DESIGN AND PROJECT REVIEW COMMITTEE (DAPR)
Wednesday, November 8, 2017
2:30 P.M.
Lorraine H. Morton Civic Center, 2100 Ridge Avenue, Room 2404

AGENDA

I. CALL TO ORDER/DECLARATION OF QUORUM, JOHANNA LEONARD, CHAIR

II. APPROVAL OF MINUTES: October 25, 2017 DAPR Committee meetings

III. NEW BUSINESS

1. 1715 Chicago Avenue (Evanston Place) Preliminary Review
   Karl Camillucci, applicant, submits for improvements to the parkway along Chicago Avenue, including installation of terraces, landscaping and signage in the R6 General Residential District.

2. 1616 Sherman Avenue (Target) Sign Variation
   Justin Muller and Zack Kartak, applicants, submit for changes to the Sherman Plaza Unified Business Center Comprehensive Sign Plan. The property is located within the D3 Downtown Core Development District.

IV. ADJOURNMENT

The next DAPR meeting is scheduled for Wednesday, November 15, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Order & Agenda Items are subject to change. Information about the Design and Project Review (DAPR) Committee is available at: https://www.cityofevanston.org/dapr. Questions can be directed to Meagan Jones at 847.448.8170. The City is committed to ensuring accessibility for all citizens; If an accommodation is needed to participate in this meeting, please contact this Department 48 hours in advance so that arrangements can be made for the accommodation if possible.

La ciudad de Evanston está obligada a hacer accesibles todas las reuniones públicas a las personas minusválidas o las quines no hablan inglés. Si usted necesita ayuda, favor de ponerse en contacto con la Oficina de Administración del Centro a 847/866-2916 (voz) o 847/448-8052 (TDD).
DESIGN AND PROJECT REVIEW COMMITTEE (DAPR) MINUTES
October 25, 2017


Staff Present: S. Flax, J. Velan, J. Lasik

Others Present:

Presiding Member: J. Leonard

A quorum being present, Ms. Leonard called the meeting to order at 2:32 pm.

Approval of minutes

October 18, 2017 DAPR Committee meeting.

Ms. Biggs moved to approve the minutes from October 18, 2017, seconded by Mr. Nelson.

The Committee voted 9-0 to approve the minutes of October 18, 2017 with one abstention.

New Business

1. 601 Davis Street Planned Development

Dave Cocagne, developer, submits for a planned development to construct a 33-story, 318 dwelling unit mixed use building with 176 parking spaces and approximately 7,400 square feet of ground floor commercial space in the D3 Downtown Core Development District. The applicant seeks site development allowances for: number of dwelling units (318), building height (313 feet), floor area ratio (12.25), number of parking spaces (176), number of loading docks (3), curb cut for drive-through between building and street right-of-way, and a ziggurat setback that is less than 40 feet at a height of 42 feet along Davis St. and along the north property line.

APPLICATION PRESENTED BY: Ari Parritz, Developer
Kerry Dickson, Developer
Dave Cocagne, Developer
Devon Patterson, Architect

DISCUSSION:
- Mr. Parritz and Mr. Patterson provided a brief overview of changes made to the plans and public benefits since the October 11, 2017 review of the project. This
included an expanded public benefits list, changes to the garage “window” openings and revised bicycle entry off of Chicago Avenue. Up to $50,000 for art-$20,000 for Fountain Square and $30,000 on the building. Up to $50,000 to support biking in Evanston which may include a Divvy Station. Car-sharing and car-charging spaces included on site. One monitor for CTA bus. Also included a number of streetscape and landscape improvements.

- 4 on-site affordable units and $1.5 million contribution to an Evanston non-profit dedicated to addressing student homelessness.
- Committing to MBE/WBE/EBE hiring and apprenticeships at construction phase.
- Will dedicate space within the building to a non-profit.
- “Norman” sized brick to be used. Developers believe brick on north façade is not practical, cannot get to adjacent property line for maintenance of it so will remain plaster coated CMU.
- Garage openings to be replaced with a plaster material compatible with color of brick façade.
- Developer has had discussions with Bird Friendly Evanston focusing on the podium portion of the tower to incorporate bird friendly measures.
- Proposed signage locations have been laid out.
- Loading area moved slightly west of the residence entrance with pavement markings and bollards to be added for safety.
- Downspout locations to be adjusted.
- Parking Utilization Study has been updated
- Chase Bank is firm on locating their ATM at the proposed drive-through location. KLOA was consulted on traffic movement and safety at the various entry and exit points for vehicles. 76 vehicles maximum was estimated in the alley at peak times.
- Will locate emergency generator above ground level to keep safe from any flooding.
- Seven members of the public spoke voicing concerns regarding the lack of affordable housing on-site, bike lane interference at the alley and drive-through, dislike of the proposed fill for the garage “windows”, lack of public benefits and the suggestion to include restoration of the University Building as a possible public benefit. A member from Bird Friendly Evanston recommended that a consultant be hired for advice on bird friendly standards and include adopting LEED 55 standards within a city-wide ordinance. Another member of the public requested more complete meeting minutes.
- Greg DeStefano, representing the owner of the University Building, stated that the intent of owner is to renovate the building and he encourages the process to move forward.
- Mr. Gerdes expressed agreement with the need to revise the look of the proposed plaster fill in the garage area.
- Drive-through and drop-off area locations conflict with the bike lane and continue to be major concerns of staff. Additional pedestrians and vehicles from the proposed building will increase possible hazards.
- Mr. Zalmezak shared the existing locations of downtown bank drive-throughs, stating that they are located on the edge of downtown and are not something that
would be approved today.

- Bike Room location within the building still does not encourage safe bike use, is not efficient and does not have sufficient safe access when using existing bike lanes.
- Bollards at drop off area will make snow removal difficult.
- Mr. Zalmezak commended the design and gave points where some aspects could be improved then stated that the Chase Bank drive through is a sticking point for staff and should be addressed.
- Mr. Cocagne stated that Chase Bank intends to use the drive-through regardless of the project outcome and maintaining the drive-through was part of the land sale agreement. He then shared an example of a bank branch in Chicago that will have a similar drive through to what is proposed.
- Ms. Leonard emphasized that staff must do its due diligence to show that the drive-through is not desired and causes concerns.
- Mr. Gerdes stated that the proposed public benefits are largely basic requirements of planned developments. Mr. Mangum added that the requested site development allowances are significantly higher without matching the public benefits.
- Ms. Lasik stated that there is a fine line between public art and building décor.
- Ms. Flax stated that the proposed affordable housing does not meet Inclusionary Housing Ordinance requirements. An alternative proposal cannot be done without having financial information from the applicant.
- Mr. Cocagne stated that there were no projects that have met the IHO requirements or eliminated blight (824 Noyes will be meeting the requirements by providing all 4 required affordable units on-site and 831 Emerson will be paying the full required fee-in-lieu of on-site units).

Mr. Mangum made a motion to recommend denial of the proposed planned development to the Plan Commission. Seconded by Ms. Biggs.

The Committee voted, 10-0, to recommend denial of the proposed planned development to the Plan Commission.

2. 1459-63 Elmwood Avenue Preliminary and Final Review
Jeffrey Kaye, applicant, submits for construction of a two-story addition and second story addition to include an attached garage and new dwelling unit on the second story in the D1 Downtown Fringe District. Major variation granted in 2015 for a 0' rear yard setback where 10' is required.

APPLICATION PRESENTED BY: Jeffrey Kaye, Owner

DISCUSSION:
- Currently occupied by Meez Meal which is looking to expand and use 1,300 sq. ft. of additional space within the building. Rental apartment proposed on the 2nd level.
- Current clay tile roof to be removed and replaced with a parapet wall. Attempting to avoid existing structure for support of addition, columns inside existing building
support roof. Brick to be used will be stained to be the same color throughout.

- Ms. Knapp inquired about the necessity of two curb cuts. Mr. Kaye responded that Meez Meals has larger truck deliveries that utilize one of them and having two helps with circulation. Will still look into removal of one curb cut.
- Mr. Mangum stated that the elevations need to be better labeled and that he has some concerns about the drive aisle width leading to the garage parking; the trash enclosure in front of the garage also limits turning area. Reconfiguring the parking area could alleviate those concerns.
- A 0 ft. setback was previously approved that would enable building to be moved back.
- The new addition triggered need for stormwater detention control. A Civil Engineer is needed to do an analysis. Manholes put in by previous owner connect together. Some done due to removal of gas tanks, some environmental setup for drainage was done but not provided to current owner. Information may be with Economic Development or Engineering staff.
- Mr. Nelson asked if the 1 in. water service will be upsized. A new water line would have to be added in that case.
- Ms. Asilis stated that a list of building comments had been provided to the owner that must be addressed prior to issuance of a building permit. Mr. Gerdes stated that it would be advisable to see the parking area to be revised and eliminate a curb cut.
- Mr. Mangum suggested that revisions be made and that the project return to DAPR at a later date.

Project was continued and will return to DAPR at a future meeting date to be determined.

3. 1402 Lincoln Avenue  Recommendation to ZBA
Gerald Brennan, property owner, submits for major zoning relief for a 10’ front yard setback where 27’ is required, a 26.4’ rear yard setback where 30’ is required, and 47% impervious surface coverage where 45% is permitted to locate a previously constructed "solar house" in the R1 Single Family Residential District.

APPLICATION PRESENTED BY: Gerald Brennan, Property Owner

DISCUSSION:
- Proposed solar house to replace existing house. House will be taken apart in modules, transported to the site and reconstructed.
- Mr. Mangum inquired about ability to detach the garage as it would then have a lesser setback requirement. Garage will be rebuilt on site once the house is constructed.
- Ms. Klotz stated that the same variation would be triggered if the garage was detached but the variances would be minor and the garage houses equipment for the solar panels. Changes to the plans have been made per staff requests to lessen variations.
- Northwestern has inquired about adding a plaque or marker to the home. Ms. Leonard stated concern over possible larger sign, a smaller plaque is
appropriate.

- Existing home on site to be deconstructed instead of demolished. Sewer line running through 1400 and 1404 Lincoln to also be removed (not completely eliminated) which will benefit neighbors.
- Southern exposure important for the location of the solar panels.
- Infrequent tours and small groups to visit the home, possibly students from Haven Middle School who will walk to the site. Once a month is estimated frequency of visits.
- Impervious surface exceeds permitted maximum but the location near the canal lends to it reducing possible effects. Stormwater must not affect adjacent properties and grading must be checked once house is installed.
- Street leading to the home is unpaved. Driveway exists with a small stretch of sidewalk south of it. Would like to remove driveway as water pools in that area.

Mr. Gerdes made a motion to recommend approval of the project to ZBA. Seconded by Mr. Tristan.

The Committee voted, 10-0, to recommend approval of the project to ZBA.

There was a brief discussion regarding looking into how the Committee prepares for review of larger projects and standards for review. Discussion to continue at a future meeting date.

Adjournment:
Ms. Biggs moved to adjourn, seconded by Mr. Nelson. The committee voted unanimously 10-0, to adjourn.

The meeting adjourned at 4:01 pm.

The next DAPR meeting is scheduled for Wednesday, November 8, 2017 at 2:30 pm in Room 2404 of the Lorraine H. Morton Civic Center.

Respectfully submitted,
Meagan Jones
Design and Project Review (DAPR)

1715 Chicago Ave.

Preliminary Review
ENTRANCE TERRACE PERSPECTIVE
Evanston Code of Ordinances: Title 4, Chapter 10 Sign Regulations

- Not obstruct doors, windows, or fire escapes: Compliant
- Not a traffic hazard: Compliant
- More than 24" vertically and horizontally from any conductor: Compliant
- Area of Premises (.25% of 101,559 SF): Compliant
- Less than 15.5' height: Compliant (5' HT)
EXISTING TREE

POURED-IN-PLACE CONCRETE RETAINING WALL WITH IPE CAP
POURED-IN-PLACE WALL BEYOND

IMBEDDED STRIP LIGHTS

PLANTING AREA

+4'-11"
+2'-5"
+0"

23'-2"

VARIES

PLANTING

VARIES

CONCRETE WALL

VARIES

SLOPE

CORNER CONCEPT - SECTION C
COR-TEN STEEL SIGN PANEL

STEEL SIGN PANEL INLAY ON Poured-IN-PLACE CONCRETE WALL

ETCHED LETTERING IN BOARD FORMED CONCRETE WALL

PRECEDENT IMAGES - SIGNAGE
Design and Project Review (DAPR)

1616 Sherman Ave.

Sign Variation
This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.
1616 Sherman Ave - Aerial Map

This map is not a plat of survey. This map is provided "as is" without warranties of any kind. See www.cityofevanston.org/mapdisclaimers.html for more information.

City of Evanston IL, Imagery courtesy Cook County GIS

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Memorandum

To: Chair and Members of the Design and Project Review Committee
From: Gary Gerdes, Building & Inspection Services Division Manager
Ana Asilis, Plan Reviewer
Subject: Sign Variance - 17SGNA-0103
1616 Sherman Avenue - Target
Date: November 3, 2017

Request
The applicant is requesting:

Changes to the Sherman Plaza Unified Business Center Comprehensive Sign Plan

General Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Zack Kartak</th>
</tr>
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<tbody>
<tr>
<td>Justin Muller</td>
<td>Target Real Estate</td>
</tr>
<tr>
<td>Kimley-Horn &amp; Associates</td>
<td>1000 Nicollet Mall, TPN-12H</td>
</tr>
<tr>
<td>1001 Warrenville Road, Ste 350</td>
<td>Minneapolis, MN 55403</td>
</tr>
<tr>
<td>Lisle IL 60532</td>
<td></td>
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</tbody>
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<thead>
<tr>
<th>Owner</th>
<th>Highlands REIT, Inc.</th>
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</thead>
<tbody>
<tr>
<td>Highlands Property Management</td>
<td>332 S. Michigan Avenue, 9th Floor</td>
</tr>
<tr>
<td>Chicago, IL 60604</td>
<td></td>
</tr>
</tbody>
</table>

Analysis

Project Description
The applicant has proposed changes to the Sherman Plaza Unified Business Center Comprehensive Sign Plan on the east and north elevations along Sherman Avenue. The sign plan sets the tenant sign criteria for the plaza. Proposed changes are as follows:

- 4’2” canopy projection where 4’0” was permitted by the UBC
- Addition of a Building Sign Zone on Sherman Avenue between columns J and K to allow the Target logo on the north elevation
- Revision to the Storefront Sign Zone on Sherman Avenue between columns J and K to allow the Target logo and red band on the east elevation
- Addition of a Window Vinyl Sign Zone on Sherman Avenue between columns J and K to allow for window signage/graphics on the east elevation
• Addition of a Blade Sign Zone on Sherman Avenue between columns K and M to allow for blade sign on the east elevation

Canopy Projection: The revision on page 7 of the UBC will allow for a 4'2" awning projection where 4'0" was allowed. The proposed change meets both City of Evanston sign regulation and International Building Code Encroachments Into The Public Right-of-Way requirements

Addition of a Building Sign Zone: The addition of the Building Sign Zone on page 14 of the UBC allows for the installation of the Target logo at a height of 38'4" above grade. The UBC allowed for a similar installation at the Barnes & Noble store. Both locations serve as a main building entrance and signs are/will be installed on a similar design feature (curved wall) and at the same height.

Revision to a Storefront Sign Zone: The revision to the Storefront Sign Zone on page 14 allows for a sign height larger than currently allowed on this elevation. The proposed revision would meet City sign regulations.

Addition of a Window Vinyl Sign Zone: The addition of a Window Vinyl Sign Zone on page 14 allows for window signage/graphics on this elevation. The proposed installations would meet the City sign regulations.

Addition of a Blade Sign Zone: The addition of a Blade Sign Zone allows for a non-illuminated 2'x3' blade sign of this elevation. Installation is consistent with other parts of the UBC and meets City sign regulations. A similar installation is seen at the Fidelity location on the Church Street elevation.

Recommendation

Staff recommends acceptance of the changes to the Sherman Plaza Unified Business Center Comprehensive Sign Plan. All proposed changes meet City sign regulations or are consistent with other sections of the UBC.

Attachments

Sign variance application and packet
CITY OF EVANSTON
DATA SHEET
SIGN ORDINANCE VARIATION APPLICATION

PLEASE PRINT

Building Address: 1616 Sherman Avenue, Evanston, IL
Building Owner’s Name: Highlands REIT, Inc. - Michael Broadfoot
Building Owner’s Address: 332 South Michigan Avenue, Ninth Floor, Chicago, IL 60604
Type of Business: Target Corporation - Retail

Type of Sign:  X Wall  X Blade  X Window  X Awning, Canopy

(Check all that apply)

Illumination of Sign:  X Non-Illuminated

For window and awning, canopy
X Illuminated

For wall and blade signs

Sign Contractor’s Name: To be provided at a later date
Sign Contractor's Phone:
Sign Contractor’s Address:

Variation(s) Requested (See Sign Ordinance):

Signed

See Attached

Signature-Applicant/Agent/Date
Signature-Owner of Property/Date

Justin Muller
Printed Name-Applicant/Agent
See Attached

Printed Name-Owner of Property

312-924-7403
Applicant/Agent Phone
312-971-9857
Owner of Property Phone

Page 2 of 4
July 25, 2017

City of Evanston
Building Division
2100 Ridge Avenue
Evanston, IL 60201

Attention: Ms. Ana Asillis, Building Division

Re: Target Signage Variation Standards Narrative
1616 Sherman Avenue
Evanston, Illinois 60201

Dear Ms. Asillis,

Kimley-Horn and Associates, Inc. serves as the engineering consultant for Target, who is seeking a signage variation for the building at 1616 Sherman Avenue, Evanston, Illinois. With this letter, we respectfully offer the following narrative:

1. **Unique Hardship** - The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which would result if the strict letter of the regulations were carried out and which is not generally applicable to other property within the City.

   The limitation is for the wall projecting sign is its physical location on the column line along Sherman Avenue per the UBC – Sherman Plaza Requirements. The column line where Target will be located (between K and M) does not permit the projecting sign. The proposed sign would be a 3' x 6' sign projecting, approximately 15 feet above grade. Due to the new tenant layout, this projecting sign will help direct drivers and pedestrians in a visible and safe manner that the business is located in the middle of the block between Davis Street and Church Street.

   The Sherman Avenue awnings permitted can be 4 feet projecting from the building face. The Target proposed awnings would project an additional 2 inches from the face of the building. While additional projection would occur, the awnings proposed are to be located 5 inches more above grade to a height of 9'-5". This additional height, coupled with the additional projection, will not only remain within the sidewalk limits along Sherman Avenue but also will provide additional coverage for patrons to the shopping center while promoting a sense of place along Sherman Avenue and Church Street. This additional coverage helps promote pedestrian movement within Sherman Plaza.

   Target proposes to place vinyl signs on the windows between the column lines of J and M on Sherman Avenue. The limitations of the window signs are due to the location of the proposed tenant as well as the size of the window signs. Per the guidelines, the height of window signs is permitted to be a maximum of 6" in height, placed a maximum of 4 feet above grade. The proposed CVS sign will be located above the 4-foot grade but will meet the height of 6 inches. The additional window "signs" are taller; however, they should be seen more as window coverings, providing not only coverage for customers inside the building while still providing natural light, but also to cover up views of the back of our shelving. This will help improve aesthetic views along the Sherman Avenue corridor.

   As part of the modifications to the building, Target will be removing two entrances along Sherman Avenue and reconstructing the entrance between column lines J and K. It has been requested, that a wall sign be added to mark the entrance. The sign will consist of a logo of 4 feet in diameter, with the
overall sign background dimensions of 6 feet by 20 feet and will be located approximately 15 feet above grade. Additionally, a 6-foot diameter sign is proposed to be located approximately 32.5 feet above grade located at the main entrance to the tenant space. Navigating to Target is challenging with one-way streets and being located in the middle of the block. The 6-foot diameter sign will help motorists and pedestrians quickly locate and direct them to Target. The height and location of these two wall signs will not impede drivers’ vision. While these signs are larger than permitted, a smaller sign would be out of character for the wall signage within this Plaza and the scale of the building.

All of the above modifications requested would allow Target to operate under the intent of the UBC—Sherman Plaza Ordinance creating a “sense of place” for the new tenant without impeding the driver or pedestrian experience.

2. Reasonable Return — The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the sign regulations.

Due to the location of the tenant space and entrance of the building along Sherman Avenue, in the middle of the block between Davis Street and Church Street, it is essential that the tenant space be readily visible to both drivers and pedestrians. The signage is to adequately identify Target as a tenant in this location. This signage would allow those traveling within this corridor to note their destination and access the Target building and parking in a safe manner.

3. Not Self-Created — The alleged hardship has not been created by the petitioner or any person presently having a proprietary interest in the premises.

The UBC — Sherman Plaza requirements were put in place with previous tenants in this space. Due to reconfiguration of the store entrance as well as the interior of the store, these hardships have been created.

4. Not Harm Public Welfare — The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not by itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or substantial reduction in the value of the property.

The signage proposed is in-line with the overall intent of the Sherman Plaza requirements and are not dissimilar to other signs already within this commercial development. The requested variations will not be injurious to public health, safety, or welfare. The signs will further continue to enhance the aesthetics of the corridor, which ultimately benefits the community.

5. Graphic Effectiveness Demonstrated — The petitioner has demonstrated that all reasonable efforts (utilizing color, contrast, lettering legibility, illumination, and graphic composition) have been made to increase the reading effectiveness of the proposed sign within the normal requirements of the sign regulations.

The requested variances are the minimum needed to allow reasonable use of the property. With the wall projecting sign, those along Church Street or coming from further down Sherman Avenue may not be able to make an advanced decision about vehicular movements in time to enter the parking ramp entrance on Davis Street which can cause unsafe traffic movements. The window signage and awnings proposed are consistent with the adjacent Sherman Plaza tenants to help promote the store to pedestrians and drivers along Sherman Avenue. Finally, the wall signs proposed are to be located above the main entrance consistent with the remainder of the development and creating an identification for the Target store. Without these signs, the tenant space would be out of character with the balance of the development, the overall scale of the building and not as beneficial to pedestrian and vehicular traffic.
6. **Consistent with Intent** – The proposed variation is in harmony with the intent, purpose, and objectives of the sign regulations.

The requested variations are in harmony with the intent, purpose, and objectives of the UBC – Sherman Plaza sign regulations. As stated in the introduction, "the signage should help create a well-defined 'sense of place' and prompt people to interact with the rhythm and scheme of their signs and symbols." The proposed signs are creating an identification of the proposed tenant to both vehicular and pedestrian traffic and promoting both forms of travel with the location of awnings and placement of signs. The ordinance reads that "well-designed and implemented signage will mutually benefit all Tenants" and the "tenant signage at Sherman Plaza will be as creative and sophisticated as its surroundings". The proposed signs will further continue to enhance the aesthetics of the corridor, which benefits the tenant, the adjacent tenants within the center, and ultimately the community.

We trust these responses and the description of changes above adequately address the need for a variance. If you have any questions or require any additional information, please contact me at 312.924.7403.

Sincerely,

Justin M. Muller, P.E.
Kimley-Horn and Associates, Inc.
Phone: 312-924-7403
Email: justin.muller@kimley-horn.com
NOTE: THE DETAIL SECTIONS BELOW SHOW THE VARIOUS AWNING TYPES AND DIMENSIONS. REFER TO THE SPECIFIC BUILDING ELEVATION FOR ADDITIONAL INFORMATION.

DAVIS ST AWNING SECTION  
SCALE 1/8" = 1'-0"

SHERMAN AVE. AWNING SECTION  
SCALE 1/8" = 1'-0"

BARNES & NOBLE AWNING SECTION  
SCALE 1/8" = 1'-0"

AWNING DETAILS  
SCALE 1/16" = 1'-0"
NOTE THE DETAIL SECTIONS
BELOW SHOW THE VARIOUS
AWNING TYPES AND DIMENSIONS.
REFER TO THE SPECIFIC BUILDING
ELEVATION FOR ADDITIONAL
INFORMATION.

DAVIS ST
AWNING SECTION
SCALE 1/16" = 1'-0"

SHERMAN AVE.
AWNING SECTION
SCALE 1/16" = 1'-0"

BARNES & NOBLE
AWNING SECTION
SCALE 1/16" = 1'-0"

AWNING DETAILS
SCALE 1/16" = 1'-0"
SIGN ZONES

B. STOREFRONT SIGN ZONE:
   HEIGHT - MAXIMUM LETTER/LOGO HEIGHT 1'-0" AT CANOPY EDGE.

C. OVERHEAD ENTRY SIGN ZONE:
   HEIGHT - MAXIMUM LETTER HEIGHT 8" - CENTERED WITHIN BAND
   OVER DOOR.

D. STOREFRONT AWNING SIGN ZONE:
   HEIGHT - 6" APPLIED VINYL LETTERING CENTERED ON FACE OF
   FABRIC AWNING.

E. ADDRESS SIGN ZONE:
   HEIGHT - 6" APPLIED WHITE VINYL HELVETICA NUMERALS APPLIED
   DIRECTLY TO GLASS.

NOTE: DASHED LINES INDICATE
THE ESTABLISHED SIGN ZONE.
SIGNS MUST NOT GO BEYOND
ZONE AND MAY NOT COVER
MORE THAN THE SPECIFIED
PERCENTAGE OF THE SIGN ZONE.

NOTE: PLEASE SEE TENANT
SIGN CRITERIA FOR DETAILED
DESCRIPTIONS OF THESE SIGN
TYPES, OTHER GUIDELINES AND
RESTRICTIONS. ALL SIGNAGE
MUST BE APPROVED BY
SHERMAN PLAZA PARTNERS,
L.L.C. AND THE CITY OF
EVANSTON.

ELEVATION: SHERMAN AVENUE BETWEEN COLUMNS J AND J.1 - J AND K
SCALE: 1/16" = "1-

SHERMAN PLAZA & COMPANY
SIGN ZONES

A. **BUILDING SIGN ZONE:**
   HEIGHT: MAXIMUM LETTER/LOGO HEIGHT 6'0" (NAME)

B. **STOREFRONT SIGN ZONE:**
   HEIGHT: MAXIMUM LETTER/LOGO HEIGHT 6'-0" AT CANOPY EDGE.

C. **OVERHEAD ENTRY SIGN:**
   HEIGHT: MAXIMUM LETTER HEIGHT 8" CENTERED ON FACE OF FABRIC AWNING.

D. **STOREFRONT AWNING SIGN:**
   HEIGHT: 6" APPLIED VINYL LETTERING CENTERED ON FACE OF FABRIC AWNING.

E. **WINDOW VINYL SIGN ZONE:**
   HEIGHT: LETTER HEIGHT 90/OVERALL LOGO HEIGHT 1'-0".
   LETTERING AND LOGO CENTERED 4'-0" FROM FINISHED GRADE.
   WINDOW SIGNAGE/GRAPHICS WILL NOT EXCEED 25% COVERAGE OF WINDOW OR WINDOW GROUPING AREA

F. **ADDRESS SIGN ZONE:**
   HEIGHT: 6" APPLIED WHITE VINYL HELVETICA NUMERALS APPLIED DIRECTLY TO GLASS.

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NOTE: DASHED LINES INDICATE THE ESTABLISHED SIGN ZONE. SIGNS MUST NOT GO BEYOND ZONE AND MAY NOT COVER MORE THAN THE SPECIFIED PERCENTAGE OF THE SIGN ZONE.

NOTE: PLEASE SEE TENANT SIGN CRITERIA FOR DETAILED DESCRIPTIONS OF THESE SIGN TYPES, OTHER GUIDELINES AND RESTRICTIONS. ALL SIGNAGE MUST BE APPROVED BY SHERMAN PLAZA PARTNERS, LLC AND THE CITY OF EVANSTON.

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ELEVATION: SHERMAN AVENUE BETWEEN COLUMNS J AND J1 - J AND K

SCALE: 1/16" = 1'-0"
SIGN ZONES

B. STOREFRONT SIGN ZONE:
   HEIGHT: MAXIMUM LETTER HEIGHT 1'-6" OVERALL LOGO HEIGHT 2'-0"

C. BANNER ZONE:
   BANNER WIDTH MAXIMUM IS 30'- BANNER HEIGHT MATCHES ESTABLISHED ZONE.

D. STOREFRONT AWNING SIGN ZONE:
   HEIGHT: 6'-APPLIED VINYL LETTERING CENTERED ON FACE OF FABRIC AWNING.

E. WINDOW VINYL SIGN ZONE:
   HEIGHT: LETTER HEIGHT IS \( \text{OVERALL LOGO HEIGHT 1'-0}".
   LETTERING AND LOGO CENTERED 4'-0" FROM FINISHED GRADE.

F. ADDRESS SIGN ZONE:
   HEIGHT: 6'-APPLIED WHITE VINYL HELVETICA NUMERALS APPLIED DIRECTLY TO GLASS.

NOTE: DASHED LINES INDICATE THE ESTABLISHED SIGN ZONE.
NOTE: PLEASE SEE TENTANT SIGN CRITERIA FOR DETAILED DESCRIPTIONS OF THESE SIGN TYPES, OTHER GUIDELINES AND RESTRICTIONS. ALL SIGNAGE MUST BE APPROVED BY SHERMAN PLAZA PARTNERS, L.L.C. AND THE CITY OF EVANSTON.

ELEVATION: SHERMAN AVENUE BETWEEN COLUMNS K AND M

SCALE: \( \frac{1}{16}=\frac{1}{10}' \)
SIGN ZONES

B. STOREFRONT SIGN ZONE:
   HEIGHT: MAXIMUM LETTER/LOGO HEIGHT 2'-6", OVERALL LOGO HEIGHT 2'-0".

C. BANNER ZONE:
   BANNER WIDTH MAXIMUM IS 36" BANNER HEIGHT MATCHES ESTABLISHED ZONE.

D. STOREFRONT AWNING SIGN ZONE:
   HEIGHT: 6" APPLIED VINYL LETTERING CENTERED ON FACE OF FABRIC AWNING.

E. WINDOW VINYL SIGN ZONE:
   HEIGHT: LETTER HEIGHT 6" OVERALL LOGO HEIGHT 1'-0".
   LETTERING AND LOGO CENTERED 4'-0" FROM FINISHED GRADE.
   WINDOW SIGNAGE/GRAPHICS WILL NOT EXCEED 25% COVERAGE OF WINDOW OR WINDOW
   GROUPING AREA

F. ADDRESS SIGN ZONE:
   HEIGHT: 6" APPLIED WHITE VINYL HELVETICA NUMERALS APPLIED DIRECTLY TO GLASS.

G. BLADE SIGN ZONE:
   MAXIMUM SIGN HEIGHT 3'-0" MAXIMUM SIGN WIDTH 2'-0".
   14'-0" FROM GRADE TO BOTTOM OF SIGN.
   2'-0" FROM WALL TO EDGES OF SIGN.

NOTE: DASHED LINES INDICATE
THE ESTABLISHED SIGN ZONE.
SIGNS MUST NOT GO BEYOND
ZONE AND MAY NOT COVER
MORE THAN THE SPECIFIED
PERCENTAGE OF THE SIGN ZONE.

NOTE: PLEASE SEE TENANT SIGN CRITERIA
FOR DETAILED DESCRIPTIONS OF THESE SIGN
TYPES, OTHER GUIDELINES AND
RESTRICTIONS. ALL SIGNAGE MUST BE
APPROVED BY SHERMAN PLAZA PARTNERS,
LLC AND THE CITY OF EVANSTON.

ELEVATION: SHERMAN AVENUE BETWEEN COLUMNS K AND M
SCALE: 1"=1'-0"
I/We MB Evanston Sherman, LLC hereby grant Kimley-Horn and Associates, Inc., acting agent for Target Corporation, the right to proceed with the process of applying for relief to the DAPR for signage as well as any staff approvals required for the site that is located at 1616 Sherman Avenue, Evanston, IL. We have reviewed the proposed sign proposal, and drawings, and will allow Kimley-Horn and Associates, Inc to move forward with the necessary process for Target Corporation.

Representatives Name: Michael Broadfoot
Representative's Signature: [Signature]
Company Name: Highlands REIT, INC / Highlands Property Management, LLC
Address: 332 S. Michigan Ave, 9th Floor, Chicago, IL 60604
Phone Number: 312.971.9857
Position: Senior Vice President
Date: July 25, 2017