

July 7, 2022

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 a 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 Director
Bradford Allen



Algonquin Rd

E Falcon Dr

62

Private

Private

I-90

Ramp

Ramp

Interstate Highway 90

Interstate Highway 90

Ramp

N Arlington Heights Rd

Ramp

S Tonne Dr

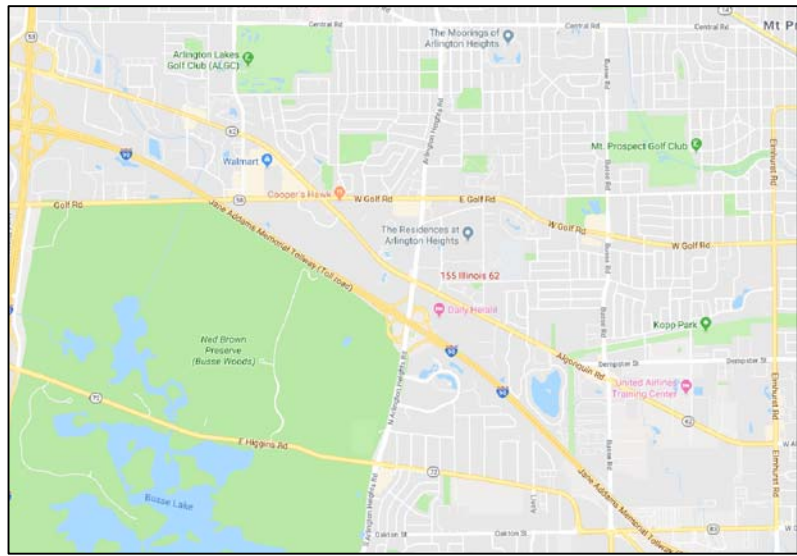
E Algonquin Rd

S Goebbert Rd

E Brook Dr

S Clearbrook Dr

ELK GROVE VILLAGE



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
	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.:

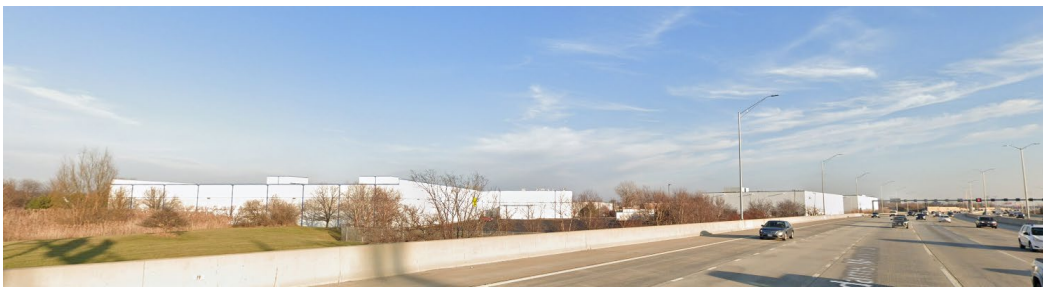
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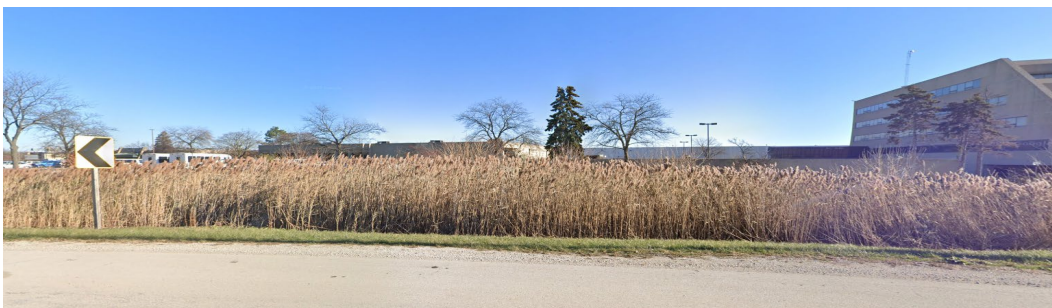
SUBJECT PROPERTY



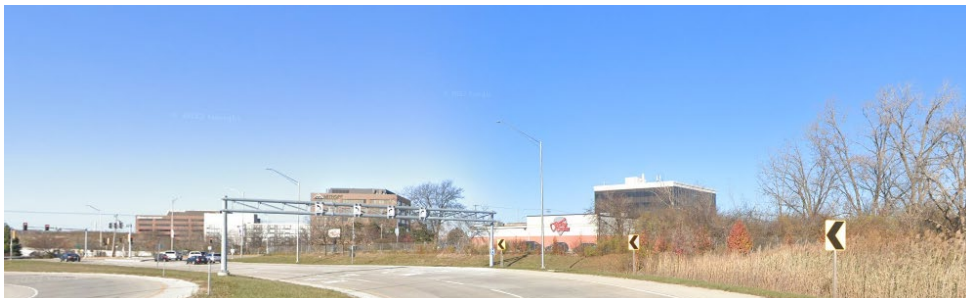
East



East



West





EXISTING BUILDING
VIEW FROM I-90 HEADING EAST

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

nts

SHEET NO.

2 of 2

ESTIMATE / JOB NUMBER

10231 /

FILE NAME

bradallen9824

REVISIONS:

1 8.1.22 - layout

2

3

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5

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7

8

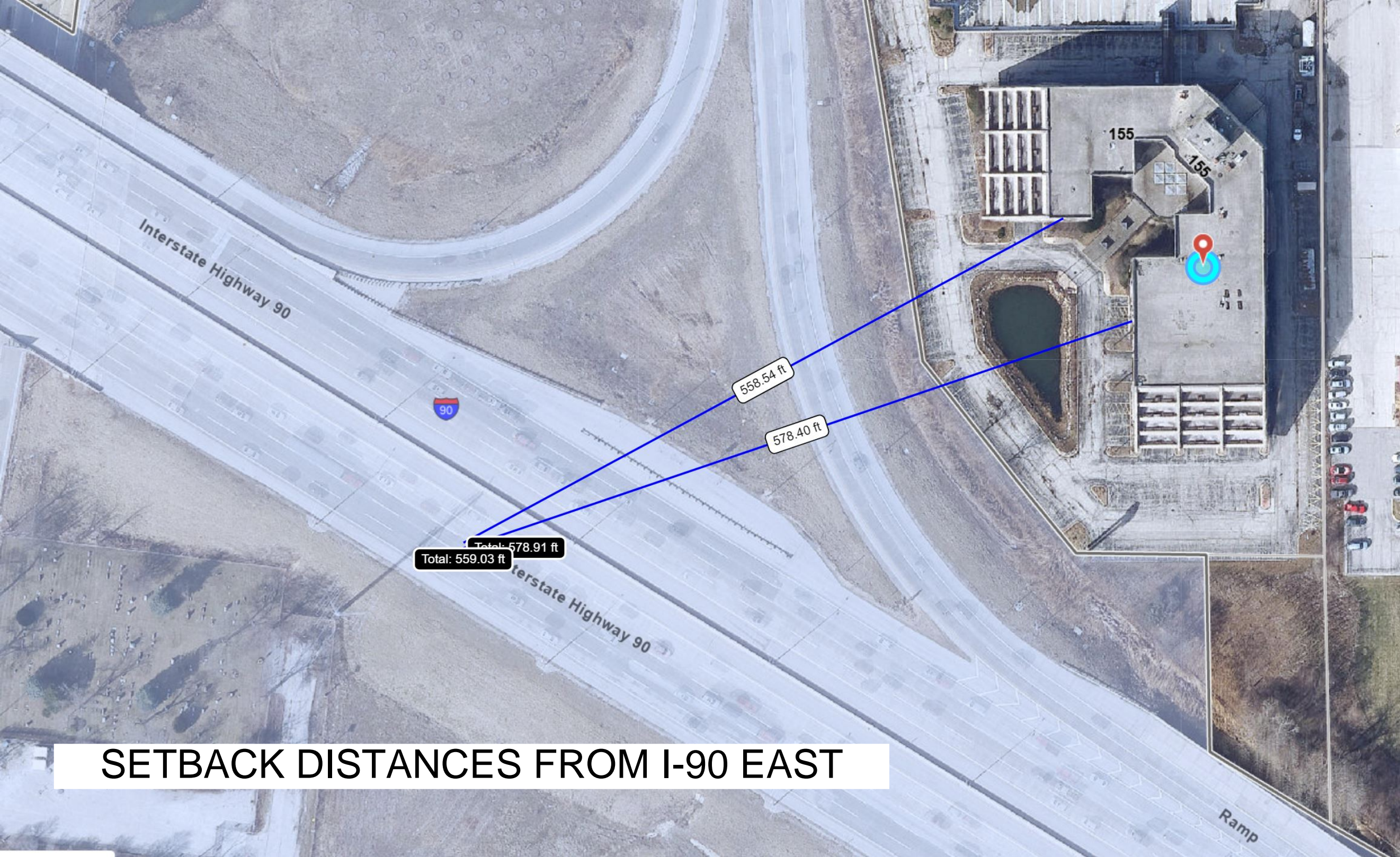
9

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EXISTING BUILDING WITH PROPOSED TEMPORARY LEASING BANNER SIGNS





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

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