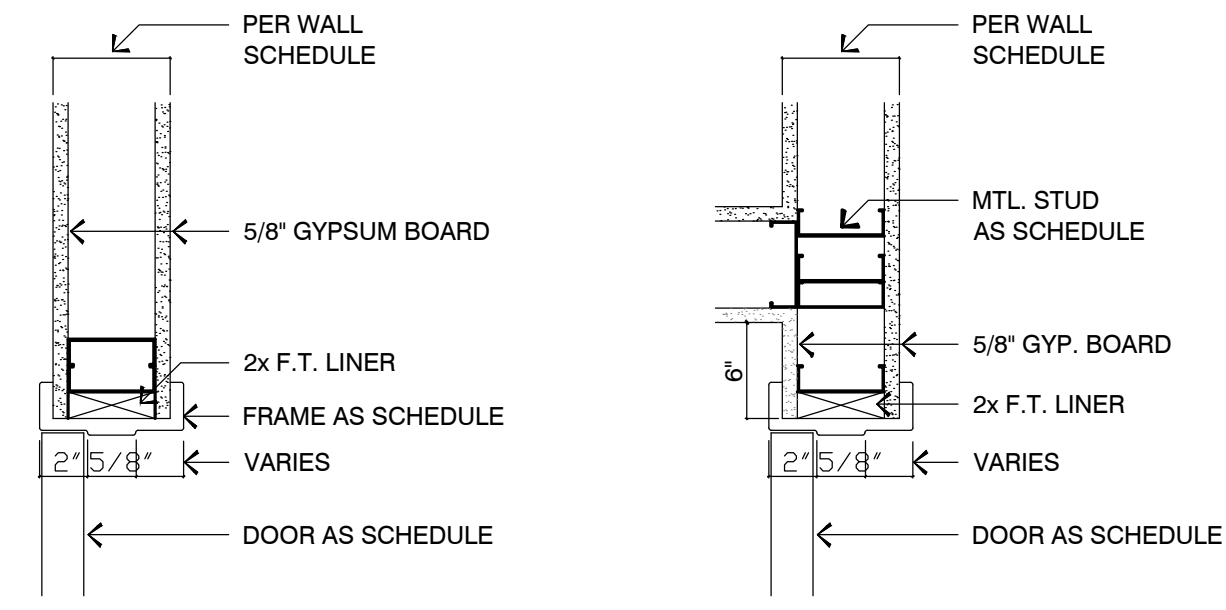
METAL STUD LIMITING HEIGHTS (FT.)

STUD SIZE	GAUGE	SPACING	MAX. HEIGHT	NOTES
2 1/2"	25	16"	9'-10"	
3 5/8"	25	16"	12'-4"	
3 5/8"	22	16"	13'-7"	
3 5/8"	20	16"	14'-3"	
3 5/8"	18	16"	16'-7"	
3 5/8"	16	16"	17'-9"	
6"	25	16"	17'-11"	
6"	22	16"	20'-3"	
6"	20	16"	21'-4"	
6"	18	16"	23'-8"	
6"	16	16"	25'-5"	

NOTES:
1. FOR NON-LOAD BEARING WALLS.
2. MAXIMUM 5# LATERAL LOAD ALLOWED.
3. MAXIMUM L/360 DEFLECTION.
4. THIS SCHEDULE SUPERSEDE WALL TYPE SCHEDULE



HEAD/JAMB SCHEDULE

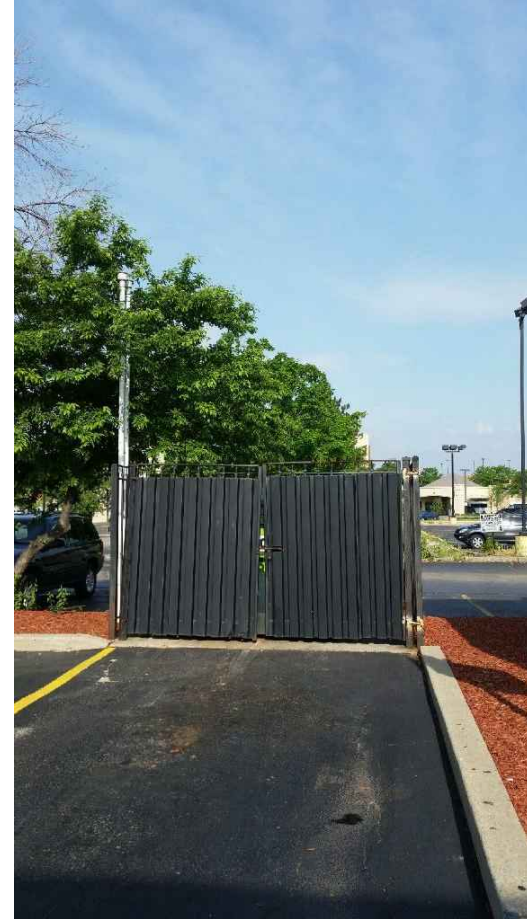


HEAD DETAIL
SCALE: N.T.S.

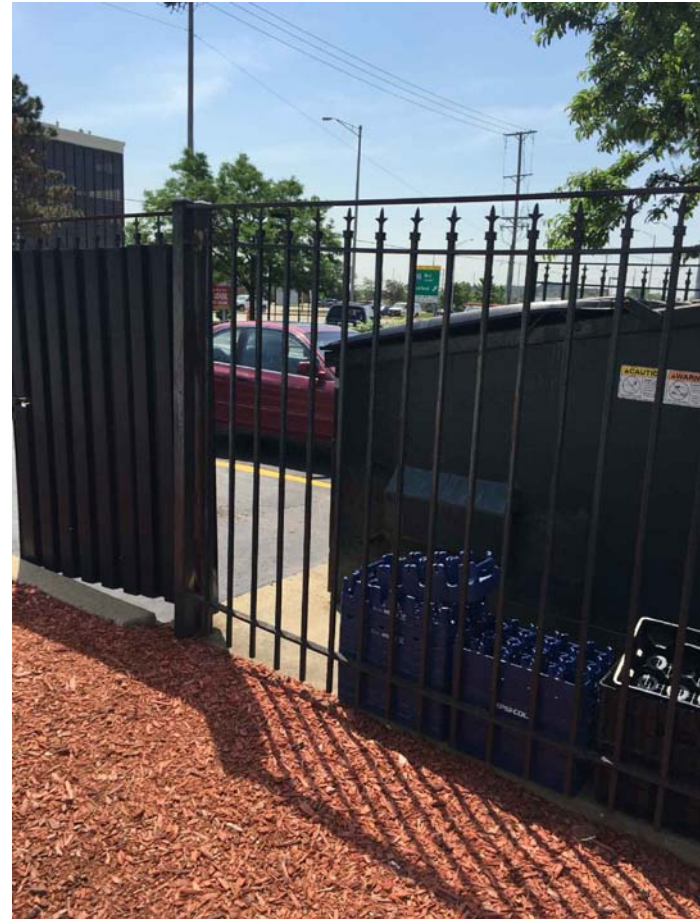
JAMB DETAIL
SCALE: N.T.S.



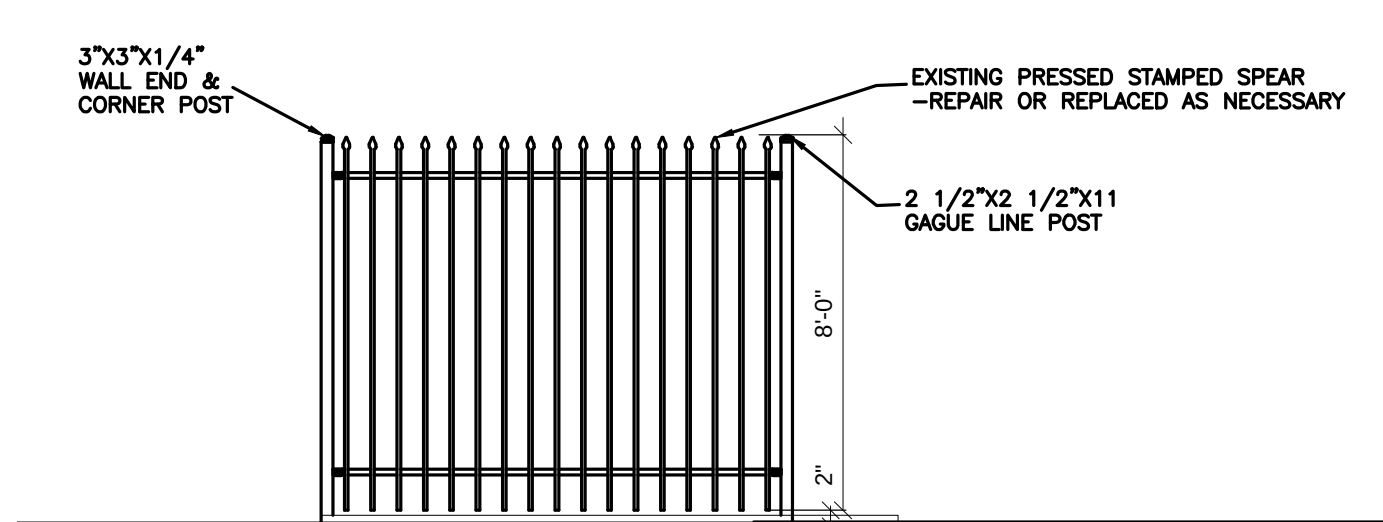
TRASH ENCLOSURE - FRONT VIEW 1



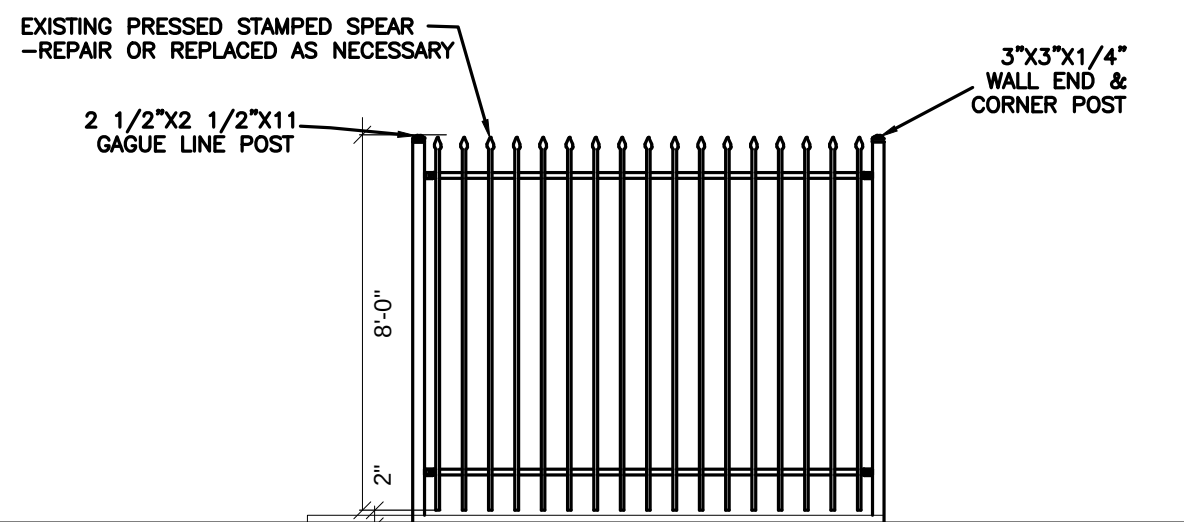
TRASH ENCLOSURE - FRONT VIEW 2



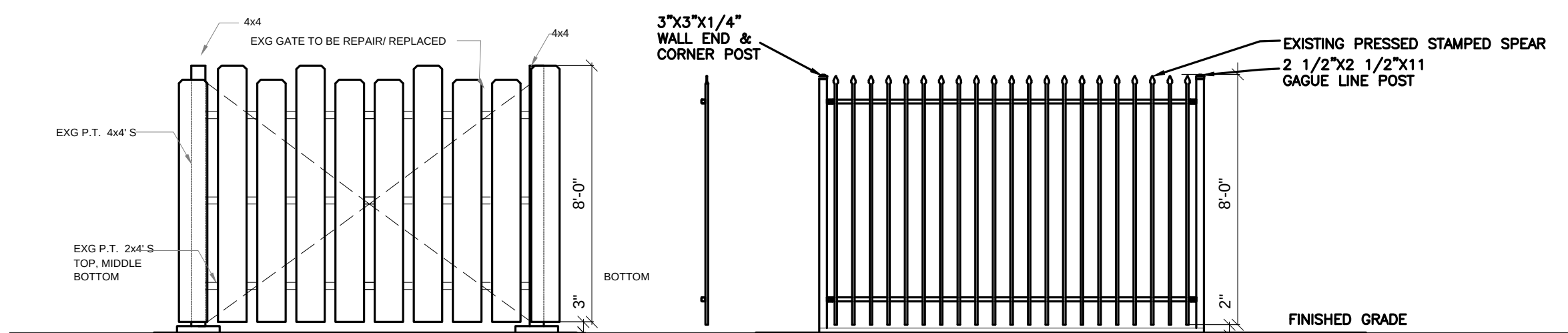
TRASH ENCLOSURE - SIDE VIEW



TRASH ENCLOSURE LEFT ELEVATION
1/4" = 1'-0"

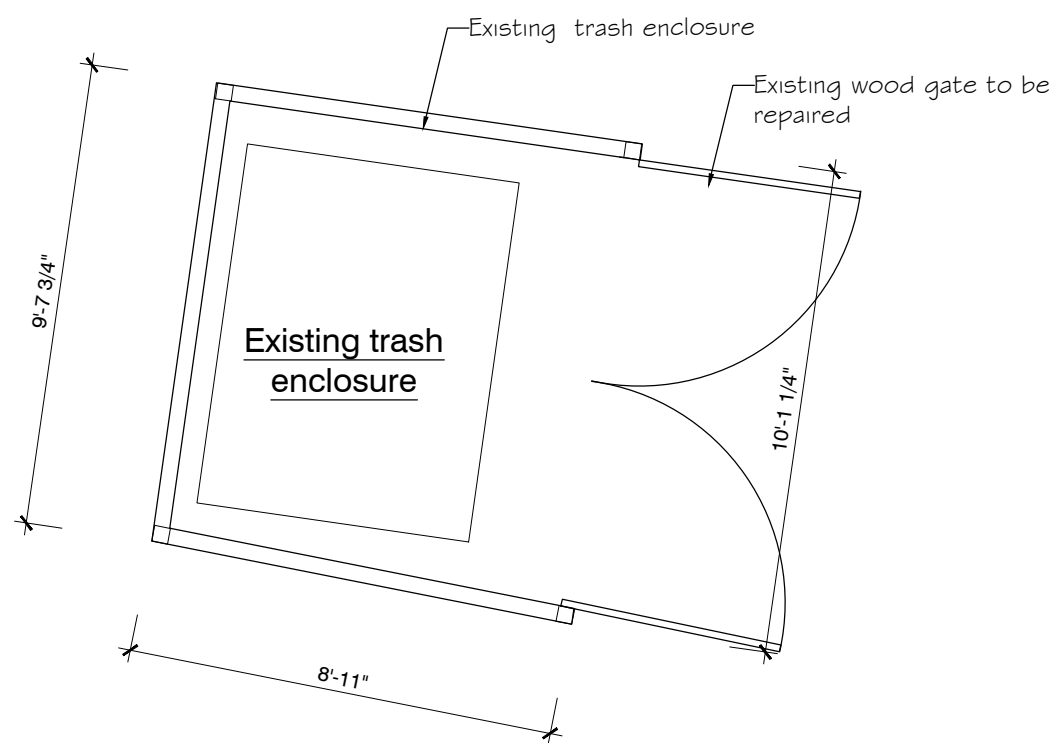


TRASH ENCLOSURE RIGHT ELEVATION
1/4" = 1'-0"

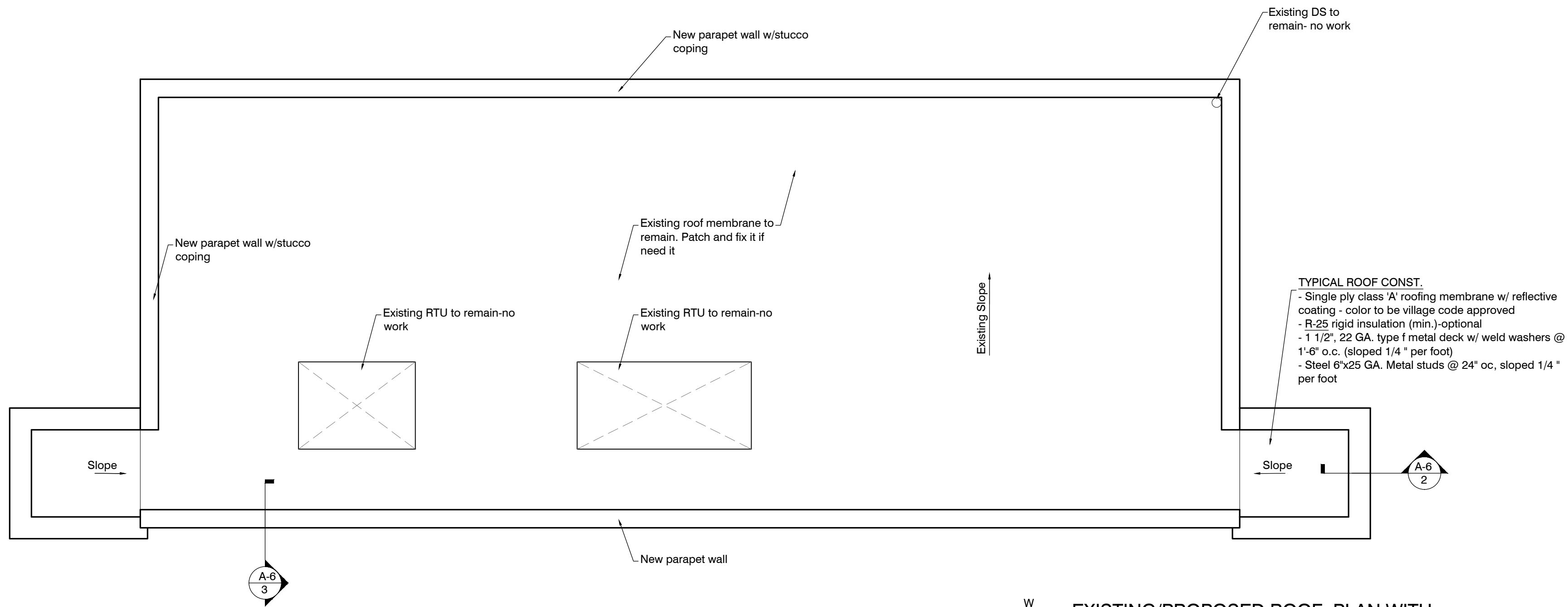


TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"

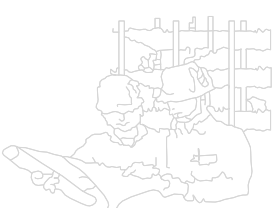
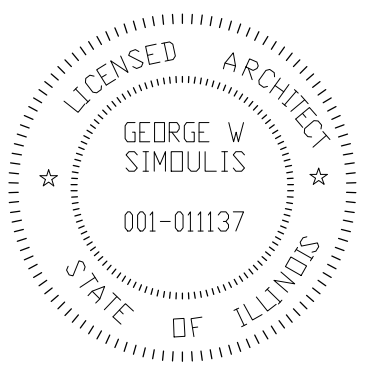
TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



TRASH ENCLOSURE TO BE REPAIR
-FLOOR PLAN
1/4" = 1'-0"



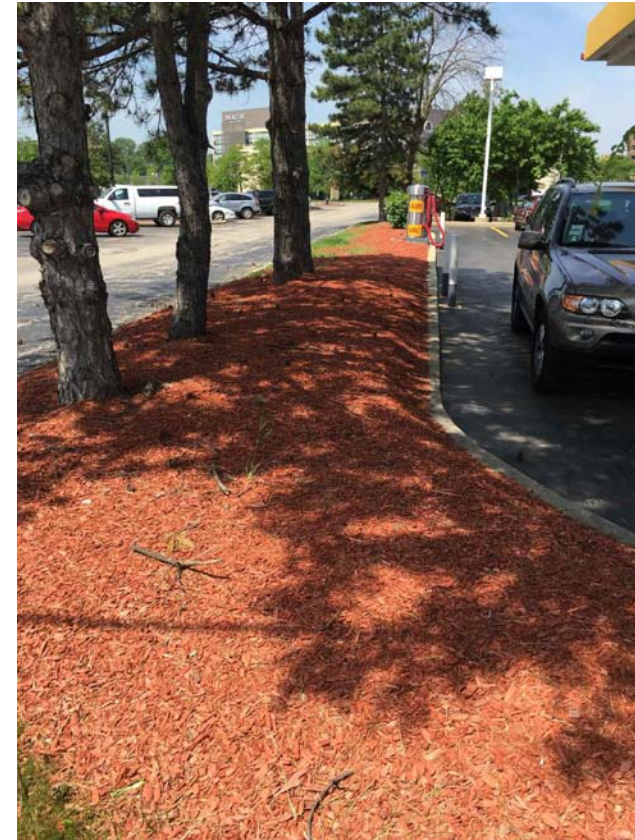
EXISTING/PROPOSED ROOF PLAN WITH
EXISTING MECHANICAL EQUIPMENT
1/4" = 1'-0"



LANDSCAPE PICTURES:



VIEW 1



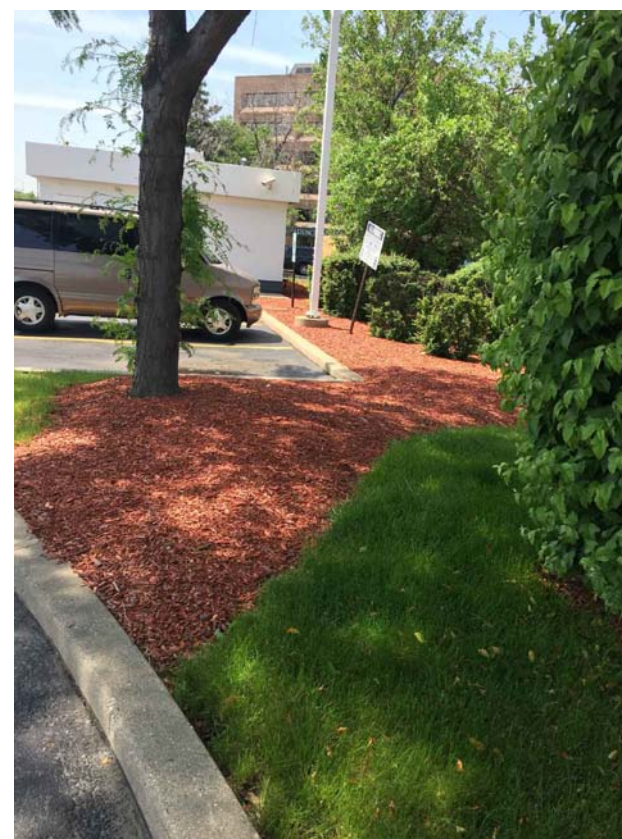
VIEW 2



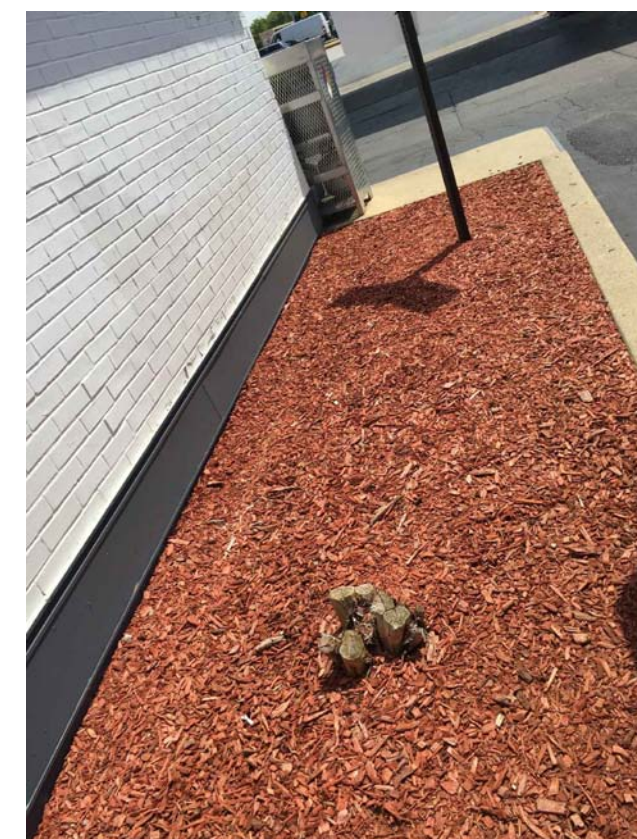
VIEW 3



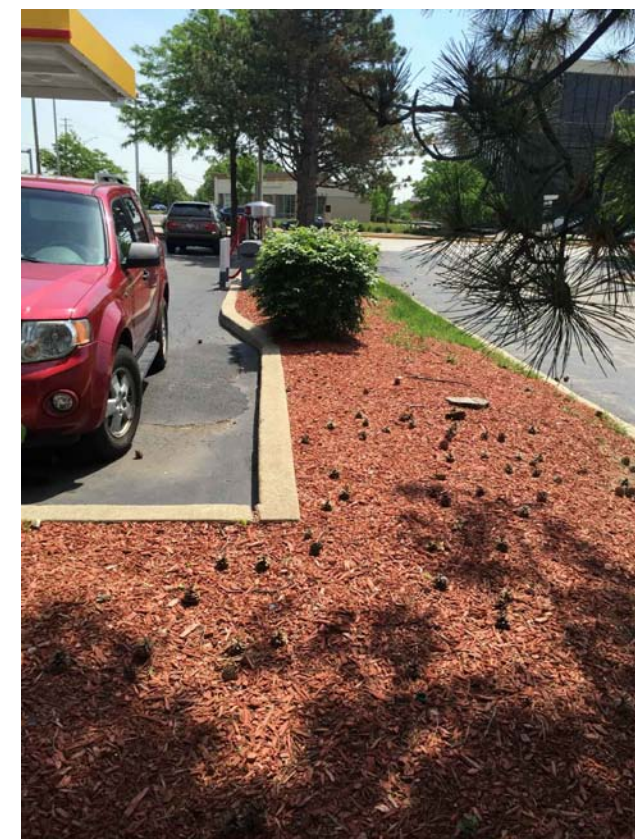
VIEW 4



VIEW 5

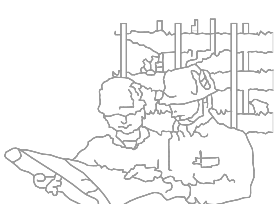


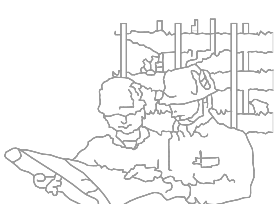
VIEW 6

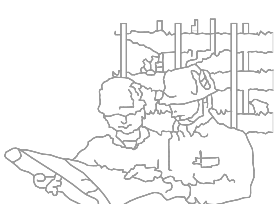


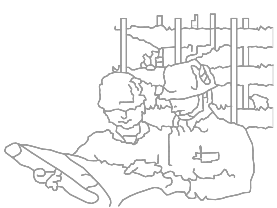
VIEW 7

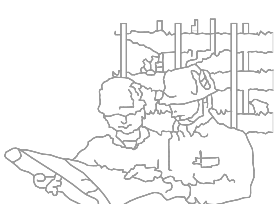












Material List

1. Shell Station
2. 3 W. Algonquin Road
3. Petitioner: Maqbool Khan
4. June 23, 2015

Brick: Medium Ironspot #46 by Endicott

Stone: 50% Fond du Lac Dimensional, 50% Northern Rustic by Rademan Stone Co.

Stucco: "Seashell" #612 Cement Board Stucco by Senergy

MEDIUM IRONSPOT #46



VELOUR

Available Sizes

Modular
Engineer Modular
Closure
2-5/8" Kingsize
Kingsize
Engineer Kingsize
Norman
Engineer Norman
Utility
3" Utility
Triple
Meridian
6" Thru-Wall
8" Thru-wall

Available Textures

Velour
Smooth
Matt
Velvetex
Vertical Score
Artisan
Danish Hand Mould

Colors, textures, and sizes featured in this color catalog may not be available in all combinations, contact Endicott or your distributor for further information.

Due to variances in the graphic display of devices and reproduction in printers, colors may vary. Final color selections should be made from a key panel or mock up.



MODELS



© Endicott-2015



Fond du Lac Northern Rustic Dimensional

Dimensional Collection

Dark and Light Shades of Grey and Dark Shades of Tan

Color

Blend

50% Fond du Lac Dimensional 50% Northern Rustic Dimensional

Coverage

Approx. 40 Sq. Ft. Per Ton

Packaging

[Full Veneer Packaging](#)

[Thin Veneer Packaging](#)

Lengths

Random 6-42"

Widths

- Full Veneer: Machine Split - 3-5"
- Thin Veneer: Sawed - 3/4"-1 1/4"

Ends

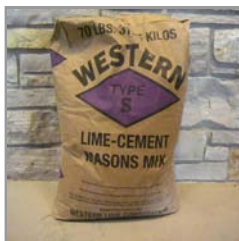
Machine Split

Joints

1/2" Mortar (Per Industry Standard)



Related Products



Western Type S



Vana Trol



Gator Natural Look
Sealer

Contact Info

Phone (920) 922-7612

Fax (920) 922-8709

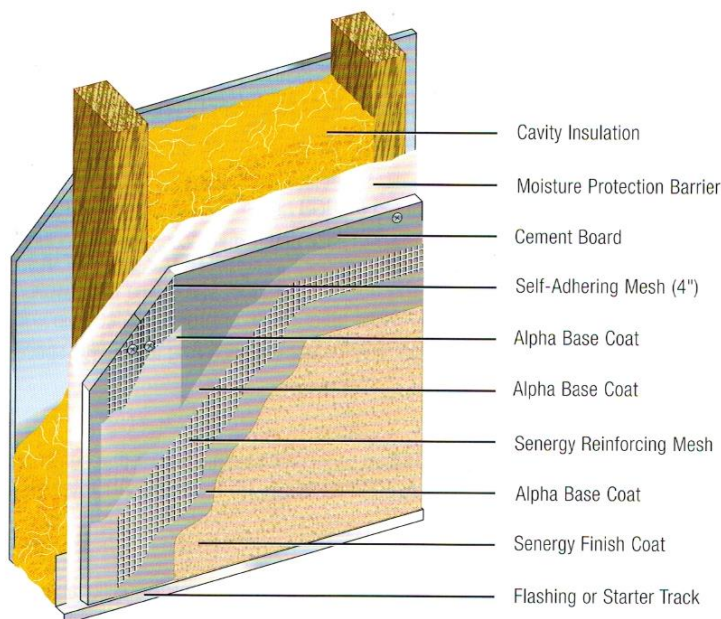
Mailing Address

Rademann Stone & Landscape Co., Inc.
W5551 County Road B
Fond du Lac, WI 54937

Senergy® Cement-Board Stucco™ 500 System

Impact resistant wall system incorporating a cement-board core, reinforced base coat and 100% acrylic polymer exterior finish

SYSTEM GUIDE
1021092



USES

For economical, impact resistant exterior walls in light commercial, institutional and residential construction in areas that are weather protected (e.g., hallways, soffits, pool area ceilings, etc.) or of limited size (e.g., balconies, penthouses, equipment- or privacy-screen walls, etc.)

DESCRIPTION

Senergy Cement-Board Stucco 500 System is an economical exterior wall system that provides impact- and weather-resistance where exterior insulation value is not required.

It combines the strength and durability of ASTM C1325 cement boards with the performance and beauty of Senergy's 100% acrylic polymer reinforced base coats and textured finishes. Finishes are available in a limitless color selection and offer performance enhancement options, including increased resistance to dirt pick-up and mildew and added flexibility.

Behind the system, a weather resistant barrier with high tensile strength and complying with ASTM D226 protects the framing and cavity while serving as a component to evacuate incidental water. Cement-Board Stucco 500 allows you to enclose and finish a project in as little as two days, speeding occupancy.

Features	Benefits
Cement-board core	Reinforces impact and puncture resistance
Unlimited colors, textures and architectural details	Support design freedom, create details that would be impossible or cost prohibitive with other claddings
100% Acrylic base coats	Produce a weather-resistant barrier, provide crack resistance
100% Acrylic finish coats	Resist fading and abrasion, offer options for added dirt/mildew resistance
Attached directly to framing	Speeds application; reduces labor cost



COLOR

3025 Paprika	3029 Creme Brule	3035 Strawberry	3037 Mariposa	3053 Tawny	3074 Coriander	528 Sun Glow
3026 Clay Pot	3031 Ground Mace	3030 Solitude	3028 Vintage	3038 Scarborough	3066 Bambi	3067 Egg Cream
545 Dusty Peach	3027 Mannequin	3036 Daiquiri	3033 Peachierine	3039 Coral	3049 Artisan	3044 Ramie
3043 Pueblo	3032 Melon	3042 Nirvana	3048 Lotus	3054 Sonata	3057 Luna	3051 Windsong
543 Slate Rose	3059 Mosque	547 Blush	3041 Firenze	600 Silverado	3047 Tortilla	3080 Ecu
614 Clay	3073 Hickory	612 Seashell	549 Pink Ash	3103 Sandstorm	3063 Frappe	3062 Angora
620 Ash Brown	618 Hazelnut	3052 Cardamon	3064 Rawhide	3060 Cafe au Lait	3061 Dune	3055 Shearling
3069 Sepia	3070 Brunet	3071 Java	3072 Bulgur	433 Aztec Gold	3065 Peanut	361 Champagne

3086 L

3089

3046

354 S

3045

3056

3040

3105

The purpose of this chart is to provide representation of Senergy's colors and textures. The color and texture representations should not be used for final selection. Actual color and texture selection should be made from a sample made by the applicator using the same tools, techniques and materials proposed for the actual project.

All star
System.
ditions



Item: DC#15-067 - Holiday Inn Express - 2111 S. Arlington Heights Rd. - Sign Variation

Department: Planning & Community Development

Requested Action

A variation to amend a previously approved sign variation, to allow a 106.5 sf wall sign on the south wall facing the parking area, where the previously approved sign variation allowed a 64 sf wall sign on the south wall facing the parking area.

Recommendation

It is recommended that the Design Commission approve the proposed wall sign variation requests for Holiday Inn Express at 2111 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 6/5/15, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

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.

ATTACHMENTS:

Description	Type
Staff Report	Report
Drawings & Documents	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Holiday Inn Express–Sign Variation
Project Address: 2111 S. Arlington Heights Rd.
Prepared By: Steve Hautzinger

Date Prepared: June 17, 2015

PETITIONER INFORMATION:

DC Number: 15-067
Petitioner Name: Rose Hollingsworth
Petitioner Address: Kieffer & Co., Inc.
585 Bond Street
Lincolnshire, IL 60069
Meeting Date: June 23, 2015

Requested Action(s):

1. A variation to amend a previously approved sign variation, to allow a 106.5 sf wall sign on the south wall facing the parking area, where the previously approved sign variation allowed a 64 sf wall sign on the south wall facing the parking area.

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 and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Site:

Subject Property



Aerial View of Subject Site



Zoning Map

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use	Comprehensive Plan
Subject Property	B-2, General Business District	Holiday Inn Express Hotel	Commercial
North/East	O-T, Office Transitional	Arlington Green Executive Center, Multi-tenant office	Offices Only
South/East	B-3, General Service, Wholesale and Motor Vehicle District	Vacant Site	Commercial
West	B-2, General Business District	Wingate Hotel	Commercial

Summary:

The subject property is a newly established Holiday Inn Express hotel which is currently completing interior and exterior building renovations of the previous use as a Jameson Suites Hotel. The exterior renovations received Design Commission approval on September 24, 2013. The Holiday Inn Express is relocating from their previous location across the street at 2120 S. Arlington Heights Road, which has now been converted to a Comfort Inn hotel. The petitioner is proposing to reuse the existing "Holiday Inn Express" wall sign from the original location and install it at their new location.

The complete sign package at the subject site includes a new code compliant ground sign facing Arlington Heights Road, a new code compliant wall sign facing Arlington Heights Road, and the proposed reused wall sign to be located above the main building entrance facing the parking area. Only one wall sign is allowed per street frontage, which is the reason for the previously approved and current sign variation requests. The original sign variation request was for Bradbury Suites Hotel to allow a second wall sign, 64 sf in size, located on the south wall of the building. The variation was approved in 1988, per Ordinance 88-53.

Table 1: Summary of Proposed Signage

SIGN	ELEVATION / FRONTAGE	SIZE ALLOWED BY CODE	PROPOSED SIZE	REMARKS
"Holiday Inn Express" ground sign	facing Arlington Heights Road	66 sf	51.7 sf	Complies with code.
"Holiday Inn Express" wall sign	West Elevation / facing Arlington Heights Road	129 sf	94.3 sf	Complies with code.
"Holiday Inn Express" wall sign	South Elevation / facing parking area	64 sf (allowed per previous sign variation)	106.5 sf	Variation Required.
TOTAL:		259 sf	252.5 sf	

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 hardship criteria, and Staff supports the proposed signage based on the following reasons:

1. The main entrance of the hotel is on the south elevation, so the need for a sign to call attention to the building entrance is reasonable, and a variation was previously approved to allow a sign on the south wall.
2. Reuse of the existing sign is a good, sustainable practice which avoids the need to fabricate a new sign, and it fits nicely on the new façade.
3. A similar sign variation request was previously approved for the hotel across the street at 2120 S. Arlington Heights Road, which allowed a total of three wall signs where there is only one street frontage. Recently, sign permits have been approved for the new Comfort Inn hotel to have two wall signs at this location, one sign will face Arlington Heights Road and one sign will be on the south wall facing the parking area.
4. The total square footage of signage proposed (252.5 sf) is less than the total allowed by code (259 sf), including the previous sign variation approval.

RECOMMENDATION

It is recommended that the Design Commission **approve** the proposed wall sign variation requests for *Holiday Inn Express* at 2111 S. Arlington Heights Road. This recommendation is subject to compliance with the plans received 6/5/15, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits.

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.

____ June 17, 2015

Steve Hautzinger, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 15-067



Village of Arlington Heights
33 S Arlington Heights Rd
Arlington Heights, IL 60005
Attn: Building Department

Dear Sir or Madam,

Please allow this letter to serve as our "Hardship" letter in regards to the 98 square foot sign to be installed on the main entry façade of the new Holiday Inn Express. We are requesting a variance for an additional 34 square feet.

A – The newly renovated façade is too large for a 64 square foot sign, it will not be esthetically pleasing to install a 64 square foot sign on this façade, and it would not portray the quality accommodations that the Holiday Inn brand is striving for with this new hotel. The soft LED light from this sign will provide a welcoming wash for the customers entering the parking lot, ensuring they are entering a secure, quality establishment. This newly renovated building is going to be a very nice building on Arlington Heights Rd, and the requested 98 sq ft sign will give the appearance of a well thought out sign plan for the building, neighborhood and this stretch of Arlington Heights Rd.

B – Granting this request will actually ease traffic as traffic traveling north will have clear direction to the hotel, vehicular traffic will not have to slow or stop to strain to be sure they are at their destination. The sign installed on this elevation will let travelers know that they are in the correct space alleviating traffic concerns.

C – The sign is customer owned from the previous location across the street at 2120 S Arlington Heights Rd (originally permitted years ago), and will provide direction from the north. The Holiday Inn brand is expected to be seen above the main entry, it is part of their branding and not having signage above the entry would take away from that. This standard branding is seen on all new Holiday brand hotels.

D – The granting of an additional 34 square feet will actually improve the character of the locality, showing quality and thoughtfulness while upholding the brand image of Holiday Inn on a new and modern façade. This sign will improve the look of this stretch of Arlington Heights Rd as it will evoke a new, quality look and feel to the neighborhood. The sign will be in scale with the façade, providing a well thought out look and impression to the facility as well as the neighborhood.

E – Holiday Inn franchisees are expected to uphold the Holiday Inn image as a quality hotel, a sign that is too small for the façade will not give the image of excellence expected by the IHG brand of hotels; however a sign that appropriately fills the sign band area gives the appearance of a professional sign plan and a quality establishment, and that the neighborhood was taken into consideration.

Thank you for your consideration,

A handwritten signature in cursive script that reads "Rose Hollingsworth". The signature is written in dark ink and is positioned below the "Thank you" line.

Rose Hollingsworth
Kieffer & Co., Inc.
585 Bond St.
Lincolnshire, IL 60069
847.415.5714

RECEIVED
JUN - 5 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: Holiday Inn Express

LOCATION: CHIAR Arlington Hts., IL

SALESMAN: L. Jones

DESIGNER: MAK

DATE: 8/18/14



PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____
-004 _____

INITIALS:	DATE:
MSO	4/10/15
LWK	5/8/15
-	-
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REVISION:	
A	Show Set back
B	Sign 3 to new location
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J	

B67186C

Sign 2

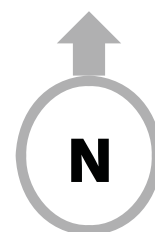
Internally Illuminated 5'- 1" Monogram Stacked
Letter Layout. Reference Drawing HI-1021 for
General Specifications.



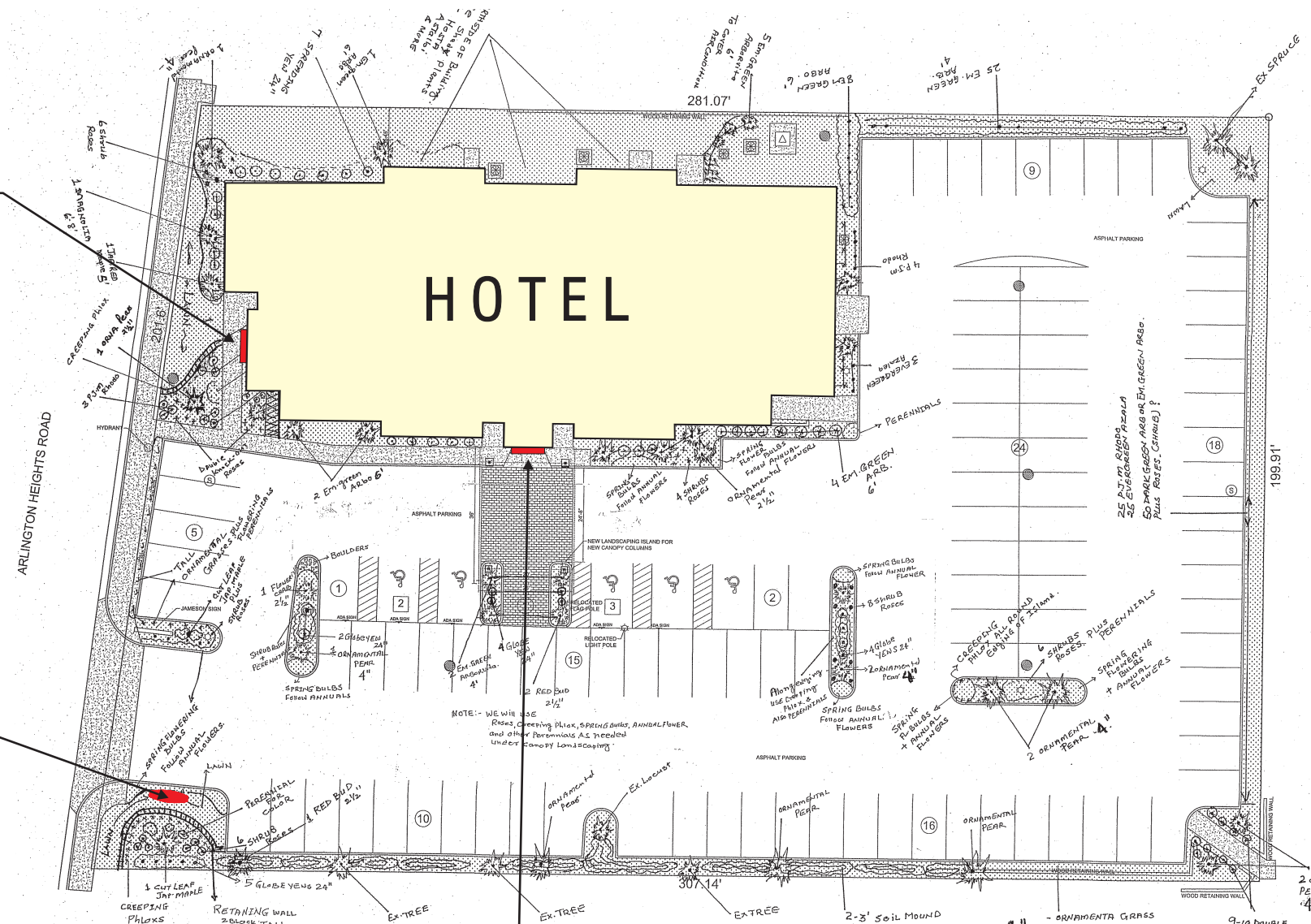
Sign 3

Existing **XP-52-15** Pylon Sign to be re-installed in area shown. New foundation will be required. Reference Drawing **HIXS-122** for fabrication specifications.

**SEE B67186C1 FOR SIGN LOCATION
@ ENTRANCE.**



SITE PLAN



Sign 1

Standard Illuminated Holiday Inn Express
Stacked Linear Layout w/ 5'-1" Monogram &
Large Letters - Ref. Drawing **HI-1022b** for
specifications.



Standard Illuminated Holiday Inn Express
Stacked Linear Layout w/ 6'- 1" Monogram -
Ref. Drawing **HI-1022** for specifications.
NOTE:
Letters are existing & to be relocated from
hotel across the street.



Scale: 1/16" = 1' - 0"



COMPANION FILES

F

B67186



**Internally Illuminated 5'- 1" Monogram
Stacked Letter Layout. Reference
Drawing HI-1021 for General
Specifications.**



Scale: 1/16" = 1' - 0"



COMPANION FILES

-004

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REVISION:
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B67186A



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585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-1543
www.kieffersigns.com

CUSTOMER: Holiday Inn Express
LOCATION: CHIAR Arlington Hts., IL
SALESMAN: L. Jones
DESIGNER: MAK
DATE: 8/18/14

☒ Artwork
☒ Design
☒ Survey
All boxes checked to Enter Order

LISTED

COMPANION FILES

PRODUCTION PROCESSING	
Kieffer Item #	
Job #	
-001	
-002	
-003	
-004	

REVISION:	INITIALS:	DATE:
A	MAK	1/30/15
B	MSO	4/10/15
C	LMK	5/8/15
D		
E		
F		
G		
H		
I		
J		

B67186B

Existing **XP-52-15** Pylon Sign to be re-installed in area shown. New foundation will be required. Reference Drawing **HIXS-122** for fabrication specifications.

NOTE:
This sign is existing and across the street & will be re-installed @ location shown.



PROPOSED XP-52-15 PYLON SIGN



© 2014 KIEFFER & CO., INC.

585 Bond Street - Lincolnshire, IL 60069
PHONE: (847) 520-1255 FAX: (847) 520-15
www.kieffersigns.com

CUSTOMER: Holiday Inn Express

LOCATION: CHIAR Arlington Hts., IL

SALESMAN: L. Jones

DESIGNER: MAK

DATE: 8/18/14



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____

Job # _____

-001 _____

-002 _____

-003 _____

-004 _____

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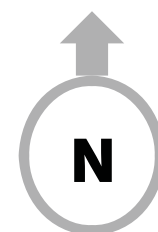
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B67186C1

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SCALE: 1/16"=1'-0"

SITE PLAN @ ENTRANCE



Sign 3

**NOTE: SIGN MUST BE OUTSIDE
12' VISIBILITY TRIANGLE.**

ARLINGTON HEIGHTS ROAD



Village of Arlington Heights
33 S Arlington Heights Rd
Arlington Heights, IL 60005
Attn: Building Department

Re: Holiday Inn Express, 2111 S Arlington Heights Rd; Arlington Heights, IL

Dear Sir or Madam,

Please allow this letter to serve as our material list for the 98 square foot sign to be installed on the main entry façade of the new Holiday Inn Express as noted above.

1. Petitioner Name: Kieffer & Co., Inc.
2. Date: May 18, 2015
3. Project: Holiday Inn Express
4. Location: 2111 S Arlington Heights, IL

Major Chain Hotel – Franchised

Main Entry Façade LED Channel letters: Branded logo and letters/fonts

Signage: Green - Pantone 362C; Blue – Pantone Reflex Blue C; 3M perforated vinyl over translucent faces. Faces - acrylic internally illuminated, channel letter sign, green/blue day, white night. Trim cap and retainers are painted branded/proprietary green and blue.

Thank you for your consideration,

A handwritten signature in black ink that reads "Rose Hollingsworth". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rose Hollingsworth
Kieffer & Co., Inc.
585 Bond St.
Lincolnshire, IL 60069
847.415.5714

RECEIVED

JUN - 5 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Material/Sign Sample Photo
Face of letter





Material/Sign Sample Photo
Face of logo box

Material/Sign Sample Photo
Face of logo box close up

04/17/2015



Newly renovated front façade of
new Holiday Inn Express
2111 S Arlington Heights Rd



Former Holiday Inn Express location
2120 S Arlington Heights Rd
(now a Comfort Inn)



Letterset being requested for re-install on front façade of newly renovated Holiday Inn Express (previously installed and customer owned – 2120 S Arlington Heights Rd



Wingate Hotel
2112 S Arlington Heights Rd
(directly across the street)



View facing north from new location
(2111 S Arlington Heights Rd)
U.S. Department of Labor building
2020 S Arlington Heights RD



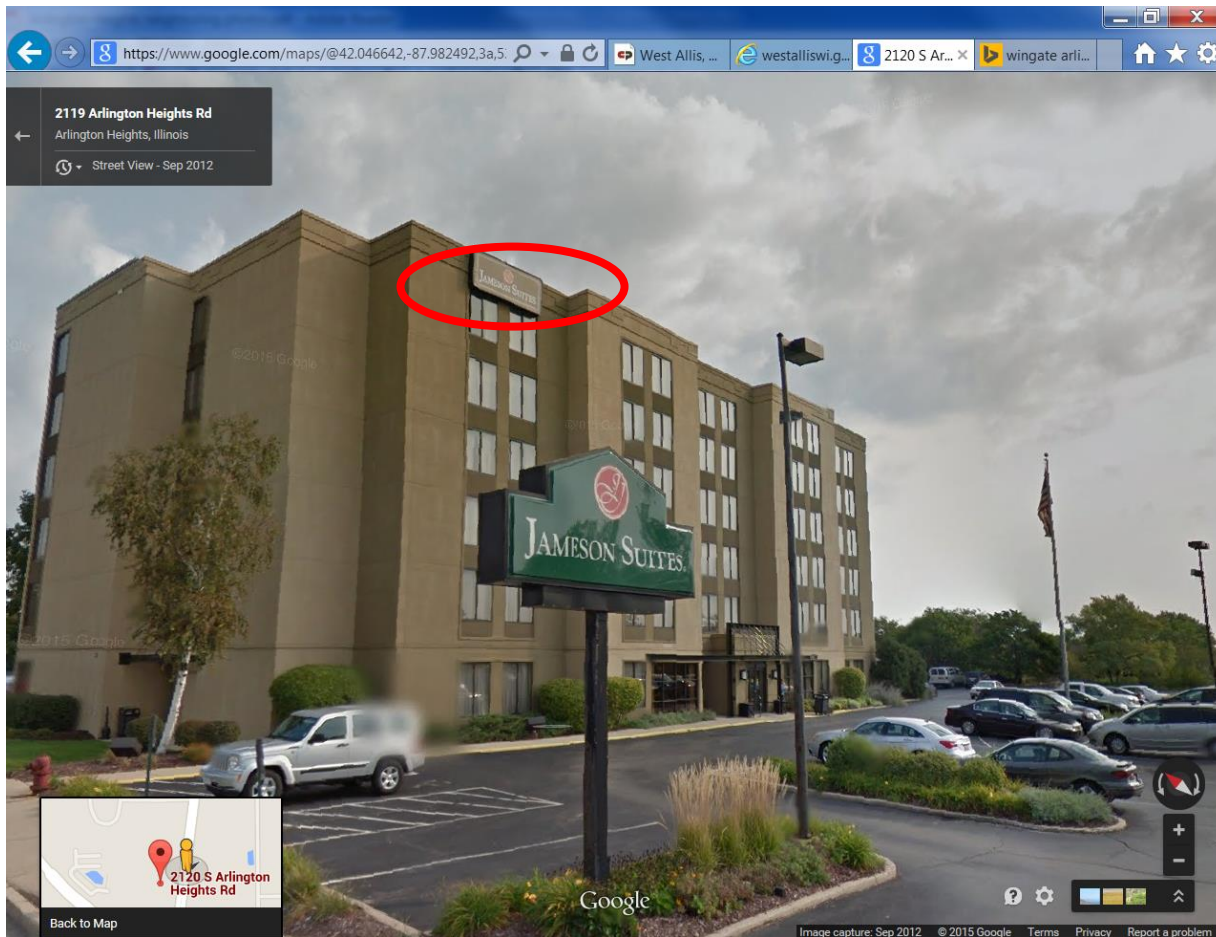
School District 59 Administration Building , directly south of main façade of new Holiday Inn Express' new sign. The new façade will be above this building so there will be no risk of the new sign shining on their windows and the building is generally empty at night when sign will be on



Another view of School District 59
Administration Building ,
directly south of new Holiday Inn Express



The building that use to house the Wellington has been demolished, it was set back beyond the view of the main facade



Example of a sign not sized proportionally to the façade or establishment, does not impress excellence or consideration of a well thought out sign plan and design



Item: DC#15-070 - Northwest Crossings - 1421/1501 W. Shure Dr. - Sign Variation

Department: Planning & Community Development

Requested Action

Proposed Ground Sign

1. A variation to amend a previously approved sign variation, to allow a 360 sf ground sign facing Route 53, where the previously approved sign variation allowed a 163.4 sf ground sign.
2. A variation from Chapter 30, section 30-121.f, to allow an off-site sign, where signs are required to be located on the same property as the business being advertised.
3. A variation from Chapter 30, section 30-302.a, to allow a second ground sign with a separation distance of approximately 260 feet, where 800 feet of separation is required.

Proposed Wall Sign

4. A variation from Chapter 30, section 30-402, to allow a wall sign to be located on a wall without street frontage, where street frontage is required.
5. A variation from Chapter 30, section 30-403.a, to allow a 75 sf wall sign, where 0 sf if allowed.

Recommendation

It is recommended that the Design Commission approve the sign variation requests for Northwest Crossings at 1421 & 1501 W. Shure Drive. This recommendation is subject to compliance with the plans dated 6/4/15 and received 6/5/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following conditions:

1. In exchange for allowing a wall sign on the west elevation of 1421 Shure Drive, a wall sign on the north wall 1421 Shure Drive shall be prohibited.
2. The Northwest Crossings site shall be restricted to monument signs only, with a maximum of 8 feet in height.

3. 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.

ATTACHMENTS:

Description

Staff Report

Hardship Letter

Drawings & Documents

Type

Report

Correspondence

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Northwest Crossings
Project Address: 1421 & 1501 W. Shure Dr.
Prepared By: Steve Hautzinger

PETITIONER INFORMATION:

DC Number: 15-070
Petitioner Name: Adam Keldermans
Petitioner Address: Torburn Partners, Inc.
1033 Skokie Blvd., Ste. 480
Northbrook, IL 60062
Meeting Date: June 23, 2015

Date Prepared: June 16, 2015

Requested Action:

Proposed Ground Sign:

1. A variation to amend a previously approved sign variation, to allow a 360 sf ground sign facing Route 53, where the previously approved sign variation allowed a 163.4 sf ground sign.
2. A variation from Chapter 30, section 30-121.f, to allow an off-site sign, where signs are required to be located on the same property as the business being advertised.
3. A variation from Chapter 30, section 30-302.a, to allow a second ground sign with a separation distance of approximately 260 feet, where 800 feet of separation is required.

Proposed Wall Sign:

4. A variation from Chapter 30, section 30-402, to allow a wall sign to be located on a wall without street frontage, where street frontage is required.
5. A variation from Chapter 30, section 30-403.a, to allow a 75 sf wall sign, where 0 sf if 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."

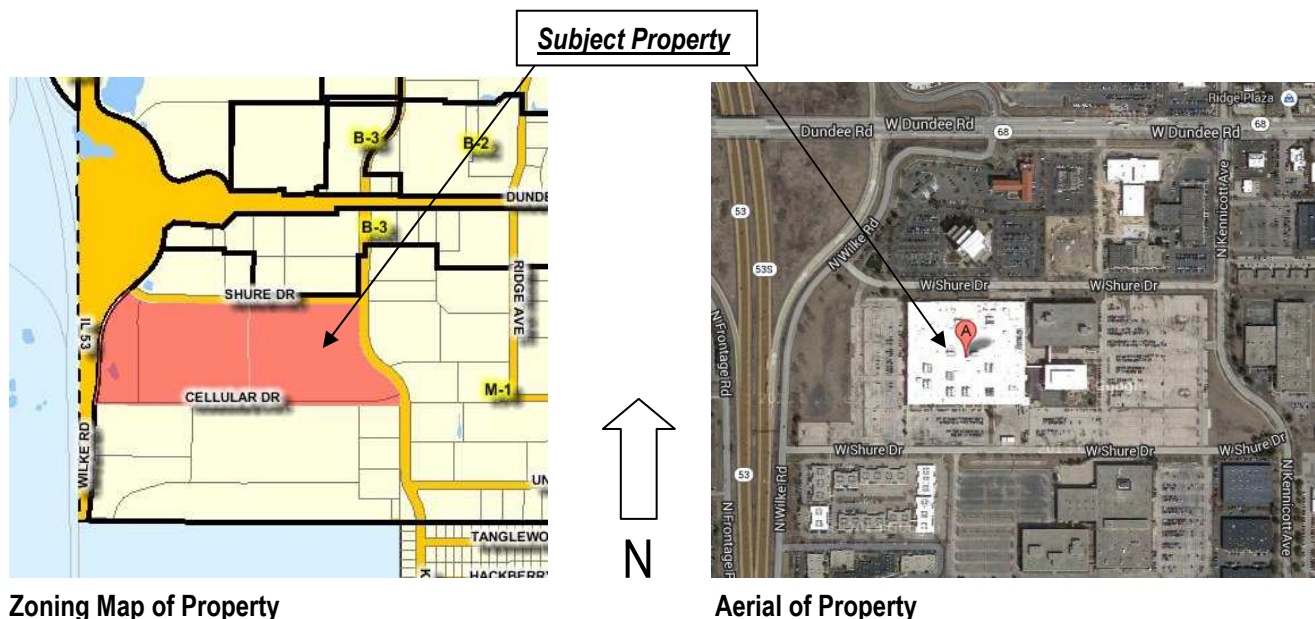


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	M-1, Research, Development, and Light Manufacturing District	Vacant Office
North	M-1, Research, Development, and Light Manufacturing District B-3, General Service, Wholesale and Motor Vehicle District	Multi-Tenant Office Building Multi-Tenant Office Building
South	M-1, Research, Development, and Light Manufacturing District	Office Buildings
East	M-1, Research, Development, and Light Manufacturing District	Office / Manufacturing
West	Outside of Village Boundary (Palatine)	Multiple Family Dwellings

Summary:

The subject site was originally occupied by Motorola, and was then occupied by Nokia Siemens. Nokia consolidated their operations in the building south of Cellular Drive and the remaining two buildings occupying 1421 & 1501 W. Shure Drive are currently vacant. The property has now been purchased by Torburn Partners, and a request to subdivide the east and west sides of the property recently received preliminary approval from the Village Board on June 1, 2015. The east side of the site (1421 W. Shure Drive) is approximately 17.63 acres and contains a 3-story office building with approximately 209,271 square feet of floor area. The west side of the site (1501 W. Shure Drive) is approximately 21.99 acres and contains a 1-story building with approximately 318,227 square feet of floor area.

Currently, there is a large, 390 sf ground sign structure on the 1501 W. Shure site facing Route 53. A sign variation was approved in 1975 to allow this sign to be 163.4 sf. Village records are unclear regarding the discrepancy between the approved 163.4 sf sign versus the 390 sf sign structure on the site, but it is possible that the 163.4 sf sign variation was measured to the original signage mounted on the 390 sf concrete wall instead of the area of the wall itself. Although this ground sign is large, it is set back approximately 238 feet from the property line so it does not appear excessively large when viewed from Route 53 (refer to Image 1 below). At this time, the petitioner is proposing to replace the existing sign with a new 360 sf sign that will serve to identify the overall property as “Northwest Crossings” campus, and will also identify the primary tenants for each of the subdivided lots, 1421 & 1501 W. Shure Drive. Variations are required for the size of the sign, the separation distance from a code compliant entry ground sign, and to allow off-site signage for the 1421 W. Shure tenant signage to be located on the 1501 W. Shure property.



Image 1. Existing sign as seen from Route 53.

Table 1: Ground Sign Summary:

Ground Sign	Frontage (one sign allowed per frontage)	Height Allowed	Height Proposed	Size Allowed	Size Proposed	Separation Required	Separation Proposed	Remarks
1421 W. Shure - entry sign	Kennicott Ave.	16'-6"	4'-8"	66 sf	42 sf	Not applicable	Not applicable	Complies with code.
1501 W. Shure -entry sign	Shure Dr.	16'-6"	4'-0"	40 sf	36 sf	Not applicable	Not applicable.	Complies with code.
1421 & 1501 W. Shure – development sign	Route 53	16'-6"	7'-6"	163.4 sf (per previous sign variation)	360 sf	800'	260'	Variations required for size, separation distance, and off-site signage.

In addition to the proposed ground signs, the petitioner is proposing new wall signage for the two buildings. All proposed wall signage is modestly sized and complies with code, except for one wall sign that is proposed on the west wall of the 1421 W. Shure building which does not have the required street frontage and is therefore not allowed. The petitioner is proposing the west facing sign to gain visibility from Route 53.

Table 2: Wall Sign Summary:

SIGN	ELEVATION / FRONTAGE One wall sign allowed per street frontage.	PROPOSED SIZE	REMARKS
1421 Tenant	East Elevation / Kenicott Ave.	75 sf	Complies with code.
1421 Tenant	West Elevation / No Frontage	75 sf	Variations required for street frontage and size.
1501 Tenant	West Elevation / Route 53	75 sf	Complies with code.
1501 Tenant	North Elevation / Shure Dr.	75 sf	Complies with code.

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 which outlines their intent to repurpose the site from a former single-user facility to a new multi-tenant campus, and the corresponding need for the proposed signage exposure to Route 53 to position the property to compete with other Class A office and industrial developments.

Analysis:

Staff agrees that the petitioner's request satisfies the criteria for granting a variation based with the following comments:

1. This property is a unique property in Arlington Heights due to its size and location:
 - a. The property is approximately 40 acres, with approximately 500,000 sf of office/industrial space.
 - b. The property has more than 800 linear feet of frontage facing the six lane Route 53 expressway.
 - c. This is the largest office/manufacturing campus under common ownership in Arlington Heights, with perpetual covenants for cross access, drainage, utilities, etc.
 - d. A similar situation does exist at 1400 W. Dundee Road, where the former Honeywell site was subdivided to become the Rohrman Business Park. A sign variation was approved in 1998 to allow a 575 sf two-sided ground sign perpendicular to Dundee Road. This sign is larger, double-sided, and closer to the road than the proposed Northwest Crossings sign.
2. The entire 40+/- acre site is being subdivided, redeveloped, and marketed as one campus, so the proposed off-site ground sign is appropriate due to the two properties being under common ownership as the "Northwest Crossings" campus.
3. The proposed 360 sf development sign is smaller than the existing 390 sf development sign, and it is nicely designed.
4. Although the proposed ground sign is large, it is not excessively sized due to the large distance that it is set back from the regional Route 53 expressway, which is unique.
5. It is recommended that all campus ground signs be restricted to be monument style signs less than 8 feet in height, as currently proposed.
6. The proposed west facing wall sign (without street frontage) is acceptable due to the common ownership of the campus. However, it is recommended that a wall sign on the north wall of the 1421 W. Shure building be prohibited in exchange for the west facing sign.

RECOMMENDATION

It is recommended that the Design Commission **approve** the sign variation requests for *Northwest Crossings at 1421 & 1501 W. Shure Drive*. This recommendation is subject to compliance with the plans dated 6/4/15 and received 6/5/15, Federal, State, and Village Codes, regulations, and policies, the issuance of all required permits, and the following conditions:

1. In exchange for allowing a wall sign on the west elevation of 1421 Shure Drive, a wall sign on the north wall 1421 Shure Drive shall be prohibited.
2. The Northwest Crossings site shall be restricted to monument signs only, with a maximum of 8 feet in height.
3. 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.

____ June 16, 2015

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

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 15-070

Responses to Standards of Review for Proposed Signage Variations

The Petitioner, Torburn North Campus, LLC (“Torburn”), provides the following responses to the standards of review for proposed signage variations for the real property commonly known as 1421 Shure Drive (the “1421 Property”) and 1501 Shure Drive (the “1501 Property”) and together with the 1421 Property, the “Subject Property”) to allow the following for the 1421 Property:

- (i) a wall sign on a building façade (i.e., the west façade) that does maintain street frontage; and
- (ii) an off-premises monument sign to be located on the 1501 Property as further described below, upon subdivision of the Subject Property;

and the following for the 1501 Property:

- (iii) an increase in the maximum permitted area of a monument sign from 60 square feet per sign face (or 120 square feet for a double-sided sign) to a single-sided monument sign face of 360 square feet for the 1421 Property, the 1521 Property and as development identification signage for the Subject Property;
- (iv) development identification signage for the Subject Property, as described above; and
- (v) an increase in the maximum permitted height of a monument sign from 6’ - 0” to 7’ - 6” (collectively, the “Signage Variations”).

1. The particular difficulty or peculiar hardship is not self-created by the petitioner.

The particular difficulty or peculiar hardship that the Petitioner seeks to overcome with the proposed variations is not self-created by the Petitioner. The Subject Property was developed and historically used as a Motorola campus and later as a Nokia Siemens campus. Such use did not contemplate or necessitate individual signage for the 1421 Property or the 1501 Property. Nokia Siemens vacated the Subject Property on December 31, 2014. The proposed signage variations are now required to allow the Subject Property to be repositioned and repurposed from its former use as a single-user facility to a multiple-tenant complex as now proposed.

Torburn exhaustively evaluated the options necessary to accomplish the foregoing. In doing so, it determined subdivision of the Subject Property, as recently proposed and approved by the Village pursuant to a Preliminary Plat of Subdivision, in conjunction with demolition of the now razed 1441 Shure Drive building and the to-be razed atrium currently connecting the 1421 Shure Drive and 1501 Shure Drive buildings to be the most appropriate course of action

necessary to satisfy the market demand for Class A office and industrial space users through improved building visibility and increased parking availability. Absent the proposed signage variations, Torburn is unable to position the Subject Property to compete with other Class A office and industrial space available to prospective tenants of the Chicago metropolitan area's northwest market or meet the signage needs of such tenants.

The proposed Signage Variations result from Torburn's effort to retrofit the improvements on the Subject Property to meet the needs of today's market. The Subject Property's existing site improvements did not contemplate subdivision or multiple users, thus yielding an inability to retrofit the Subject Property to accommodate same in full conformance with the Village Code's applicable signage requirements. Accordingly, Torburn seeks the Signage Variations to allow use and further improvement of the Subject Property to compete in the Class A office and industrial marketplace and generate a reasonable return therefrom.

2. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare.

The Village's grant of the proposed Signage Variations will not in any way create a traffic hazard, depreciate nearby property values or be detrimental to the public health, safety, morals and welfare. Torburn's plight is due to the unique circumstance of retrofitting the existing improvements on the Subject Property and providing associated signage to meet the needs of today's office and industrial space market.

Importantly, item (i) of the Signage Variations (i.e., a wall sign on the 1421 Property) will be of limited visibility, with the only meaningful visibility thereof limited to passersby on Route 53 and the adjacent frontage road (a/k/a N. Wilke Road). Moreover, items (ii) through (v) of the Signage Variations all relate to a monument sign that is proposed to replace an existing monument sign on the 1501 Property at the same location as the existing monument sign on the 1501 Property. Upon information and belief, that existing monument sign has existed for the past approximately 17 years. Although a variation is now required to allow the installation of that proposed monument sign, it will result in a 30 square-foot reduction of monument sign area at that location (i.e., from 390 square feet of existing monument sign area to 360 square feet of proposed monument sign area). The fact that this proposed sign is of a smaller sign area than the existing monument sign at this location demonstrates that the proposed sign will not have any greater impact on the traffic, nearby property values or the public health, safety, morals and welfare than the existing monument sign at that location.

3. ***The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.***

The proposed Signage Variations will serve to relieve Torburn from a difficulty or peculiar hardship to the Subject Property. More specifically, the proposed signage variations are now required to allow the Subject Property to be repositioned and repurposed from its former use as a single-user facility to a multiple-tenant complex as now proposed. The proposed Signage Variations will not serve to provide Torburn with a competitive advantage over similar businesses, but rather will simply allow Torburn to position the Subject Property to compete with other Class A office and industrial space available to prospective tenants of the Chicago metropolitan area's northwest market and meet the signage needs of such tenants.

4. ***The variation will not alter the essential character of the locality.***

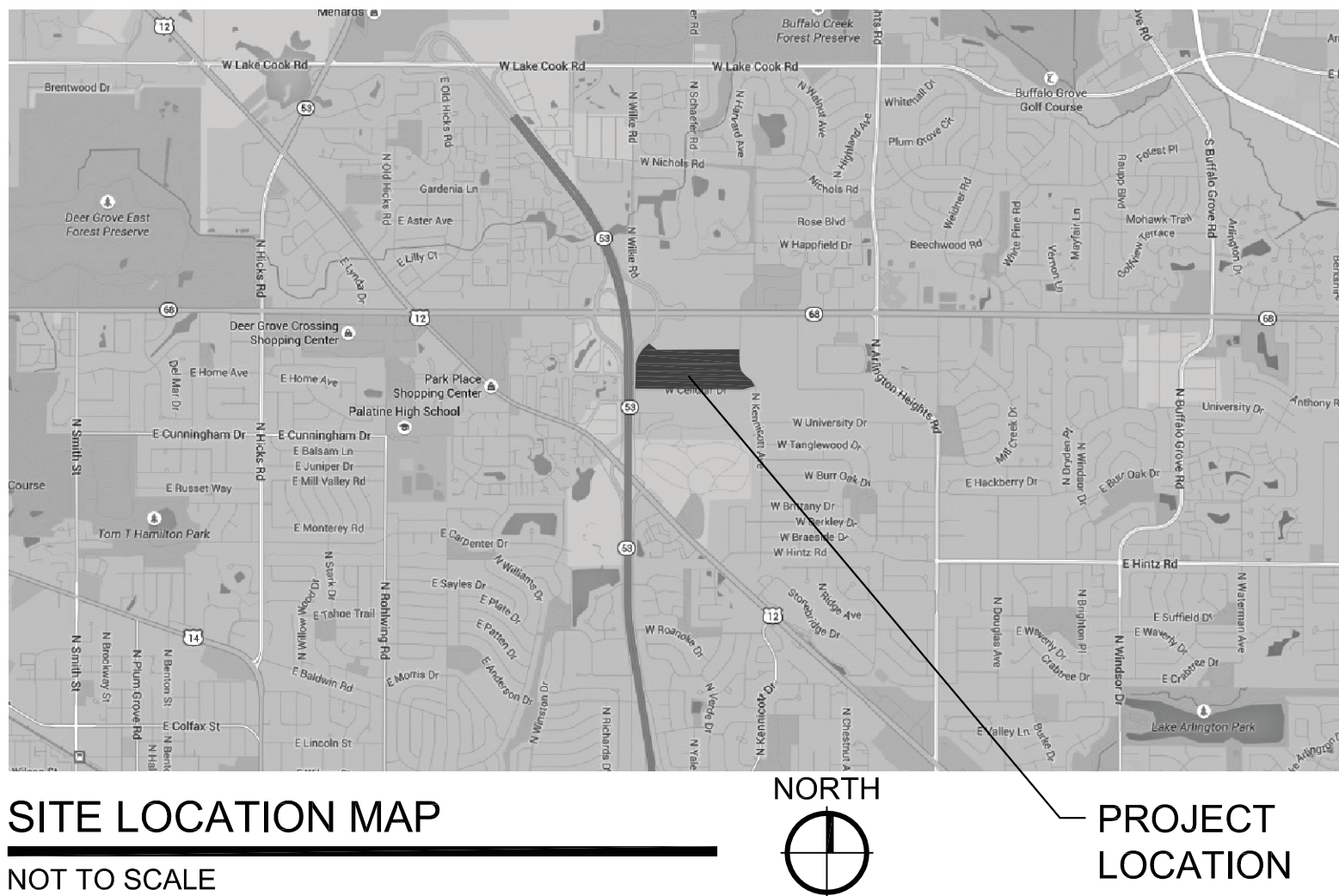
The proposed Signage Variations will not in any way alter the essential character of the locality. As previously stated, item (i) of the Signage Variations (i.e., a wall sign on the 1421 Property) will be of limited visibility, with the only meaningful visibility thereof limited to passersby on Route 53 and the adjacent frontage road (a/k/a N. Wilke Road). There is no opportunity for that variation to alter the essential character of the locality.

Moreover, items (ii) through (v) of the Signage Variations all relate to a monument sign that is proposed to replace an existing monument sign on the 1501 Property at the same location as the existing monument sign on the 1501 Property. That existing monument sign is believed to have existed for the past approximately 17 years. Although a variation is now required to allow the installation of that proposed monument sign, it will result in a 30 square-foot reduction of monument sign area at that location (i.e., from 390 square feet of existing monument sign area to 360 square feet of proposed monument sign area). The fact that this proposed sign is of a smaller sign area than the existing monument sign at this location demonstrates that the proposed sign will not alter the essential character of the locality.

5. ***The applicant's business cannot reasonably function under the standards of this Chapter.***

The proposed signage variations are required to allow the Subject Property to be repositioned and repurposed from its former use as a single-user facility to instead function as a multiple-tenant complex as now proposed. Absent the proposed signage variations, Torburn is unable to position the Subject Property to compete with other Class A office and industrial space available to prospective tenants of

the Chicago metropolitan area's northwest market or meet the signage needs of such tenants and enable Torburn to generate a reasonable return therefrom.



NORTHWEST CROSSINGS

COMPREHENSIVE SIGN PACKAGE AND SIGN VARIATION REQUEST

1421 AND 1501 SHURE DRIVE ARLINGTON HEIGHTS, ILLINOIS

ISSUED FOR DESIGN COMMISSION
FILED ON JUNE 4, 2015



PROJECT DESCRIPTION

NORTHWEST CROSSINGS IS THE DEVELOPMENT FORMERLY KNOWN AS THE NOKIA DEVELOPMENT, LOCATED BETWEEN SHURE DRIVE AND CELLULAR DRIVE AND WILKE ROAD AND KENNICOTT DRIVE. THE SCOPE OF WORK INCLUDED UNDER THIS SUBMITTAL IS FOR CAMPUS SIGNAGE.

PROJECT DIRECTORY

OWNER'S REPRESENTATIVE TORBURN PARTNERS

CONTACT: ADAM KELDERMANS
1033 SKOKIE BOULEVARD, SUITE 480
NORTHBROOK, ILLINOIS 60062
p: 847.562.1616

ARCHITECT OKW ARCHITECTS

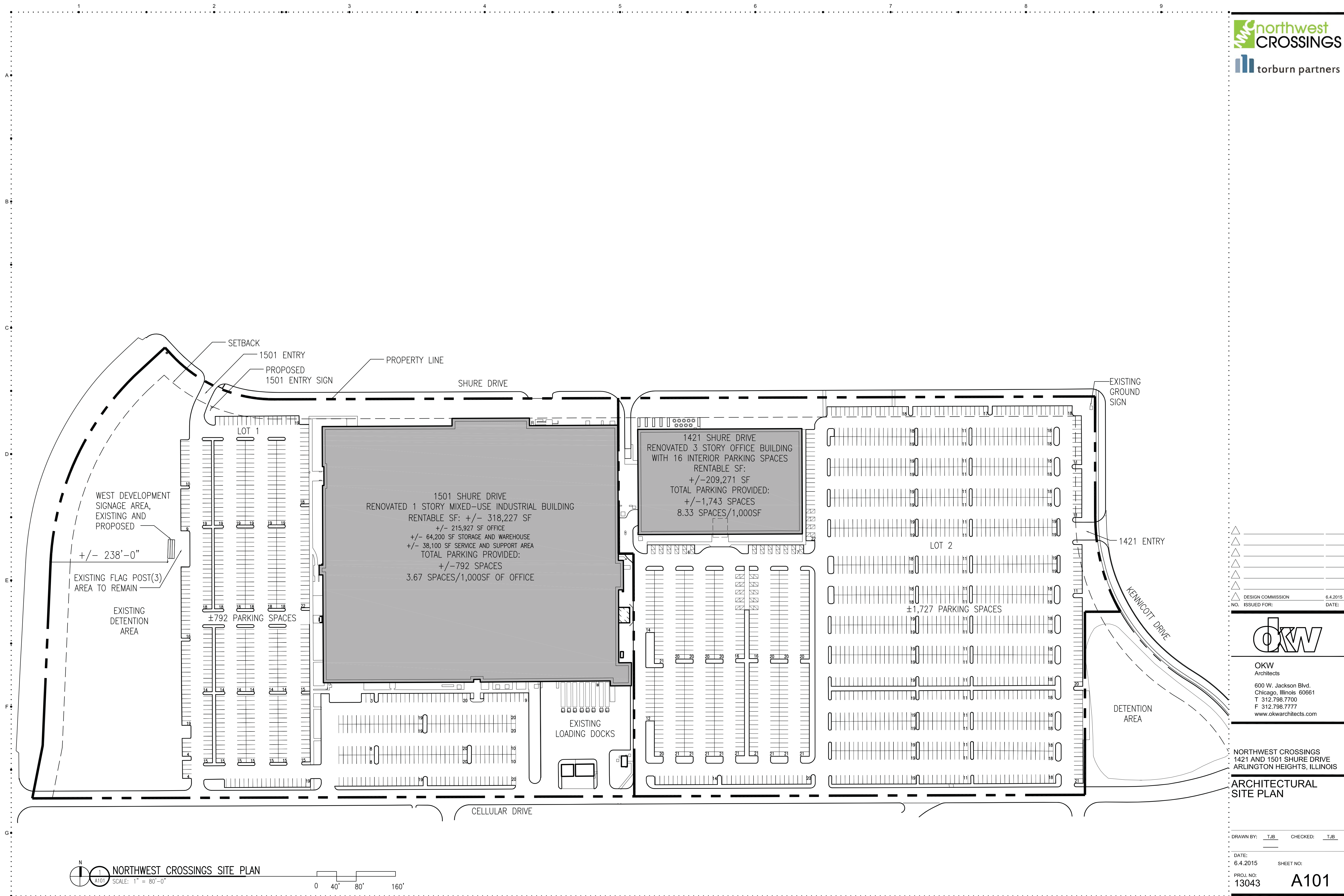
CONTACT: TRAVIS J. BRIDGES, AIA
600 W. JACKSON BLVD., SUITE 250
CHICAGO, ILLINOIS 60661
p: 312.798.7739 f: 312.798.7777

PROJECT DRAWING INDEX

SHEET #	TITLE	DESIGN COMMISSION			
A000	COVER SHEET	6.4.2015			BY OKW
A101	ARCHITECTURAL SITE PLAN				BY OKW
A201	GROUND SIGNS PLANS AND ELE.				BY OKW
A210	BUILDING SIGNAGE ELEVATIONS				BY OKW
A301	IMAGES OF PROPERTIES				BY OKW
A302	IMAGES OF PROPERTIES				BY OKW
A303	IMAGES OF PROPERTIES				BY OKW
A304	IMAGES OF PROPERTIES				BY OKW

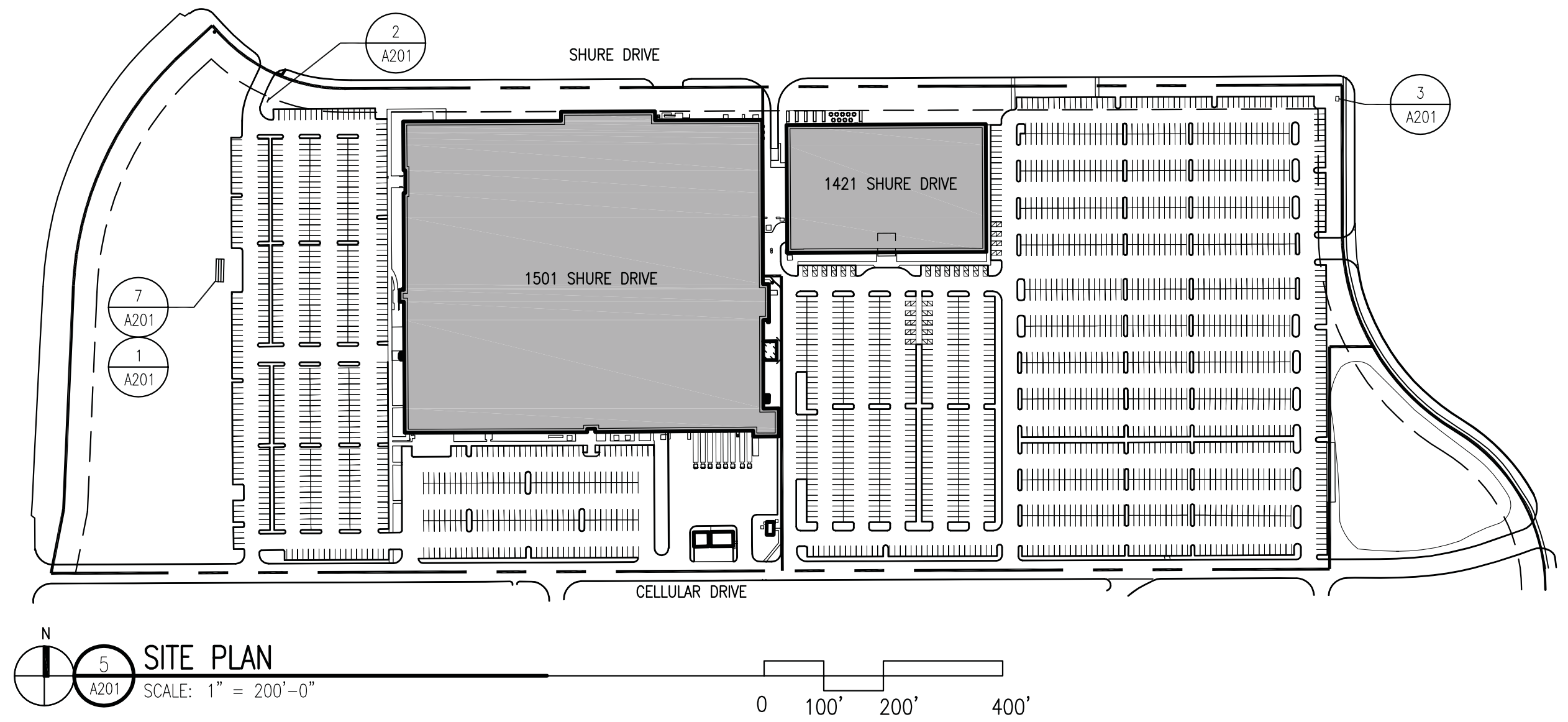


A000

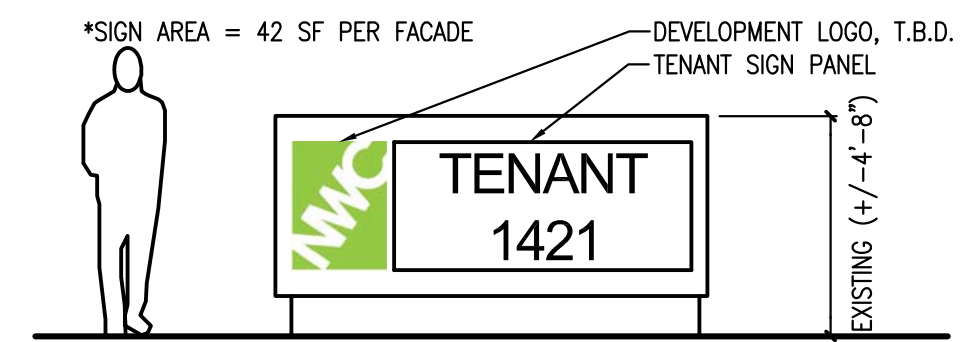




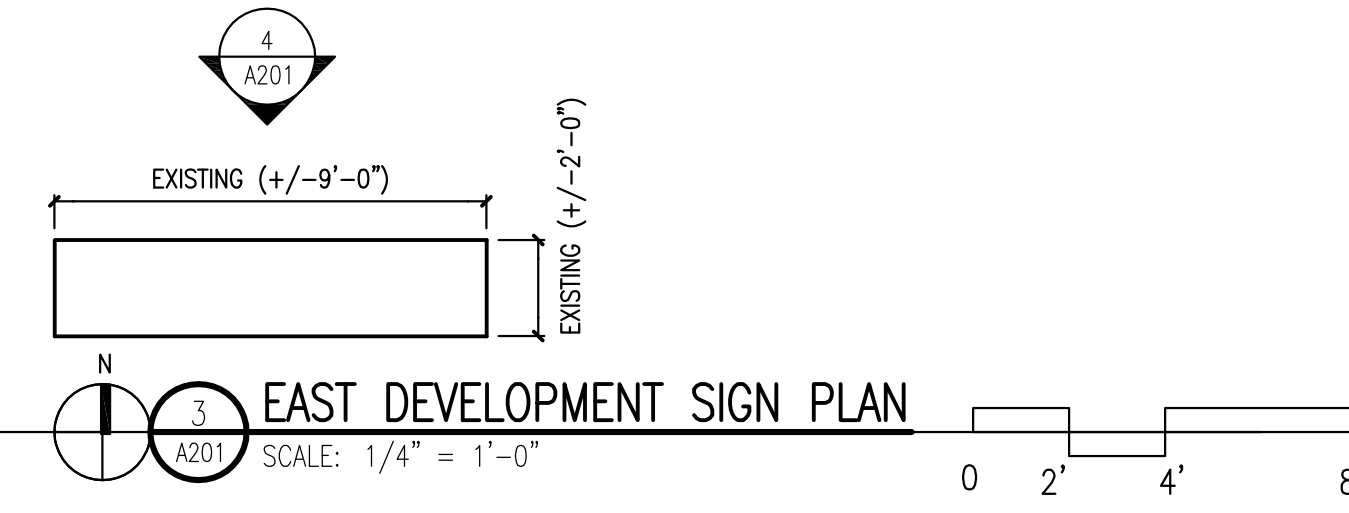
8 PROPOSED VIEW OF WEST DEVELOPMENT SIGNAGE
SCALE: N.T.S.



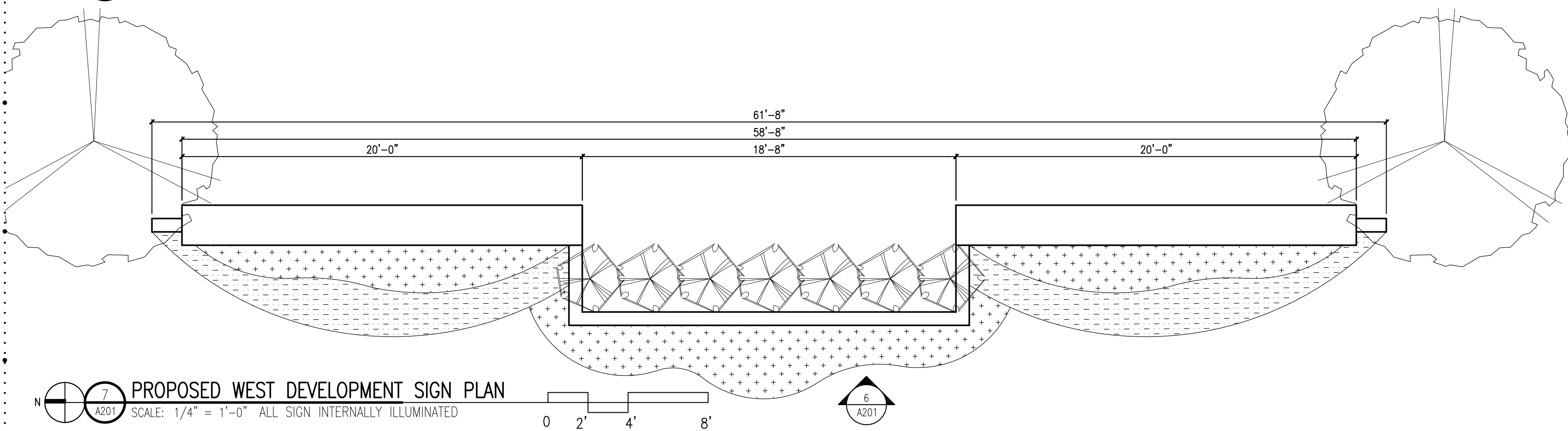
5 SITE PLAN
SCALE: 1" = 200'-0"



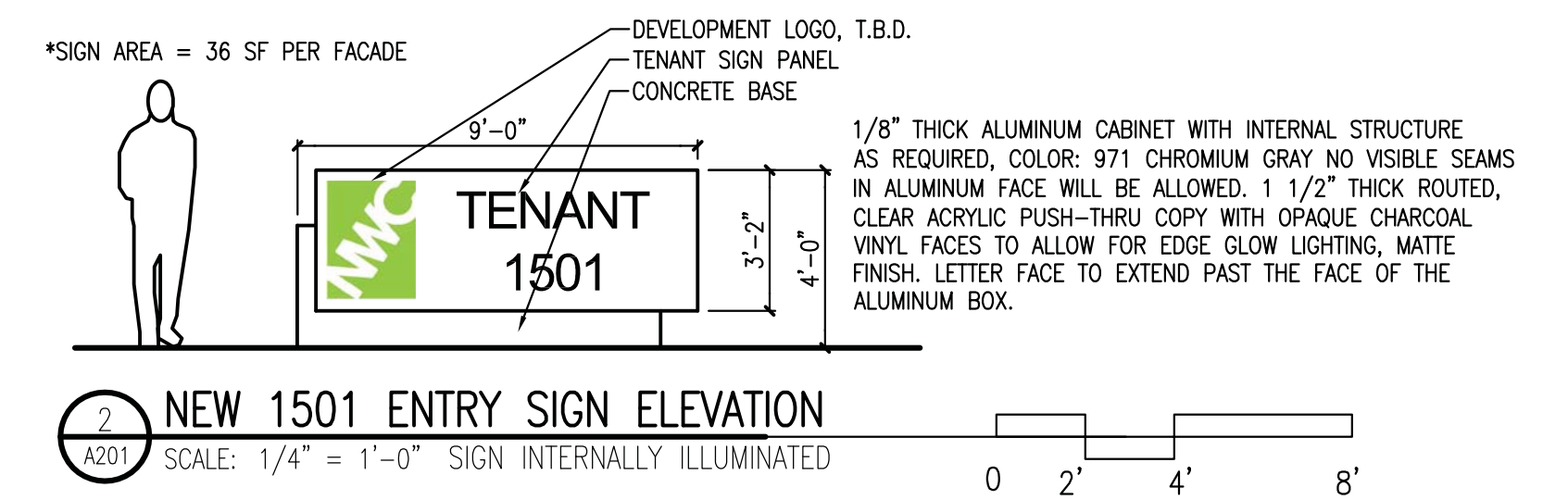
4 EAST DEVELOPMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0" EXISTING SIGN TO REMAIN WITH NEW LOGO AND TENANT SIGN PANEL



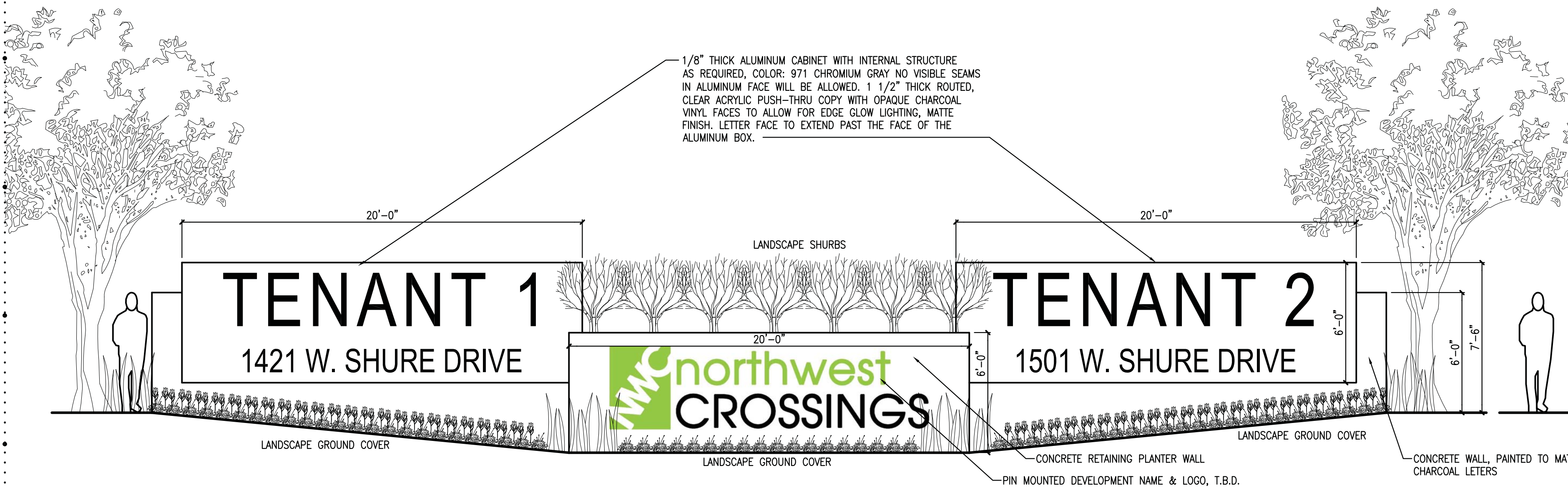
3 EAST DEVELOPMENT SIGN PLAN
SCALE: 1/4" = 1'-0"



7 PROPOSED WEST DEVELOPMENT SIGN PLAN
SCALE: 1/4" = 1'-0" ALL SIGN INTERNALLY ILLUMINATED

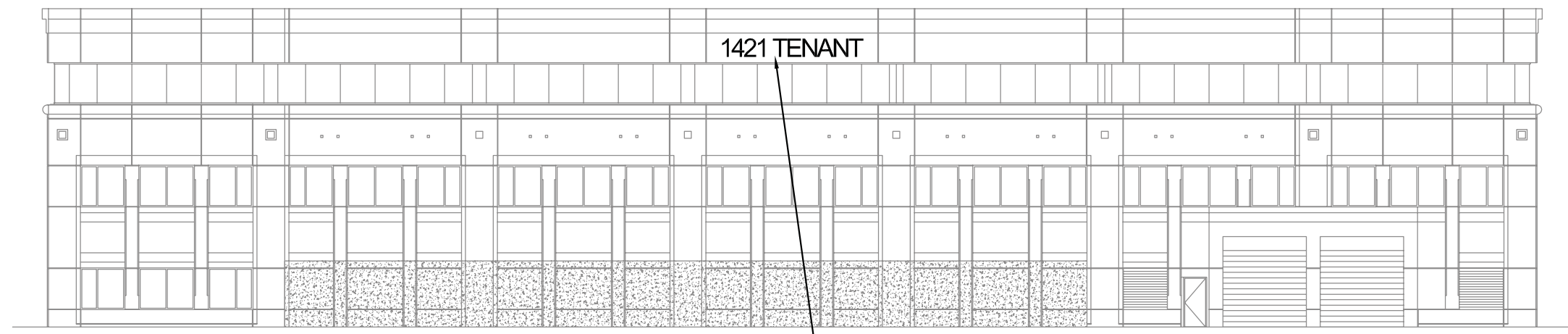


2 NEW 1501 ENTRY SIGN ELEVATION
SCALE: 1/4" = 1'-0" SIGN INTERNALLY ILLUMINATED

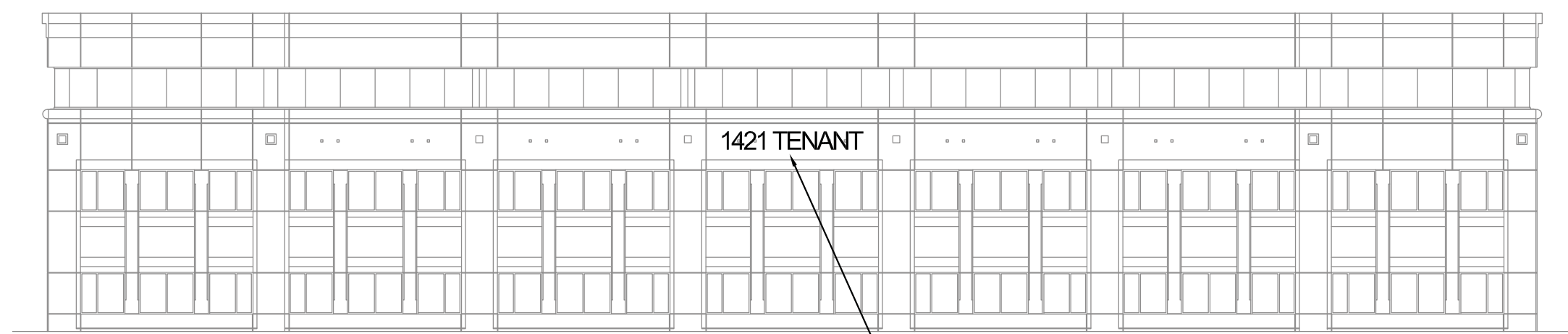


6 PROPOSED WEST DEVELOPMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0" ALL SIGNS INTERNALLY ILLUMINATED
TOTAL PROPOSED SIGN AREA = 360SF

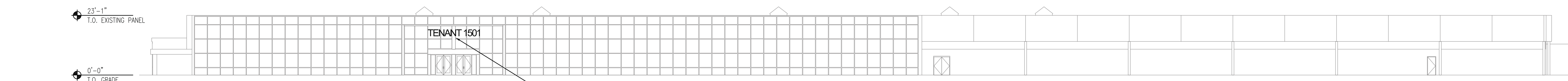
1 EXISTING WEST DEVELOPMENT SIGN ELEVATION
SCALE: 1/4" = 1'-0" SIGN TO BE REPLACED BY PROPOSED SIGN
EXISTING SIGN AREA = 390 SF



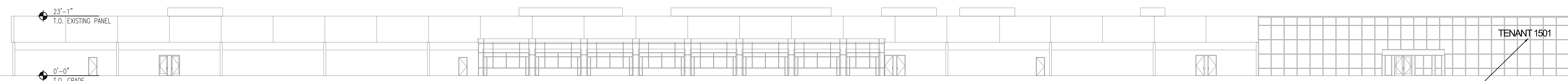
7 1421 WEST ELEVATION
A210 SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED
TENANT 1421 SIGN PANEL, MAX SIZE OF 75 SF, FINAL LOCATION ON FACADE T.B.D. AS APPROVED BY TENANT AND LANDLORD



6 1421 EAST ELEVATION
A210 SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED
TENANT 1421 SIGN PANEL, MAX SIZE OF 75 SF, FINAL LOCATION ON FACADE T.B.D. AS APPROVED BY TENANT AND LANDLORD



4 1501 WEST ELEVATION
A210 SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED
TENANT 1501 SIGN PANEL, MAX SIZE OF 75 SF, FINAL LOCATION ON FACADE T.B.D. AS APPROVED BY TENANT AND LANDLORD



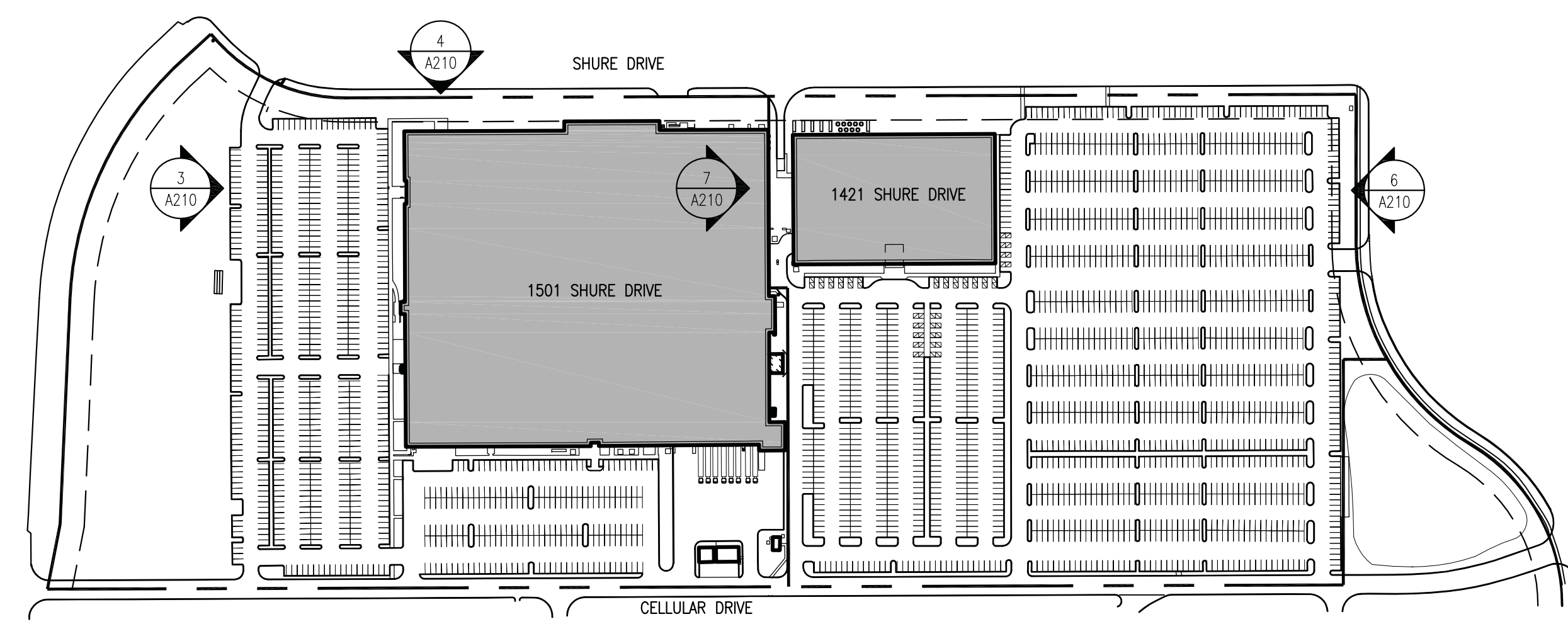
3 1501 NORTH ELEVATION
A210 SCALE: 1" = 20'-0" ALL SIGN INTERNALLY ILLUMINATED
TENANT 1501 SIGN PANEL, MAX SIZE OF 75 SF, FINAL LOCATION ON FACADE T.B.D. AS APPROVED BY TENANT AND LANDLORD



2 VIEW OF 1421 BUILDING SIGNAGE
A210 SCALE: N.T.S. ALL SIGN INTERNALLY ILLUMINATED



1 VIEW OF 1501 BUILDING SIGNAGE
A210 SCALE: N.T.S. ALL SIGN INTERNALLY ILLUMINATED



5 SITE PLAN
A210 SCALE: 1" = 200'-0"
0 100' 200' 400'

ALL OFFICE BUILDING WALLS SIGNS TO HAVE THE FOLLOWING ITEMS:
- INTERNALLY ILLUMINATED
- REVERSE CHANNEL
- WHITE LED
- COLOR OF LETTERS AND RETURNS T.B.D.
- PER TENANT'S CORPORATE BRANDING
- LOGO AND FONTS TO BE PER CORPORATE BRANDING

DESIGN COMMISSION	6.4.2015
NO. ISSUED FOR:	DATE:

OKW
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F 312.798.7777
www.okwarchitects.com

NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

BUILDING SIGNAGE ELEVATIONS

DRAWN BY:	TJB	CHECKED:	TJB
DATE:	6.4.2015	SHEET NO:	A210
PROJ. NO:	13043		

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CONTEXT PLAN

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△	DESIGN COMMISSION	6.4.2015
NO.	ISSUED FOR:	DATE:

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NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

IMAGES OF
SURROUNDING
PROPERTIES

DRAWN BY:	TJB	CHECKED:	TJB
DATE:	6.4.2015	SHEET NO:	
PROJ. NO:	13043		

A301



DESIGN COMMISSION 6.4.2015
NO. ISSUED FOR: DATE:

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NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

IMAGES OF
SURROUNDING
PROPERTIES

DRAWN BY: TJB CHECKED: TJB
DATE: 6.4.2015 SHEET NO:
PROJ. NO: 13043 A302

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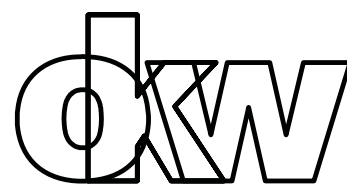
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CONTEXT PLAN

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NO.	ISSUED FOR:	DATE:



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NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

IMAGES OF
SURROUNDING
PROPERTIES

DRAWN BY: TJB CHECKED: TJB

DATE: 6.4.2015 SHEET NO:

PROJ. NO: 13043 A303

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CONTEXT PLAN

△	DESIGN COMMISSION	6.4.2015
△	NO. ISSUED FOR:	DATE:

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NORTHWEST CROSSINGS
1421 AND 1501 SHURE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

IMAGES OF
SURROUNDING
PROPERTIES

DRAWN BY:	TJB	CHECKED:	TJB
DATE:	6.4.2015	SHEET NO:	A304
PROJ. NO:	13043		

Northwest Crossings :: 1421 and 1501 Shure Drive
 Signage Variation Application :: Material List
 Torburn Partners :: Torburn North Campus, LLC
 Arlington Heights, Illinois

OKW ARCHITECTS
 Project Manager :: Travis J. Bridges, AIA
 OKW PROJECT # 13043

Sign Area	Material	Drawing Reference
Sign :: Proposed West Development Sign		
Base : Development Name	Unpainted Concrete	A201
Signage Material : Development Name	Pin Mounted Aluminum, painted per final Developmental Logo Design, surface illumination	A201
Base : Tenant 1	Painted Concrete to match Charcoal Letters	A201
Sign Box Material : Tenant 1	1/8" prefinished aluminum, routed for letters Color to Match 971 Chromium Gray	A201
Sign Leter Material : Tenant 1	1-1/2" clear Acrylic, routed and pushed thru Charcoal Vinyl Face, applied to the Acrylic Internally Illuminated	A201
Base : Tenant 2	Painted Concrete to match Charcoal Letters	A201
Sign Box Material : Tenant 2	1/8" prefinished aluminum Color to Match 971 Chromium Gray	A201
Sign Letter Material : Tenant 2	1-1/2" clear Acrylic, routed and pushed thru Charcoal Vinyl Face, applied to the Acrylic Internally Illuminated	A201
Sign :: New 1501 Entry Sign		
Sign Base	Painted Concrete to match Charcoal Letters	A201
Sign Box Material	1/8" prefinished aluminum, routed for letters Color to Match 971 Chromium Gray	A201
Sign Leter Material	1-1/2" clear Acrylic, routed and pushed thru Charcoal Vinyl Face, applied to the Acrylic Internally Illuminated	A201
Development Logo	Pin Mounted Aluminum, painted per final Developmental Logo Design	A201
Sign :: East Development Sign		
Sign Base	Painted Existing Concrete to match Charcoal Letters	A201
Sign Box Material	Paint Existing Box to Match 971 Chromium Gray	A201
Tenant Sign Panel	Pin Mounted Aluminum panel, painted or applied vinyl per final Tenant Branding and Design, surface illumination	A201
Development Logo	Pin Mounted Aluminum, painted per final Developmental Logo Design	A201
Sign :: 1421 West Elevation		
Wall Sign	Wall sign to be Acrylic and/or Aluminum, per Tenant Branding Internally Illuminated with White LED's, Reverse Channel Letter Color to be per Tenant's Corporate Branding Logo to be allowed per Tenant's Corporate Branding	A210
Sign :: 1421 East Elevation		
Wall Sign	Wall sign to be Acrylic and/or Aluminum, per Tenant Branding Internally Illuminated with White LED's, Reverse Channel Letter Color to be per Tenant's Corporate Branding Logo to be allowed per Tenant's Corporate Branding	A210
Sign :: 1501 West Elevation		
Wall Sign	Wall sign to be Acrylic and/or Aluminum, per Tenant Branding Internally Illuminated with White LED's, Reverse Channel Letter Color to be per Tenant's Corporate Branding Logo to be allowed per Tenant's Corporate Branding	A210
Sign :: 1501 North Elevation		
Wall Sign	Wall sign to be Acrylic and/or Aluminum, per Tenant Branding Internally Illuminated with White LED's, Reverse Channel Letter Color to be per Tenant's Corporate Branding Logo to be allowed per Tenant's Corporate Branding	A210

