


Variance Request – DC00005-2024

Date: 18 January 2024, Revised 19 March 2024

Re: Arlington Gateway Development – Temporary Sign on Construction Fence

Case #: SIGN2024-00012 (for temp signage application)
BLDC2023-04703 (for main building application)

To: Sam Hubbard, VAH
Steve Hautzinger, VAH

From: Thomas Roszak


Thank you for your careful review of our temporary construction fence and signage drawings. We hereby request that a variance be provided on this project and incorporated into the final Plan Development.

Zoning Code Sections:

Chapter 30, Sign Regulations, Section 30-601

The total square footage of the signs in aggregate shall not be more than 64 square feet with individual signs not exceeding 32 square feet.

Sign Variation Request, Section 30-902 Standards

The Design Commission and Village Board of Trustees will base their recommendation for a variation on the following facts. (With responses by TRA in bold)

- a. *The particular difficulty or peculiar hardship is not self-created by the petitioner*
 - a. **TRA Response: The code compliant temporary signage of 64 square feet does not adequately provide nearly enough signage for a construction project of this size. There are three prominent corners to the property where temporary signage would help break the monotony of the construction fence and provide the public with information on the development under construction. Our large investment into the community should allow us to adequately inform and advertise our offering to the public in a attractive and effective way.**
 - 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*

- a. **TRA Response: The signage will not create a traffic hazard, depreciate nearby property values or otherwise be detrimental to the public health, safety, morals and welfare of the public. All signage will be secured to the construction fence and include wind slits so that they are not taken by the wind. The signage will be created by professionals and be of the same caliber of signage our team has used previously on other projects of this scale.**
- c. *the variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses.*
 - a. **TRA Response: The code compliant temporary signage of 64 square feet does not adequately provide nearly enough signage for a construction fence of this size. The property under development was previously four parcels, to be combined into one under separate reviews by VAH. Theoretically, we should have at minimum 4 x the amount of signage normally allowed since we are combining 4 lots. It appears the signage code does not take into consideration the lot size or street frontage.**
- d. *the variation will not alter the essential character of the locality*
 - a. **TRA Response: The variance is for additional signage beyond the code allowed 64 square feet. The essential character of the fence and the signs will not change. The additional signage will include pictures of prairie grasses and additional detailed information about the development under construction, which will ultimately be an offering of rental apartments and retail spaces.**
- e. *the applicant's business cannot reasonably function under the standards of this Chapter.*
 - a. **TRA Response: The proportions of code-allowed temporary sign to the amount of construction fence do not serve the public or the petitioner very well. This additional sign is a benefit to all involved parties.**

Justification

Please note that a temporary sign permit application has been submitted (Permit #SIGN2024-00012) that is within compliance of the Sign Regulations. This variance is a request to replace this temporary signage on the construction fence to temporary signage that exceeds the Sign Regulations. Also see permit #BLDC2023-04703 for main building permit application at this property.

The construction fence is extensive in scope, covering all sides of this 3.8 acre development.

Thomas Roszak Architecture, LLC

The signage being proposed in this variance would provide visual breaks in this fence, especially along high-traffic roads and the intersection at Arlington Heights and Algonquin Roads. The proposed signage is focused at the corners of the property with intermediate blue Clark (General Contractor) signs at intermittent locations matching the same blue as the fence.

The proposed signs vary in size:

A signs = 72 sf each x 4 = 288 sf
B signs = 72 sf each x 3 = 216 sf
C signs = 72 sf each x 13 = 1,008 sf
D signs = 48 sf each x 6 = 288 sf
E signs = 16 sf each x 4 = 64 sf
Total = 30 signs = 1,864 sf

There are 30 total signs for a grand total of 1,864 square feet of temporary signs. The signage will depict renderings of the property under construction, the development and construction teams logos, a QR code for the development website, images of prairie grasses, as well as a basic description of the development. Please refer to the attached plan.

Due to the high-profile location of this project and scope of this project, we believe this request for additional temporary signs is an important part of providing a quality product to the Village of Arlington Heights, not just once construction is complete but also during the construction phase of the project. The development team is investing large amounts of capital and want to have the best chance at success. Community outreach and communication is vital to this success, as is creating a sense of anticipation, and this signage is just a part of an overall comprehensive marketing program.

**cc: Charles Witherington-Perkins, VAH
Michael Lysicatos, VAH
Brian Carley, Bradford Allen
Chuck Hoag, Bradford Allen**

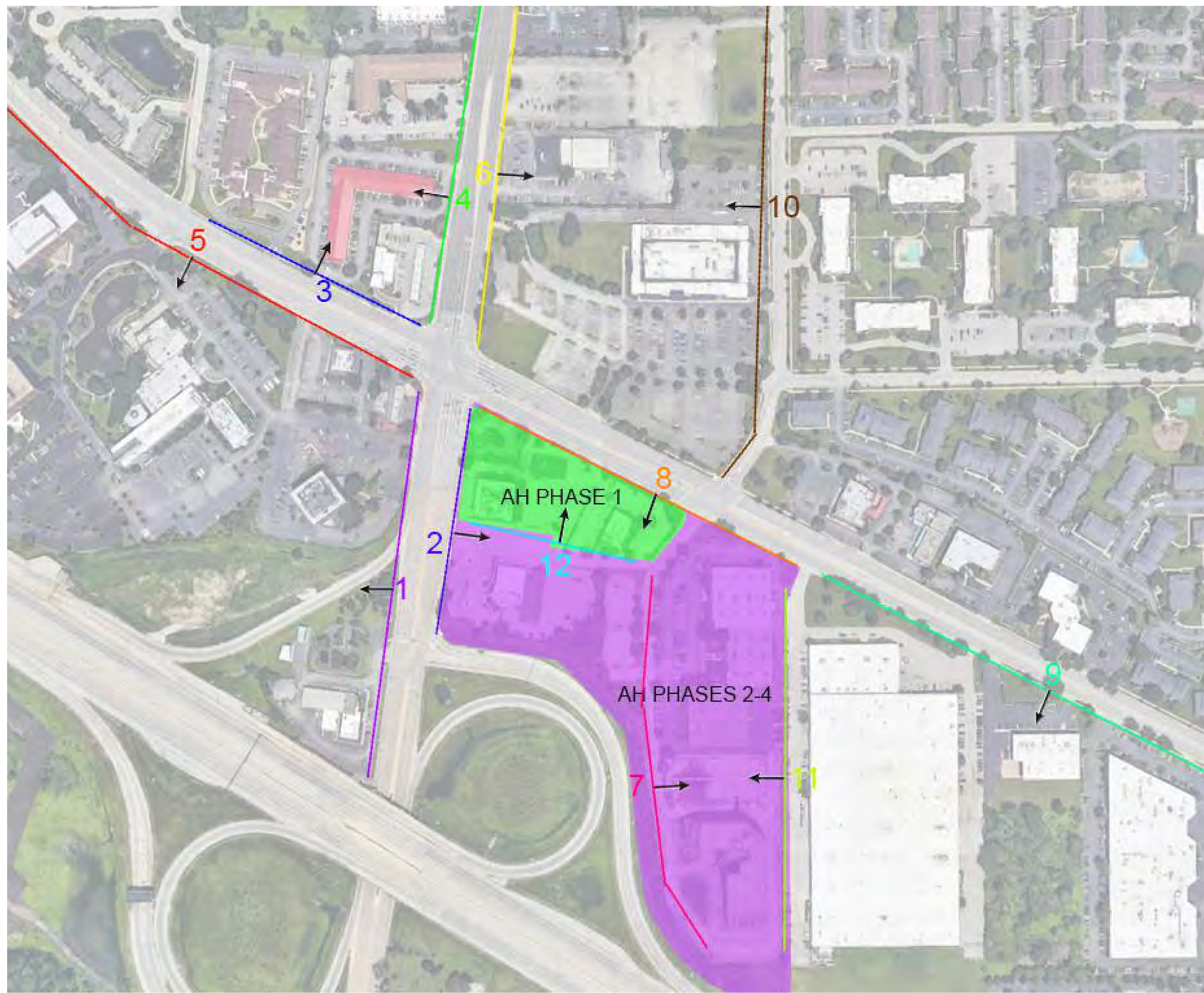
PROJECT LOCATION MAP (NOT TO SCALE):



2355 S Arlington Heights Rd, Arlington Heights, IL 60005

- PIN: 08-16-401-018-0000
- 08-16-401-030-0000
- 08-16-401-039-0000
- 08-16-401-043-0000
- 08-16-401-045-0000
- 08-16-401-046-0000





13 PANORAMA LOCATION DIAGRAM
3/4" = 1'-0"



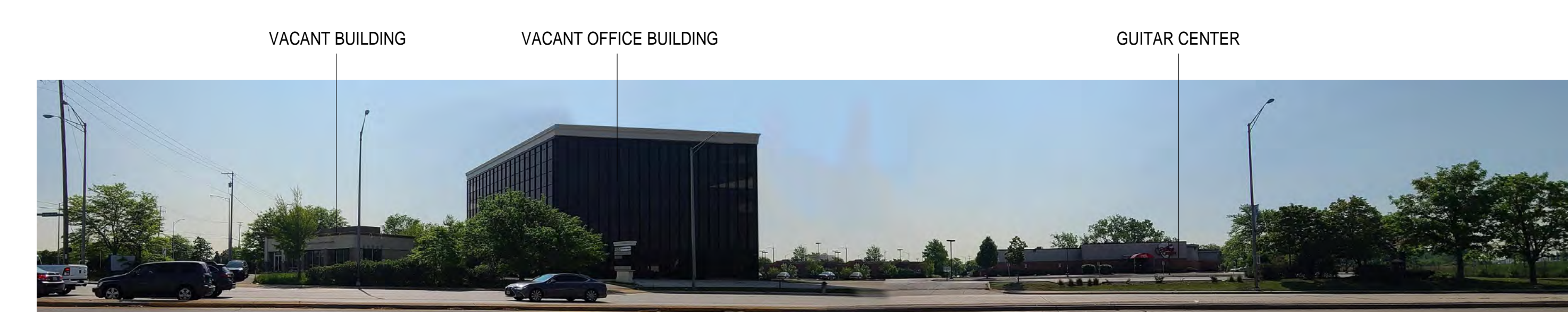
VIEW 8 - SOUTH VIEW - EAST ALGONQUIN RD



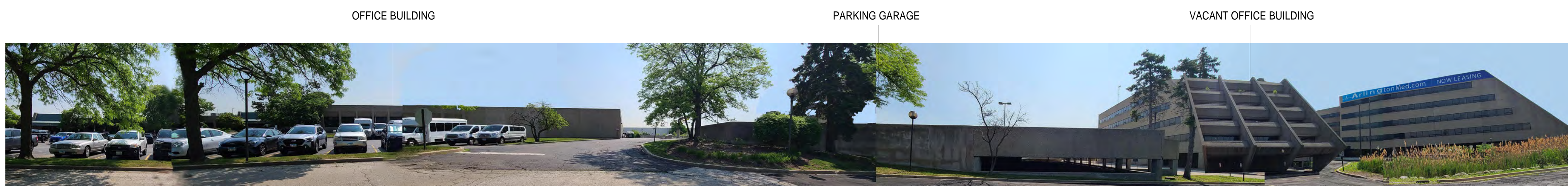
VIEW 6 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



VIEW 4 - WEST VIEW - SOUTH ARLINGTON HEIGHTS



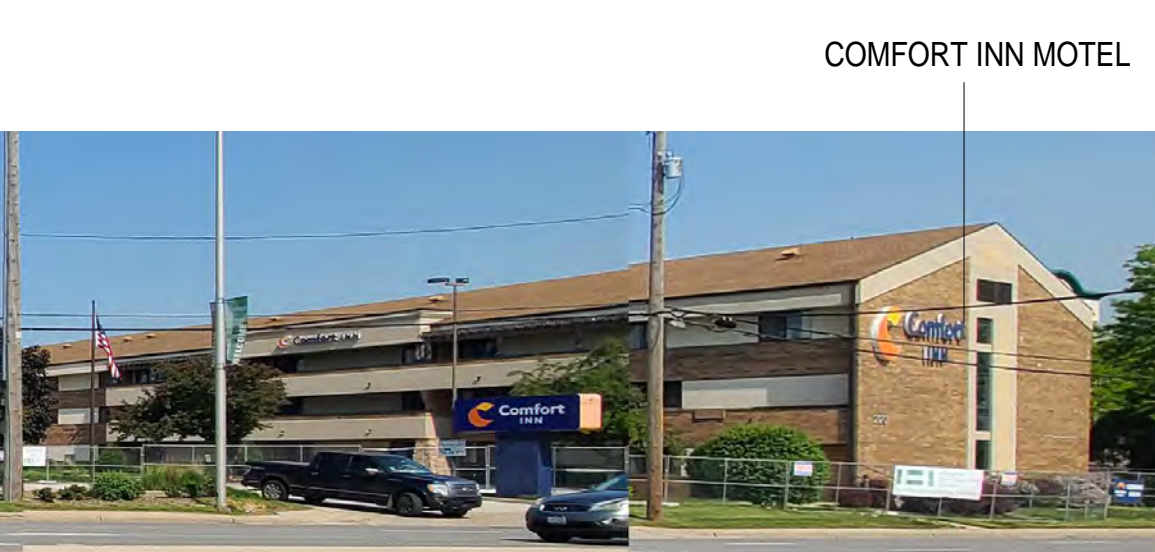
VIEW 2 - EAST VIEW - SOUTH ARLINGTON HEIGHTS RD



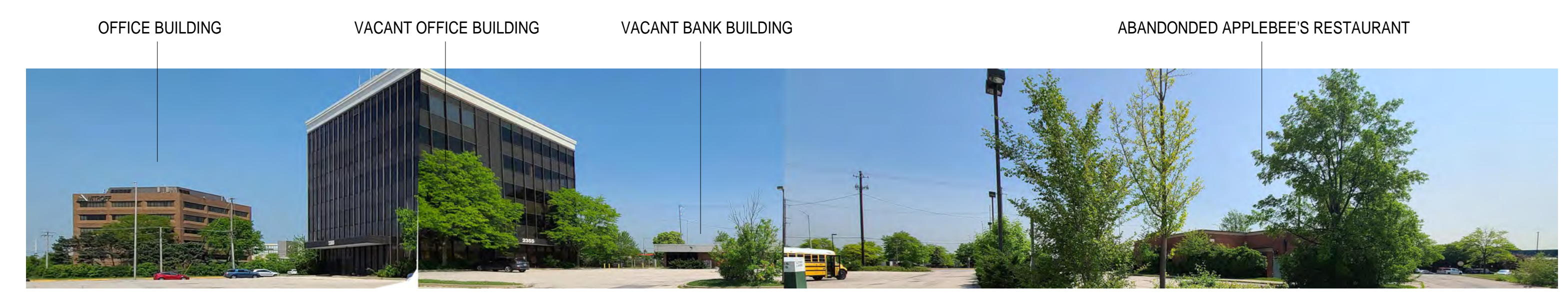
VIEW 7 - EAST VIEW - SOUTH TONNE DR



VIEW 5 - SOUTH VIEW - WEST ALGONQUIN RD



VIEW 1 - WEST VIEW - SOUTH ARLINGTON HEIGHTS RD



VIEW 12 - NORTH VIEW - NEW ACCESS RD



VIEW 11 - WEST VIEW - SOUTH TONNE DR



VIEW 10 - WEST VIEW - SOUTH TONNE DR



VIEW 9 - SOUTH VIEW - EAST ALGONQUIN RD

CITY STAMP

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ILLINOIS
THOMAS A. ROSZAK
REGISTERED ARCHITECT
8001 0319175
EXPIRATION DATE:
NOVEMBER 30, 2024

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING CODE.

No.	Date	Description
4	9/15/2023	90% CD's
2	7/25/2023	80% CD's
1	6/30/2023	50% CD's

ARLINGTON HEIGHTS PHASE I

2355 S. Arlington Heights Rd., Arlington Heights, IL 60005

OWNER
Bradford Allen
300 S. Wacker Dr., 35th Floor
Chicago, IL 60606
Tel: 312-984-5700

DESIGNER
Moceri + Roszak
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CONSTRUCTION MANAGER
SteelGrass, LLC
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

DEVELOPMENT CONSULTANT
TR Management + Consulting
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

LANDSCAPE ARCHITECT
Thomas Roszak Architecture, LLC
145 S. Wells St., Suite 700
Chicago, IL 60606
Tel: 312-423-7989

CIVIL ENGINEER
V3 Companies
7325 Janner Avenue
Mundelein, IL 60057
Tel: 630-724-9200

STRUCTURAL ENGINEER
Thomton Tomasetti
200 N. Wabash Avenue, Suite 1500
Chicago, IL 60601
Tel: 312-226-2000

MEP/FP DESIGN CONSULTANT
Cosentini Associates
115 S. Wacker Drive, Suite 3700
Chicago, IL 60606
Tel: 312-221-1601

MECHANICAL DESIGN/BUILD CONTRACTOR
Clark Construction Group
216 S. Jefferson Street, Suite 502
Chicago, IL 60681
Tel: 312-474-6500

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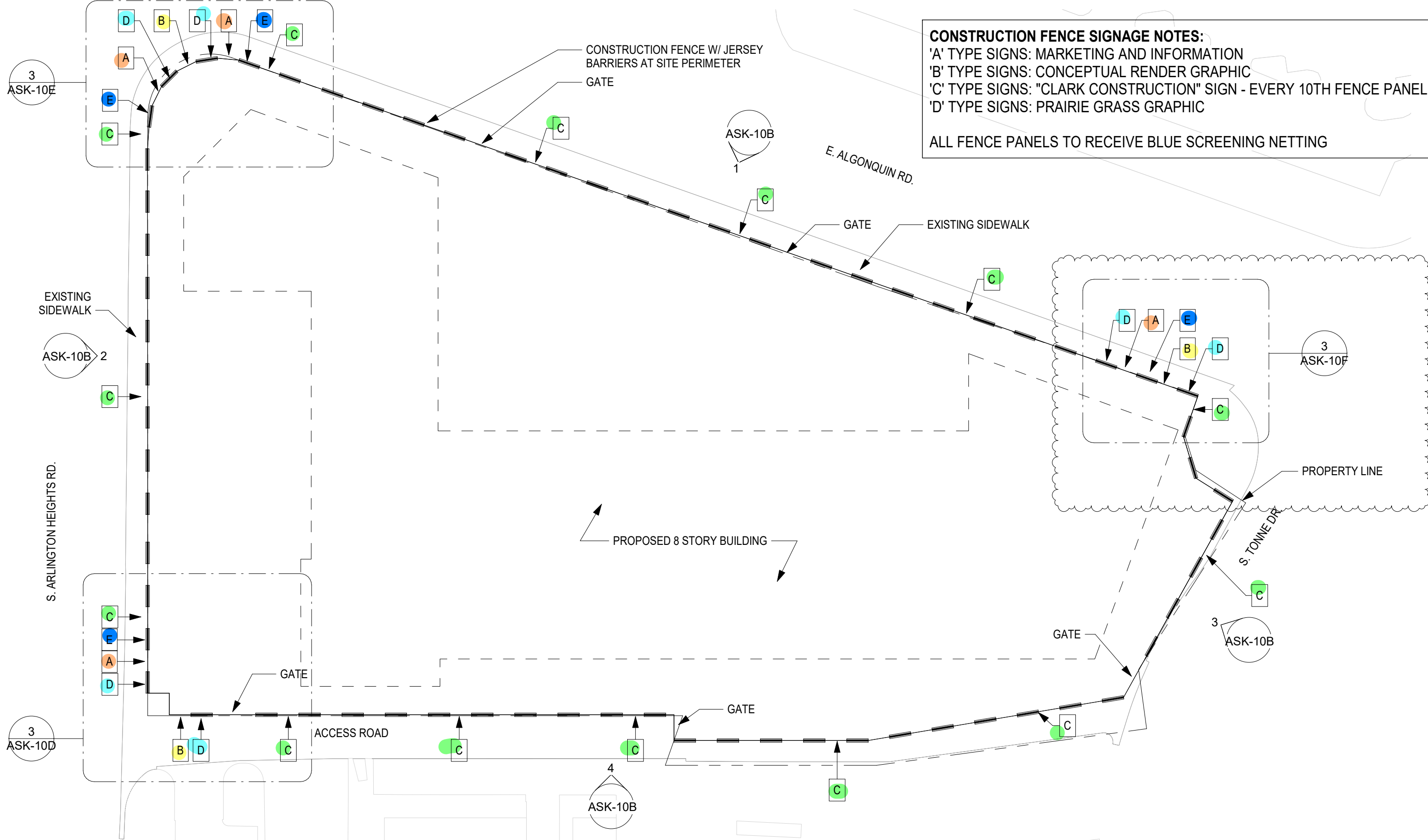
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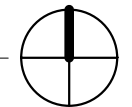
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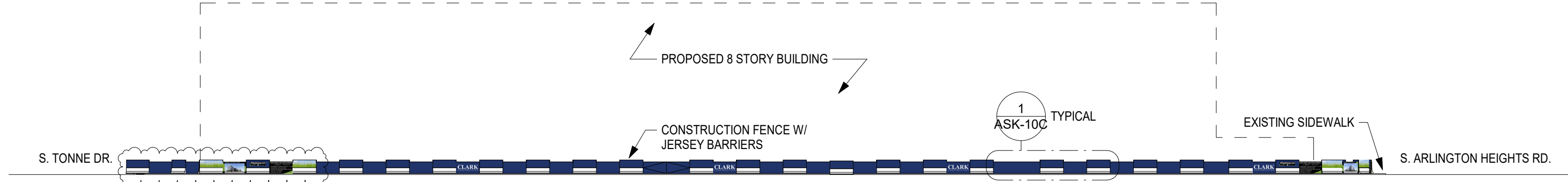


CONSTRUCTION FENCE SIGNAGE NOTES:
 'A' TYPE SIGNS: MARKETING AND INFORMATION
 'B' TYPE SIGNS: CONCEPTUAL RENDER GRAPHIC
 'C' TYPE SIGNS: "CLARK CONSTRUCTION" SIGN - EVERY 10TH FENCE PANEL
 'D' TYPE SIGNS: PRAIRIE GRASS GRAPHIC
 ALL FENCE PANELS TO RECEIVE BLUE SCREENING NETTING

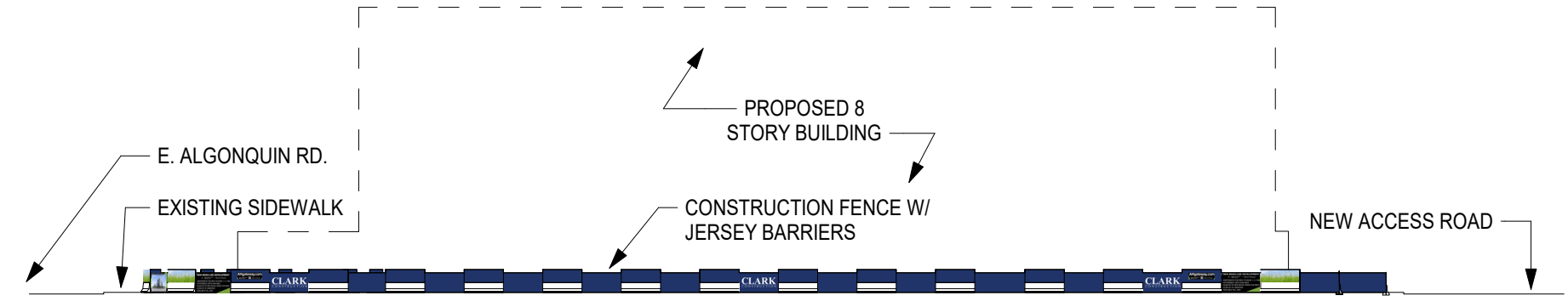
1 CONSTRUCTION OVERALL PLAN
 1" = 50'-0"



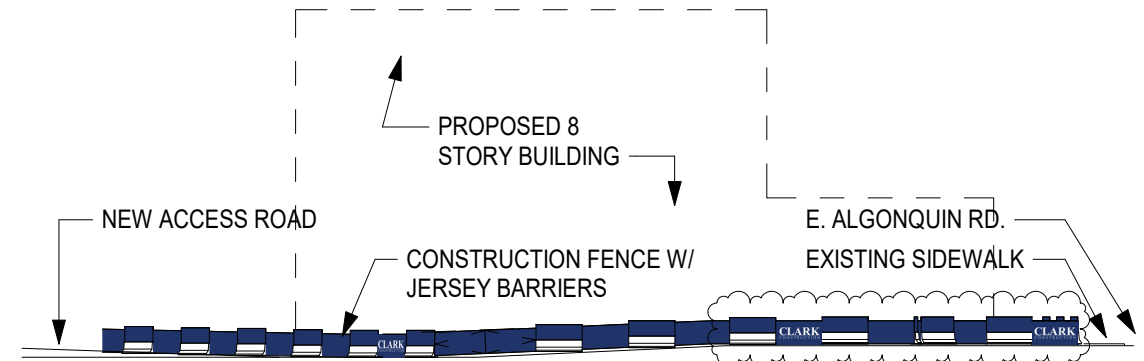
ASK-10A



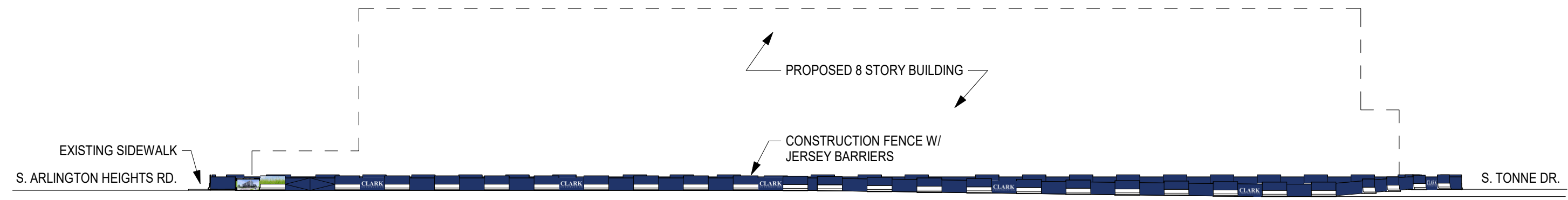
1 CONSTRUCTION FENCE - NORTH ELEVATION - E. ALGONQUIN RD.
1" = 50'-0"



2 CONSTRUCTION FENCE - WEST ELEVATION - S. ARLINGTON HEIGHTS RD.
1" = 50'-0"



3 CONSTRUCTION FENCE - EAST ELEVATION - S. TONNE DR.
1" = 50'-0"



4 CONSTRUCTION FENCE - SOUTH ELEVATION - NEW ACCESS ROAD
1" = 50'-0"

ASK-10B



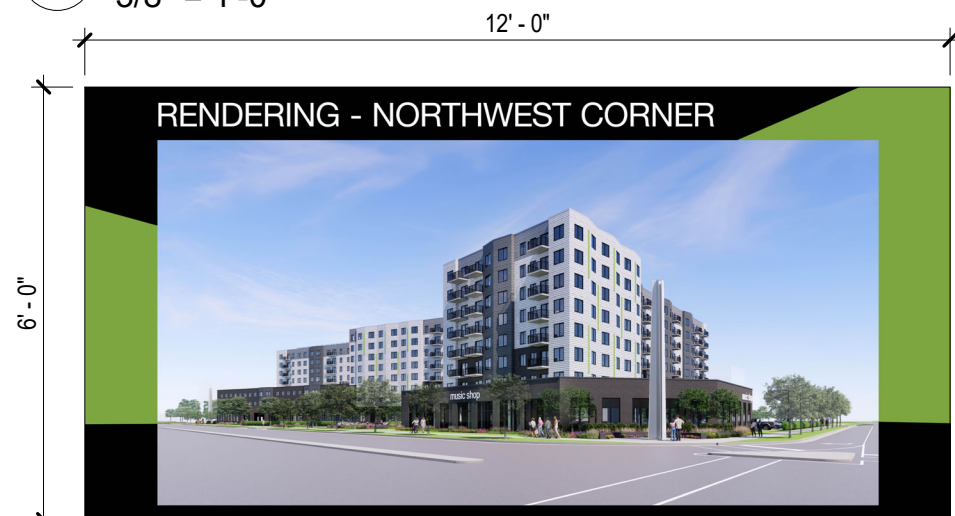
A 'A' TYPE SIGN
3/8" = 1'-0"



B1 'B' TYPE SIGN - SW CORNER
3/8" = 1'-0"



B2 'B' TYPE SIGN - NE CORNER
3/8" = 1'-0"



B3 'B' TYPE SIGN - NW CORNER
3/8" = 1'-0"



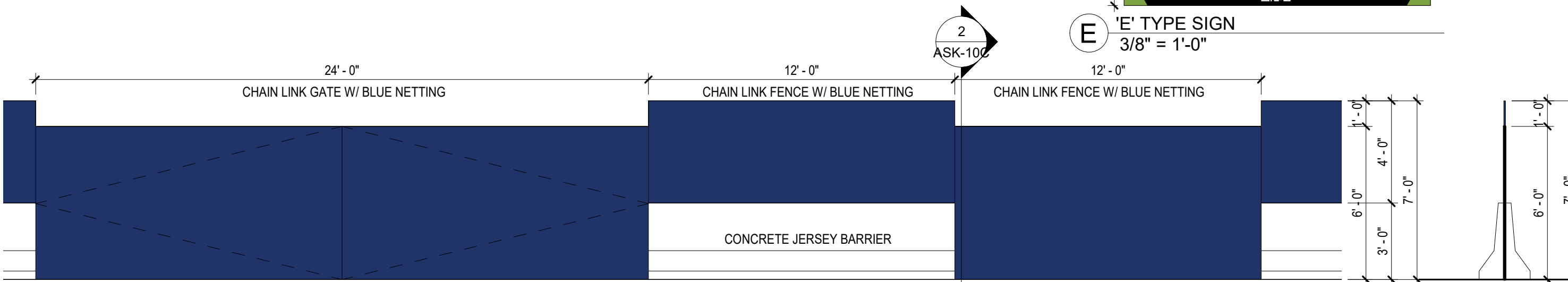
C 'C' TYPE SIGN
3/8" = 1'-0"



D 'D' TYPE SIGN
3/8" = 1'-0"

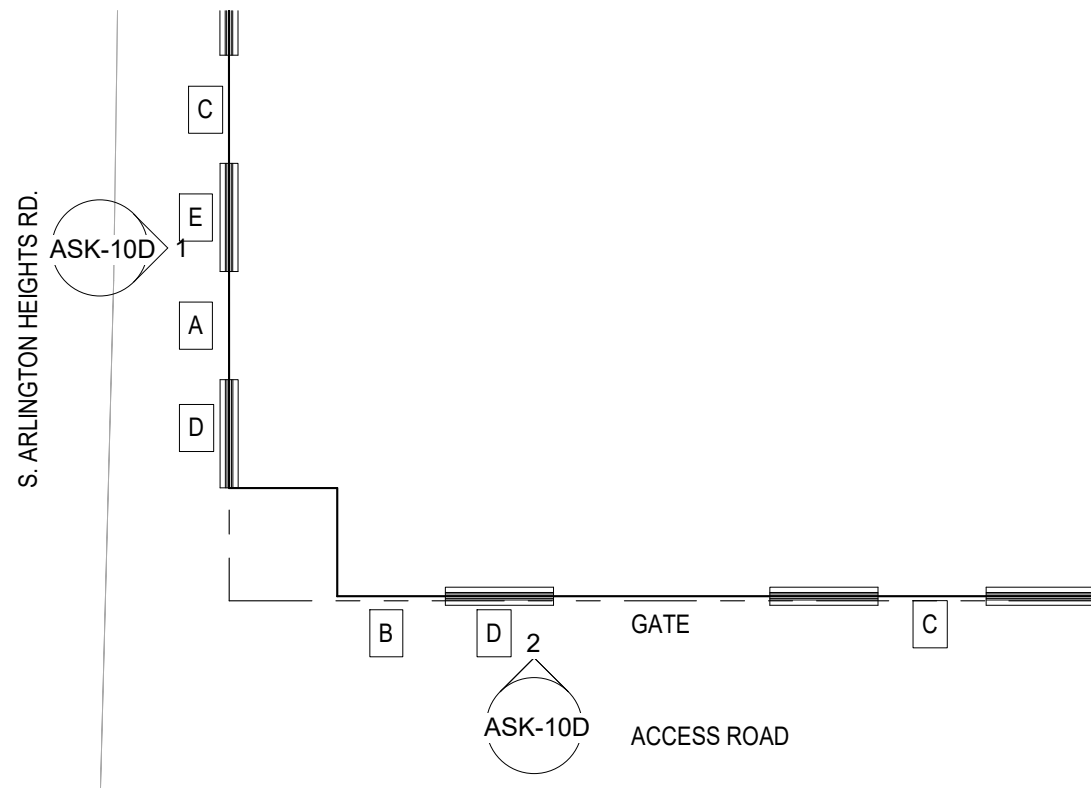


E 'E' TYPE SIGN
3/8" = 1'-0"

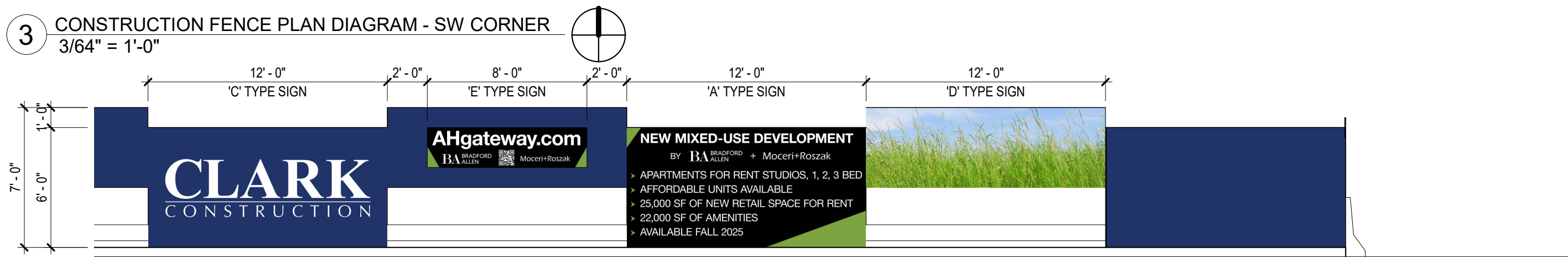


1 CONSTRUCTION FENCE - TYPICAL ENLARGED ELEVATION
1/4" = 1'-0"

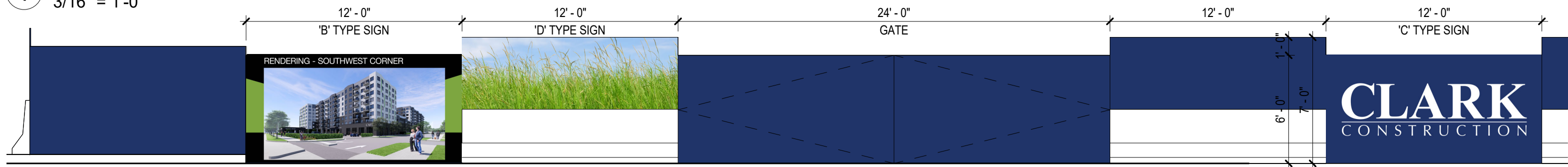
2 TYPICAL FENCE SECTION
1/4" = 1'-0" ASK-10C



3 CONSTRUCTION FENCE PLAN DIAGRAM - SW CORNER
3/64" = 1'-0"

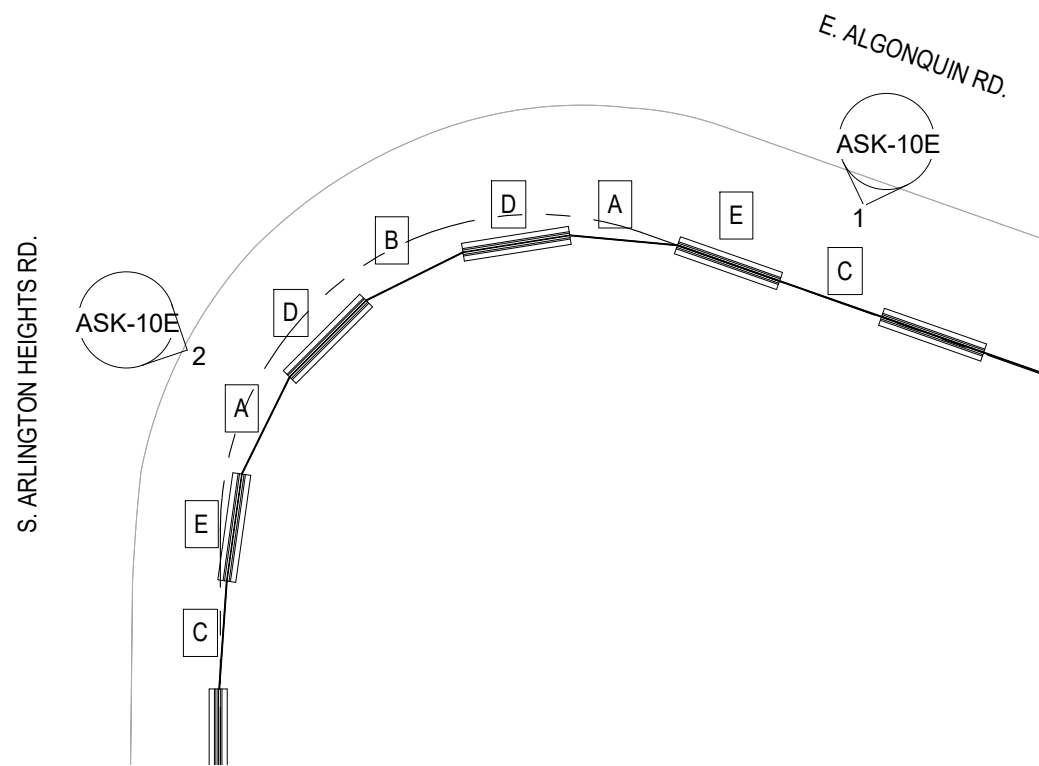


1 SW CORNER - FENCE ELEVATION 1
3/16" = 1'-0"

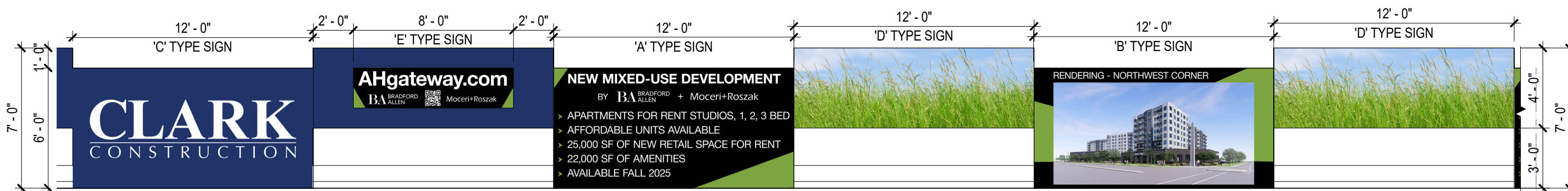
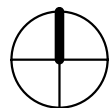


2 SW CORNER - FENCE ELEVATION 2
3/16" = 1'-0"

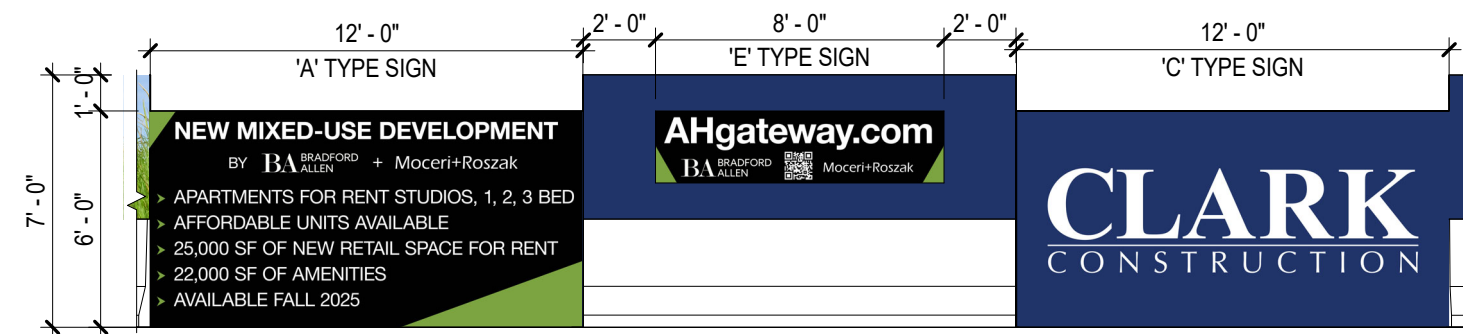
ASK-10D



3 CONSTRUCTION FENCE PLAN DIAGRAM - NW CORNER
3/64" = 1'-0"

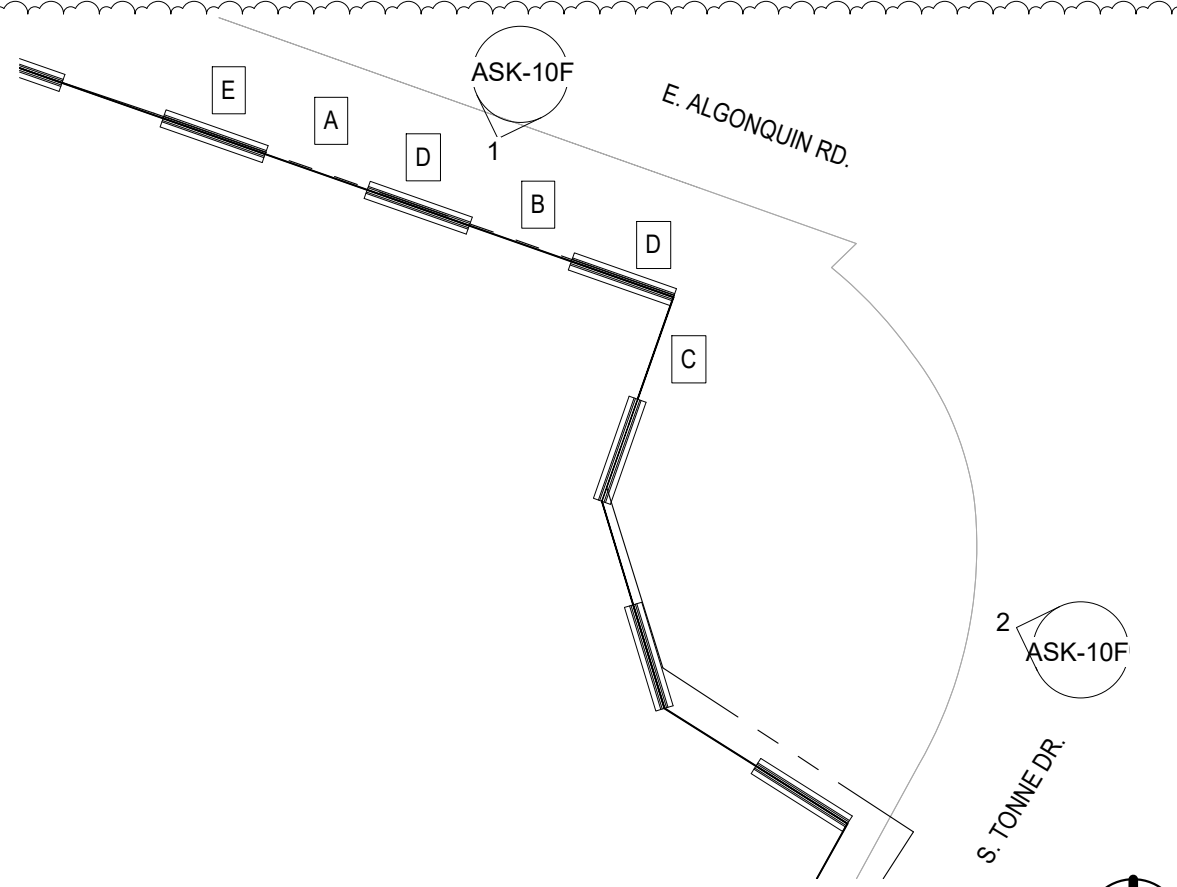


1 NW CORNER - ELEVATION 1
3/16" = 1'-0"

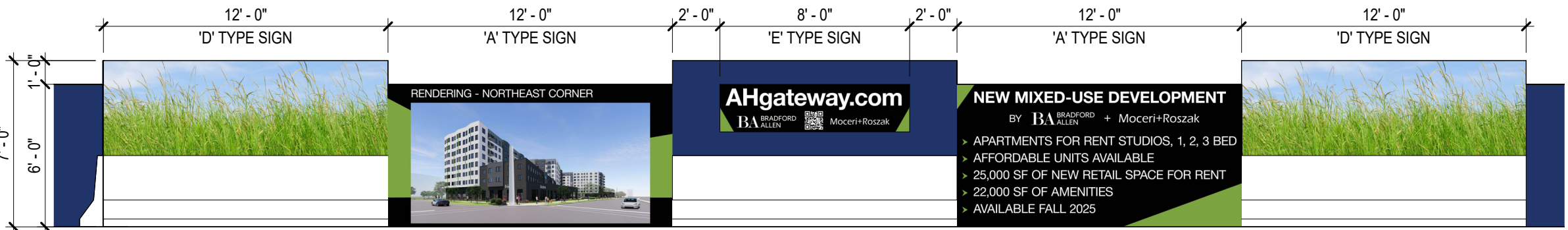


2 NW CORNER - ELEVATION 2
3/16" = 1'-0"

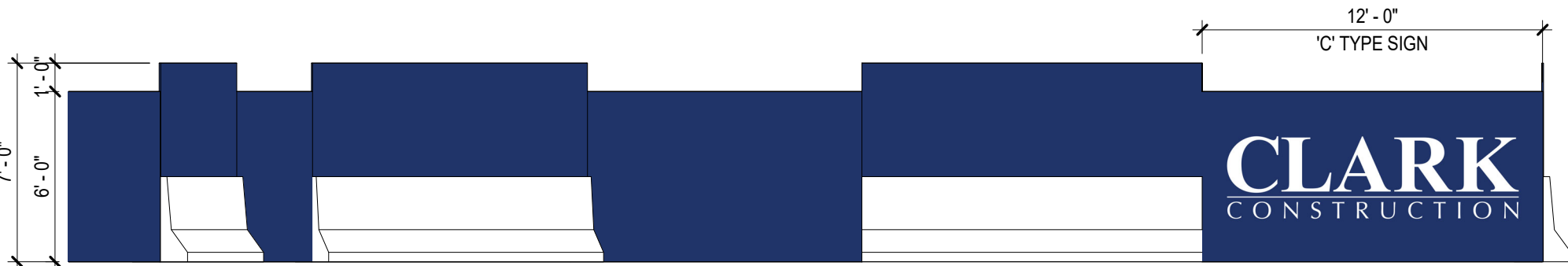
ASK-10E



3 CONSTRUCTION FENCE PLAN DIAGRAM - NE CORNER
 3/64" = 1'-0"



1 NE CORNER - NORTH FENCE ELEVATION
 3/16" = 1'-0"



2 NE CORNER - EAST FENCE ELEVATION
 3/16" = 1'-0"

ASK-10F

CONSTRUCTION FENCE AND SIGNAGE EXAMPLE PHOTO



GATE

BLUE NETTING ATTACHED TO CHAINLINK FENCE

ALTERNATING CONCRETE JERSEY BARRIER SUPPORTS WITH FENCE INSERTS

VINYL BANNER SIGNAGE MOUNTED TO FENCE

ASK-10G



1. EXISTING BUILDINGS WITH FENCE



2. POST DEMO



3. NEW BUILDING WITH FENCE



4. COMPLETED NEW BUILDING

ASK-10H



ASK-10I