

January 11th, 2024

44 South Vail Avenue Arlington Heights, IL 60005



Sign Variation Application Section IV, Item D.

Subject Property



PLAT OF SURVEY

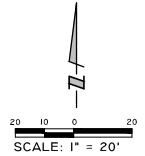
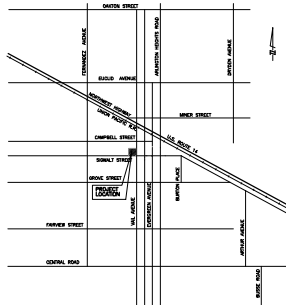
44 South Vail Avenue
Arlington Heights, IL 60005



ALTA / NSPS LAND TITLE SURVEY

OF

P.I.N. 03-29-366-021
P.I.N. 03-29-366-023
P.I.N. 03-29-366-025



AREA SUMMARY

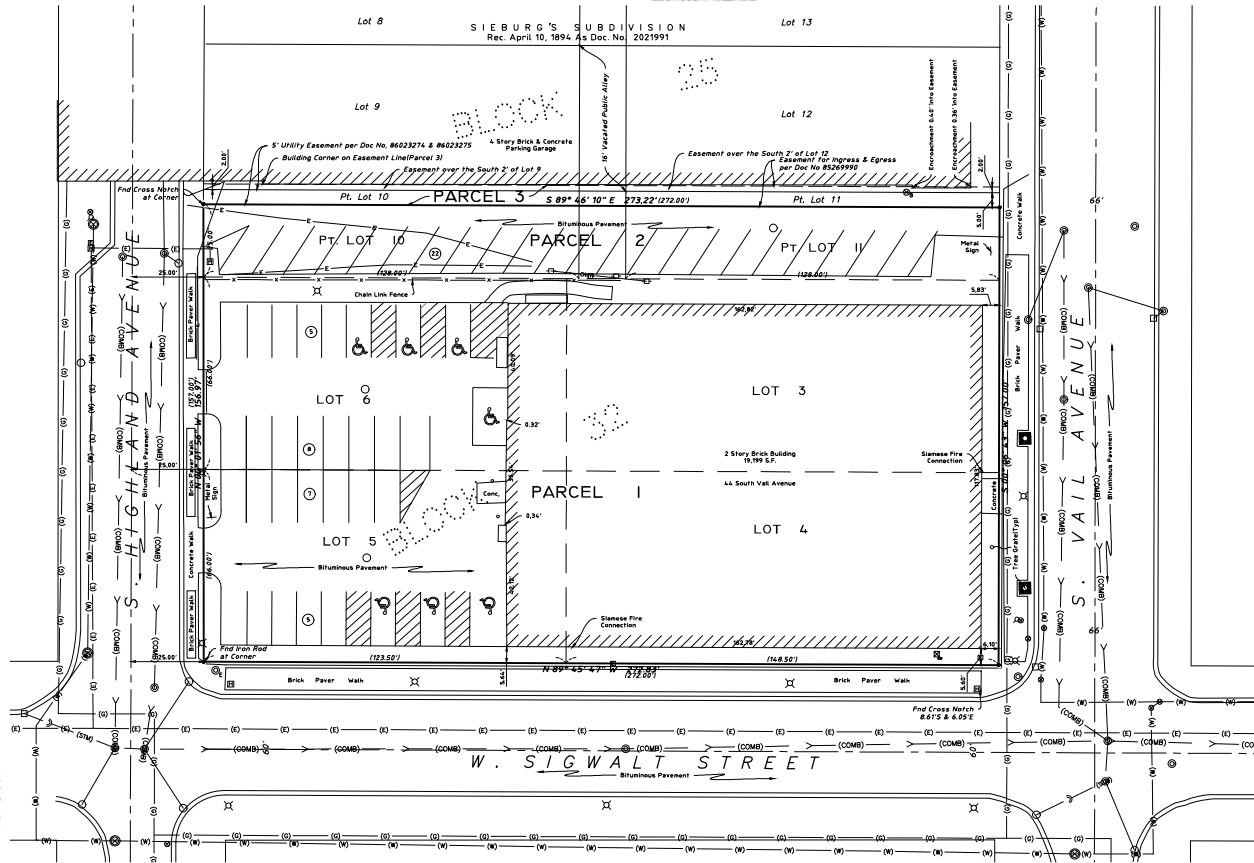
PARCEL 1 35,986 S.F. 0.8264 AC.
PARCEL 2 6,813 S.F. 0.1565 AC.
TOTAL 42,811 S.F. 0.9829 AC.

PARKING SUMMARY

REGULAR SPACES 47
ACCESSIBLE SPACES 7
TOTAL 54

Surveyor's notes:

- The basis of bearing shown hereon is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kari Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and/or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.I.E. (1-800-892-0123) for utility markings. J.U.I.E. Design Stage Ticket No. A2580116-024 was ordered for this project. Possible Utilities:
a. COMED - Map has been provided and depicted on the survey.
b. MCCOR - Map has been provided and depicted on the survey.
c. ATT - no reply
d. COMCAST - no reply
e. MCI - no reply
f. NORTHWEST WITH COMED - no reply
g. WIDE OPEN WEST CABLE - no reply
h. Village of Arlington Heights - Map has been provided and depicted on the survey.
- Based on information provided on the Flood Insurance Rate Map Community - Panel No. 170310203J 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 a 1% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
- Due to heavy snow coverage at the subject property while conducting the field work, improvements and features that are obscured by snow may not be shown on this survey.
- In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH4210627J with an Effective Date of January 15, 2021.



LEGEND

- Manhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Hand Hole
- Fence
- Pipe Bollard
- Sign
- Gas Valve
- Gas Meter
- Electric Line
- Combined Sewer Alias
- Water Main Alias
- Electric Line Alias
- Gas Line Alias
- Overhead Utility Line
- Electrical Pedestal
- Electric Manhole
- Electric Meter
- Utility Pole
- Cable TV Pedestal
- Flagpole
- Handicapped Parking Stall
- Number of Parking Stalls
- Record

State of Illinois)
County of Cook) SS

To: Ketone Acquisitions, LLC,
Illinois Bell Telephone Company, a corporation of Illinois,
Chicago 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 2, 3, 4, 7a, 8, 9, 10 and 11 of Table A thereon. The field work was completed on March 1, 2021.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois March 15, 2021

By: Lendert Kleinman
Surveyor

Ordered By: Ketone Partners Project No. 21-040

KETONE ENGINEERING
consulting engineers • land surveyors

100 East Green Parkway, Schaumburg, IL 60173
815.397.3944 / 815.397.4608
Illinois Professional Engineer Firm License No. 184-003132
www.ketoneengineering.com

EXPIRES 11-30-22



PROPOSED TENANT SIGN

*Located at main entry:
East side of building on
S. Vail.

Vail frontage: 118 LF
Sigwalt frontage: 170 LF



EXPIRES 11-30-21

Project Manager: MLA
Engineer:
Date: 11.03.2021
Project No.: 21-040
Sheet 1

HE HAEGER ENGINEERING
consulting engineers • land surveyors
100 East Sixth Parkway, Schaumburg, IL 60172 • Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 18A-003372
www.haegerengineering.com

**SITE PARKING
LAYOUT PLAN**

**44 S. VAIL AVE
BUILDING RENOVATION**
ARLINGTON HEIGHTS

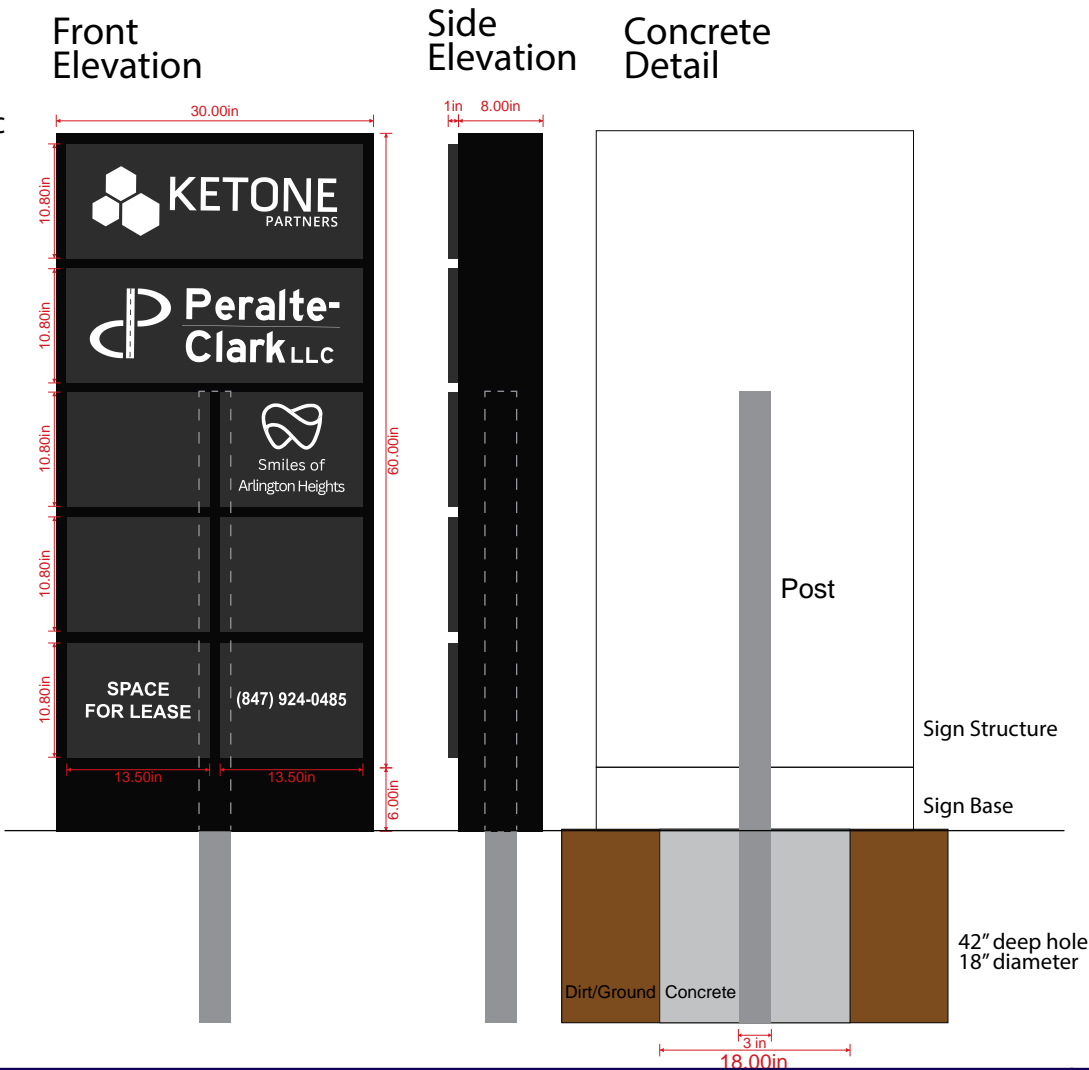
| | | |
|-----|-----------|----------------------------------|
| No. | Date | Revision |
| | 11/1/2021 | Removed ADA Waiver and Emergency |

Post Date: May 11, 2021 | 12:43pm | Posted By: [mika](#)
File Name: 0-2021-12-1001-Chicago-Final-Engineering-21-D4B-Parking-SanThomae

Ground Sign: Fabricated Pans

44 S Vail - Arlington Hieghts
Near corner of Sigwalt and S Vail

- 1" Deep pans for tenant names
- Laser cut and backed with translucent white acrylic
- Internally illuminate logos
- All painted black
- 1" Spacing between panels
- Set screws to allow replacement of panels



| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------|
| Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100 | CLIENT: 44 Vail | Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 1 | <div></div> <div>Client Approval</div> | Sales Rep: Dale |
| | | | | Design By: CSS |

Exhibit F: Letter for variation and hardship request, per Chapter 30, Section 30-902. The letter must address each of the variation criteria, point by point (See Page 5).

Code not met as per VAH Correction report:

The proposed ground sign does not comply with the following code requirements:

1) The parcel must have an area with a 20 foot setback for ground sign placement.

There is no setback of 20 ft for the property that is also suitable for the proper exposure needed regarding signage to create awareness for the multiple businesses within the building.

2) the sign cannot be closer than 6 feet from any building or other structure.

See 1; Also see Exhibit C.1. We can be 6 ft from the building but would then leave just 6 inches to the sidewalk. The proposed placement allows for 5 feet from the building and 16 inches set back from the sidewalk. The fire department already approved this spacing to be acceptable and still have access to their water access. *See "Fire

Addressing Page 5 point by point:

a. the particular difficulty or peculiar hardship is not self-created by the petitioner; and,

Setback not in control of owner and businesses looking to have signage exposure

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; and,

No foot traffic or vehicle traffic will be effected and no hazards created. This will add an elegant display for the business names that ties in with the architecture/finish of the building

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; and,

See above - a/b. Businesses could not control set back distances and variation allows for sign to be placed in the optimal position on the property aesthetically and practically

d. the variation will not alter the essential character of the locality; and,

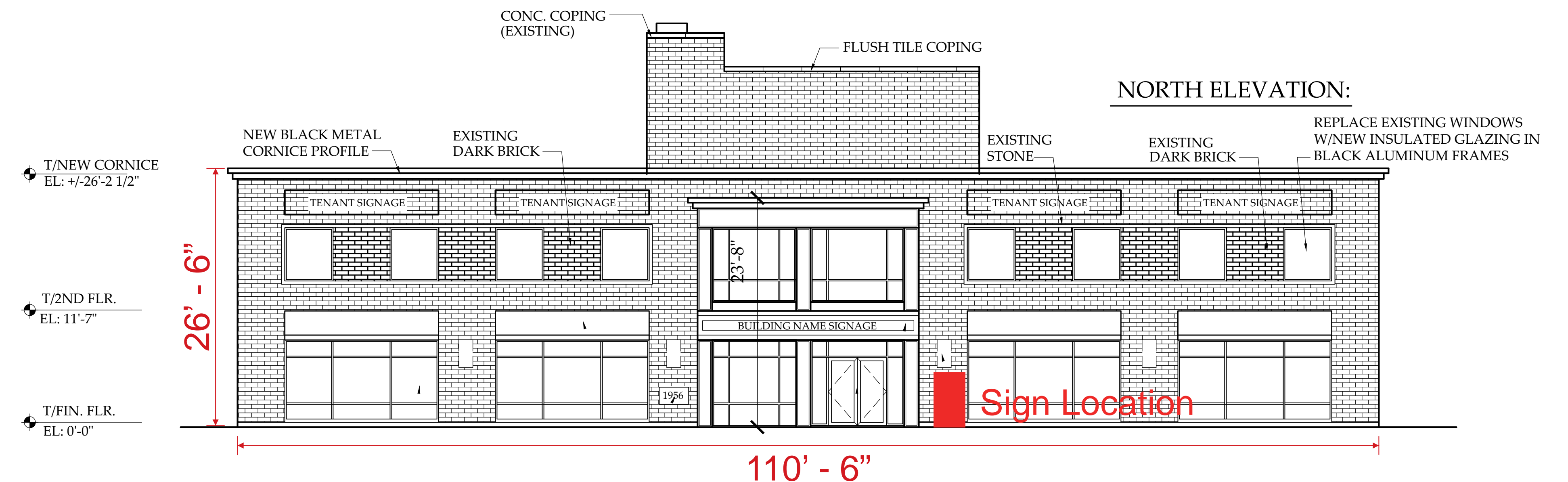
Confirmed - It will be a subtle but necessary item for the building's use and its tenants needs

e. the applicant's business cannot reasonably function under the standards of this Chapter.

Given the type of businesses within the building - they do not have fair exposure to their great location with foot and vehicle traffic that do not know they are in the building

Exhibit B.1

- b. Existing and proposed elevations of the building facades. Must be architectural scale, i.e., 1/4-inch equals 1-foot or 1/8-inch equals 1-foot. Color renderings are required to indicate proposed signage.



Supplement to the Elevation drawing - color elevation included at 1/8" = 1 ft scale on 36"x24" Arch Paper. Color rendering shown and further detail in Exhibit C.1



70 ft - 0 in



47 ft - 6 in

110 ft - 6 in



Ground Sign: Comment 1 Added Detail

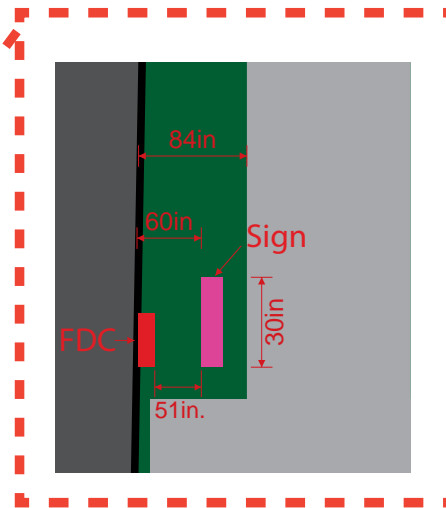
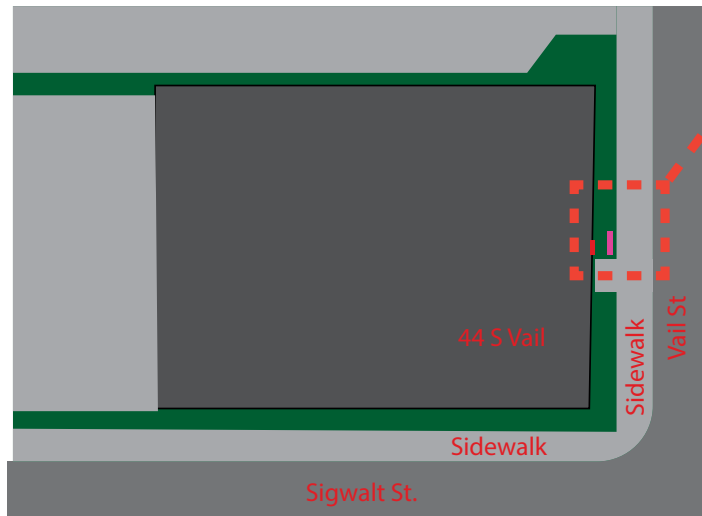
Top / Side View Measurements:
FDC area / distance to sign

1. Plan with dimensions from exterior wall & wall mounted FDC to the sign

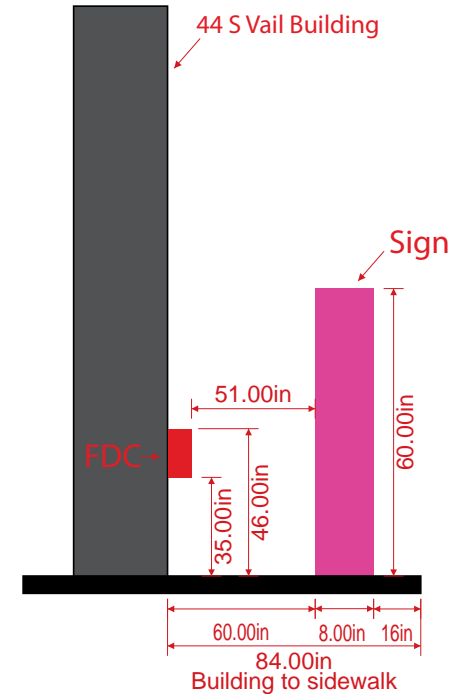
Building Overview



Top View:



Side View:



Corporate Sign Systems Inc.



900 Central Ave.
Roselle, IL 60172
847.882.6100

CLIENT:
44 Vail

Start Date: 8/3/2023
Last Revision:
Estimate #:
Job #:
Page: 2

Client Approval

Sales Rep:
Dale
Design By:
CSS

Ground Sign: Comment 1 Added Detail

FDC area / distance to sign
Site Photos



| | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------|
| <div>Corporate Sign Systems Inc.</div> <div><div>900 Central Ave. Roselle, IL 60172 847.882.6100</div></div> | <div>CLIENT:</div> <div>44 Vail</div> | <div>Start Date: 8/3/2023</div> <div>Last Revision:</div> <div>Estimate #:</div> <div>Job #:</div> <div>Page: 3</div> | <div></div> <div>Client Approval</div> | <div>Sales Rep:</div> <div>Dale</div> <div>Design By:</div> <div>CSS</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------------------------------------------------------------|

Ground Sign: Rendering day and night

Letters/logos illuminate at night




| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------|
| Corporate Sign Systems Inc.  900 Central Ave. Roselle, IL 60172 847.882.6100 | CLIENT: 44 Vail | Start Date: 8/3/2023 Last Revision: Estimate #: Job #: Page: 5 | <div></div> <div>Client Approval</div> | Sales Rep: Dale Design By: CSS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------|



Exhibit E

- e. List of all sign materials. (See attached Sample on Page 6)

*List of primary colors, textures and materials to be used.

Exterior Multi-tenant Illuminated Sign Box

Panel Quantity for Tenants: 6

Finish for faces: Black satin finish with white lettering/logo reveal to glow

Finish for sign box: Black satin finish

Faces Material: Aluminum laser cut for logos

Sign Box Material: Aluminum fabricated box

LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)

Concrete to set post (not visible)

Exhibit G:

Electronic sample board with images of all major materials including colors, textures, and Finishes being proposed, or a digital photo of an actual material sample board. Please note that if a formal Design Commission meeting is required, when actual samples will be required to be brought to the meeting for review.

Materials Per Exhibit E

Exterior Multi-tenant Illuminated Sign Box

Panel Quantity for Tenants: 6

Finish for faces: Black satin finish with white lettering/logo reveal to glow

Finish for sign box: Black satin finish

Faces Material: Aluminum laser cut for logos

Sign Box Material: Aluminum fabricated box

LED Materials: Principal LED modules for white LED illumination internally within box (not visible) Steel post to mount in ground (not visible)

Concrete to set post (not visible)

Photo 1:

Photo of actual material

*not side will not edge glow on perimeter
this is to show aluminum material
and laser cut logo



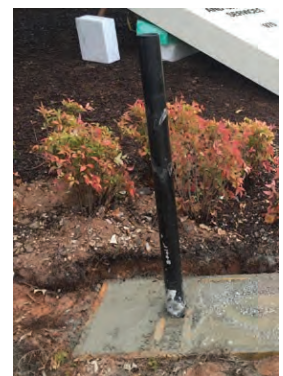
Photo 2:

White acrylic/lexan that backs the aluminum
This creates the white lettering/logos and
will be the only illuminating element



Photo 3:

Post and concrete ex.
installation.

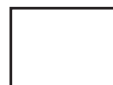


Colors:

Black



White:



*Texture and finish shown in photo 2 - satin paint finish - smooth texture



September 18, 2023

Dale Balsitis
Corporate Sign Systems

Re: Outdoor Free-Standing Sign Location

Dear Lisa:

As we continue to review signage placement for our monument sign, I wanted to share the information I received from Cynthia Lorusa, Fire Safety Inspector CFI, CFII for the Village of Arlington Heights. The code section that is in question is 912.4.2:

912.4.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or *approved by the fire code official*.

❖ Care must be taken so that fences, utility poles, barricades and other obstructions do not prevent access to and use of FDCs. A clear space of 3 feet (914 mm) must be maintained in front of and to either side of wall-mounted FDCs and around free-standing FDCs to allow easy hose connections to the fitting and efficient use of spanner wrenches and other tools needed by the apparatus engineer.

Though not specifically mentioned in this section, it is also important that FDCs be installed with the hose connections well above adjoining grade to accommodate the free turning of a spanner wrench when connecting hoses to the FDC.

After reviewing our drawings and placement as indicated in Exhibit A-1, we received an email confirmation from David Roberts, Division Chief, Community Risk Reduction of the Arlington Heights Fire Department, that the Fire Department has no issues with the signage or placement of the signage.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lynn Repak', with a stylized flourish at the end.

Lynn Repak
Director of Marketing and Communications

Exhibit A-1

