



November 19, 2018

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

RE: Arlington Town Square Shopping Center
Sign Variance Request

Steve:

As Managing Agent for Arlington Town Square Shopping Center, we are hereby submitting the required sign variance request due to the following:

Arlington Town Square has lacked proper signage exposure to certain parts of the project which has caused hardship to our leasing efforts and has been detrimental to sales for some of the existing retail tenants. Our proposed signage will not cause any traffic concerns, will be harmonious with other signage at the center, and will be consistent with the design guidelines outlined by the Village of Arlington Heights.

Thank you in advance for your consideration and we look forward to beginning this project enhancement as soon as possible.

Sincerely,

ABELL ASSOCIATES, LLC
(as managing agent for Arlington Town Square)

James M. Sutphen, CDP, CSM
Partner/Director of Development and COO

ALTA / NSPS LAND TITLE SURVEY

OF ARLINGTON TOWN SQUARE

PARCEL 1:

LOTS 3, 4 AND 6 IN ARLINGTON TOWN SQUARE SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTH-WEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

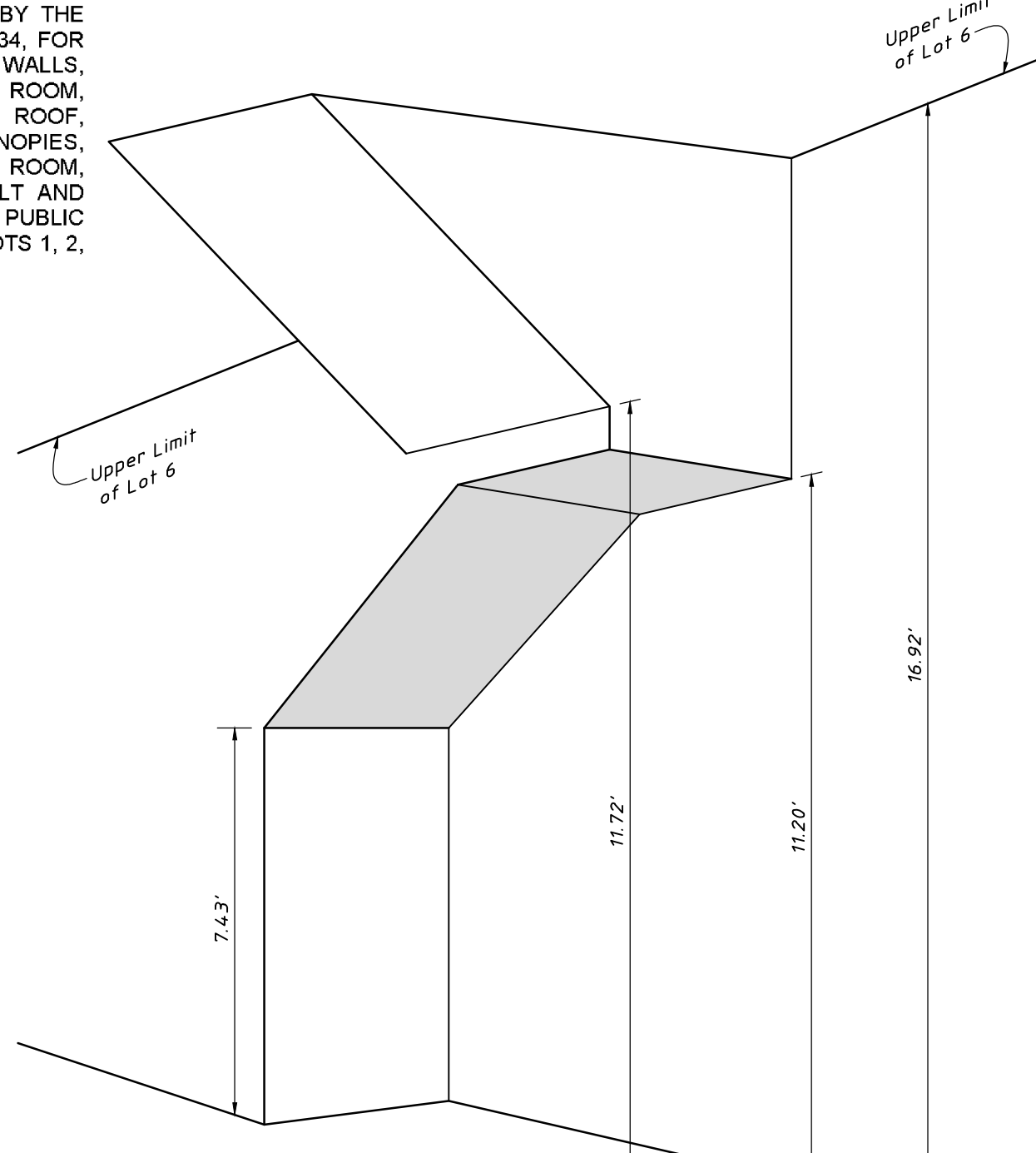
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AND OPERATING AGREEMENT RECORDED AS DOCUMENT 9668894, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, USE OF FACILITIES, COMMON WALLS, CEILING AND FLOORS, UTILITIES, FUTURE FACILITIES, MECHANICAL ROOM, ELEVATOR USE OF PART OF THE CONDOMINIUM IMPROVEMENTS ROOF, MAINTENANCE OF COMMERCIAL OWNED FACILITIES, SIGNS AND CANOPIES, ENCROACHMENTS, MECHANICAL AND EQUIPMENT ROOMS, STORAGE ROOM, DELIVERIES, DUCTS AND VENTS, ELEVATORS AND STAIRWAYS, CECCO VAULT AND ACCESS TO SAID VAULT AND CONTROL PANELS OVER AND UPON THE PUBLIC PARKING GARAGE PARCEL AND THE CONDOMINIUM PARCELS LOCATED ON LOTS 1, 2, 5, 7 AND 8 IN AFORESAID SUBDIVISION.



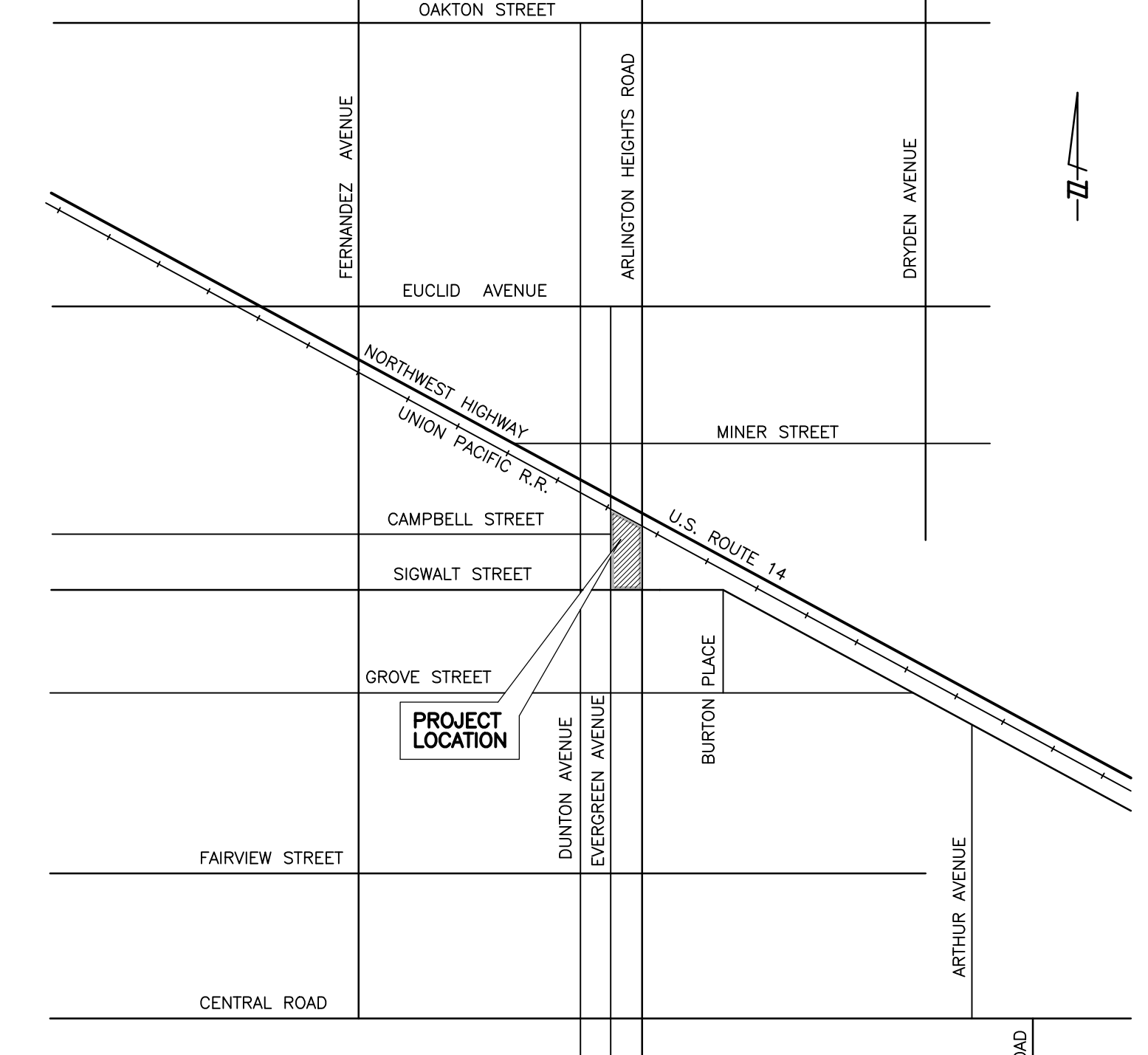
SCALE: 1" = 20'

LEGEND

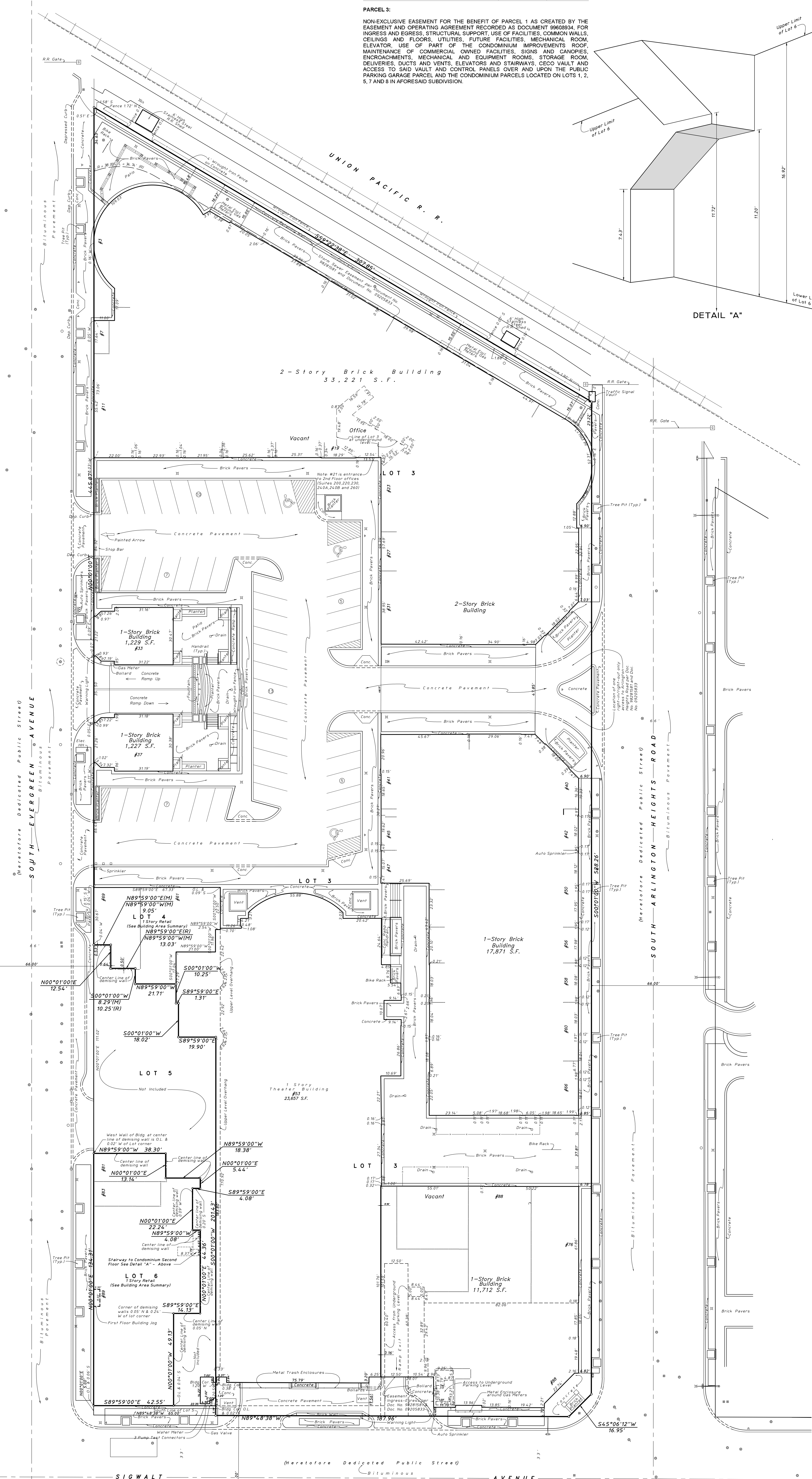
- Manhole
- Catch Basin
- Valve Vault
- Fire Hydrant
- Valve Vault
- Buffalo Box
- Gas Valve
- Control Manhole
- Hand Hole
- Light Pole
- 8FT Pedestal
- 8FT Manhole
- Traffic Signal
- Post Arm
- Sign
- Fence
- Pipe Ballard
- Flagpole
- Number of Parking Stalls
- Property Address
- Accessible Parking Stall
- Curb & Gutter
- Depressed Curb



DETAIL "A"



VICINITY MAP
NOT TO SCALE



Surveyor's notes:

- Refer to the plat of Arlington Town Square for upper and lower limits of the property described as Parcel 1 herein. The ownership of Lots 4 and 6 is limited to the ground floor only. The parking garage exists underneath these lots and the condominium building exists above these lots, both being owned by others. This plat is also the basis of bearings shown for Parcel 1.
- Underground utilities are not shown hereon.
- SEE SHEET 2 OF 2 FOR PARCEL 2.
- Based on information provided on the Flood Insurance Rate Map Community - Parcel No. 17031C020J dated August 19, 2008 produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain".
- The property described as Parcel 1 herein has buildings with addresses 40, 42, 50, 56, 58, 60, 66, 70, 76 and 88 S. Arlington Heights Road and 3, 11, 15, 19, 21, 23, 27, 31, 33, 37, 41, 45, 47, 53, 61, 65, 69, 71, 75 and 85 S. Evergreen Avenue, Arlington Heights, IL 60005-1609. The locations of these addresses are shown on the survey.
- In regards to Table A Item 504 - No zoning report was provided.
- In the preparation of this survey reference was made to Fidelity National Title Insurance Company Commitment for Title Insurance Order No. 2010 999012843 NCF with an Effective Date of March 31, 2016.

With respect to Schedule A of said commitment:
Parcel 3 - Parcel 3 described on this sheet is blank in nature over adjacent property as well as above and below the subject property connected to the development the subject property is apart.

With respect to Schedule B of said commitment:
Exception R - Ordinance - Doc No. 86519193 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception S - Ordinance - Doc No. 9169470 - Blanket in nature over portions of PARCEL 1 & PARCEL 3 subject property and other property.
Exception T - Ordinance - Doc No. 98281581 - This area is now entirely located within the current Sigwalt Avenue R.O.W.
Exception U - Ordinance - Doc No. 97825230 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception V - Ordinance - Doc No. 97595330 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception F - Ordinance - Doc. 9697528 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception G - Storm Sewer Easement - Doc. No. 98281581 - Plotted hereon.
Exception H - Aggregated document to Plat of Subdivision- Doc. 98281581 - Not a plottable exception.
Exception I - Note concerning "Right In/Right Out" Access- Doc. 98281581 - The location of said built access is noted and shown hereon.
Exception J - Terms, Covenants and Conditions set by EOA - Doc. 96608934 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception K - Terms, Covenants and Conditions set by Redevelopment Agreement - Doc's 99432615, 99432616, 99432617, 99432618 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other property.
Exception L - Terms Conditions and Provisions of Amended Plat of Subdivision- Doc. 9205853 - Blanket in nature over PARCEL 1 & PARCEL 3 subject property and other

PARKING SUMMARY

Regular Spaces	47
Accessible Spaces	3
TOTAL	50

GROUND LEVEL AREA SUMMARY

Lots 3 and 4	149,090 Sq. Ft.	3,42983 Ac.
Lot 6	6,588 Sq. Ft.	0.15119 Ac.
TOTAL	155,678 Sq. Ft.	3.57382 Ac.

Lot 3 at underground level = 1,177 Sq. Ft. = 0.02702 Ac.

PARKING SUMMARY (UNDERGROUND PARKING GARAGE)

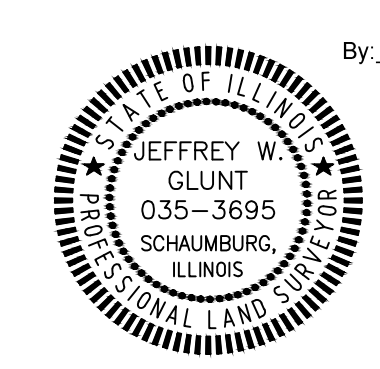
- 100 Regular Spaces - available subject to a 3-hour limit
- 94 Regular Spaces - available subject to a 3-hour limit but restricted to Permitted parking on Monday-Friday (5:00 am to 6:00 pm)
- 8 Accessible Spaces

BUILDING AREA SUMMARY

Lot 4 - Retail	2,731 Sq. Ft.
Lot 6 - Retail	6,618 Sq. Ft.

State of Illinois }
County of Cook } 88

To: TBD
Fidelity National Title Insurance Company its successors and/or assigns.
This is to certify that this map or plat 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 items 1, 2, 3, 4, 6a, 7a, 7b(1), 8, 9 and 10a of Table A thereof. The field work was completed on August 19, 2016.
This professional service conforms to the current Illinois minimum standards for a boundary survey.
Schamburg, Illinois August 25, 2016



ARLINGTON TOWN SQUARE

S I G N V A R I A T I O N S

NOVEMBER 28 . 2018

CITY OF ARLINGTON HEIGHTS, IL

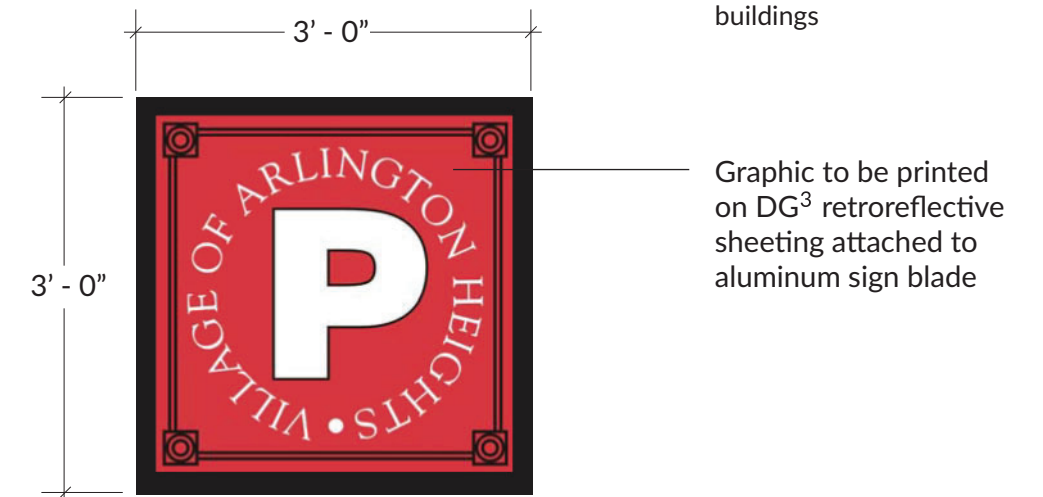
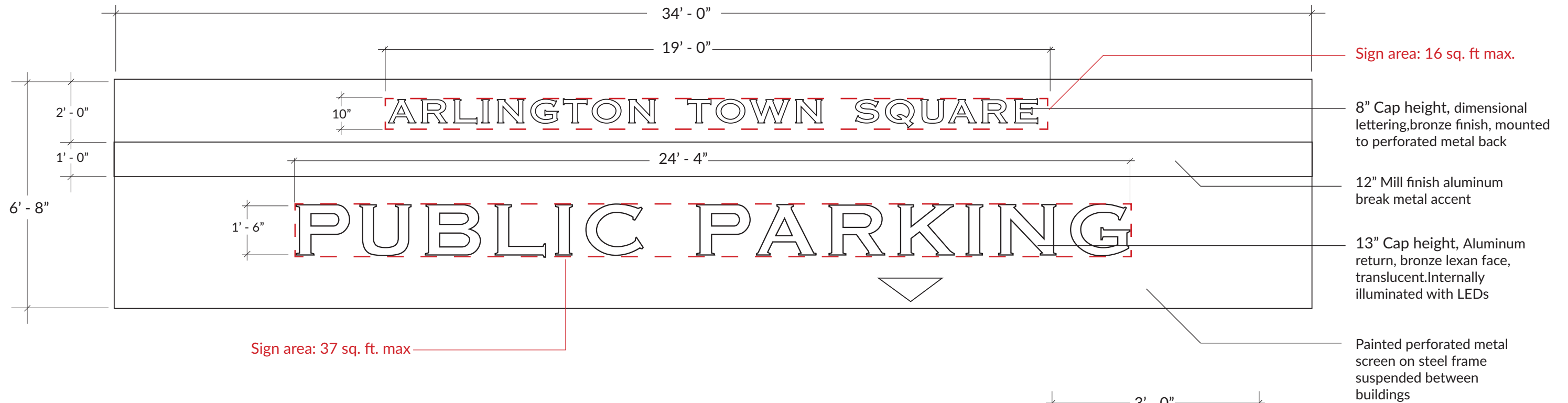
SHIVEHATTERY
ARCHITECTURE+ENGINEERING



EXISTING CONDITIONS

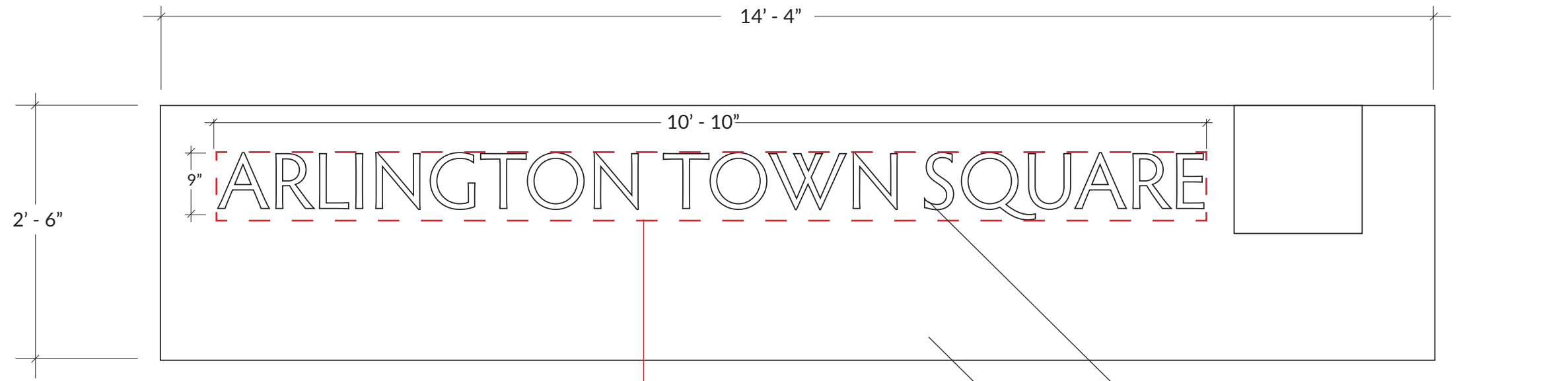


EXISTING CONDITIONS



PUBLIC PARKING ACCESS AT S. EVERGREEN AVE

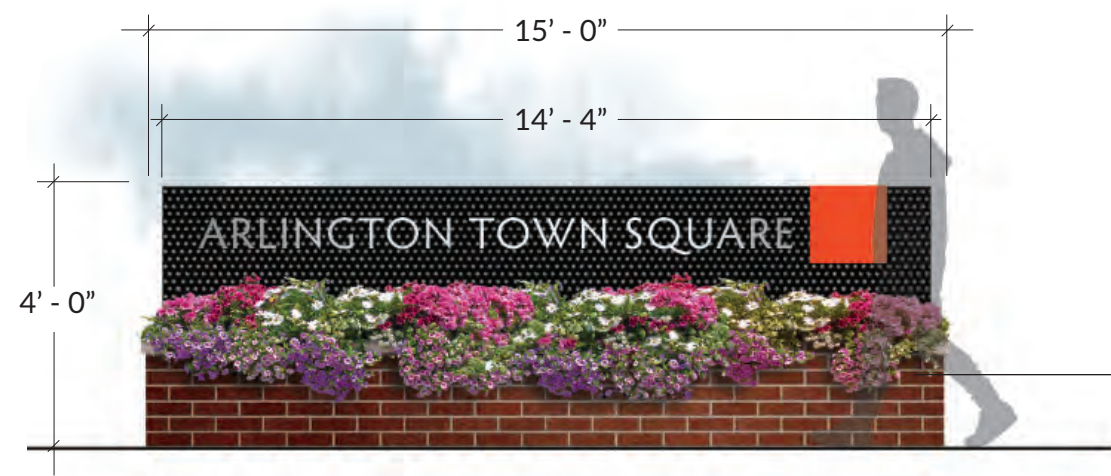
VARIATIONS 1 & 2



Sign area: 10 sq. ft. max.

8" Cap height, dimensional lettering, bright aluminum finish, mounted to perforated metal back

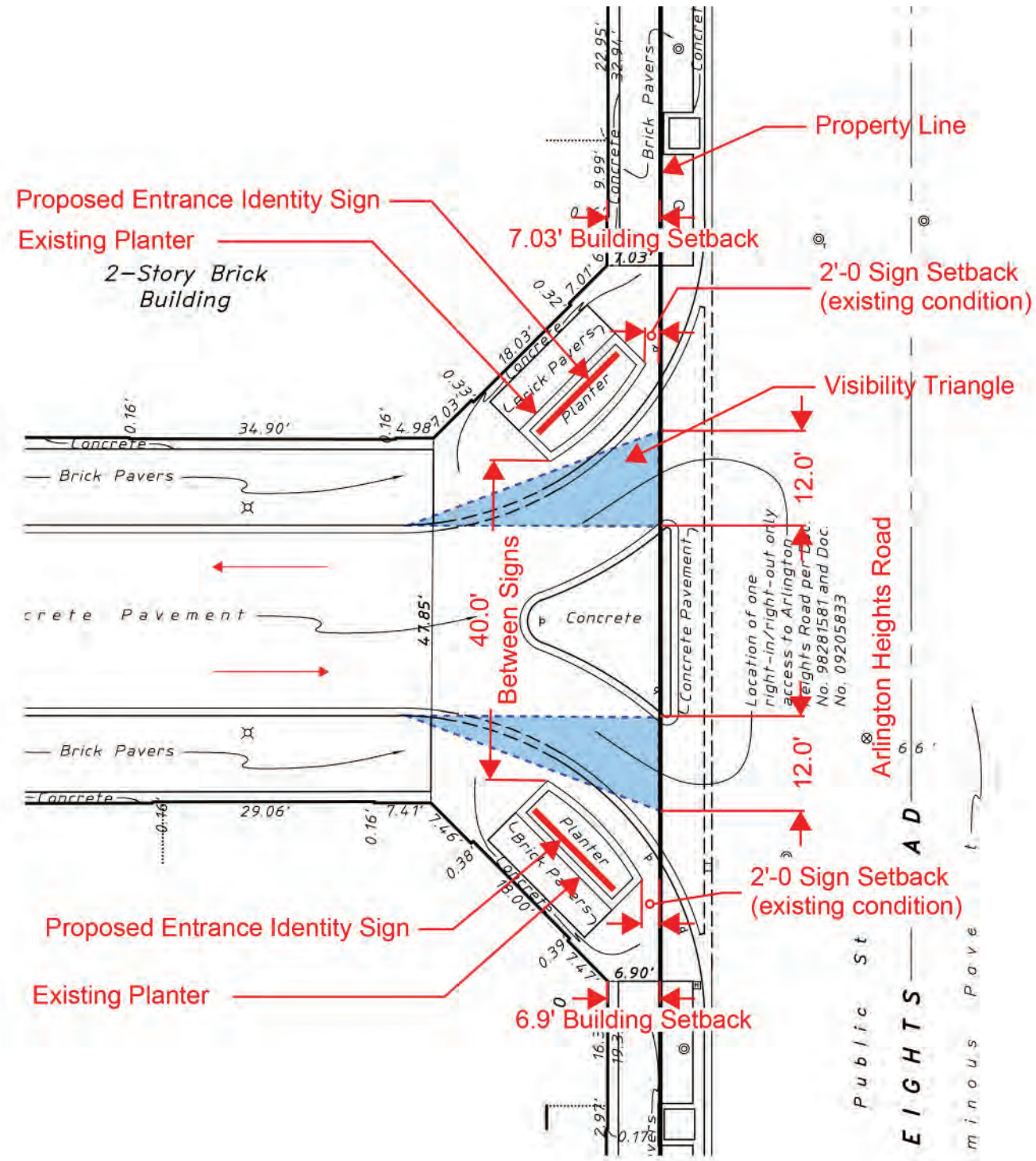
Painted perforated metal screen on steel frame



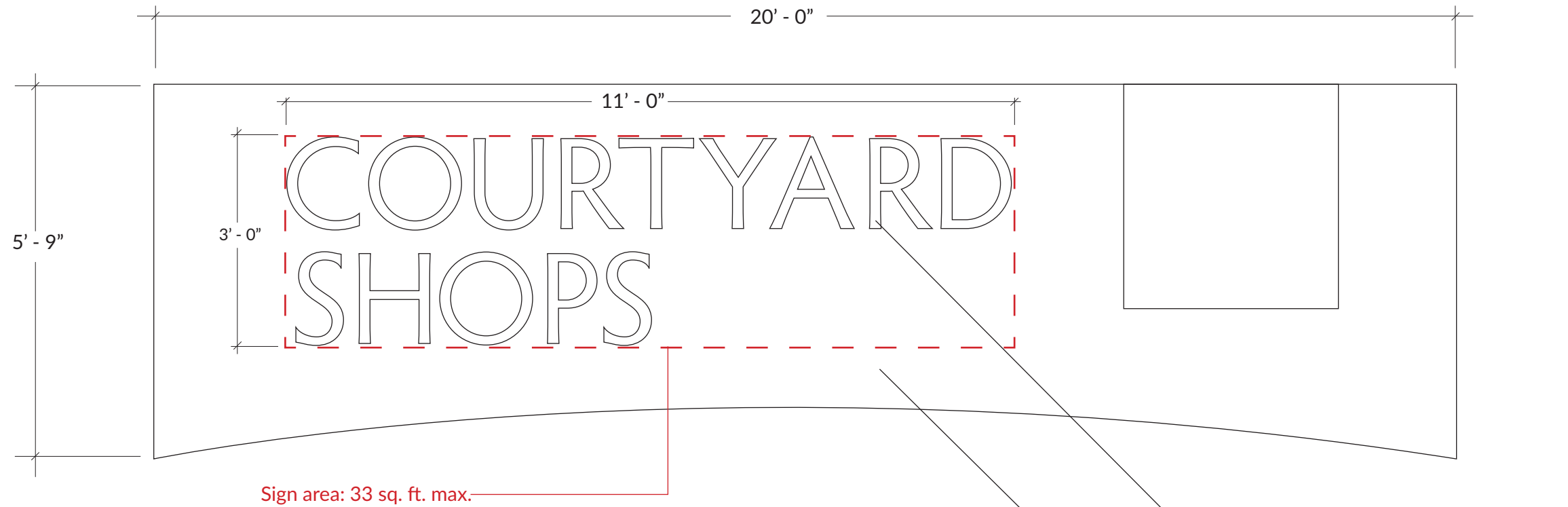
Existing planter box, 15' long x 3' wide x 18" tall

ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD

VARIATIONS 1 & 2



ENTRANCE IDENTITY SIGNAGE ON ARLINGTON HEIGHTS ROAD



16" Cap height, dimensional lettering, bright aluminum finish, mounted to perforated metal back

Painted perforated metal screen on existing steel frame



Existing



Proposed

COURTYARD SHOPS ENTRANCE SIGNAGE

VARIATION 3



Existing sign: 2' w X 4' h

Utilize existing structure as base for perforated metal signage

Provide new directory signage



COURTYARD SHOPS DIRECTORY SIGNAGE



Provide structural attachment of hung art piece. Add 4 lighting fixtures above to illuminate artwork

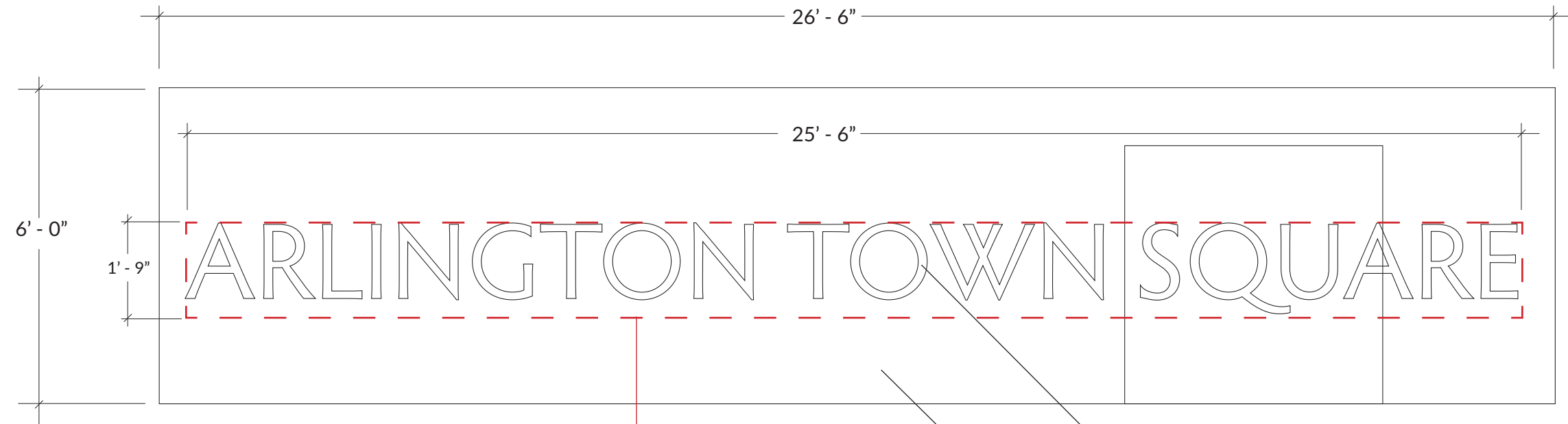
17' - 0"

28' - 0"

Sign area: 500 sq. ft. max.

COURTYARD ARTWORK INSTALLATION

VARIATION 4



Sign area: 45 sq. ft. max.

17" Cap height, dimensional lettering, bright aluminum finish, mounted to perforated metal back

Painted perforated metal screen on existing steel frame

LED illuminated channel letter signage on painted perforated metal screen on steel frame, suspended between existing columns

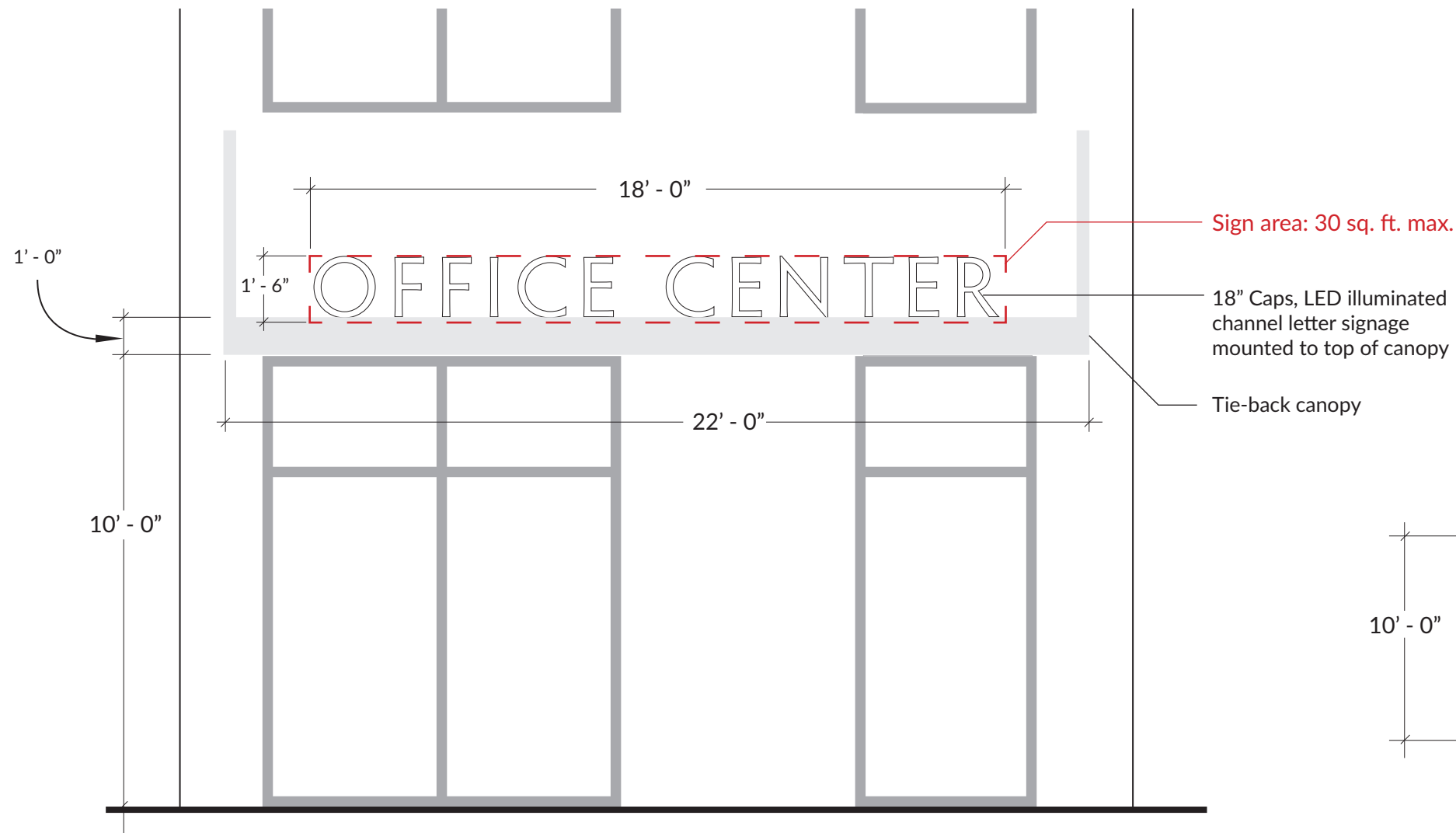
Top of sign to elevated platform: 22' - 0"

Elevated platform to ground: 4' - 0"



TOWN SQUARE FOUNTAIN

VARIATIONS 5 & 6



10' - 0"

OFFICE CENTER SIGNAGE

Materials List

1. Petitioner: Shive-Hattery (Emily Naylor)
2. November 13, 2018
3. Project: Arlington Height Town Square
4. Location: 70 S. Arlington Heights Road

Public Parking Signs:

- Backing: Painted perforated metal screen on steel frame suspended between buildings
- “Public Parking” aluminum return, bronze Lexan face, translucent. Internally illuminated with LED lighting
- Aluminum mill finish break metal accent band
- “Arlington Town Square” dimensional lettering, bronze finish, mounted to metal backing

Entrance Identity Signs on Arlington Heights Road:

- Backing: Painted perforated metal screen on steel frame
- Dimensional lettering, bright aluminum finish, mounted to perforated metal backing

Courtyard Shops Entrance Signage:

- Backing: Painted perforated metal screen mounted to existing steel frame
- Dimensional lettering, bright aluminum finish, mounted to perforated metal backing

Courtyard Shopes Directory Sign:

- Metal signage system with interchangeable destination.
- Routed letters with white Lexan backing
- Painted metal cabinet, internally illuminated

Courtyard Artwork:

- Materials are undetermined but possibilities include:
 - Outdoor quality stretched vinyl with an aluminum extrusion (short-term solution)
 - Painted metal face affixed to a steel or aluminum structure (long-term solution)

Town Square Fountain Sign:

- Backing: Painted perforated metal screen on steel frame suspended between columns
- Lettering shall be bright aluminum finish, mounted to perforated metal backing, Illuminated channel letter

Office Center Signage:

- Lettering shall be bright aluminum finish, mounted to top of canopy, Illuminated channel letter

