

SIGNAGE VARIATION REQUEST

NOVEMBER 12, 2021

ARLINGTON TOWN SQUARE – OFFICE CENTER ENTRANCE
31 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SECTION 30-902 STANDARDS:

- a. **THE PARTICULAR DIFFICULTY OR PECULIAR HARDSHIP IS NOT SELF-CREATED BY THE PETITIONER.**

DUE TO THE UNIFORMITY OF THE EXISTING OFFICE CENTER ENTRANCE WITH THE ADJACENT STOREFRONTS, USERS OF THE SECOND FLOOR TENANT SPACES HAVE DIFFICULTY NAVIGATING THE SITE, LEAVING THE SECOND FLOOR TENANT SPACES UNDESIRABLE FOR LEASING.

- b. **THE GRANTING OF THE VARIATION SHALL NOT CREATE A TRAFFIC HAZARD, A DEPRECIATION OF NEARBY PROPERTY VALUES, OR OTHERWISE BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE.**

THE AREA OF THE PROPOSED NEW SIGNAGE WILL UTILIZE UNUSED STOREFRONT, SPECIFIC TO THE SECOND FLOOR TENANTS. FIRST FLOOR TENANT'S SIGNAGE AREAS WILL BE MAINTAINED AND UNAFFECTED BY THIS PROPOSED SIGNAGE. ADDITIONALLY, DUE TO THE LOCATION OF THE EXISTING OFFICE CENTER ENTRANCE ON THE INTERIOR OF THE SITE, THE PROPOSED NEW SIGNAGE WILL HAVE LIMITED VISIBILITY FROM TRAFFICED EVERGREEN AVENUE.

- c. **THE VARIATION WILL SERVE TO RELIEVE THE APPLICANT FROM THE DIFFICULTY ATTRIBUTABLE TO THE LOCATION, TOPOGRAPHY, CIRCUMSTANCES ON NEARBY PROPERTIES OR OTHER PECULIAR HARDSHIP; AND NOT MERELY SERVE TO PROVIDE THE APPLICANT WITH A COMPETITIVE ADVANTAGE OVER SIMILAR BUSINESSES.**

SIMILAR TO THE WAY ALL THE FIRST FLOOR TENANT'S HAVE A GROUND FLOOR ENTRANCE WITH THEIR ASSOCIATED SIGNAGE, THE PROPOSED NEW SIGNAGE AFFORDS THE SECOND FLOOR TENANTS THE SAME ADVANTAGE FOR USERS TO NAVIGATE TO THEIR SPACES FROM THE GROUND.

- d. **THE VARIATION WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY**

THE PROPOSED NEW SIGNAGE MATCHES THE RELATIVE SCALE OF THE SURROUNDING SITE SIGNAGE AND THE CHARACTER OF PREVIOUSLY APPROVED SIGN VARIATIONS.

- e. **THE APPLICANT'S BUSINESS CANNOT REASONABLY FUNCTION UNDER THE STANDARDS OF THIS CHAPTER.**

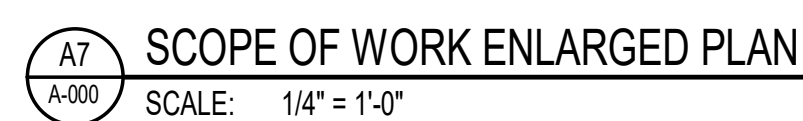
THOUGH SECOND FLOOR TENANT'S ARE AFFORDED A PORTION OF THE FAÇADE FOR THEIR OWN SIGNAGE, ADDITIONAL WAYFINDING SIGNAGE IS REQUIRED TO HELP USER'S OF THE SITE NAVIGATE TO THE SECOND FLOOR FROM THE GROUND.



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Architectural site plan of the 2-Story Bunk Building at 43,287 S.W. 1st Avenue. The plan shows various rooms and parking areas. Key labels include:

- Rooms: D6/A-001, D4/A-001, D7/A-001, D2/A-001, C7/A-001, C6/A-001, C4/A-001, C2/A-001, B7/A-001, B6/A-001, A4/A-001, B4/A-001, A6/A-001, A7/A-001, B2/A-001.
- Central Area: A7 A-000.
- Other Buildings: 1-Story Shop Building, 1-Story Office Building.
- Detail View: DETAIL 7A.



OKW
Architects

PROJ. NO.:
20079

A-000

A-000



E7 - WEST OF SITE



E6 - WEST OF SCOPE OF WORK



E4 - WEST OF SCOPE OF WORK



E2 - WEST OF SCOPE OF WORK



C7 - WEST OF SCOPE OF WORK



C6 - SCOPE OF WORK



C4 - SOUTH EAST OF SCOPE OF WORK



C2 - SOUTH EAST OF SCOPE OF WORK



B7 - SOUTH EAST OF SCOPE OF WORK



B6 - SOUTH EAST OF SCOPE OF WORK



B4 - SOUTH EAST OF SCOPE OF WORK



B2 - SOUTH OF SCOPE OF WORK



A7 - SOUTH OF SCOPE OF WORK



A6 - SOUTH OF SCOPE OF WORK



A4 - SOUTH OF SCOPE OF WORK



A2 - SOUTH OF SCOPE OF WORK

NO.:	ISSUED FOR:	DATE
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ARLINGTON TOWN
SQUARE - OFFICE CENTER
21 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PHOTOS

DRAWN BY: Author CHECKED: Checker

DATE:
12-02-2021
PROJ. NO.:
20079
SHEET NO.:
A-001





PROPOSED OFFICE ENTRY

NO. ISSUED FOR: DATE



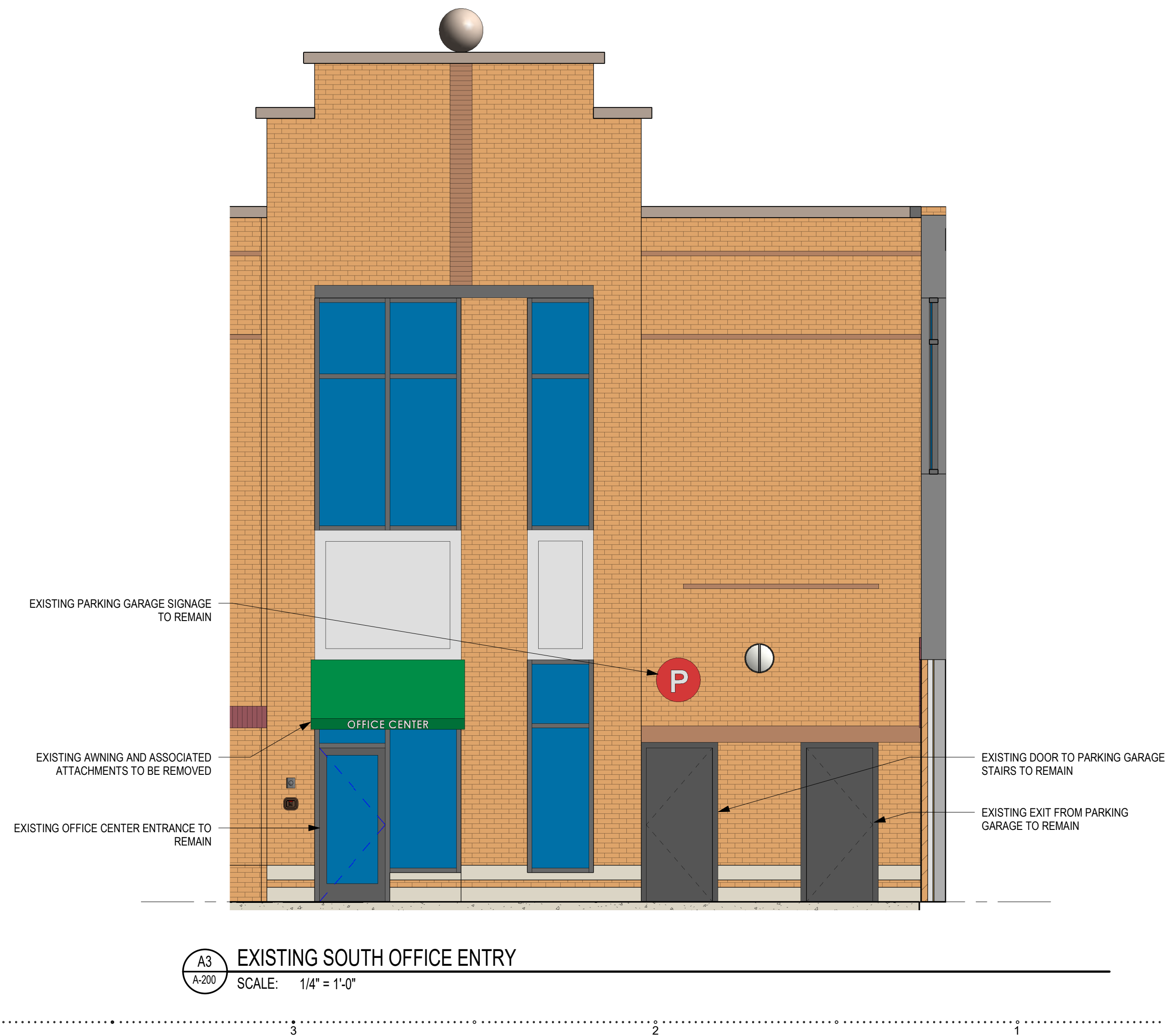
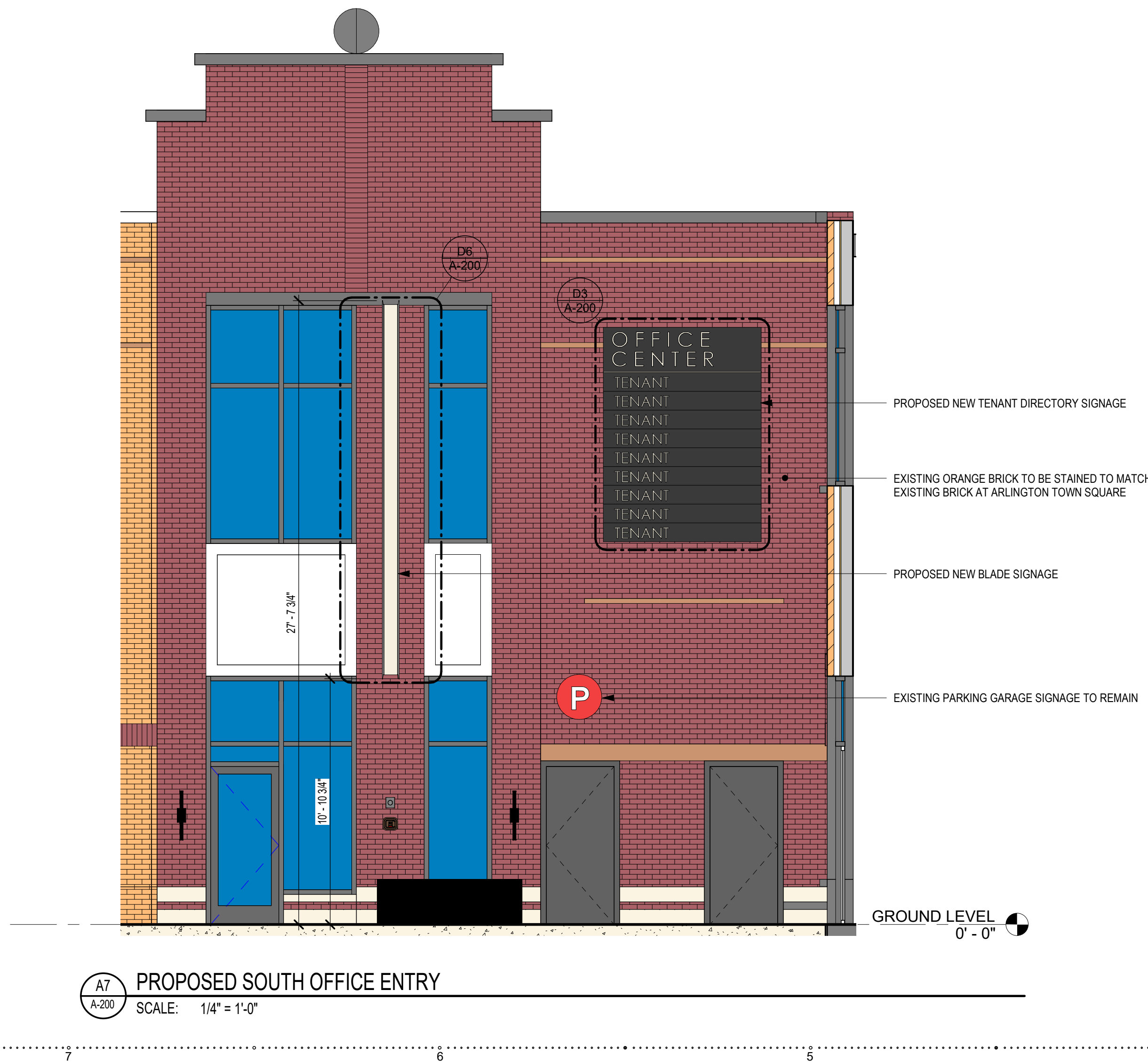
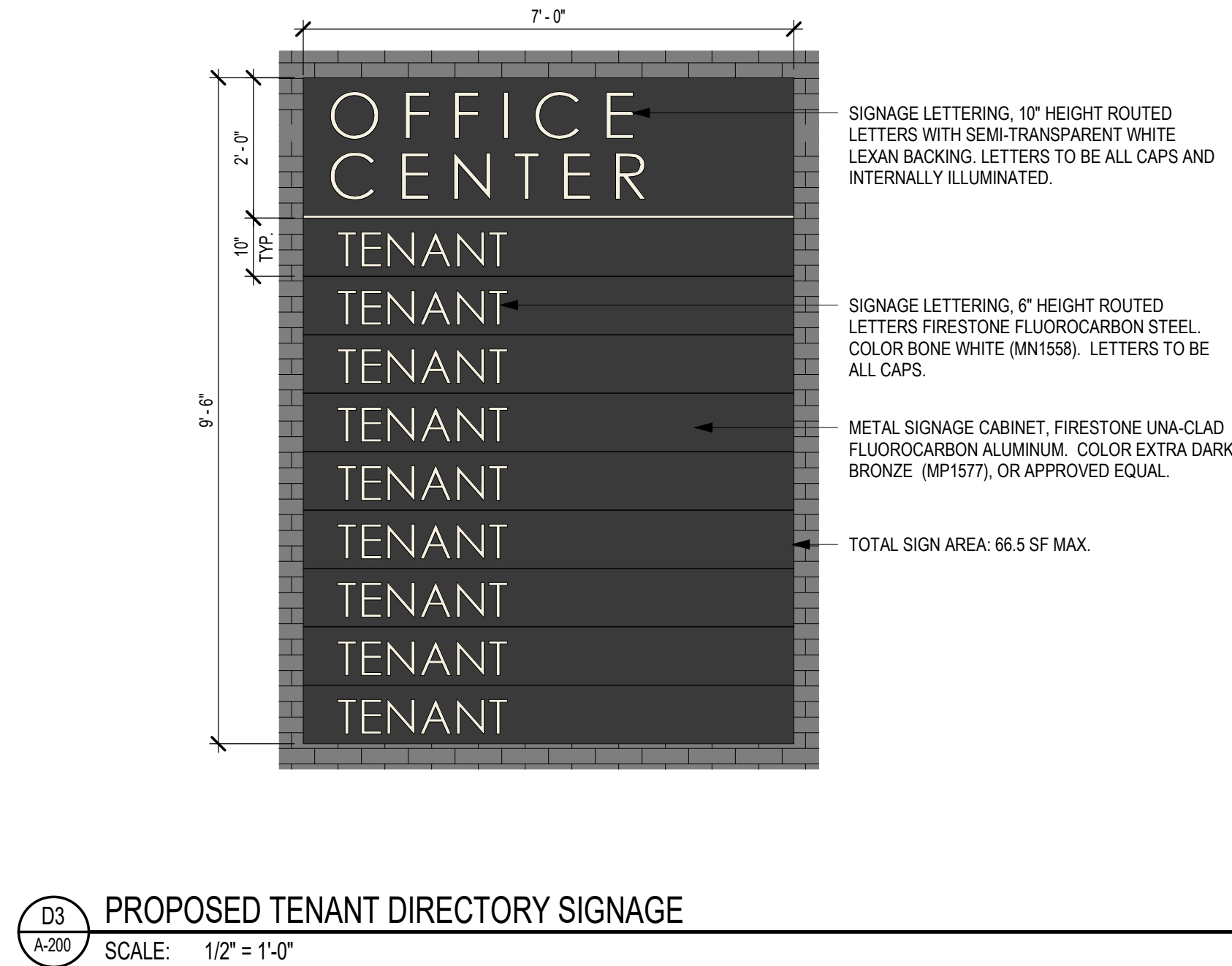
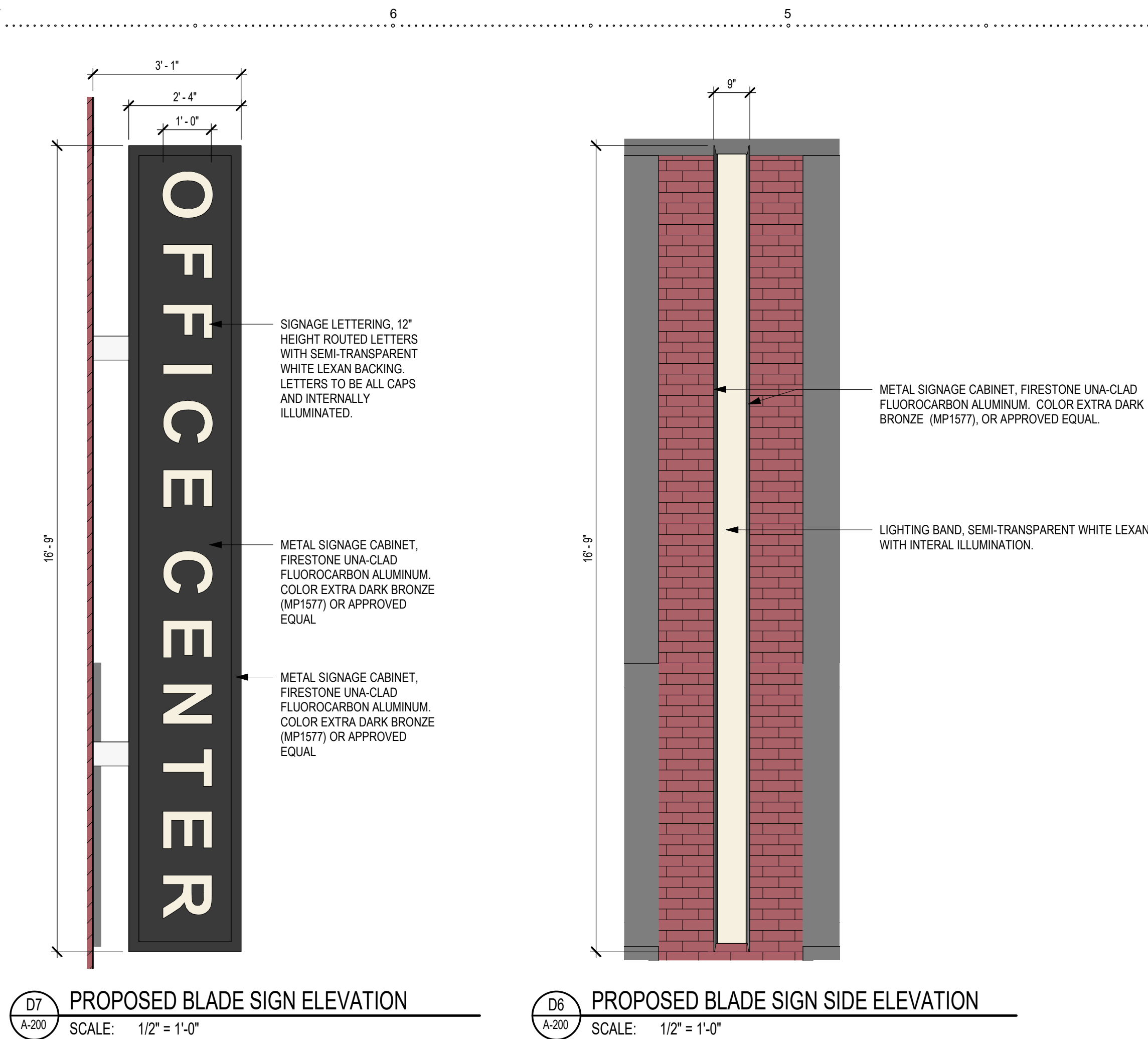
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SQUARE - OFFICE CENTER
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ARLINGTON HEIGHTS, IL 60005

PROJECT RENDERING

DRAWN BY: Author CHECKED: Checker

DATE: 12-02-2021 SHEET NO.:
PROJ. NO.: 20079
A-002



MATERIAL LIST

1. PETITIONER NAME: OKW ARCHITECTS
2. DATE: NOVEMBER 12, 2021
3. PROJECT: ARLINGTON TOWN SQUARE – OFFICE CENTER
4. LOCATION: 21 S. EVERGREEN AVE., ARLINGTON HEIGHTS, IL 60005

OFFICE CENTER ENTRANCE SIGNAGE:

TENANT DIRECTORY SIGN

NON-ILLUMINATED LETTERING:	FIRESTONE BUILDING PRODUCTS, FLUOROCARBON STEEL “BONE WHITE” #MP1558
METAL CABINET:	FIRESTONE BUILDING PRODUCTS, FLUOROCARBON ALUMINUM “EXTRA DARK BRONZE” #MP1577
ILLUMINATED LETTERING:	SEMI-TRANSPARENT WHITE LEXAN

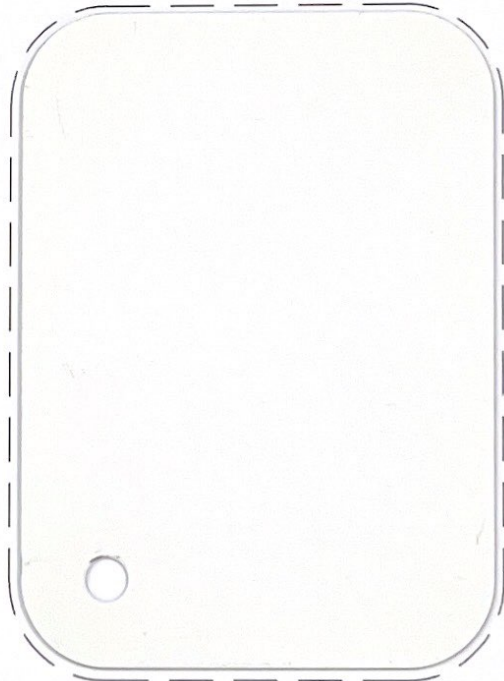
BLADE SIGN

SIDE LIGHTING BAND:	SEMI-TRANSPARENT WHITE LEXAN
METAL CABINET:	FIRESTONE BUILDING PRODUCTS, FLUOROCARBON ALUMINUM “EXTRA DARK BRONZE” #MP1577
ILLUMINATED LETTERING:	SEMI-TRANSPARENT WHITE LEXAN



FIRESTONE
KYNAR 500 / HYLAR 5000
FLOUROCARBON
ALUMINUM
EXTRA DARK BRONZE (MP1577)

FIRESTONE
KYNAR 500 / HYLAR 5000
FLOUROCARBON
ALUMINUM
BONE WHITE (MP1558)



MATERIAL BOARD



OKW ARCHITECTS
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Chicago, IL 60661

HUTENSKY
CAPITAL
PARTNERS

ARLINGTON TOWN SQUARE
OFFICE ENTRY - SIGN VARIATION
31S EVERGREEN AVE, ARLINGTON HEIGHTS, IL 60005

NOVEMBER 12, 2021 Project #: 20079

EX-01