



AGENDA
DESIGN COMMISSION
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights, IL 60005
October 14, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 9/30/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 1500 E. Euclid Ave. - SF/Teardown - DC25-065
 - B. Arlington Med - 155 E. Algonquin Rd. - Sign Variation - DC25-073
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- 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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 30, 2025

Chair Kingsley called the meeting to order at 6:30 p.m.

Members Present: Kirsten Kingsley, Chair
Ted Eckhardt
John Fitzgerald
Jonathan Kubow

Members Absent: Scott Seyer

Also Present: Thomas Budzik, Thomas Architects for *Tasty Breads*
Brian Huft & Jasenko Badic, Zimmerman Weintraub Associates for
Courtyard by Marriott
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 9, 2025

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 9, 2025. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEW**DC#25-049 – Tasty Breads – 600 W. University Dr.**

Thomas Budzik, representing *Thomas Architects*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed design for a building addition to an existing manufacturing facility. This project does require Plan Commission review and Village Board approval, and the purview of the Design Commission is for building and signage only. Tasty Breads is a food processor business that produces dough which is then frozen and packaged for wholesale. Tasty Breads is currently in the final steps of obtaining Village approval for a Land Use Variation to allow their business to operate in this location. As a second phase of Village zoning review, Tasty Breads is seeking approval for a 13,260 square foot freezer addition to be located on the east end of the existing building which requires a PUD amendment. The subject property is approximately 4.5 acres and the existing building is approximately 81,000 square feet.

The existing building exterior is made up of tan metal siding and stucco with a continuous brick base on the front and side elevations. The surrounding context in this location is the majority of buildings on the street have primarily brick exteriors on all sides. The proposed addition is large and highly visible. Overall, the design of the proposed addition is nicely done to comply with these guidelines. The front elevation has a continuous brick base with tan metal panel above, which aligns with the existing brick wall. The brick base is returned down the side wall for approximately 50-feet before transitioning to a brown tone metal siding which works well to maintain the color scheme.

However, there are two concerns with the proposed design for the Design Commission to evaluate. The Design Commission should review the proposed materials and colors to confirm that they adequately match the existing building. In the photo provided, the proposed “Sandstone” panel siding color does not appear to match the existing tan siding. Staff feels that an exact match is important to avoid a mismatched appearance.

The proposed addition includes a continuous gutter and downspouts along the entire side wall which is undesirable due to the lack of a continuous parapet wall. Staff encouraged the petitioner to incorporate internal roof drains or draining the new addition roof onto the existing roof, both of which the petitioner had concerns with. Another option to consider could be a parapet wall with scuppers instead of the continuous gutter. The Design Commission should evaluate this detail. The petitioner has reported that there will be no rooftop mechanical equipment on the new addition.

Overall, Staff recommends approval of the proposed design, with the comments stated.

Mr. Budzik said the building was recently purchased by Tasty Breads, and the majority of the building interior is reserved for two of their process lines, with room for 2 additional process lines. The process includes making the dough, packaging the dough, and freezing the dough. No baking will take place in the building. The building addition will store the frozen dough that is best kept in its own freezing building, versus in a freezer within the building, which was looked at but becomes very costly. He presented samples of the materials and colors being proposed for the addition, which are intended to be consistent with the existing building. The brick is the same size and an excellent color match to the brick on the existing building.

Mr. Budzik also responded to Staff's comments about the gutter and downspouts. He explained that this project requires stormwater detention that will be located under the drive

aisle directly to the east of the addition, which makes it logical that the downspouts connect directly into that stormwater detention. Also, roof drains are not possible on the building addition because little or no penetrations through the roof system are necessary to ensure the freezer equipment runs as efficiently as possible. He welcomed any questions from the commissioners.

Commissioner Eckhardt asked for clarification about no refrigeration on the roof of the addition. **Mr. Budzik** explained there will be an engine room within the building addition that will house the majority of the equipment, with some equipment located either outside behind the building or possibly on top of the existing building. This is still being finalized. **Chair Kingsley** asked about the color of the gutters/downspouts and if the storm water will run across the driveway. **Mr. Budzik** said the downspouts will connect directly to the stormwater system at the ground, and the color will match the dark bronze of the other metal trim.

Chair Kingsley asked if there was any public comment on the project and there was a response from the audience.

PUBLIC COMMENT

Charles Wilk, 932 S. Evergreen Ave. asked if the bread process will involve the bread rising because that will produce ethanol and the need for ethanol mitigation. **Mr. Budzik** said the dough is mixed before freezing, but there is no odor system required for the process.

The commissioners summarized their comments. **Commissioner Kubow** had initial concerns about the beige siding color being proposed; the color shown in the photo does not match the existing siding color. However, the material sample shown tonight appears to be a much closer match to the existing siding color, which is he okay with. **Mr. Budzik** acknowledged that the sample color photo submitted in the drawings looks different than the actual sample. **Commissioner Kubow** had no other comments.

Commissioner Eckhardt said the siding color match is good enough for him, the gutters make perfect sense because of the function of the refrigeration area, and the petitioner's response to Staff's concerns are sufficient. He had no concerns with the project.

Commissioner Fitzgerald was okay with the project and agreed with the comments from the other commissioners.

Chair Kingsley had no other comments and said the petitioner was being sensitive to the existing building and addressed Staff comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER ECKHARDT, TO APPROVE THE ARCHITECTURAL DESIGN OF THE BUILDING ADDITION AT 600 W. UNIVERSITY DRIVE. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 9/3/25, 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. 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS 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.

2. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

KUBOW, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. COMMERCIAL REVIEW**DC#25-074 – Courtyard Marriott – 100 W. Algonquin Rd.**

Brian Huft & Jasenko Badic, representing *Zimmerman Weintraub Associates*, were present of behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is seeking approval of the proposed design for exterior facade modifications to the existing Courtyard Marriott hotel. The existing hotel was originally approved in 1985. The scope of the current project includes demolition of the existing porte cochere, construction of a new porte cochere, entry facade enhancements, and a new paint color scheme for the entire building.

The existing building exterior does not appear to have been updated since its original construction in the mid 1980's, so the proposed exterior modifications will be a very welcome update. The new flat roof porte cochere design has a clean and modern appearance that sets the tone for the updated building entrance. The proposed 2" x 4" aluminum battens applied to the existing front walls is a very unique and creative detail that is very effective to elevate the building's curb appeal with a modern aesthetic. The new color scheme using three shades of gray completes the updated look. Overall, the proposed exterior materials, details, and color scheme are nicely done and well-coordinated.

The existing trash storage area is located behind a solid wing wall in the loading dock at the southeast corner of the building. However, the east end of this area is currently open and exposed to view. The current plans include the addition of an opaque fence gate to fully enclose the space and conceal the trash from view.

The existing landscaping around the front of the building is in nice condition with a variety of decorative flowers, shrubs, and grasses. However, landscaping around the sides and rear of the building is lacking. At a minimum, per code, all landscape islands in the parking area around the building perimeter are required to have shade trees, which are mostly missing at this time. Additionally, code requires a continuous landscape hedge along the front property line to screen the parking areas and drive aisles, which is also missing. At this time, the petitioner has not provided landscape drawings for review due to schedule constraints to complete the exterior building improvements this Fall. However, they are in agreement with the required landscape improvements and have committed to working with Staff to address all of the landscape deficiencies in the Spring of 2026.

The property currently has one ground sign facing Algonquin Road and no wall signs. A sign variation was approved in the original 1985 Ordinance to allow a 20-foot tall ground sign where 16'-6" is the maximum allowed height per code. The petitioner has indicated their intention to replace the existing ground with a new updated design, as well as to add an illuminated wall sign as depicted in the proposed front rendering. The petitioner has also agreed to work with Staff to implement the signage improvements in the Spring of 2026.

Overall, Staff recommends approval of the proposed design for the exterior facade modifications to the existing hotel, with encouragement for the requirements to implement the landscape deficiencies and signage in the Spring.

Mr. Badic said this hotel is a first generation Marriott Courtyard design that has a courtyard shape and an internal courtyard. The changes being proposed are part of a Marriott-wide re-imaging initiative to bring generational courtyard buildings into the 21st century, and to compete with the later generation and the new build hotels. The proposed design elements have to be site adapted to respond to existing building and context. The new porte cochere

makes a big first impression at the front of the building, and is now a more simple, elegant, flat roof design that is very open and very airy. It ties into a new awning that brings you into the building. There will be a batten design system on the front of the building that consists of aluminum profiles in a wood-look finish that will not fade or need to be repainted. A material sample of the profile system and color was presented. This batten design is meant to have a high visual impact but a low impact on the overall building structure. **Mr. Badic** said the remainder of the building will be painted in a warm grey tone called Intellectual Gray, and the new porte cochere will be a darker color called Urbane Bronze. The three existing bay windows at the front of the building will be flattened out to create more of an open storefront look to bring in a clean, modern aesthetic.

Commissioner Eckhardt asked about the material proposed for the underside of the new porte cochere. **Mr. Badic** said that 6 to 8-inch wide planks are proposed for the underside of the new porte cochere. The ceiling will be flush and there will be recessed can lights. There will also be wall sconces on the new porte cochere. **Chair Kingsley** asked for clarification on the paint colors with respect to the rest of the building, and whether or not the roof is being replaced. **Mr. Badic** said the foreground of the building will be the lighter color, and the recessed surfaces will be the darker color. Replacing the roof is not part of Marriott's re-imaging and is up to the discretion of the owner. **Commissioner Eckhardt** asked if the existing roof color will change when the roof is eventually replaced, and **Mr. Badic** said that Marriott does not mandate a specific roof color. **Chair Kingsley** had concerns about the roof color and felt it should be reviewed for compatibility with the other building colors at the time it is replaced in the future. **Mr. Badic** agreed.

Chair Kingsley asked about the design and material for the trash screening gate. **Mr. Huft** said the design is shown in the elevation drawings; it will be a solid, vinyl fence in a color to match the lighter wall color. **Mr. Badic** said they just received a signage package and are able to present it at any time. **Mr. Hautzinger** said that Staff can work with the petitioner on reviewing the details of the new signage for the hotel, unless Staff determines there are concerns with the signage and it needs to be reviewed by the Design Commission. **Mr. Badic** said the new signage is very simple, elegant, and modern.

Chair Kingsley asked if there was any public comment on the project and there was a response from the audience.

PUBLIC COMMENT

Charles Wilk, 932 S. Evergreen Ave. asked if there was clearance height requirement for the porte cochere. It is currently proposed at 13'6". The petitioner replied that the proposed height is at the request of the Village Building Department. Marriott originally proposed a height of 12-feet.

The commissioners summarized their comments. **Commissioner Fitzgerald** liked the project and said it will make a big difference. He loved the vertical batten elements, the new porte cochere, that the railings are being painted, the entire building is being refreshed, and the bay windows are being replaced. He had concerns about the existing roof color that seems to have a lot of red in it; however, the color sample presented for the wood battens appears to help with that. He is in support of the project.

Commissioner Eckhardt agreed with the comments from Commissioner Fitzgerald. He also felt the roof color is very important and when the roof is changed in the future, one or two color options should be submitted to Staff for review to determine that the color is compatible. Otherwise he supports the colors and updates being done to the building, as well as Staff's comments about signage.

Commissioner Kubow agreed with the comments from the other commissioners. This is a fantastic refresh to the building, one of the best the commissioners have seen and very much needed on this visible site. He agreed that the existing roof color has a bit of red in it, but he felt it was relatively similar to the color shown in the renderings, and with the choice to go with more of a walnut finish for the battens which has some red tones to it, he felt much better about the roof color. He also agreed with Commissioner Eckhardt's suggestion to provide guidelines about the future roof color.

Commissioner Kubow asked for clarification about the landscaping improvements. **Mr. Hautzinger** said that minimum code requirements for landscaping were discussed with the petitioner with regards to shade trees in the parking islands and screening across the front of the property, and Staff will follow-up with the petitioner in the Spring to ensure that these improvements are made. **Mr. Badic** said that landscape improvements are part of Marriott's requirements and will be completed as required. **Commissioner Kubow** suggested the landscape improvements be tied to the Certificate of Occupancy, or a bond in place for these improvements. **Mr. Badic** said this is a phased renovation to the hotel, and interior improvements are scheduled for Spring, which could provide an opportunity to include landscaping at that time.

Chair Kingsley agreed with the comments from the other commissioners, and said the entire project will be great.

Mr. Hautzinger commented that the lighter wood color shown in the batten sample provided tonight against the dark paint color has a nice contrast and looks like what is shown in the rendering, compared to the dark walnut color sample against the dark paint color. **Mr. Badic** said the dark walnut color is Marriott's preferred color and this has been implemented at numerous other locations. **Chair Kingsley** said that once there is a large amount of the walnut color and there is reflection, it will end up looking lighter than it looks here tonight with the sample provided. The brown of the canopy will be more similar to the walnut color. **Commissioner Kubow** felt the dark walnut color will look better.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE EXTERIOR FAÇADE MODIFICATIONS AT THE COURTYARD MARRIOTT LOCATED AT 100 W. ALGONQUIN ROAD. THIS RECOMMENDATION IS BASED ON PLANS RECEIVED 9/5/25, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. A REQUIREMENT TO SUBMIT COLOR OPTIONS NOW FOR THE FUTURE ROOF REPLACEMENT, FOR STAFF APPROVAL.**
- 2. A REQUIREMENT TO SUBMIT A LANDSCAPE PLAN FOR THE ENTIRE SITE NO LATER THAN THE FIRST WEEK OF JANUARY 2026, FOR STAFF REVIEW. THE LANDSCAPE PLAN SHALL INCLUDE ALL OF MARRIOTT'S MANDATED DECORATIVE LANDSCAPE IMPROVEMENTS AS WELL AS VILLAGE CODE REQUIRED LANDSCAPING, INCLUDING ISLAND SHADE TREES AND PARKING SCREENING.**
- 3. A REQUIREMENT TO SUBMIT ALL NEW EXTERIOR SIGNAGE FOR STAFF DESIGN APPROVAL.**
- 4. 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 PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APROPRIATENESS 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.

5. COMPLIANCE WITH ALL FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES.

KUBOW, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. OTHER BUSINESS

Chair Kingsley asked Staff to check into the matter brought up by the resident tonight during the review of the first project with regards to possible ethanol mitigation associated with the bread rising process.

Public Comment

A resident asked if a previous sign variation approval carries over to new signage at the same location. **Mr. Hautzinger** said that in general, if new signage is substantially compliant with the original signage, then previous sign variations will apply. Staff reviews new signage for substantial compliance with the original design.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO ADJOURN THE MEETING AT 7:40 P.M. ALL WERE IN FAVOR. THE MOTION CARRIED.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Design Commission
10/14/2025

Item: 1500 E. Euclid Ave. - SF/Teardown - DC25-065

Department: Planning & Community Development

Item Description:

Requested Action

Approval of the proposed architectural design for a new (teardown) single-family residence.

Recommendation

It is recommended that the Design Commission evaluate the proposed design for a new (teardown) single-family residence to be located at 1500 E. Euclid Avenue. This recommendation is based upon the architectural plans received on 9/17/25, and the following:

1. Per the Single-Family Design Guidelines, the Design Commission should evaluate the logic of the design, the overall composition and balance of the elevation, and the compatibility with the adjacent homes. Specific items to review include the varying window sizes and types, the unusual front entry design, and the random stone gable applied to the front wall of the garage.
2. 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

ATTACHMENTS:

1. Staff Report_1500 E Euclid Ave
2. Exhibits_1500 E Euclid Ave

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: 1500 E. Euclid Avenue
Project Address: 1500 E. Euclid Avenue
Prepared By: Steve Hautzinger

Date Prepared: October 8, 2025

PETITION INFORMATION:

DC Number: 25-065
Petitioner Name: Robert Obrzut
Petitioner Address: Realty Champions Inc.
675 E. Irving Park Rd, Ste. 201B
Roselle, IL 60172
Meeting Date: October 14, 2025

Requested Action(s): Approval of the proposed architectural design for a new (teardown) single-family residence.

ANALYSIS:

Summary

The proposed design is being forwarded to the Design Commission for review to determine if it meets the standards, requirements, and intent of the Village of Arlington Heights Single-Family Design Guidelines.

The petitioner is proposing to demolish an existing one-and-a-half story residence and detached garage to allow construction of a new two-story residence with an attached, three-car side load garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 30,800 square feet and the proposed residence will have approximately 5,372 square feet. This project complies with the R-3 zoning requirements as summarized below. The subject property is pending Plan Commission review and Village Board approval for subdivision to make the existing lot buildable.

	ALLOWED	PROPOSED
Setbacks	Front: 40 feet Side: 11 feet Side: 11 feet Rear: 30 feet	Front: 57 feet Side: 16.8 feet Side: 25 feet Rear: 159 feet
Building Height (to the midpoint)	25 feet	24.6 feet
FAR	12,758 SF	5,372 SF
Building Lot Coverage	10,780 SF	2,686 SF
Impervious Surface Coverage	15,400 SF	5,842 SF

The surrounding context in this location is primarily smaller scale single-story and split-level homes with a mix of attached and detached garages. The proposed two-story home is relatively large, however, the subject property is unusually large, so the spacing between the proposed new house and the adjacent homes is substantial, making the scale of the home less of a concern.

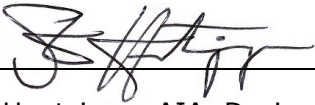
The proposed architectural design is comprised of primarily traditional forms, materials, and details. However, the overall composition has a busy and somewhat unresolved appearance primarily due to the numerous varying window sizes and window types which lack consistency or regularity. Additionally, the front entrance has an unusual appearance that looks more like a rear covered patio and patio door than a typical front entry design. The applied gable of stone on the front wall of the garage adds to the random appearance of the design and the steep roof pitch appears out of place with the rest of the house.

Per the Single-Family Design Guidelines, the Design Commission should evaluate the logic of the design, the overall composition and balance of the elevation, and the compatibility with the adjacent homes.

RECOMMENDATION:

It is recommended that the Design Commission evaluate the proposed design for a new (teardown) single-family residence to be located at 1500 E. Euclid Avenue. This recommendation is based upon the architectural plans received on 9/17/25, and the following:

1. Per the Single-Family Design Guidelines, the Design Commission should evaluate the logic of the design, the overall composition and balance of the elevation, and the compatibility with the adjacent homes. Specific items to review include the varying window sizes and types, the unusual front entry design, and the random stone gable applied to the front wall of the garage.
2. 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.
3. Compliance with all applicable Federal, State, and Village codes, regulations and policies.

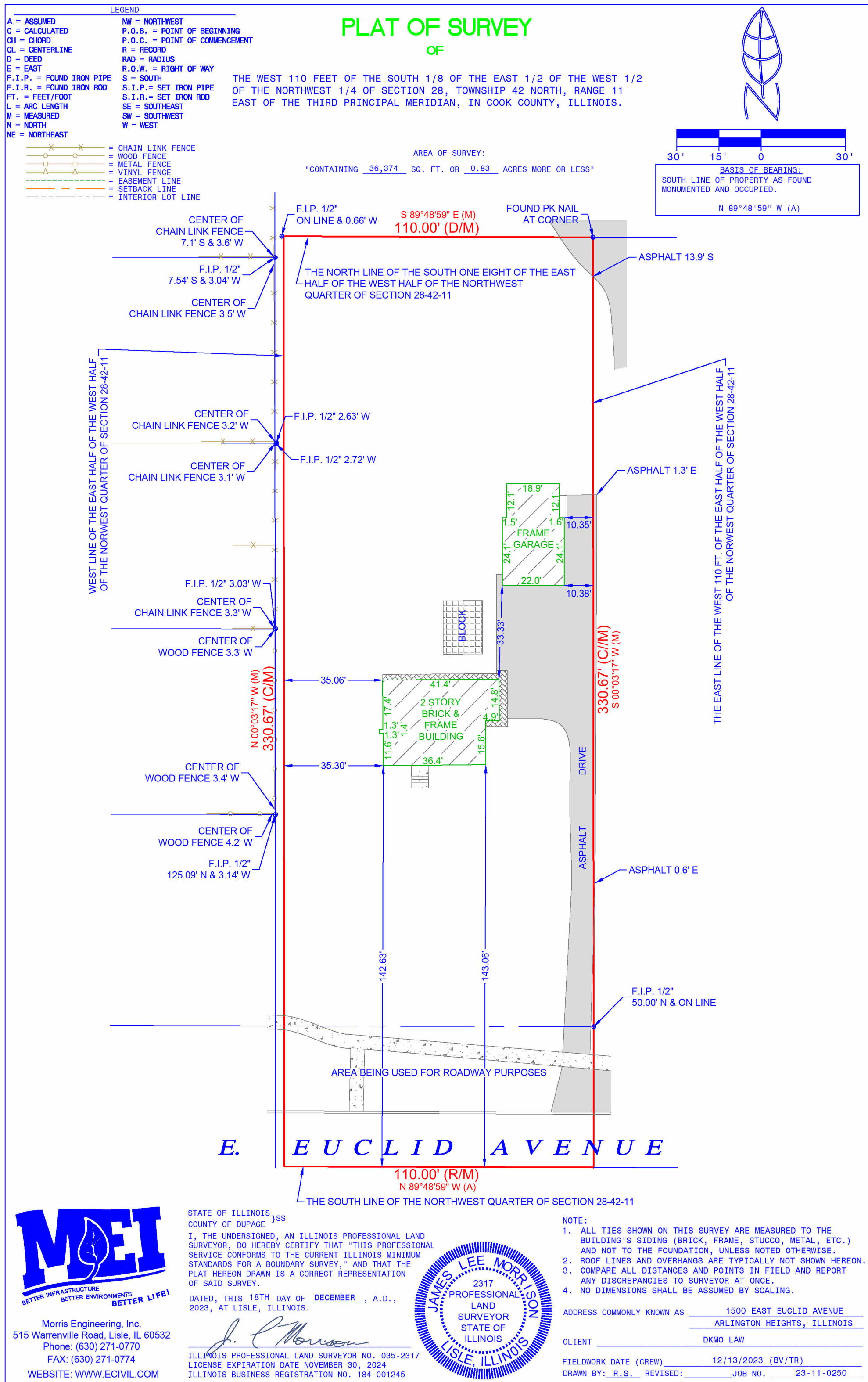


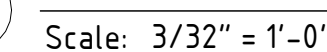
October 8, 2025

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

c: Petitioner, DC File 25-065









603 N Wilshire Ln Euclid Ave view



SUBJECT PROPERTY



1616 E Euclid Ave



1704 E Euclid Ave



1702 E Euclid Ave



1706 E Euclid Ave



1708 E Euclid Ave



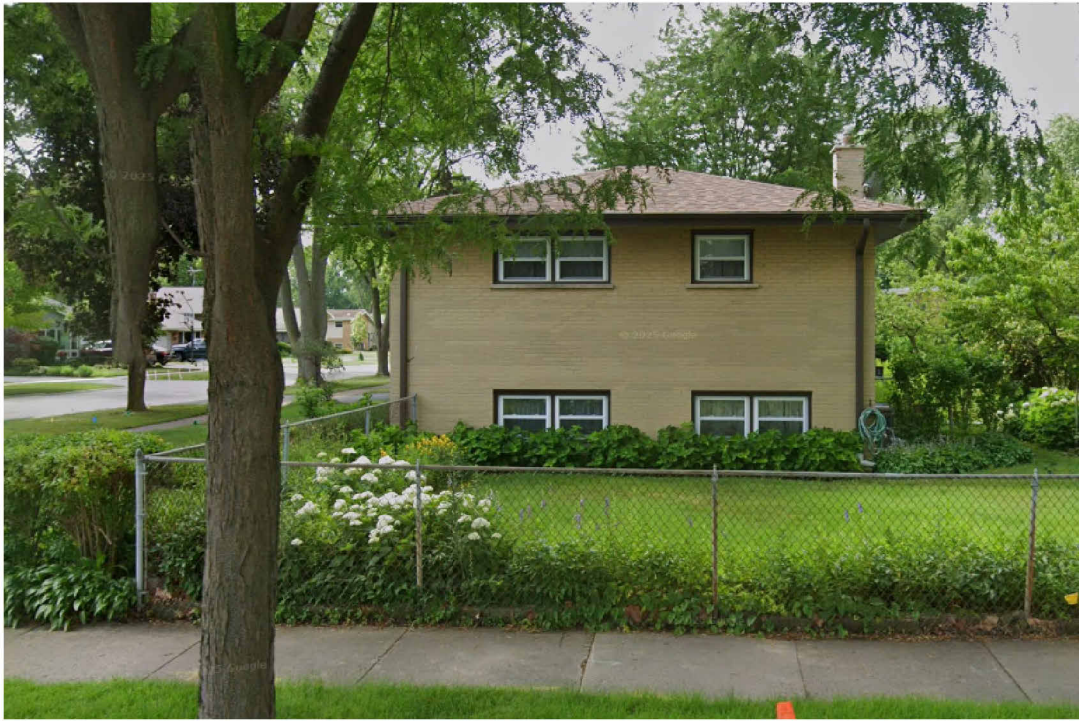
1716 E Euclid Ave



1605 E Euclid Ave



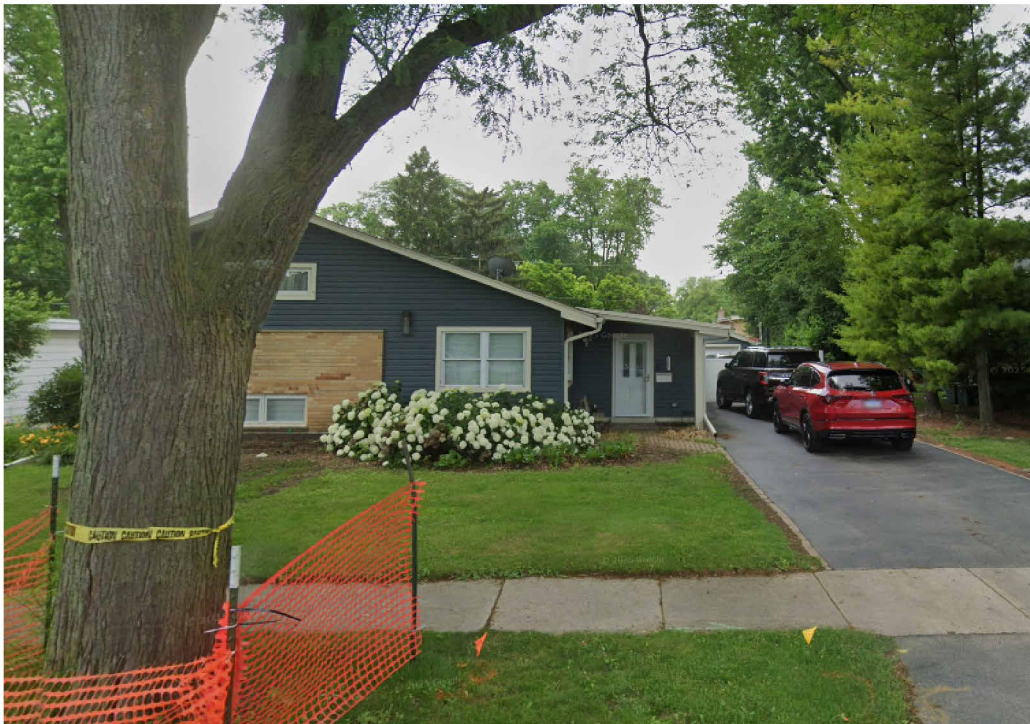
518 N STRATFORD RD Euclid Ave view



516 N WILSHIRE LN Euclid Ave view



1511 E Euclid Ave



1505 E Euclid Ave



1501 E Euclid Ave



1417 E Euclid Ave



1413 E Euclid Ave



1409 E Euclid Ave



1405 E Euclid Ave





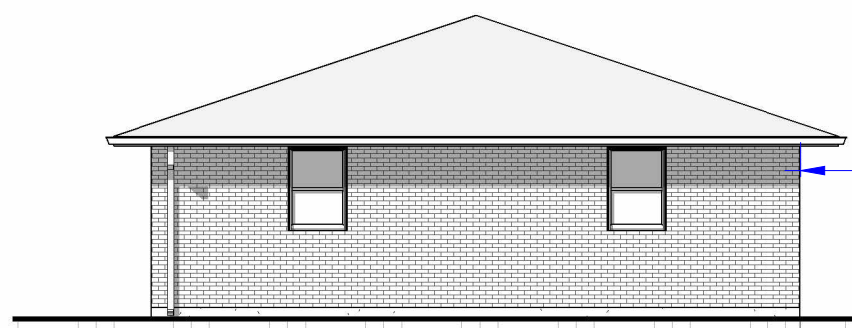
603 N Wilshire Ln Euclid Ave view



SUBJECT PROPERTY



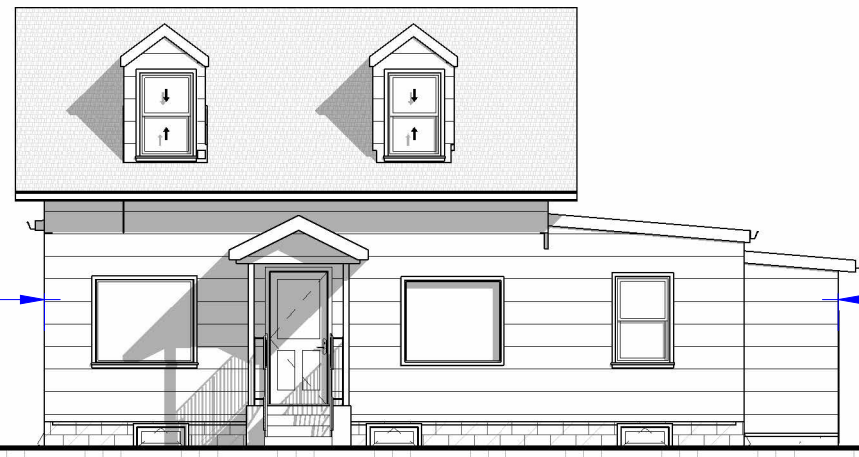
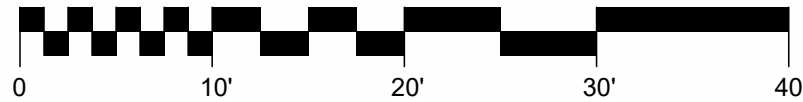
1702 E Euclid Ave



603 N Wilshire Ln Euclid Ave view

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Graphic Scale: 1 inch = 10 feet

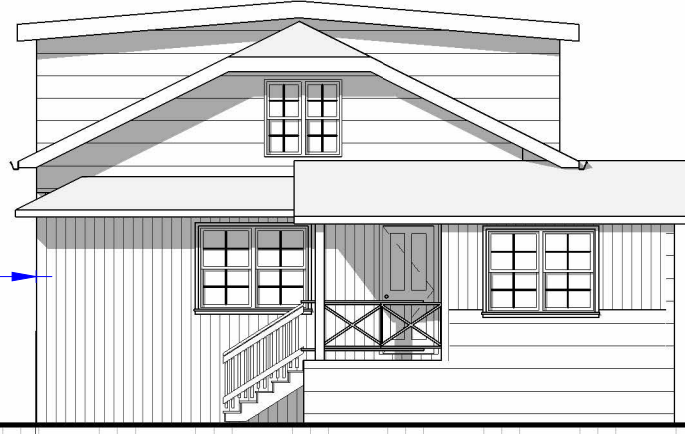
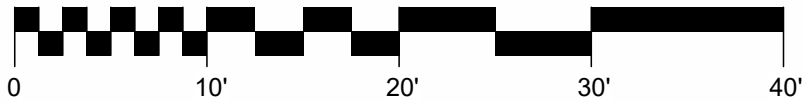


6

EXISTING SOUTH ELEVATION.

Scale: 1" = 10'-0"

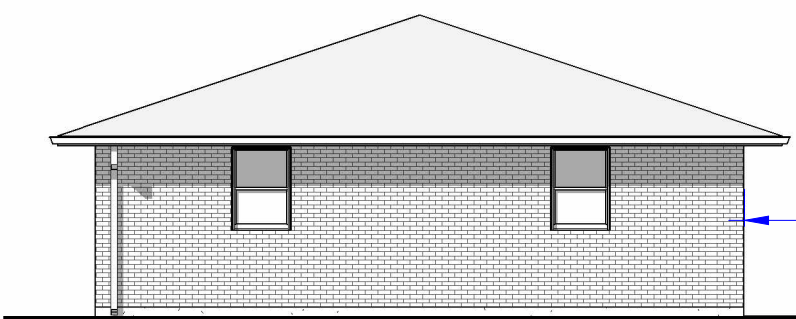
Graphic Scale: 1 inch = 10 feet



1702 E Euclid Ave

Scale: 1" = 10'-0"

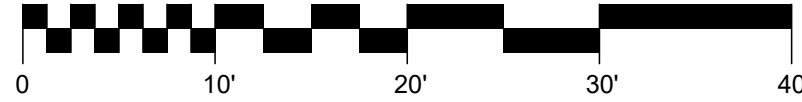
Graphic Scale: 1 inch = 10 feet



603 N Wilshire Ln Euclid Ave view

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet



1

1500 E Euclid Ave Elevation

Scale: 1" = 10'-0"

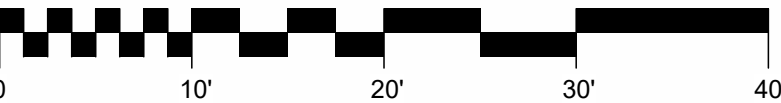
Graphic Scale: 1 inch = 10 feet



1702 E Euclid Ave

Scale: 1" = 10'-0"

Graphic Scale: 1 inch = 10 feet

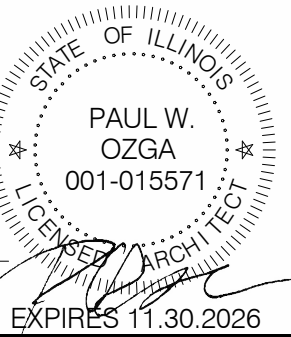




EL.: (847) 729 8492 FAX : (847) 251 7849
email: POZga@NewSpaceArchitects.com

REVISIONS:

HEREBY CERTIFY THAT THESE
DRAWINGS WERE PREPARED
UNDER MY SUPERVISION AND
THAT TO THE BEST OF MY
KNOWLEDGE COMPLY WITH THE
BUILDING CODES AND LOCAL
ORDINANCES



NEW SINGLE | AMIL I

1500 E Euclid Ave. Arlington Heights, IL 60004

DESIGN
AND ASSOCIATES INC.
1600 E. THACKER STR.,
DES PLAINES IL 60016
PHONE: 773 507 1561,
FAX: 773 672 7072

SHEET
A106
07.23.2025

 PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

4 PROPOSED SOUTH ELEVATION

Window Schedule										
Type	Mark	Count	WINDOW SIZE		ROUGH OPENING		Light	Vent	Type	Comments
			Width	Height	Rough Width	Rough Height				
BASEMENT										
1st FLOOR	1	4	3' - 0"	4' - 0"			12 SF		CASEMENT	
2	2	4' - 0"	8' - 6"	8' - 0 1/2"	8' - 6 1/2"	34 SF	7 SF	AWNING WITH FIXED		
3	1	8' - 0"	2' - 0"	8' - 0"	2' - 0"	16 SF	0 SF	TRANSOME		
4	1	8' - 9"	1' - 0"	8' - 9"	1' - 0"	9 SF	0 SF	TRANSOME		
5	2	5' - 0"	1' - 1 1/2"	5' - 0 1/2"	1' - 8"	8 SF	8 SF	AWNING		
7	1	8' - 0"	8' - 0"	8' - 0 1/2"	8' - 0 1/2"	64 SF	13 SF	AWNING WITH FIXED		
17B	1	5' - 8"	4' - 4"	5' - 8 1/2"	4' - 4 1/2"	25 SF		DOUBLE HUNG		
17B	2	3' - 1"	4' - 4"	3' - 13/4"	4' - 4 3/4"	19 SF				
1st FL CEILING										
14	1	5' - 8"	4' - 4"	5' - 8 1/2"	4' - 4 1/2"	25 SF				
PROPOSED 2nd Floor										
5	2	5' - 0"	1' - 7 1/2"	5' - 0 1/2"	1' - 8"	8 SF	8 SF	AWNING		
7	1	8' - 0"	8' - 0"	8' - 0 1/2"	8' - 0 1/2"	64 SF	13 SF	AWNING WITH FIXED		
8	2	2' - 0"	4' - 4"	2' - 0 1/2"	4' - 4 1/2"	9 SF	0 SF	FIXED		
9	4	6' - 0"	4' - 8"	6' - 0 1/2"	4' - 8 1/2"	28 SF	14 SF	SLIDERS		
10	4	3' - 0"	5' - 11"	3' - 0 1/4"	5' - 11 3/4"	19 SF	0 SF	FIXED		
11	6	2' - 0"	4' - 5"	2' - 0 1/2"	4' - 5 1/2"	9 SF	9 SF	CASEMENT		
217	1	4' - 0"	4' - 0"	4' - 0 1/2"	4' - 0 1/2"	16 SF				
Grand total: 35										



CLIMATE GUARD WINDOWS



CLIMATE GUARD WINDOWS



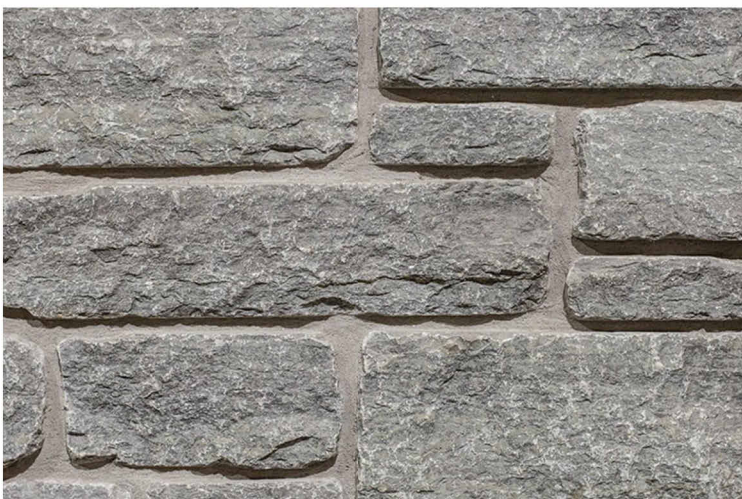
SOFFIT,
VENTED CEDARMILL



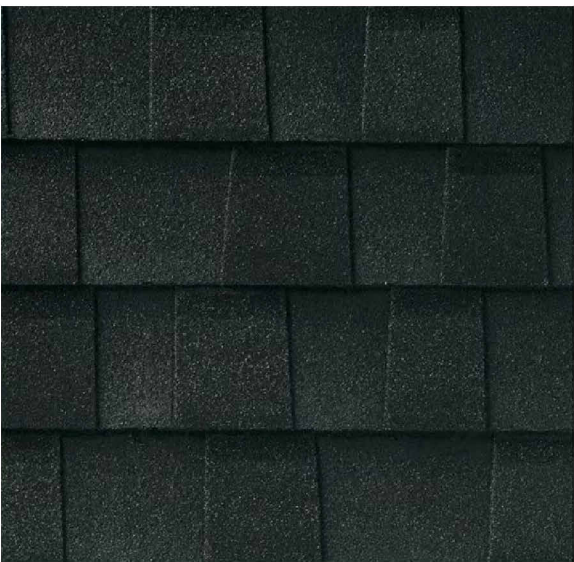
TRIM TEXTURED



FASCIA, SMOOTH
FASCIA TRIM



BLUERIVER DIMENSIONAL
TUMBLED



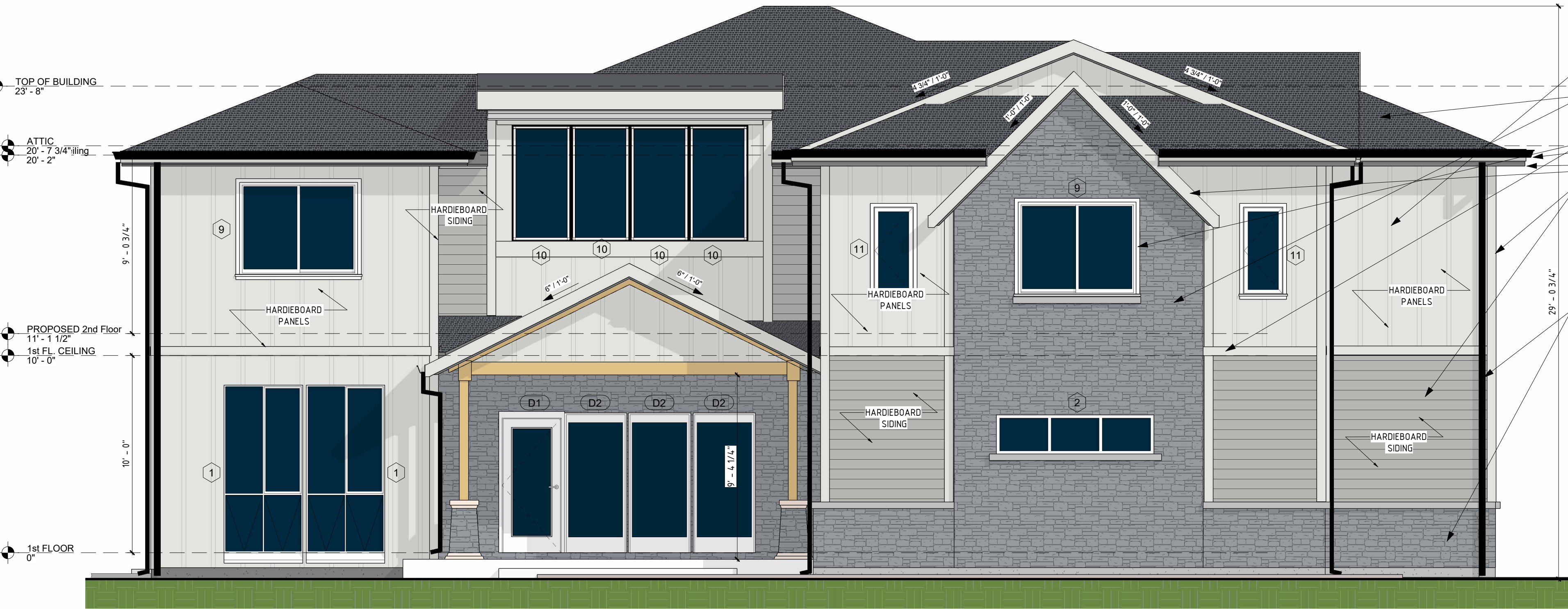
SHINGLES



SIDING (VERTICAL)
4X8 SHEET



SIDING (HORIZONTAL)
HARDIE PLANK



1 PROPOSED SOUTH ELEVATION (STREET)
Scale: 1/4" = 1'-0"
0 2' 4' 8'

MATERIAL SCHEDULE:

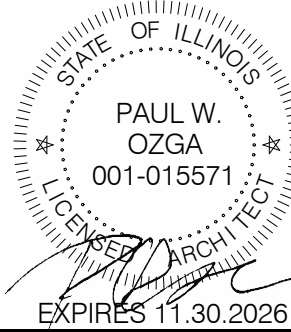
ITEM	MATERIAL	MANUFACTURER	COLOR
X SIDING (VERTICAL) 4X8 SHEET CEDARMIL	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X SIDING (HORIZONTAL) HARDIE PLANK, SELECT CEDARMIL	FIBER CEMENT	JAMES HARDIE	LIGHT MIST
X BLUERIVER DIMENSIONAL TUMBLED	NATURAL STONE	SEMCO	GRAY
X TRIM- ROUGHSAWN	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X ROOF, TIMBERLINE HDZ	ASPHALT SHINGLES	GAF WOODLAND	CHARCOAL
X WINDOWS	VINYL	CLIMATE GUARD WINDOWS	WHITE
X GUTTERS	ALUMINUM	ALSCO	BLACK
X FASCIA, SMOOTH FASCIA TRIM	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
X DOWNSPOUT	ALUMINUM	ALSCO	BLACK
SOFFIT, VENTED CEDARMILL	FIBER CEMENT	JAMES HARDIE	ARCTIC WHITE
GARAGE DOOR	ALUMINUM	C.H.I. NUCOR COMPANY	BLACK

NEW SPACE ARCHITECTS LTD .

623 MELROSE AVE.,KENILWORTH, IL 60043
TEL.: (847) 729 8492 FAX : (847) 251 7849
email: Pozga@NewSpaceArchitects.com

REVISIONS:

I HEREBY CERTIFY THAT THESE
DRAWINGS WERE PREPARED
UNDER MY SUPERVISION AND
THAT TO THE BEST OF MY
KNOWLEDGE COMPLY WITH THE
BUILDING CODES AND LOCAL
ORDINANCES



NEW SINGLE FAMILY

1500 E Euclid Ave. Arlington Heights, IL 60004

DESIGN
AND ASSOCIATES INC.
1600 E. THACKER STR.
DES PLAINES IL 60016
PHONE: 773.271.5561
FAX: 773.672.7072

SHEET
A110
07.23.2025



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Design Commission
10/14/2025

Item: Arlington Med - 155 E. Algonquin Rd. - Sign Variation - DC25-073

Department: Planning & Community Development

Item Description:

Requested Action

Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

Recommendation

It is recommended that the Design Commission recommend approval to the Village Board for the following sign variation amendment for Arlington Med located at 155 E. Algonquin Road:

1. Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

This recommendation is subject to compliance with Sign Variation Ordinance 22-057, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary leasing banners shall be removed no later than June 15, 2027.
2. 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:

1. Staff Report_155 E Algonquin rd
2. Exhibits_Arlington Med
3. Ordinance 22-057
4. DC Minutes 9-13-22

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Arlington Med
Project Address: 155 E. Algonquin Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 25-073
Petitioner Name: Mary Clauss
Petitioner Address: Parvin Clauss Sign Co
165 Tubeway Drive
Carol Stream, IL 60188
Meeting Date: October 14, 2025

Date Prepared: October 2, 2025

Requested Action(s):

1. Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

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."

Background and Summary:

The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is working on renovating the building to become a new medical office building.

In 2022, the petitioner was granted a sign variation to allow two oversized leasing banners, 420 sf and 840 sf for a total of 1,260 sf, where the total square footage for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The variation was approved with a condition that the temporary banners would be removed in two years or upon 50% leasing of the property, whichever is sooner. The sign variation ordinance was approved on October 17, 2022, thereby requiring removal by October 17, 2024.

The banners were installed in late 2022 and they are currently still on the building. The Village recently notified the petitioner that the deadline for removal has passed, which in turn prompted the current extension request to allow the existing banners to remain for an additional 18 months. If the Design Commission and Village Board approve the requested extension, the anticipated Ordinance approval date will be approximately mid-December. Therefore, Staff is interpreting the requested 18-month extension to be removal no later than June 15, 2027.

Zoning Map of Property:

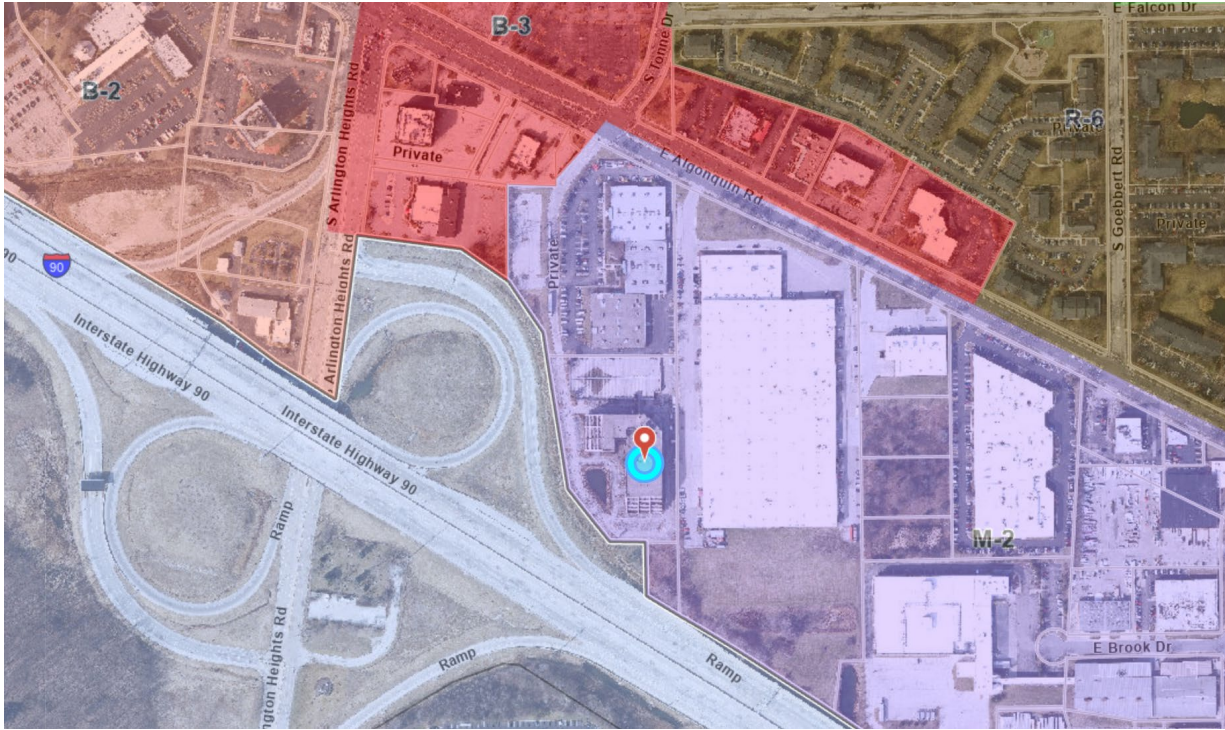


Table 1: Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	M-2, Limited Heavy Manufacturing District	Vacant Office Building
North	M-2, Limited Heavy Manufacturing District	Multi-Tenant Offices
South	Village Boundary	I-90 tollway
East	M-2, Limited Heavy Manufacturing District	Office/Warehouse
West	Village Boundary	I-90 entrance and exit ramps

Table 2: Temporary Signs Summary:

SIGN	ELEVATION / FRONTAGE	SIGN SIZE	REMARKS
Sign 1. "BA Braford Allen"	South / I-90 tollway	420 sf	32 sf maximum allowed. Variation approved for Size.
Sign 2. "ArlingtonMed.com NOW LEASING"	West / I-90 tollway	840 sf	32 sf maximum allowed. Variation approved for Size.
TOTAL		1,260 sf	64 sf maximum allowed. Variation Required for Size.

Sign Variation Criteria:

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

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

The original variation approval was based on the petitioner's letter which stated that the unique circumstances and hardship that justify the proposed signs is due to the building's unique location which is only visible from the I-90 tollway where traffic is traveling at 60+ mph. Furthermore, the grade around the building sits much lower than the toll road and the building is setback a significant distance from the roadway.

Since 2022, Bradford Allen has reported diligent efforts to prepare the office building for leasing activity. In summary, the following key activities have taken place:

- The parking garage adjacent to the building was structurally compromised and has been demolished.
- The building interior, including the lobby entrance, has been demolished.
- A medical office vignette was fully built as a medical office model to promote the property to medical office users.
- Office Real Estate brokers have been actively marketing the property and touring the space with prospective tenants.
- The attached medical office marketing brochure was developed and has been actively distributed.
- A Broker open house was held at the property on June 4, 2025.
- Architects and Engineers have been retained and are working through schematic designs.

The petitioner has reported that full development will commence upon completion of partial pre-leasing phase.

Staff Comments:

In 2022, Staff acknowledged that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and it is only visible from the I-90 tollway. Staff also acknowledged that the site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road.

Staff also noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area, and that leasing of this vacant building can contribute to this goal of revitalizing this area. Due to these unique circumstances, Staff felt that the oversized temporary banners were justified and recommended approval.

In regards to the current extension request, Staff supports the success of the proposed development and feels that significant progress has been made towards the goal of revitalizing this property. Therefore, Staff has no objections to the requested 18-month extension.

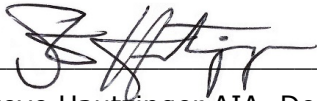
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variation amendment for Arlington Med located at 155 E. Algonquin Road:

1. Amendment to Sign Variation Ordinance 22-057, Section 3, Condition B. 'Duration of Temporary Signage' to allow the existing temporary signs to remain for an additional 18 months, where removal in two years (from the original Ordinance approval date on October 17, 2022) or upon 50% leasing of the property is required.

This recommendation is subject to compliance with Sign Variation Ordinance 22-057, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The temporary leasing banners shall be removed no later than June 15, 2027.
2. 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.



October 2, 2025

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

c: Emily Rodman, Director of Planning and Community Development, Petitioner, DC File 22-049

August 26, 2025

Design Committee & Board of Trustees
Village of Arlington Heights
33 S. Arlington heights Road
Arlington heights, IL 60005

Re: 155 East Algonquin Rd. Sign Variation Request

Bradford Allen and AH Acquisitions LLC, are seeking a temporary variation to the standards that dictate the size and dimension for signage on the property at 155 E. Algonquin Rd. Arlington Heights IL.

The Building at 155 East Algonquin Rd. is completely vacant and is currently being repositioned as a potential medical office building.

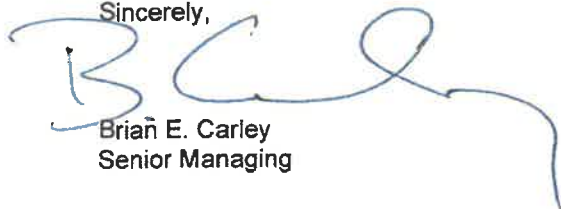
Due to a number of factors, standard signage sizes and dimensions will not be effective for this location.

- **Building Location** - completely off of any location streets and lower level than surrounding properties.
- **Building Orientation** - The only visible elevations of the building face to the south, which is toward the Jane Addams Expressway.
- **Speed of Viewing Traffic** - The primary eyes that will be able to see the building and signage, will be traveling at 60+ MPH on the expressway.
- **Building Setbacks** - The building is sited toward the northeast corner of the property, pushing a considerable distance away from the closest roadway.

The signage variation being requested is in keeping with the standards outlined in Section 30-902 Standards, subsection - "a." through "e."

- a.) The hardship here is the due to the location of the building in relation to the traffic and whether it will be seen with the normal traffic pattern. Our proposed plan will make it seen from the highway.
- b.) The approval for this signage will not create any sort of traffic hazard.
- c.) We feel this signage will give us leasing presence for this building and not infringe on any other businesses as this is not connected with any other surrounding businesses.
- d.) This will not alter any character of the area. In fact- we feel this will help the leasing opportunity of this location giving the village an economic boost.
- e.) We feel like this location's leasing potential may greatly be helped with this signage. Thriving tenants are necessary here and we feel like this additional signage will help make this happen.

Thank you for your consideration in this matter.
Sincerely,



Brian E. Carley
Senior Managing

300 South Wacker Drive, 35th Floor
Chicago, Illinois 60606
T: 312.994.5700 | F: 312.994.5701
www.bradfordallen.com

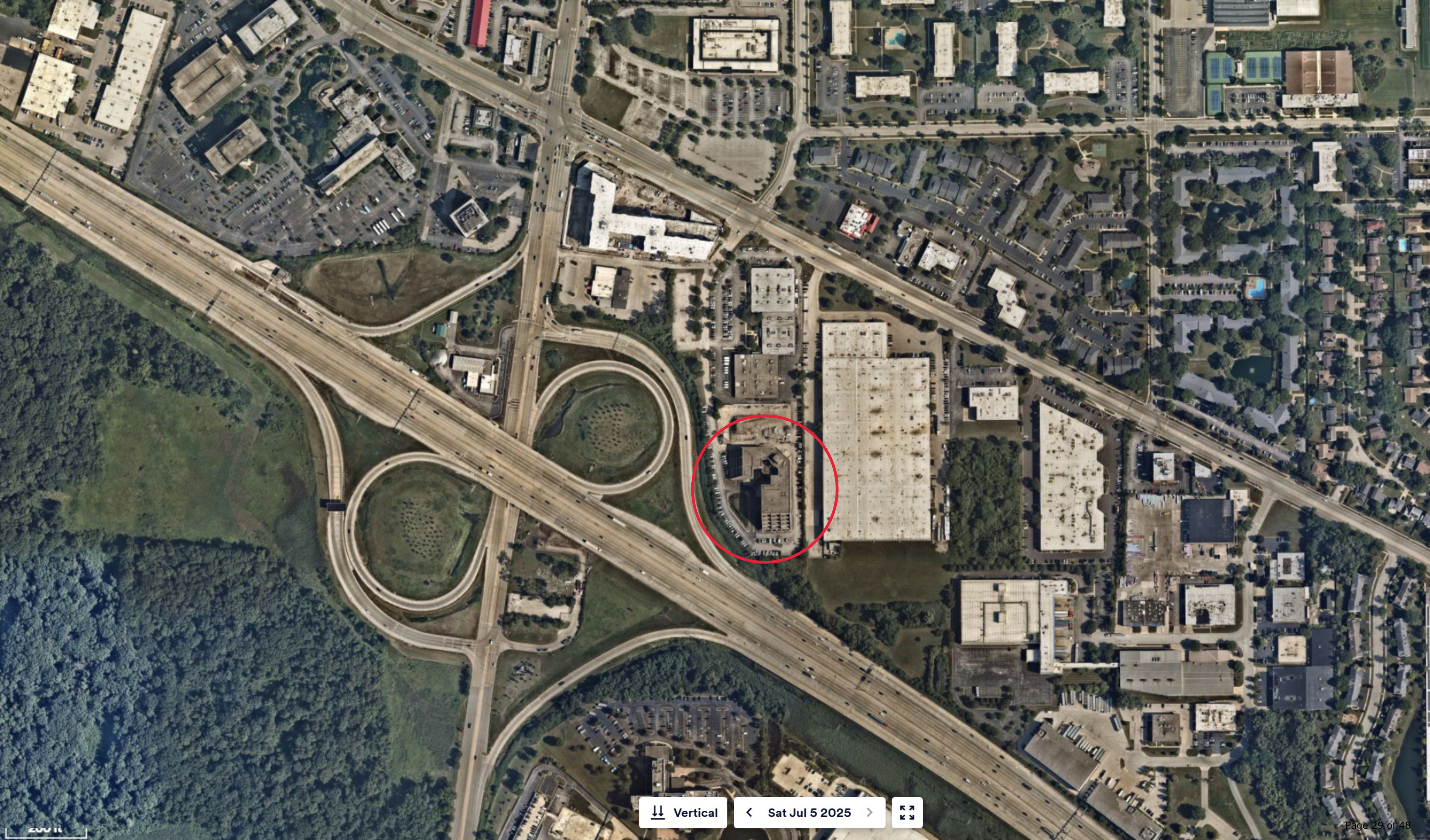
September 23, 2025

Design Committee & Board of Trustees
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: 155 East Algonquin Rd. Sign Variation Request

As a follow-up to our original submission for the sign variance, please find below answers to the questions provided by Steve Hautzinger, the Design Planner for the Arlington Heights Department of Planning and Community Development.

1. *Are you proposing to keep the existing banners, or replace them with new banners?*
 - We will be keeping the existing banners as-is.
2. *The drawing that you submitted has different dimensions than the drawing that was approved in 2022. Which is the correct size?*
 - This should not be different. The correct size is from the original submission in 2022.
3. *Comment on the current status of the development*
 - Architects and engineers are engaged and working through schematic designs. Vignette was recently completed to show prospective tenants what's possible at the property.
4. *Comment on the outlook and timing for the development.*
 - Development will commence upon completion of partial pre-leasing phase.
5. *Why the existing banners need to remain*
 - Now that the vignette is complete, we're actively marketing the property and touring the space with prospective tenants.
6. *The length of time proposed for the banners to remain.*
 - 18 months

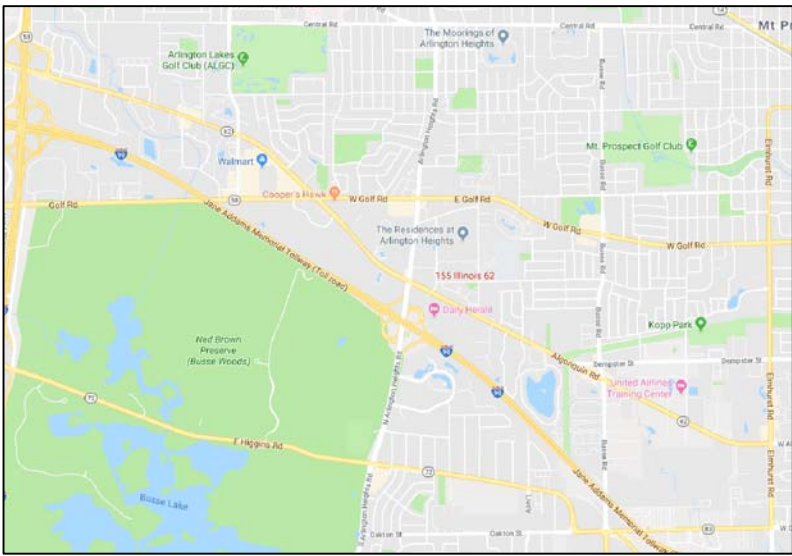


Vertical



Sat Jul 5 2025





VICINITY MAP
Not to Scale

LEGAL DESCRIPTION:

PARCEL 1:
LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION 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.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23853-08, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED ON APRIL 29, 1985 AS DOCUMENT 27528475, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197 AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307.

PARCEL 3:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

CONTAINING 187,660 SQ. FT., 4.308 ACRES MORE OR LESS

SCHEDULE B ITEMS

THERE ARE SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER: CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO.: CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.

- (N 22) BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020, OVER THE SOUTH 15 FEET OF THE LAND. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- (O 23) 10 FOOT PUBLIC UTILITY EASEMENT AND SIDE YARD, OVER THE WEST, SOUTHWESTERLY AND THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- (P 24) 10 FOOT STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- (Q 25) EASEMENT IN FAVOR OF COMMONWEALTH EDISON, ILLINOIS BELL, TELEPHONE AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 26056020. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- (R 26) 10 FOOT GAS EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020, AND THE TERMS AND PROVISION CONTAINED THEREIN. AFFECTS LOT 1 OF PARCEL 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
- (T 27) EASEMENT FOR DRIVEWAY AND EGRESS AND INGRESS FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS LOT 1 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
- (S 28) EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF LOTS 1 AND 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26056020. AFFECTS LOT 2 OF PARCEL 2, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)
- (U 29) CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 29, 1985 AS DOCUMENT 27528475 AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 91184438, GRANTING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PART OF THE LAND DESCRIBED IN SAID GRANT, WHICH EASEMENT IS TO BE AN EASEMENT APPURTENANT TO OTHER PROPERTY. SECOND AMENDMENT RECORDED AS DOCUMENT 96291197, WHICH RELOCATES SAID EASEMENT, THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307. RIGHTS OF ADJOINING OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS. AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)
- (V 30) EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE NORTH 235 FEET OF THE EAST 51 FEET AS WELL AS THE WEST 5 FEET OF THE EAST 15 FEET OF THE NORTH 225 FEET, ALSO 10 FEET ALONG THE EAST BOUNDARY, 15 FEET ALONG THE SOUTH BOUNDARY AND 10 FEET ALONG THE WESTERLY BOUNDARY TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED MARCH 24, 1982 AS DOCUMENT 26181687. (AS SHOWN ON MAP)
- (W 31) GRANT OF EASEMENT TO CONSTRUCT A SIGN FOR THE BENEFIT OF LOT 1 OF LINCOLN EXECUTIVE PLAZA AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE TERMS AND PROVISIONS RELATING THERETO. AFFECTS PARCEL 1. (AS SHOWN ON MAP)
- (Z 32) NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 10, 1979 AS DOCUMENT 25185686. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

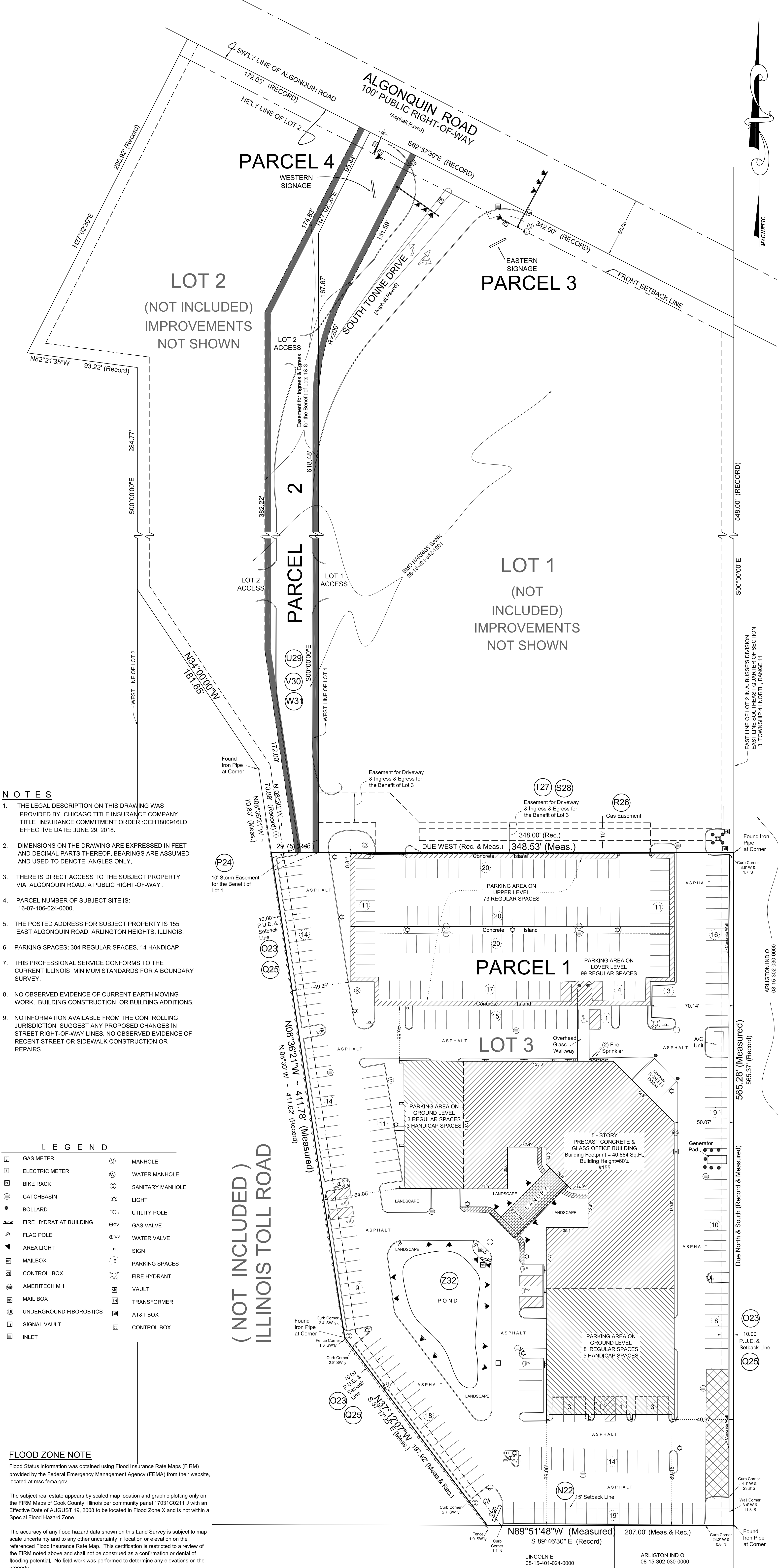
TO: CHICAGO TITLE INSURANCE COMPANY
PADDOCK PUBLICATIONS, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES 1, 2, 3, 4, 6A, 7A, 7B-1, 7C, 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2018.

DATE OF DRAWING OR MAP: SEPTEMBER 3, 2018

RUSSELL WAID DILLON,
ILLINOIS LAND SURVEYOR NUMBER 3153
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS UPON DRAWING. BOUNDARY DIMENSIONS ARE BASED ON THE PUBLIC RECORD AND/OR DESCRIPTION PROVIDED. THIS DRAWING IS VALID FOR SIX (6) MONTHS FROM THE DATE SHOWN AND SHOULD NOT BE RELIED ON THEREAFTER.



- NOTES
- THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER .CCH1800916LD, EFFECTIVE DATE: JUNE 29, 2018.
 - DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
 - THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ALGONQUIN ROAD, A PUBLIC RIGHT-OF-WAY.
 - PARCEL NUMBER OF SUBJECT SITE IS: 16-07-106-024-0000.
 - THE POSTED ADDRESS FOR SUBJECT PROPERTY IS 155 EAST ALGONQUIN ROAD, ARLINGTON HEIGHTS, ILLINOIS.
 - PARKING SPACES: 304 REGULAR SPACES, 14 HANDICAP
 - THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
 - NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGEND	
	GAS METER
	ELECTRIC METER
	BIKE RACK
	CATCHBASIN
	BOLLARD
	FIRE HYDRANT AT BUILDING
	FLAG POLE
	AREA LIGHT
	MAILBOX
	CONTROL BOX
	AMERITECH MH
	MAIL BOX
	UNDERGROUND FIBEROPTICS
	SIGNAL VAULT
	INLET
	MANHOLE
	WATER MANHOLE
	SANITARY MANHOLE
	LIGHT
	UTILITY POLE
	GAS VALVE
	WATER VALVE
	SIGN
	PARKING SPACES
	FIRE HYDRANT
	VAULT
	TRANSFORMER
	AT&T BOX
	CONTROL BOX

FLOOD ZONE NOTE

Flood Status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at msc.fema.gov.

The subject real estate appears by scaled map location and graphic plotting only on the FIRM Maps of Cook County, Illinois per community panel 17031C0211 J with an Effective Date of AUGUST 19, 2008 to be located in Flood Zone X and is not within a Special Flood Hazard Zone.

The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential. No field work was performed to determine any elevations on the property.

ALTA / NSPS MAP

PREPARED FOR
LOCKE LORD
111 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS, 60606

155 EAST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS
Parcel Number: 08-16-401-033

ZARKO SEKEREZ & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS

116 WEST CLARK STREET
CROWN POINT, INDIANA 46307
ILL. PHONE: (312)728-1313 IND. PHONE: (219)663-3344
ILL. FAX: (312)236-9506 IND. FAX: (219) 663-7282
WWW.SEKEREZ.COM

DATE: SEPTEMBER 3, 2018
DRAWN BY: C.D. CHECKED BY: R.S.

ORDER NO.:

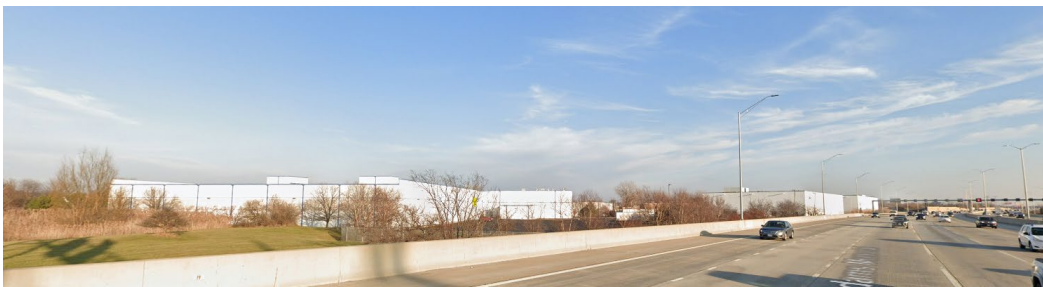
10945



SUBJECT PROPERTY



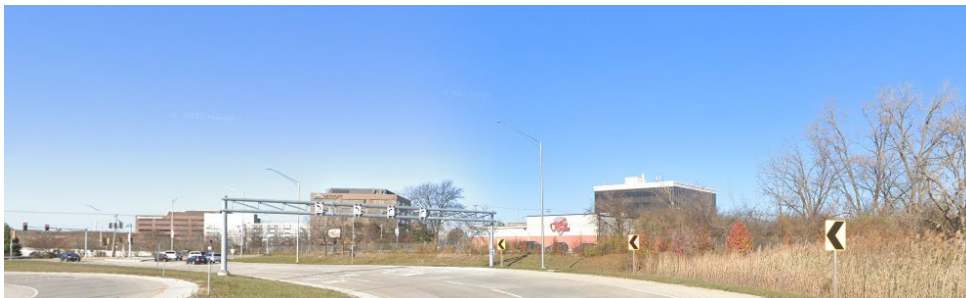
East



East

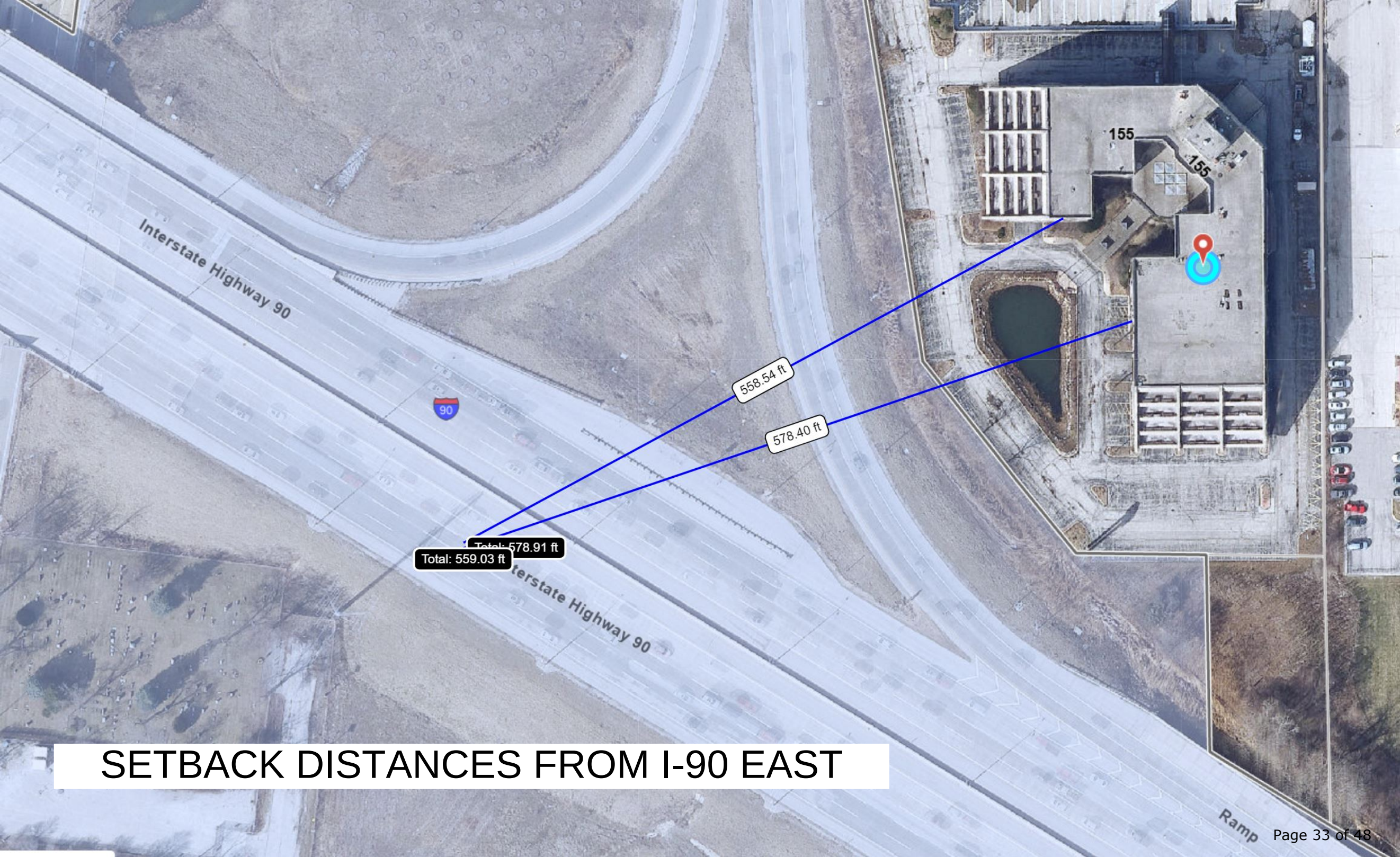


West





**EXISTING BANNERS
VIEW FROM INTERSTATE HIGHWAY 90**



SETBACK DISTANCES FROM I-90 EAST



(1) 7'-0" x 60'-0" single face banner on building

3/16" = 1'

Banner specs: 12 oz. vinyl with hems, webbing and grommets around perimeter
Graphics: Digitally printed as per customer's artwork
Mounting: Mechanically fastened to building along roofline



(1) 7'-0" x 120'-0" single face banner on building

3/32" = 1'

Banner specs: 12 oz. vinyl with hems, webbing and grommets around perimeter
Graphics: Digitally printed as per customer's artwork
Mounting: Mechanically fastened to building along roofline

Field survey required to determine exact measurements

See photo on page 2

PROJECT:

BA BRADFORD
ALLEN

155 E. Algonquin Rd.,
Arlington Hts., IL 60005

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

JP

DATE

7.13.22

SCALE

as noted

SHEET NO.

1 of 2

ESTIMATE / JOB NUMBER

10231 /

FILE NAME

bradallen9824

REVISIONS:

¹ 8.1.22 - layout

2

3

4

5

6

7

8

9

10



THIS SPACE FOR COOK COUNTY CLERK'S USE ONLY

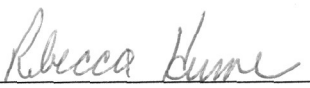
VILLAGE OF ARLINGTON HEIGHTS

ORDINANCE NO. 2022- 057

AN ORDINANCE GRANTING A VARIATION FROM
CHAPTER 30, SIGN REGULATIONS OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 155 EAST ALGONQUIN ROAD

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON HEIGHTS
THIS 17TH DAY OF OCTOBER, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
17th day of October, 2022


Village Clerk

AN ORDINANCE GRANTING A VARIATION FROM
CHAPTER 30, SIGN REGULATIONS OF THE
ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 155 EAST ALGONQUIN ROAD

WHEREAS, AH Acquisitions LLC ("*Applicant*") is the Owner of that certain property located in the M-2 Limited Heavy Manufacturing ("*M-2 District*"), commonly known as 155 East Algonquin Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is an office building that is currently vacant ("*Existing Building*"); and

WHEREAS, the Applicant desires to install two temporary signs (leasing banners) being 420 square feet and 840 square feet for a total of 1,260 square feet at the top of the building facing the I-90 tollway ("*Proposed Signage*"); and

WHEREAS, pursuant to Section 30-601.a of the Sign Regulations, the maximum square footage allowed for two temporary signs is 64 square feet; and

WHEREAS, in order to permit the installation of two temporary signs having a total of 1,260 square feet in size, the Applicant has submitted a petition for a variation from Section 30-601.a (the "*Requested Variation*"); and

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

WHEREAS, on September 13, 2022, the Design Commission conducted a public meeting to consider the Requested Variation, and voted to recommend that the Village Board approve the Requested Variation; and

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

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the Requested Variation subject to the conditions, restrictions, and provisions of this Ordinance,

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

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

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

- A. Temporary Signs. A variation from Section 30-601.a of the Sign Regulations, to allow two temporary signs of 420 square feet and 840 square feet for a total of 1,260 square feet.

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

- A. Border Around Banners. There shall be a border so that the stone wall can be seen on all four sides of the banner, approximately the same size as the distance from the edge of the vertical wall to the window below.
- B. Duration of Temporary Signage. The temporary signage shall be removed in two years or upon 50% leasing of the property, whichever is sooner.
- C. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Proposed Signs, the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- D. Compliance with Plans. Except for minor changes and site work approved by the Village's Director of Building (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Signs must comply with those certain plans prepared by the Applicant a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B ("Plans").
- E. 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.

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

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

of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

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

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

SECTION 8. EFFECTIVE DATE.

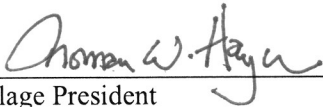
- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law;
 - 2. Publication in pamphlet form in the manner required by law; and
 - 3. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.
- B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.3 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

[SIGNATURE PAGE FOLLOWS]

AYES: SCALETTA, TINAGLIA, LABEDZ, BERTUCCI, CANTY, SCHWINGBECK, GRASSE,
HAYES

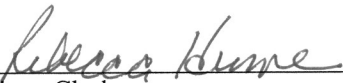
NAYS: NONE

PASSED AND APPROVED THIS 17th day of October, 2022.



Village President

ATTEST:



Village Clerk



EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 3 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 IN AUGUST BUSSE'S DIVISION 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.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 29, 1985, BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23953-08, AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 10-23527-08, RECORDED ON APRIL 29, 1985 AS DOCUMENT 27528475, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT 96291197 AND THE THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 98930307.

PARCEL 3:

AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 1, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A", FOR THE PURPOSE OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:

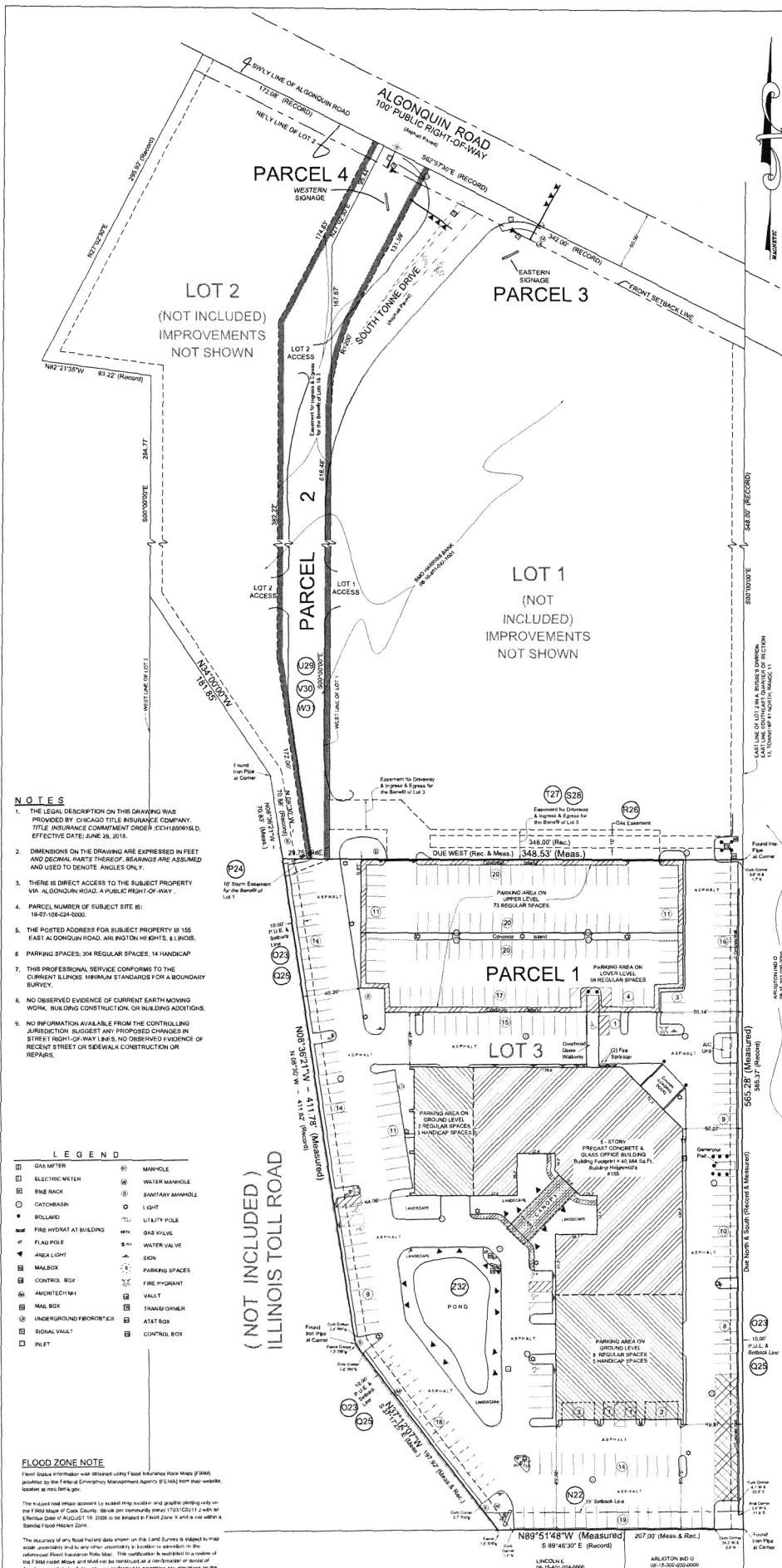
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 91184438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

P.I.N. 08-16-401-033-0000

Commonly known as: 155 E. Algonquin Road, Arlington Heights, Illinois.

EXHIBIT B

SIGN PLANS



VICINITY MAP
Not to Scale

LEGAL DESCRIPTION:

PARCEL 1:
LOT 1 OF THE LINCOLN EXECUTIVE PLAZA SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 2 & 4 AUGUST BURSE'S DIVISION OF PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN CONFIRMATION AND GRANT OF EASEMENTS DATED APRIL 28, 1989, BY AND BETWEEN LAMAR NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 10-2567-08, AND ALTA / NSPS LAND SURVEYORS & PLANNERS, INC., AS TRUSTEE, UNDER TRUST NUMBER 10-2567-08, RECORDED ON APRIL 28, 1989 AS DOCUMENT 2728495, AND THE FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 8118438, AND THE SECOND AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED OCTOBER 16, 1998 AS DOCUMENT 8693007.

PARCEL 3:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 1 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 8118438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE EASTERLY SIGN IN THE AREA DESIGNATED AS THE "EASTERLY SIGN AREA" ON THE PLAT ATTACHED HERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE EASTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE EASTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

PARCEL 4:
AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 APPURTENANT TO LOT 3 AND OTHER PROPERTY, OVER, ACROSS AND THROUGH LOT 2, AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENT RECORDED APRIL 22, 1991 AS DOCUMENT 8118438, FOR THE PURPOSES OF REPAIR AND MAINTENANCE OF THE WESTERLY SIGN IN THE AREA DESIGNATED AS THE "WESTERLY SIGN AREA" ON THE PLAT ATTACHED HERETO AS EXHIBIT "A" FOR THE PURPOSES OF INGRESS AND EGRESS TO AND FROM THE WESTERLY SIGN AREA AND FOR THE INSTALLATION AND USE OF UTILITY LINES TO SERVICE THE WESTERLY SIGN AREA AND FOR OTHER PURPOSES PROVIDED IN SAID AGREEMENT.

CONTAINING 187,660 SQ. FT., 4.308 ACRES MORE OR LESS

SCHEDULE B ITEMS

THERE ARE SURVEY RELATED PLOTTABLE SCHEDULE B ITEMS PER CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO. CCH009015D, EFFECTIVE DATE: JUNE 26, 2018.

(N22) BUILDING LINE AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26058026, OVER THE SOUTH 15 FEET OF THE LAND, AFFECTS PARCEL 1. (AS SHOWN ON MAP)

(D23) 10 FOOT PUBLIC UTILITY EASEMENT AND SIDE YARD, OVER THE WEST, SOUTHWESTERLY AND THE EAST LINE OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26058026. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

(P24) 10 FOOT STORM SEWER EASEMENT FOR THE BENEFIT OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26058026, REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

(D25) EASEMENT IN FAVOR OF COMMONWEALTH EDITION, ILLINOIS BELL TELEPHONE AND NORTHERN ILLINOIS GAS COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNEES, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED AS DOCUMENT NO. 2675620. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

(P26) 10 FOOT GAS EASEMENT AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26058026, AND THE TERMS AND PROVISIONS CONTAINED THEREIN, AFFECTS LOT 1 OF PARCEL 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)

(T27) EASEMENT FOR DRIVEWAY AND EGRESS AND INGRESS FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26058026. AFFECTS LOT 1 OF PARCEL 2. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)

(P28) EASEMENT FOR EGRESS AND INGRESS FOR THE BENEFIT OF LOTS 1 AND 3 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 26058026, AFFECTS LOT 1 OF PARCEL 2. REFERENCE IS MADE TO SAID PLAT FOR EXACT LOCATION. (AS SHOWN ON MAP)

(D29) CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 8118438, GRANTING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS ACROSS THAT PART OF THE LAND DESCRIBED IN SAID GRANT, WHICH EASEMENT IS TO BE AN EASEMENT APPURTENANT TO OTHER PROPERTY, SECOND AMENDMENT RECORDED AS DOCUMENT 8693007, WHICH RELOCATES SAID EASEMENT, THIRD AMENDMENT RECORDED OCTOBER 16, 1998 AS DOCUMENT 8693007, RELOCATING SAID EASEMENT TO THE CONCURRENT USE OF SAID EASEMENTS. AFFECTS PARCELS 1 AND 2 AND OTHER PROPERTY. (AS SHOWN ON MAP)

(P30) EASEMENT IN, UPON, UNDER, OVER AND ALONG THE SOUTH 10 FEET OF THE NORTH 235 FEET OF THE EAST 51 FEET, AS WELL AS THE WEST 5 FEET OF THE EAST 15 FEET OF THE EAST 51 FEET, ALONG THE EAST BOUNDARY, 15 FEET ALONG THE SOUTH BOUNDARY AND 10 FEET ALONG THE WESTERLY BOUNDARY TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSES OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDITION COMPANY RECORDED MARCH 24, 1982 AS DOCUMENT 2619187. (AS SHOWN ON MAP)

(P31) GRANT OF EASEMENT TO CONSTRUCT A SIGN FOR THE BENEFIT OF LOT 1 OF LINCOLN EXECUTIVE PLAZA AS SET FORTH IN FIRST AMENDMENT TO CONFIRMATION AND GRANT OF EASEMENTS RECORDED APRIL 22, 1991 AS DOCUMENT 8118438, AND THE TERMS AND PROVISIONS RELATING THERETO. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

(T32) NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION RECORDED OCTOBER 16, 1998 AS DOCUMENT 2675620. AFFECTS PARCEL 1. (AS SHOWN ON MAP)

NOTES

- THE LEGAL DESCRIPTION ON THIS DRAWING WAS PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, TITLE INSURANCE COMMITMENT ORDER NO. CCH009015D, EFFECTIVE DATE: JUNE 26, 2018.
- DIMENSIONS ON THE DRAWING ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE ASSUMED AND USED TO DENOTE ANGLES ONLY.
- THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA ALGONQUIN ROAD, A PUBLIC RIGHT-OF-WAY.
- PARCEL NUMBER OF SUBJECT SITE IS: 18-07-100-024-000.
- THE POSTED ADDRESS FOR SUBJECT PROPERTY IS 155 EAST ALGONQUIN ROAD, AND NOT ON HEIGHTS, ILLINOIS.
- PARKING SPACES: 304 REGULAR SPACES, 14 HANDICAP.
- THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- NO INFORMATION AVAILABLE FROM THE CONTROLLING JURISDICTION SUGGEST ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

LEGEND

□ GAS METER	○ MANHOLE
□ ELECTRIC METER	○ WATER MANHOLE
□ BURNER	○ SANITARY MANHOLE
○ CATCHBASIN	○ LIGHT
● BOLLARD	○ UTILITY POLE
■ FIRE HYDRANT AT BUILDING	○ GAS VALVE
▲ FLAG POLE	○ WATER VALVE
▲ AREA LIGHT	○ SIGN
■ MAILBOX	○ PARKING SPACES
■ CONTROL BOX	○ FIRE HYDRANT
■ AMERICAN	○ VAULT
■ MAIL BOX	○ TRANSFORMER
○ UNDERGROUND PHOTOGRAPH	○ AT&T BOX
○ SIGNAL VAULT	○ CONTROL BOX
○ PILE	

FLOOD ZONE NOTE

Flood Status Information was obtained using Flood Insurance Rate Maps (FIRM) provided by the Federal Emergency Management Agency (FEMA) from their website, located at www.fema.gov.

The Flood Zone information shown on this map is based on the Flood Insurance Rate Map (FIRM) for Cook County, Illinois, as of the effective date of the map. The Flood Zone information is not a guarantee of the Flood Zone information shown on this map. The Flood Zone information is not a guarantee of the Flood Zone information shown on this map.

ALTA / NSPS MAP
PREPARED FOR
LOCKE LORD
111 SOUTH WACKER DRIVE
CHICAGO, ILLINOIS, 60606

155 EAST ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS
Parcel Number: 08-16-401-033

ZARKO SEKEREZ & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
104 WEST CLARK STREET
CHICAGO, ILLINOIS 60610
TEL: (312) 734-0051 FAX: (312) 734-0052
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TO: CHICAGO TITLE INSURANCE COMPANY
PADDOCK PUBLICATIONS, INC., A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT THE MAP OR DRAWING AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES 1, 2, 3, 4, 5, 6, 7A, 7B, 7C, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 2, 2018.

DATE OF DRAWING OR MAP: SEPTEMBER 3, 2018

RUSSELL WAD DELON
ILLINOIS LAND SURVEYOR NUMBER 3153
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018

DATE: SEPTEMBER 3, 2018
DRAWN BY: C.D.
CHECKED BY: R.S.
ORDER NO.: 10945



(1) 7'-0" x 60'-0" single face banner on building

Banner specs: 12 oz. vinyl with hems, webbing and grommets around perimeter

Graphics: Digitally printed as per customer's artwork

Mounting: Mechanically fastened to building along roofline

3/16" = 1'



(1) 7'-0" x 120'-0" single face banner on building

Banner specs: 12 oz. vinyl with hems, webbing and grommets around perimeter

Graphics: Digitally printed as per customer's artwork

Mounting: Mechanically fastened to building along roofline

3/32" = 1'

Field survey required to determine exact measurements

See photo on page 2

Parvin-Clauss SIGN COMPANY

Design • Fabrication • Installation • Maintenance

145 Tubeway Drive • Carol Stream, Illinois 60188
Tel: 630-510-2020 • Fax: 630-510-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

BA BRADFORD
ALLEN

155 E. Algonquin Rd.,
Arlington Hts., IL 60005

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

JP

DATE

7.13.22

SCALE

as noted

SHEET NO.

1 of 2

ESTIMATE / JOB NUMBER

9824 /

FILE NAME

bradallen9824

REVISIONS:

1 8.1.22

2 9.16.22

3 9.19.22

4 9.22.22

5

6

7

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9

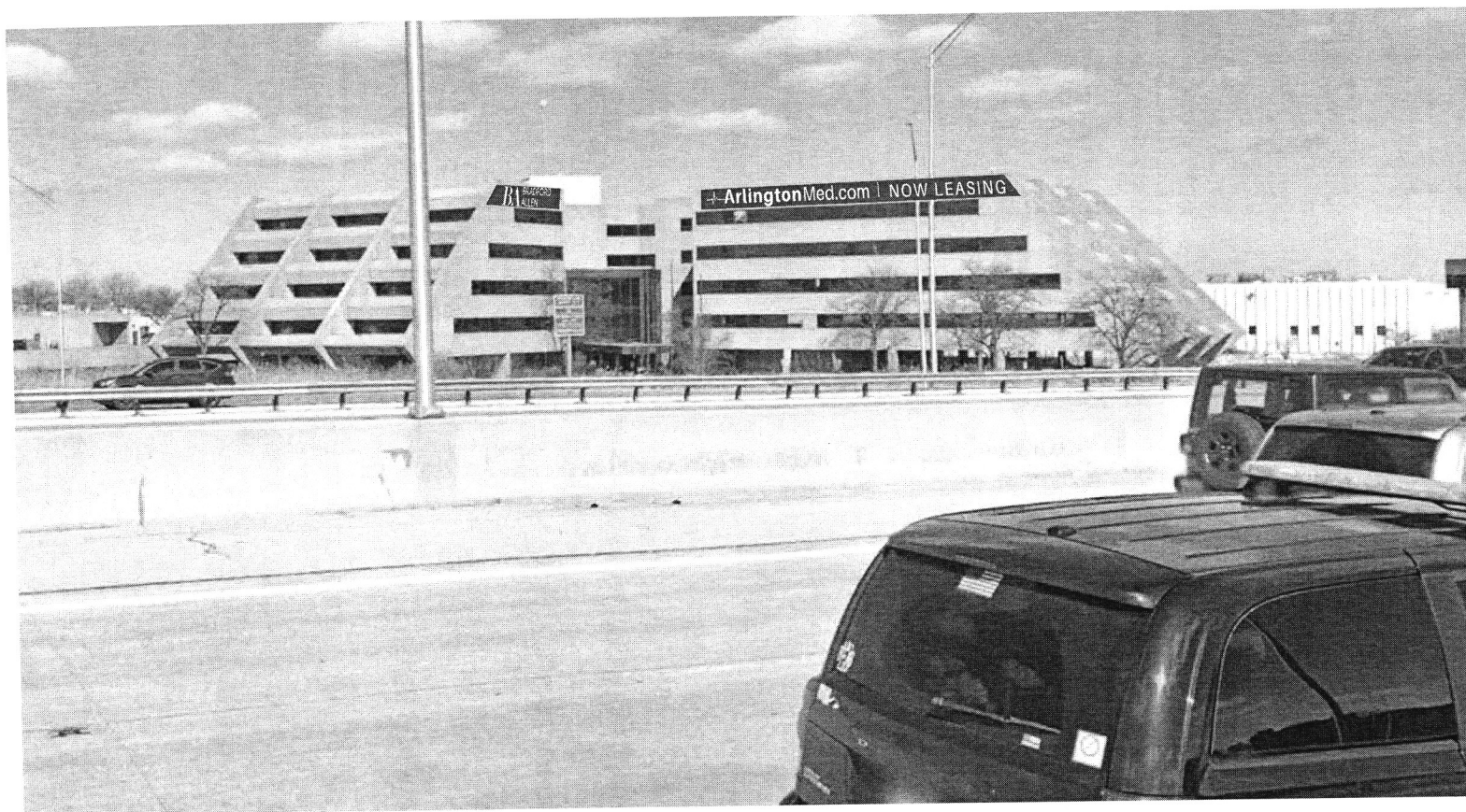
10



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

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proposed

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REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

JP

DATE

7.13.22

SCALE

nts

SHEET NO.

2 of 2

ESTIMATE / JOB NUMBER

9824 /

FILE NAME

bradallen9824

REVISIONS:

1 8.1.22

2 9.16.22

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4 9.22.22

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APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 13, 2022

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair
Scott Seyer
Kirsten Kingsley

Members Absent: Ted Eckhardt
John Fitzgerald

Also Present: Jim Cochran, JRC Design Build for *1627 N. Yale Ct.*
Joe Muran, Muran Architects for *205 W. Euclid Ave.*
Maribeth Shover, Timeless Homes for *205 W. Euclid Ave. & 1214 E. Kensington Rd.*
Lisa Staszek, Parvin-Clauss Sign for *155 E. Algonquin Rd.*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR AUGUST 23, 2022

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF AUGUST 23, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 5. SIGN VARIATION REVIEWDC#22-049 – 155 E. Algonquin Rd.

Lisa Staszek, representing *Parvin-Clauss Sign*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The subject property is the former Daily Herald office building which has been vacant for many years. The petitioner is planning to renovate the building to become a new medical office building. At this time, the petitioner is marketing the building for lease, and they are proposing to install two large leasing banners at the top of the building to face the I-90 tollway. The proposed banners are 420 sf and 840 sf for a total of 1,260 sf, where the total square footage allowed for temporary signs is not allowed to exceed 64 sf, with no individual sign exceeding 32 sf. The following variation is required to allow the oversized signs:

1. A variation from Chapter 30, section 30-601a, to allow two temporary signs of 420 sf and 840 sf for a total of 1,260 sf, where the total square footage allowed for temporary signs shall not exceed 64 sf, with no individual sign exceeding 32 sf.

The petitioner has submitted a letter stating the unique circumstances and hardship that justify the proposed banners is due to the building's unique location which is only visible from the I-90 tollway where traffic is traveling at 60+ mph. Furthermore, the grade around the building sits much lower than the toll road and the building is setback a significant distance from the roadway.

Staff has concerns about the size of the proposed temporary signage, and permanent signs of this size would not be supported. The only other similar situation is a previous variation that was approved in 2013 for Northwest Crossings which allowed 300 sf of leasing signage to face Route 53, which is significantly less than the proposed 1,260 sf. However, the site grade of Northwest Crossings is on the same level as Route 53, allowing good visibility for the leasing signs mounted on grade close to the frontage road, whereas the subject property site grade is much lower than I-90 making a typical ground-mounted lease sign not visible from the road.

Staff acknowledges that the subject property is a unique situation since it does not have frontage on Algonquin or Arlington Heights Road, and it is only visible from the I-90 tollway. Due to the low site grade, mounting the banners on the building places them at a height where they can be seen from I-90. Also, it should be noted that this building is located within the South Arlington Heights Road corridor, where the South Arlington Heights Road Corridor Plan has been adopted to promote new development in this area. Leasing of this long term vacant building can contribute to this goal of revitalizing this area.

Based on these unique circumstances and hardships, oversized temporary signs are justified. Based on the viewing distance of approximately 575 feet from I-90 east as well as the high traffic speed, Staff does not object to the proposed banners that are in the range of 575 sf. Staff recommends approval of the requested sign variation subject to a time limit being established for the removal of the signage. It is recommended that the requested temporary signage be removed in two years, or upon 50% leasing of the property, whichever is sooner.

Chair Kubow asked who makes the decision with regards to the time limit expiration. Mr. Hautzinger replied that the time limit is a suggestion from Staff, which the Design Commission can either agree or disagree with, and then this commission's recommendation will go to the Village Board for final approval of the sign variation.

Ms. Staszek said she is with Parvin-Clauss Sign Company, representing Bradford Allen who is asking for approval of the sign variation needed to allow these two temporary banners on the building. This building requires larger banners because of the setbacks from the expressway and the large lettering is needed to be visible and to draw attention and interest to this building that is completely empty. She stressed the importance of finding tenants for this building, which is being repositioned as a medical facility.

The commissioners summarized their comments. Commissioner Seyer understood the need for the banners but questioned if the larger one had to be the full width of the building; it just looks awkward as proposed and he suggested that it only be the full width of the window band. Ms. Staszek said that reducing the size of the larger banner would bring down the height of the letters, and although the other smaller banner could be made smaller without impacting the signage, they did not want to change the shape of one and not the other. They are hoping to have the building leased out and the banners removed sooner than the 2 year time limit. Commissioner Seyer understood and was in favor of the banners as proposed.

Commissioner Kingsley had a similar thought with the banners; however, it was the height of them that she felt could be better if they were the same height as the strip windows. She agreed that the banner as proposed looks heavy and detracts from the architecture of the building; however, a 2 year time limit helps the situation and the angle of the banners draw the eye in. She saw the need to have large signage that is temporary, and said the banners are tastefully done; therefore, she would lean in support of the variation request.

Chair Kubow felt the same way and said this commission wants to help in any way to get this building leased and bring new life to this building that is a pretty interesting design that is not built much these days. The signs are temporary and there will be an expiration of 2 years, so he is in support.

Commissioner Seyer suggested holding back the diagonal edge of the banner by about one-foot from the diagonal edge of the building which would make it appear even more interesting and more tasteful. He felt the font size could remain as proposed, but the overall banner size be slightly reduced to create a border around all four sides. Ms. Staszek replied that a complete field survey would need to be done of the building and actual measurements taken in order to get the exact cut size of everything; however, she felt there should not be an issue with adding a border as suggested.

Commissioner Kingsley reiterated her concerns about the height of the banner; she preferred to see a border added between the window and the bottom of the banner. Ms. Staszek said the sign needs to be attached to the building wall and not the window mullions, so there will be a small border between the windows and the banner. Commissioner Seyer did not want to see the banner much smaller, but felt that having a border around all four sides would be better. Commissioner Kingsley agreed.

Commissioner Seyer suggested holding back the edge of the banner on the vertical side to align with the window below, and using that same dimension for a border on all four sides of the banner. However, if the petitioner feels that would be too small and will be a detriment to marketing the building, then seeing a comparison of the two sizes would be helpful. Mr. Hautzinger asked if the petitioner could obtain the necessary field measurements and provide more precise drawings prior to the Village Board meeting, and Ms. Staszek said she could provide that information next week.

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

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR 155 E. ALGONQUIN ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-601A, TO ALLOW TWO TEMPORARY SIGNS OF 420 SF AND 840 SF FOR A TOTAL OF 1,260 SF, WHERE THE TOTAL SQUARE FOOTAGE ALLOWED FOR TEMPORARY SIGNS SHALL NOT EXCEED 64 SF, WITH NO INDIVIDUAL SIGN EXCEEDING 32 SF.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/20/22, FEDERAL, STATE, AND VILLAGE

CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT THAT THERE BE A BORDER SO THAT YOU CAN SEE THE STONE WALL ON ALL FOUR SIDES OF THE BANNER, APPROXIMATELY THE SAME SIZE AS THE DISTANCE FROM THE EDGE OF THE VERTICAL WALL TO THE WINDOW BELOW.
2. THE TEMPORARY SIGNAGE SHALL BE REMOVED IN TWO YEARS, OR UPON 50% LEASING OF THE PROPERTY, WHICHEVER IS SOONER.
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.

SEYER, AYE; KINGSLEY, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.