



Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
October 11, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 9/27/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-067 - At Home - 750 E. Rand Rd. / Sign Variation

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Design Commission
10/11/2022

Item: Minutes - 9/27/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 9/27/22

Type

Minutes

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 27, 2022

Acting Chair Eckhardt called the meeting to order at 6:30 p.m.

Members Present: Ted Eckhardt, Acting Chair
Scott Seyer
Kirsten Kingsley
John Fitzgerald

Members Absent: Jonathan Kubow, Chair

Also Present: Keith Ginnodo, Kingsley-Ginnodo Architects for *817 N. Hickory Ave.*
Jacob Dewey, Owner of *817 N. Hickory Ave.*
Bobbi Taylor, Warren Johnson Architects for *2071 & 2081 N. Ridge Ave.*
Carmela Menna, Omega Sign for *At Home*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 13, 2022

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 13, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN REVIEWDC#22-057 – 817 N. Hickory Ave.

Commissioner Kingsley recused herself from the project and left the room because her architectural firm is the petitioner. Acting Chair Eckhardt said that a unanimous vote of the remaining commissioners is required for a motion to pass tonight.

Keith Ginnodo, representing *Kingsley/Ginnodo Architects*, and Jacob Dewey, the owner, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This project was continued from September 13 due to a lack of quorum. The petitioner is proposing to demolish an existing one-and-a-half-story house with attached two-car garage to build a new two-story house with attached two-car garage. The proposed design complies with all R-3 zoning requirements. The subject property is on a long street that includes a wide variety of houses including single-story, one-and-a-half-story, split-level, and two-story homes with a mix of attached and detached garages. There have been numerous teardowns and second floor additions previously completed on this block. Overall, the proposed design is nicely done with nice materials and detailing on all sides of the house. However, the prairie-style influence with low and wide proportions feels somewhat mismatched with the adjacent homes in this location, which the Design Commission should evaluate.

Mr. Ginnodo said the proposed design is decidedly different, but in a way that is not disruptive to the street, which is composed of a variety of different styles and periods. Although the proposed design is Prairie-style influenced, it is a modern interpretation of that style and they feel it will fit in well. He welcomed comments and/or suggestions.

The commissioners summarized their comments. Commissioner Seyer agreed that the design is decidedly different; however, he is confident that the quality of the home will help make it successful. He asked about the petitioner's commitment to the Prairie style being proposed that is lower in height, and he appreciated the variety. He is drawn to the low horizontal planes and the affect on its overall massing of the home, however he wished that some of the windows were a little bigger, because it seems like the horizontal band on the south elevation is lost. He was interested in comments from the other commissioners.

Commissioner Fitzgerald said it is a well designed home and fits beautifully on the lot. He liked that it is lower and that it is a little different than the surrounding homes. The colors and materials are nice and he is in support of the project.

Acting Chair Eckhardt agreed with the comments already made; he liked the new home.

Mr. Ginnodo appreciated the comments, and explained the reasons behind the window configurations on the second-floor, right side of the home. Commissioner Seyer appreciated the explanation of how the unique window configuration relates to the floor plans.

Acting Chair Eckhardt asked if there was any public comment on this project and there was no response from those in the audience.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW (TEARDOWN) SINGLE-FAMILY HOME TO BE LOCATED AT 817 N. HICKORY AVENUE, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/4/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

SEYER, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, RECUSE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SINGLE-FAMILY NEW REVIEWDC#22-062 – 2071 N. Ridge Ave.DC#22-063 – 2081 N. Ridge Ave.

Bobbi Taylor, representing *Warren Johnson Architects*, was present on behalf of the project.

Mr. Hautzinger said that the same petitioner is proposing two new homes on two existing vacant lots next to each other. Design Commission review is required due to the existing vacant lots having never been developed. The lots were previously used as a storm water detention basin, which is no longer needed, so the lot has become buildable as two separate lots.

Beginning with the new home at 2071 N. Ridge Avenue, the petitioner is proposing to build a new two-story home with attached two-car garage on an existing vacant lot. The proposed new home complies with the R-2 zoning requirements for Floor Area and Building Lot Coverage, but the site plan requires zoning corrections as follows:

- Front Setback. The required front setback is based on the average setback of all existing houses on the east side of the street, which needs to be confirmed.
- A/C Location. The A/C unit is shown within the required side yard setback, which is not allowed.
- Impervious Surface Coverage. Due to the proposed swimming pool and pool deck, the total Impervious Surface Coverage exceeds the maximum allowed.
- The site plan will either need to be revised to comply with code, or seek zoning variations from the Zoning Board of Appeals, which would be a separate meeting with separate public notification.

Overall, the proposed design is nicely done with a traditional style and full masonry exterior that fits well with the character of the neighborhood. Staff recommends approval as submitted.

With regards to the new home at 2081 N. Ridge Avenue, the petitioner is proposing to build a new two-story house with attached two-car garage on an existing vacant lot. The proposed design complies with all R-2 zoning requirements. The required front setback is based on the average setback of all existing houses on the east side of the street, which needs to be confirmed.

Overall, the proposed design is nicely done with a traditional style and full masonry exterior that fits well with the character of the neighborhood. The only comment on the design is regarding the unique brick color, which is quite dark, and Staff recommends a natural mortar color to soften the appearance of the dark brick color.

Ms. Taylor said that they tried to work with the homeowners' ideas to design the two new homes and conform with what the context of the neighborhood. The owner of the two-story home at 2081 N. Ridge is not opposed to a lighter mortar color as suggested by Staff, as well as a lighter brick color. She had no further comments.

Acting Chair Eckhardt asked if there was any public comment on these two projects, and there was response from those in the audience.

The commissioners summarized their comments. Commissioner Kingsley said the two homes are nicely detailed and it is great that both homes are brick and that one of the homes is a ranch style. She suggested adding a covering over the back door of the home at 2071 N. Ridge and extending the upper shed roof. With regards to the new home at 2081 N. Ridge, she felt that lightening up something in the color palette would help, either a lighter mortar color or a lighter brick color. She asked about the windows that appear to protrude up into the fascia on all elevations except the rear elevation, and Ms. Taylor replied that the eave line on the rear of the home is higher than on the sides of the home. Commissioner Kingsley preferred the fascia continue straight across; she liked seeing the trim come all the way around the home, and she added a suggestion to add a covering over the back door.

Commissioner Fitzgerald said that both homes are nicely designed and he appreciated that all four sides of the homes are nicely done. He liked the materials proposed on the home at 2071 N. Ridge Avenue, although he was surprised by the very modern garage door on a traditional home, and he questioned if more space was needed between the two windows on the right side of the front elevation, or maybe just combine them to be one large window instead. He also asked about the siding shown over only one window on the rear elevation, as opposed to brick over all the other windows. Ms. Taylor said that it is a curved bay window at the corner of the rear elevation that will have either vinyl siding or Hardie board trim. Commissioner Fitzgerald also said that since home at 2081 N. Ridge Avenue does not appear to have any windows in the garage door, he suggested adding a window on the north elevation in the garage wall, and Ms. Taylor agreed.

Commissioner Seyer applauded the efforts to build two homes next to each other that have a very different feel to them, but complement each other very well. He was happy to see that and very much appreciated the contrast between the two homes. Both homes are quite nice as proposed, and he would only suggest that the style of the garage door on the home at 2071 N. Ridge be reconsidered, although he was glad that the garage doors on both homes are different. With respect to the home at 2081 N. Ridge, he was concerned about the dark brick that could be a bit overbearing with that much dark brick, so he suggested a slightly lighter brick while staying in that same tone. Commissioner Seyer also questioned the fascia board trim above the windows; some windows break that board and other windows are underneath it. Ms. Taylor replied that the eave line on the rear elevation is definitely higher, and the side elevations have a longer overhang; however, she could look at that detail again. Commissioner Seyer suggested revisiting this detail to make all four elevations the same.

Acting Chair Eckhardt agreed with the comments made by the other commissioners. He pointed out that the driveways on each home will be separated rather than side-by-side, and both driveways are away from the driveways of the adjacent homes. He agreed with the comments about the dark brick color and said that using a light grey mortar will lighten the appearance of the home. He also suggested going to see the brick on a completed home. Acting Chair Eckhardt supported Commissioner Kingsley's comments about adding a covering over the door on the rear elevation, and he also had concerns about the windows breaking the fascia board trim.

PUBLIC COMMENT

Mark Frighetto, 2072 N. Ridge Avenue, which is across the street from the site. He said the exterior designs are very attractive and the two homes are beautiful. He apologized if his comment is more of an engineering issue, but he referred to the site plan for the new home at 2071 N. Ridge that shows a large amount of retaining wall with a 6-foot fence. He asked about the purpose of this long retaining wall, which appears like a moat going around a castle in a compound. This was previously a functional detention area and the natural water flow still remains from south to north, and water still congregates in the basin.

Joe Jorda, 2061 N. Ridge Avenue, which is adjacent to the new home at 2071 N. Ridge, echoed the comments about the amount of retaining wall and fence, the purpose of the retaining wall, and water issues.

Ms. Taylor said the retaining wall is a little higher in the back of the home but it gets very low towards the front of the home. Even with the retaining wall, this site is still lower than the lot to the south. This new home will be the retirement home for the owners who want no more than 3 steps out from the home to the driveway. With the site being higher from the south to the north, in order to keep the 3 steps to a minimum, the ground had to be lowered, otherwise there would be 6 steps from the driveway to the first-floor. They have been working with their civil engineer on this matter; however, the Village Engineering Department have not seen these drawings yet. Acting Chair Eckhardt assured the residents that the retaining wall would be reviewed by Village Engineering Department to ensure that the existing flow of water will not change as a result of the wall, and he encouraged the residents to communicate with the petitioner about this matter.

Commissioner Seyer said that there could be an aesthetic issue with the 3-foot retaining wall and a 6-foot fence on top of it; his concern is with the height variation between the yards of the two homes, which could be a safety issue. Commissioner Kingsley asked about the material of the retaining wall and Ms. Taylor said it will be split-face

landscape stone with a cap, finished on both sides. Commissioner Kingsley reiterated that the retaining wall and the fence will be reviewed by the Village as part of the permit process, with the possibility that the retaining wall will need to be pushed back from the front yard. Acting Chair Eckhardt asked about the material for the fence, and the petitioner said they would match the board-on-board fence of the neighbor. Mr. Hautzinger said that fences for single-family homes are not reviewed as part of the design review process and he encouraged the petitioner to work out any issues in terms of the retaining wall height and the fence height with the appropriate Village departments prior to permit review.

Mr. Frighetto said that the home immediately across the street at 2068 N. Ridge had to do a fairly large retaining wall, but it was in conjunction with their driveway. Those homeowners flipped their home so the driveway was on the south side of the site in order to be more aesthetically pleasing and make it a part of their driveway. Their retaining wall is very nicely landscaped with shrubs coming out of the top of the retaining wall itself, which could be a nice compromise for the new home at 2071 N. Ridge to consider.

Acting Chair Eckhardt stressed the importance of a landscape plan for the new home; if the fence sits just in front of the retaining wall, it will be impossible to maintain, and it seems like the fence, the retaining wall and the landscaping are a little unresolved.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 2071 N. RIDGE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/24/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION TO FURTHER STUDY THE STYLE OF THE GARAGE DOOR.
2. A RECOMMENDATION TO ADD A COVER FOR PROTECTION OVER THE DOOR ON THE REAR ELEVATION.
3. THAT STAFF AND OTHER VILLAGE DEPARTMENTS WORK WITH THE PETITIONER REGARDING THE RETAINING WALL AND THE FENCE, AND THAT THE RETAINING WALL HAVE FINISHED MATERIALS AS STATED BY THE PETITIONER TONIGHT.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

Acting Chair Eckhardt suggested the motion include a requirement that the petitioner provide a schematic design for landscaping that integrates with the retaining wall and the fence.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO AMEND THE MOTION AS FOLLOWS:

5. A REQUIREMENT THAT THE PETITIONER PROVIDE A SCHEMATIC DESIGN FOR LANDSCAPING THAT INTEGRATES WITH THE RETAINING WALL AND THE FENCE.

FITZGERALD, AYE; KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 2081 N. RIDGE AVENUE. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 8/24/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE PETITIONER WORK WITH STAFF REGARDING THE FRIEZE BOARD ON THE HOME, SPECIFICALLY AS IT CONCERNS THE WINDOWS THAT BREAK THE FRIEZE BOARD.
2. A REQUIREMENT THAT THE PETITIONER SUBMIT THE BRICK COLOR AND MORTAR COLOR TO STAFF FOR REVIEW THAT THERE IS SOME LIGHTNESS IN IT; WHETHER THE BRICK GETS LIGHTER OR JUST THAT THE MORTAR COLOR ITSELF WILL MAKE THE BRICK LOOK LIGHTER.
3. A RECOMMENDATION TO ADD A COVER FOR PROTECTION OVER THE DOOR ON THE REAR ELEVATION.
4. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

FITZGERALD, AYE; KINGSLEY, AYE; SEYER, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEWDC#22-055 – At Home Store – 750 E. Rand Rd.

Carmela Menna, representing *Omega Sign* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. At Home is a new retail store moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. The existing building will be completely remodeled with a new facade, which was approved by the Design Commission on April 12, 2022. At this time, the petitioner is planning new wall signs for the building including a primary “At Home” wall sign above the main entrance, a secondary “At Home” wall sign on the north wall, a “The Home Décor Superstore” wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage, so the following variations are required to allow the additional wall signage:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light scone wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

The petitioner has submitted a letter stating the need for the additional signage is primarily due to visibility concerns from the surrounding roads.

Overall, Staff feels that the proposed wall signs are nicely designed and fit comfortably on the large building. The proposed 143 sf wall sign on the north wall of the building will have very limited visibility, but Staff does not object to the sign if the petitioner feels it will be helpful. Staff also does not object to the four logo light sconces, which are subtle and add interest to the overall storefront design. After comparing the proposed wall signs to other similar large retail stores in the area, Staff feels that the requested amount of signage is appropriate for the size of the store and setback from the road, especially considering that the 143 sf wall sign on the north wall will have such limited visibility. Staff recommends approval as submitted.

Ms. Menna said that the petitioner asked her to reiterate how excited they are to be coming to Arlington Heights and this location, and they are hopeful that more businesses will come to this area of the shopping center. She welcomed questions and comments from the commissioners.

The commissioners summarized their comments. Commissioner Fitzgerald said that the signs are nicely designed and the light fixtures are whimsical, which is one of the reasons why there are variations. He liked the sign over the main entrance and he completely understands the need for the wall sign on the north elevation because the building is set back so far from the street. He asked if there would be a monument sign along the road for the new store, or a tenant sign added to the existing ground sign for the shopping center, and Ms. Menna replied that the landlord is handling the request for a new monument sign, and new tenant panels will be added to the 3 existing ground signs. Commissioner Fitzgerald asked Staff for clarification that the second sign proposed on the front facade is in keeping with other stores in the area, and Mr. Hautzinger said that overall, the signage proposed for At Home does not stand out as being out of line with signage for similar large stores in Arlington Heights. Some other stores also have supplemental secondary wall signage such as Floor & Décor which has “Tile – Wood - Stone” signs. The total square footage of wall signage requested is reasonable, especially considering that the sign on the north wall will have suvh limited visibility.

Commissioner Fitzgerald said he was okay with the variations because this is a very unusual corner and the building is not parallel to the street, which makes it difficult to see from Palatine Road. Commissioner Kingsley agreed with everything said by Commissioner Fitzgerald. Commissioner Seyer agreed as well, but added that he is concerned about the color temperature of the lighting for the signs, because white letters with the wrong temperature lighting will look awful. He asked if the Village has requirement for the color temperature of lighting for signage and Mr. Hautzinger replied that he is only aware of a brightness limitation for signage in the code. Ms. Menna said the signage will have standard LED lights that are more of a cool light that will bring out the brightness of a white. Commissioner Seyer said that color temperatures above 6000k will start to look blue, and he wants to protect that the white letters of the signage will look good. Acting Chair Eckhardt suggested adding this concern to the motion. Ms. Menna said the signage being proposed will be provided by At Home and will be fabricated to comply with their national brand standards, which every At Home store is required to have.

Acting Chair Eckhardt concurred with the commissioners on their comments, and he asked if the little blue At Home sconces will blink or have movement in any way, and Ms. Menna said no.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR AT HOME LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW SIX WALL SIGNS ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 104 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW FOUR 5.8 SF LOGO LIGHT SCENCE WALL SIGNS ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW ONE WALL SIGNS ON THE NORTH WALL OF THE BUILDING FACING PALATINE ROAD, WHERE ZERO WALL SIGNS ARE ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 143 SF WALL SIGN ON THE NORTH WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/21/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A CONFIRMATION THAT THE LIGHTING QUALITY AND COLOR WILL MATCH THAT OF 'AT HOME' STANDARDS, SUBMITTING TO STAFF A PHOTO OF EXISTING INSTALLATIONS THAT MEET THAT STANDARD OF APPROVAL.
2. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE ARCHITECT/HOMEOWNER/BUILDER'S RESPONSIBILITY TO COMPLY WITH THE DESIGN COMMISSION APPROVAL AND ENSURE THAT BUILDING PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING PERMIT AND SIGNAGE REQUIREMENTS.

Acting Chair Eckhart asked if there was any public comment on this project and there was no response from the audience.

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger said that this approval is a recommendation to the Village Board, which is the final review and approval for sign variations. Staff will work with the petitioner to schedule that meeting.

ITEM 4. OTHER BUSINESS

Acting Chair Eckhardt said that the Alan Bombick award presentation is scheduled for October 25, 2022, and Mayor Hayes and Trustee Schwingbeck have confirmed their attendance. He asked Staff to reach out to other Village Trustees with the invitation.

Public Comment

There was no public comment from the audience.

Commissioner Seyer said that the order of review with regards to public comment appears to have changed recently, with the commissioners' comments being given before the public comment. He preferred to hear what the public has to say about projects first, which sometimes include things he has not thought of, before the commissioners give their comments. The other commissioners agreed and Acting Chair Eckhardt said he could see it going either way. Mr. Hautzinger said that the general meeting structure for Design Commission meetings has the public comment after the commissioners comments; however, a change of order could be made if Chair Kubow agrees. He felt that the goal of the current format is to have one public comment session.

Mr. Moen suggested making the motion first, with any recommendations or requirements, then public comments followed by commissioner comments. It would be a lot quicker than a lot of discussion to try to craft the perfect motion.

Acting Chair Eckhardt understood Mr. Moen's suggestion, but felt that it could cause confusion. Commissioner Kingsley said that for her it would be really difficult as a commissioner to put a motion on the table without hearing the public first, and she liked the order of comments suggested by Commissioner Seyer tonight. Mr. Hautzinger said that often there are components of a motion that develop through the discussion that commissioners have leading up to making a motion, so he recommended continuing to make the motion at the end of the discussions. Commissioner Seyer felt the majority of public present at these meetings come with an issue to raise, and he wanted to hear their comments before the commissioners render an opinion. Acting Chair Eckhardt asked Staff to talk with Village legal counsel regarding the meeting sequence. His preference at this time was to go in the direction of public comment before commissioner comments.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO ADJOURN THE MEETING AT 7:40 P.M.

KINGSLEY, AYE; SEYER, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.



Design Commission 10/11/2022

Item: DC#22-067 - At Home - 750 E. Rand Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

RECOMMENDATION

It is recommended that the Design Commission recommend approval to the Village Board for the following amendment to sign variation Ordinance 22-033 for At Home located at 750 E. Rand Road:

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

This recommendation is based on the plans received 9/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The petitioner is required to continue pursuing IDOT and Village approvals for the new driveway in a timely manner, and install the new driveway, if approved.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

ATTACHMENTS:

Description	Type
--------------------	-------------

Staff Report
Variation Request Letter & IDOT Status
10-11-22 Exhibits
4-12-22 Exhibits
DC Minutes 4-12-22
VB Minutes 5-16-22
Ord. 22-033
4-12-22 Staff Report - DC22-009

Board or Commission Report
Correspondence
Exhibits
Exhibits
Minutes
Minutes
Ordinance
Report

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: At Home / Southpoint – Sign Variation
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-067
Petitioner Name: Alex Loof
Petitioner Address: Signs By Tomorrow
1315 E Davis Street
Arlington Heights, IL 60005
Meeting Date: October 11, 2022

Date Prepared: October 6, 2022

Requested Action(s):

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

ANALYSIS:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Background:

'At Home' is a new retail tenant moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. On April 12, 2022, the Design Commission reviewed a sign variation request for a new dedicated "At Home" ground sign to face Rand Road. The proposed sign required the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The sign was proposed to be located next to a new driveway entrance into the parking lot from Rand Road. The proposed driveway is subject to IDOT and Village approvals. The Design Commission recommended approval of the proposed variations with a condition stating that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway. On June 6, 2022, the Village Board approved the requested sign variations per Ordinance 22-033, including the condition for the driveway approval.

Project Update:

At this time, the petitioner is in the process of pursuing IDOT approval for the new driveway. However, due to IDOT permit review times, the petitioner is requesting approval of the same sign, in the same location, but without the condition for IDOT approval of the new driveway.

The petitioner has provided a letter explaining that the ground sign is required by At Home to be installed prior to opening the store which is scheduled for early Spring 2023. The petitioner anticipates a 95% chance of IDOT approval for the new driveway, but they do not know when final approval or denial will be obtained. They have clarified that regardless of the outcome of IDOT's review, they need to install the ground sign, with or without the driveway.

IDOT Permit Timeline Summary:

- December 9, 2021: Driveway plans submitted to IDOT for approval.
- March 22, 2022: First round of review comments/corrections received from IDOT.
- May 6, 2022: Submitted revised plans and traffic study to IDOT.
- August 16, 2022: Received second round of comments from IDOT. Currently working on resubmittal.

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Ground Signs Summary:

	SIGN / STREET FRONTAGE	SIZE (66 SF MAX ALLOWED)	OVERALL HEIGHT (16'-6" MAX ALLOWED)	REMARKS
1	Southpoint multi-tenant sign #1, facing Palatine Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
2	Southpoint multi-tenant sign #2, facing Rand Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
3	Southpoint multi-tenant sign #3, facing Rand Road	66 sf	16'-6"	Variation approved in 1989 to allow 6 ground signs, where 5 maximum are allowed. Sign permit approved in 1989. Sign replacement permit approved in 2012.
4	Floor & Décor sign, facing Palatine Road	80 sf	15'-8"	Sign permit approved in 1986 for Cub Foods. Sign adopted by Floor & Décor in 2013.
5	Olive Garden sign, facing Rand Road	64 sf	16'-5"	Complies with code. Sign permit approved in 1989.
6	Chili's sign, facing Rand Road	36 sf	6'-6"	Complies with code. Sign permit approved in 1989.
7	"At Home" sign, facing Rand Road	65.5 sf	12'-0"	Sign Variation approved June 6, 2022. Sign not yet installed, pending IDOT approval for the new driveway.

Staff Comments:

The Village of Arlington Heights Engineering Department has preliminarily reviewed the proposed driveway plans, and they do not object to the driveway as long as IDOT approval is obtained.

Staff feels that locating the sign next to the new driveway entrance makes sense to provide customers clear and direct access to At Home's parking area. However, if the driveway does not get approved, Staff does not object to the proposed ground sign in this location, which is roughly midpoint between the two existing multi-tenant Southpoint Shopping Center signs. As outlined in the attached Staff Report from April 12, 2022, Staff raised concerns about the possibility of excessive signage along Rand Road if every large retail business were allowed a dedicated ground sign, but due to the unique situation and hardship of this building having less visibility because it is not oriented parallel to Rand Road, Staff did not object to the proposed ground sign in this location.

However, instead of omitting the driveway condition, Staff recommends that the condition be amended to require the petitioner to continue pursuing IDOT and Village approval for the new driveway in a timely manner. Amending the condition will allow the petitioner to proceed with installation of the approved ground sign at this time, but it still requires them to follow through with the driveway permits and driveway installation, if approved.

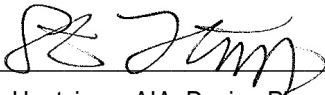
RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following amendment to sign variation Ordinance 22-033 for *At Home* located at 750 E. Rand Road:

1. Amendment to sign variation Ordinance 22-033 to omit condition D, which states that the sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

This recommendation is based on the plans received 9/22/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The petitioner is required to continue pursuing IDOT and Village approvals for the new driveway in a timely manner, and install the new driveway, if approved.
2. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



October 6, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-067



September 20, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to (i) formally request another sign variance that does not include the condition of an IDOT approved RIRO and (ii) provide an update on the RIRO.

On April 12, 2022, we received approval from the Design Commission for a single tenant pylon sign and on May 13, 2022, the Village Board approved the Ordinance granting us the right to install the approved pylon sign. However, within the Ordinance a condition was imposed that only allowed the sign to be installed if the Illinois Department of Transportation ("IDOT") approved a Right-In-Right-Out ("RIRO") along Rand Road near the proposed sign.

The imposition of the condition was a mistake on our part to not be clear that At Home only requires the single tenant pylon sign in that location and does not require the RIRO to be approved or installed. To re-state this, At Home requires the pylon sign in the approved location prior to their opening. They do NOT require the RIRO. At Home is currently planning to open by early Spring of 2023.

As stated above, it's imperative that we're able to install the pylon sign as soon as possible. Attached to this letter as Exhibit A is the originally approved Hardship Letter dated February 25, 2022.

Update on RIRO

While this is not a requirement by At Home, we're continuing a good faith effort to receive approval for the RIRO. Given IDOT delays described further below, we anticipate we will not know until the Spring of 2023 whether or not we will have IDOT approval. At this point, we would handicap this at a 95% chance of success.

On August 16, 2022, we received a second round of comments from IDOT, and our engineer, Cliff Toberman, is working to address all of IDOT's additional concerns and he will re-submit the

application for re-review for the third time. Please see Exhibit B for IDOT correspondence. IDOT has been taking 90 days plus to provide feedback. Please see Exhibit B for a full timeline of our efforts with the Village and IDOT regarding the RIRO.

Again, At Home does not require the RIRO to be installed prior to opening, but they do require the pylon sign to be installed. If the driveway is approved in early 2023, we plan to install the RIRO post the store opening. If it does not get approved then we will not install the RIRO.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site. The driveway condition to the original variance has become an additional hardship given the IDOT delays. As mentioned above, it is unlikely that the developer will be able install the sign in time for At Home planned store opening date.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: 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.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road. The updated variance will relieve the applicant from the driveway condition and allow the sign to be installed in time for At Home to open to the public.

Standard: The variation will not alter the essential character of the locality.

Response: The proposed drawings show the stone base of the sign as identically matching the existing Southpoint multi-tenant signs and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We look forward to continuing to work with the Village to bring At Home to South Point Shopping center and to create a first-class retail destination.

Sincerely,

Scott Phillips

Scott Phillips
Principal

Exhibit A – Originally Approved Hardship Letter



February 25, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to set forth the terms of our sign variance request. Our goal is to redevelop Southpoint Shopping Center into a Class A Shopping Center ("Shopping Center"). Creating a prime retail destination headlined by At Home, a national home and décor retailer. The installation of this sign will create a domino effect for the Shopping Center and Arlington Heights by significantly increasing annual retail sales and property values. The Shopping Center will experience a much-needed facelift with a new façade, new parking lot, new landscaping, and upgraded lighting.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: 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.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road.

Standard: The variation will not alter the essential character of the locality.

Response: The proposed drawings show the sign as a replica to the Floor & Décor sign on Palatine Road and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We are excited to engage with the Village of Arlington Heights on this request and look forward to creating another Class A Shopping Center for the community.

Sincerely,



Scott Phillips
Managing Partner

RPS Capital Investments, LLC
215 West Verne Street, Suite D
Tampa, FL 33606
www.rpscapital.com

Exhibit B – RIRO & Sign Timeline

- April 20, 2021 – Engaged Norman J. Toberman & Associates, LLC to conduct a survey and begin drafting plans.
- June 10, 2021 – Submitted preliminary plans to Sam Hubbard at the Village of Arlington Heights (“VAH”) Department of Planning and Community Development.
- July 26, 2021 – Received preliminary feedback from VAH.
- September 28, 2021 – Submitted revised preliminary plans and traffic study report to the VAH.
- October 21, 2021 – Received additional preliminary feedback from VAH and preliminary approval.
- December 9, 2021 – Submitted plans and traffic study to the Illinois Department of Transportation (“IDOT”). Reference number 016101538.
- March 22, 2022 – Received report and comments from IDOT. Full report is below in Exhibit B.
- April 12, 2022 – Received approval for the proposed At Home ground sign by the Design Commission, however, with the condition that the proposed RIRO is approved by VAH and IDOT.
- May 6, 2022 – Submitted revised plans and traffic study to IDOT.
- May 13, 2022 – VAH Board approved the ground sign.
- June 6, 2022 – VAH Board signed and recorded Ordinance.
- August 16, 2022 – Received report and an additional round of comments from IDOT. Full report is below in Exhibit B.

Exhibit C - IDOT Review Letters



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Location: US 12 (Rand Road) between Jane Ave. and Southpoint Mall Ent.
Municipality: Village of Arlington Heights, Cook County
Re: Proposed Right-In/Right-Out Access
Reference No: 016101538

March 22, 2022

Mr. Clifford J. Toberman, P.E.
Norman J. Toberman & Associates, LLC
115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005

Dear Mr. Toberman,

We have completed our review of your engineering drawings for the subject location. Our comments are marked in red on the enclosed plan set. This marked set must be returned with your next submittal.

Additionally, we offer the following comments:

Bureau of Traffic Operations – Traffic Permits

1. Rand Road is designated as US Route 12 and is not a State Route. Please revise all call outs to read US 12 (Rand Road).
2. Sheet C-5, Grading & Erosion Plan was not provided for review. Please provide.
3. All ADA related items shall be designed and installed in accordance with ADA/PROWAG guidelines and with the "ADA Standard for Accessible Design" guidebook. Prior to permit issuance, complete and return the enclosed "Municipality Sidewalk & Shared-Use Path ADA and PROWAG Acceptance Letter" with the local municipality sign off.
4. Utilize the enclosed "ADA Details for Phase I Projects" template to design all ADA-related facilities. Please provide station / offset / elevation tables per the enclosed to aid with review of all sidewalks and ensure compliance with the ADA/PROWAG guidelines.
5. Provide cross-sections a minimum of every 50 feet and at the proposed access drive.
6. Trees removed from the State Right-of-Way should be replaced at a 1:1 ratio. Please provide for replacement of trees removed.
7. Include at least 24" of full-depth pavement patching adjacent to all areas of curb and gutter removal and replacement along US 12.
8. For the commercial driveway pavement section, include 6x6 welded wire mesh reinforcement.
9. Revise the Right-In/Right-Out geometry according to the enclosed detail. The island length should be forty-feet (40') per the detail. Label all island radii and other dimensions as needed according to the detail.

US 12 (Rand Road) between Jane Ave. and Southpoint Mall Ent.
March 22, 2022
Page 2

10. Revise all pavement markings on PCC pavements to be Modified Urethane Pavement Marking, not thermoplastic.
11. Provide crosswalk pavement markings according to District 1 Standard TC-13.
12. Provide traffic control standards for review.

Bureau of Traffic Operations – Studies

1. Please provide the raw data from which the trip generation volumes for At Home were determined and include the dates this data was gathered. Describe the methodology used to translate the data into vehicle trips.
2. Compare the assumed generated trips for At Home to calculated generated trips based on ITE's Trip Generation Manual, 10th edition for the proper type and size of business.
3. Future volumes should be based on existing traffic counts and generated traffic volumes. The generated traffic volumes should be developed based on ITE's Trip Generation Manual, 10th edition or on traffic counts at a similar business in a similar setting. Vehicle trips based on the number of parking spots taken during any given hour and an assumed length of visit is not a satisfactory method for future volume determination.
4. Proposed volumes should take into account the COVID-19 pandemic and its impact on vehicle trips when collecting data.
5. The storage length for the right-in/right-out drive should be as long as practical. The proposed storage only allows for a maximum of 3 cars to store. This may potentially result in grid locking which may cause vehicles turning into the site to back onto US Route 12.
6. Provide a capacity and queueing analysis (HCS/Synchro) for the intersection of Rand Rd with Palatine Rd to demonstrate the impact of the queue to the proposed driveway.

Please revise your plans and studies in accordance with the above comments and resubmit one (1) full size and two (2) reduced size 11"x17" copies of the plans in addition to two (2) copies of all studies to continue the review process. In addition to hard copies, it is also recommended to send files electronically to Jeffrey.Snape@illinois.gov.

If you have any questions regarding this matter, please contact Jeffrey Snape at 847-705-4803.

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By: 

Thomas G. Gallenbach, P.E.
Traffic Permits Engineer

cc. Village of Arlington Heights



Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS

Location: US 12 (Rand Road) between Jane Avenue and Southpoint Mall Entrance
Municipality: Village of Arlington Heights, Cook County
Re: Proposed Right-In/Right-Out Access
Reference No: 016-101538

August 16, 2022

Mr. Clifford J. Toberman, P.E.
Norman J. Toberman & Associates, LLC
115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005

Dear Mr. Toberman:

IDOT has completed its review of your engineering drawings for the subject location. Our comments are marked in red on the enclosed plan set. This marked set must be returned with your next submittal.

Additionally, we offer the following comments:

Traffic Permits Comments:

1. Provide additional ADA/PROWAG grade spots as shown.
2. Add detectable warning panels for the sidewalk ramps within the right-in/right-out (ri/ro) island.
3. Verify the offset for sidewalk point "DD" as there appears to be a typo.
4. Place cross-sections on their own plan sheet so as to be at a readable scale.
5. On the cross-sections, add cross-slopes for existing and proposed features.
6. Provide a cross-section at the centerline of the proposed RIRO driveway.

Traffic Operations – Studies Comments:

1. It should be noted that the proposed right-in/right-out driveway falls within the taper area for the proposed extension of the third northwest bound through lane along US Route 12 which when built will begin just northwest of Beverly Lane/Jane Avenue.
2. The Traffic Impact Study needs to provide a peak hour turning movement exhibit in addition to Sheet X-1.0 that depicts the total proposed Right-In volume, total proposed outbound right-out volume, and corresponding northwest bound US Route 12 through volume during the Weekday PM and Saturday Midday peak hours.
3. Using the total peak hour turning-movement volumes, a one-way stop-controlled capacity analysis needs to be performed using Highway Capacity Software demonstrating the outbound level-of-service and delay for the proposed right-out maneuver onto northwest bound US Route 12 for the Weekday PM and Midday Saturday peak hour. Include these peak hour capacity analyses in the Traffic Impact Study.

US 12 (Rand Road) between Jane Avenue and Southpoint Mall Entrance
August 16, 2022
Page 2

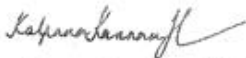
4. On sheet C-6.0, the southeast bound "STOP" sign for the internal main drive aisle should be supplemented with a "Traffic from Right Does Not Stop" sign; the northwest bound "STOP" sign for the internal main drive aisle should be supplemented with a "Traffic from Left Does Not Stop" sign. The southbound "STOP" sign should be supplemented with "Oncoming Traffic Does Not Stop" sign. The Department wants to ensure that inbound traffic from US Route 12 is guaranteed free flow operation.
5. On sheet C-8.0, the left-turn from the main drive aisle to the Right-Out for the fire truck design vehicle is encroaching onto the raised curb radius. On sheets C-8.1 and C-8.2, the inbound right-turn maneuver for the fire truck design vehicle is showing encroachment onto the raised channelizing island (i.e., "porkchop"). Revise the various radii for the curb and gutter and raised channelizing island so that a fire truck can perform these maneuvers without encroachment. In lieu of single radius curves, two or three-center radius curves can be considered.
6. Submit a revised Traffic Impact Study and revised fire truck Auto-Turn exhibits accordingly for continued review.

Please revise your plans and calculations in accordance with the above and provide a written disposition of all comments with your resubmittal. In lieu of paper submittals, it is recommended to send files electronically to Jeffrey.Snape@illinois.gov via the State's File Transfer Website, <https://filet.illinois.gov/filet/PIUpload.asp>.

If you have any questions regarding this matter, please contact Jeffrey Snape at (847) 705-4803 or Jeffrey.Snape@illinois.gov.

Very truly yours,

Jose Rios, P.E.
Region One Engineer


By:
Kalpana Kannan-Hosadurga, P.E., PTOE
Arterial Traffic Operations Engineer

cc: Village of Arlington Heights



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



272"(h) x 108"(w)
Including Brick Structure

188"(h) x 118"(w)



254"(h) x 144"(w)



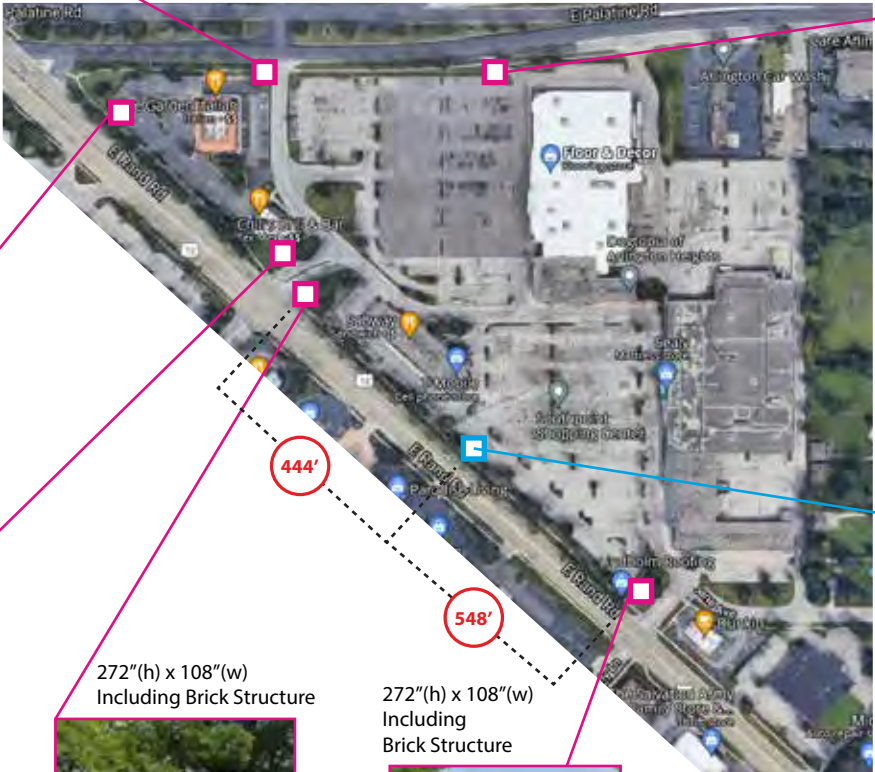
54"(h) x 94"(w)



272"(h) x 108"(w)
Including Brick Structure



272"(h) x 108"(w)
Including Brick Structure



**PROPOSED
SIGN**

SOUTHPPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision



1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

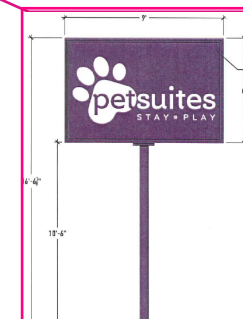
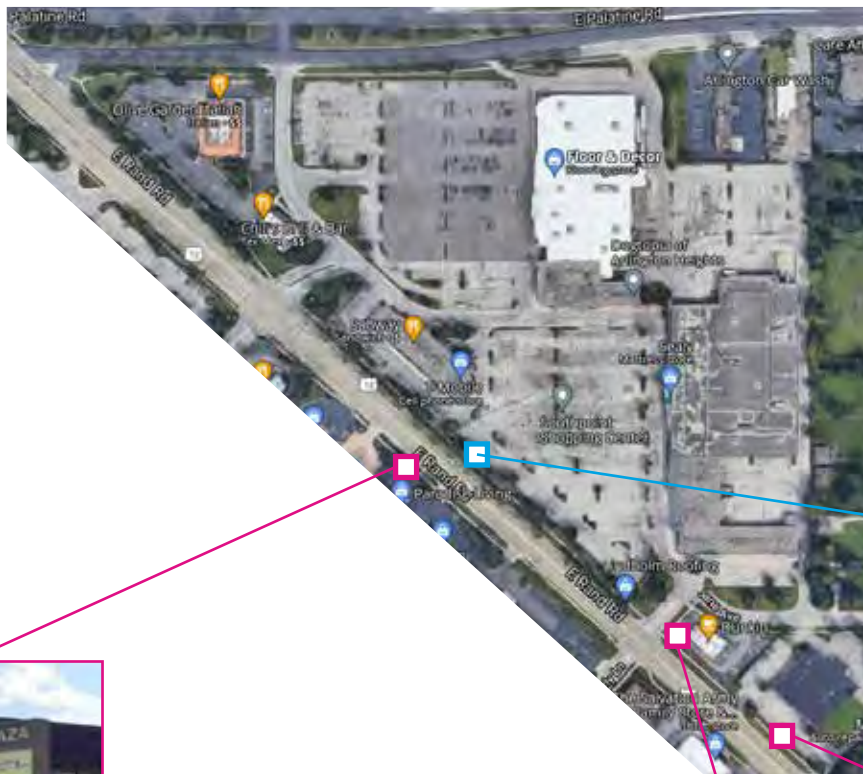
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision

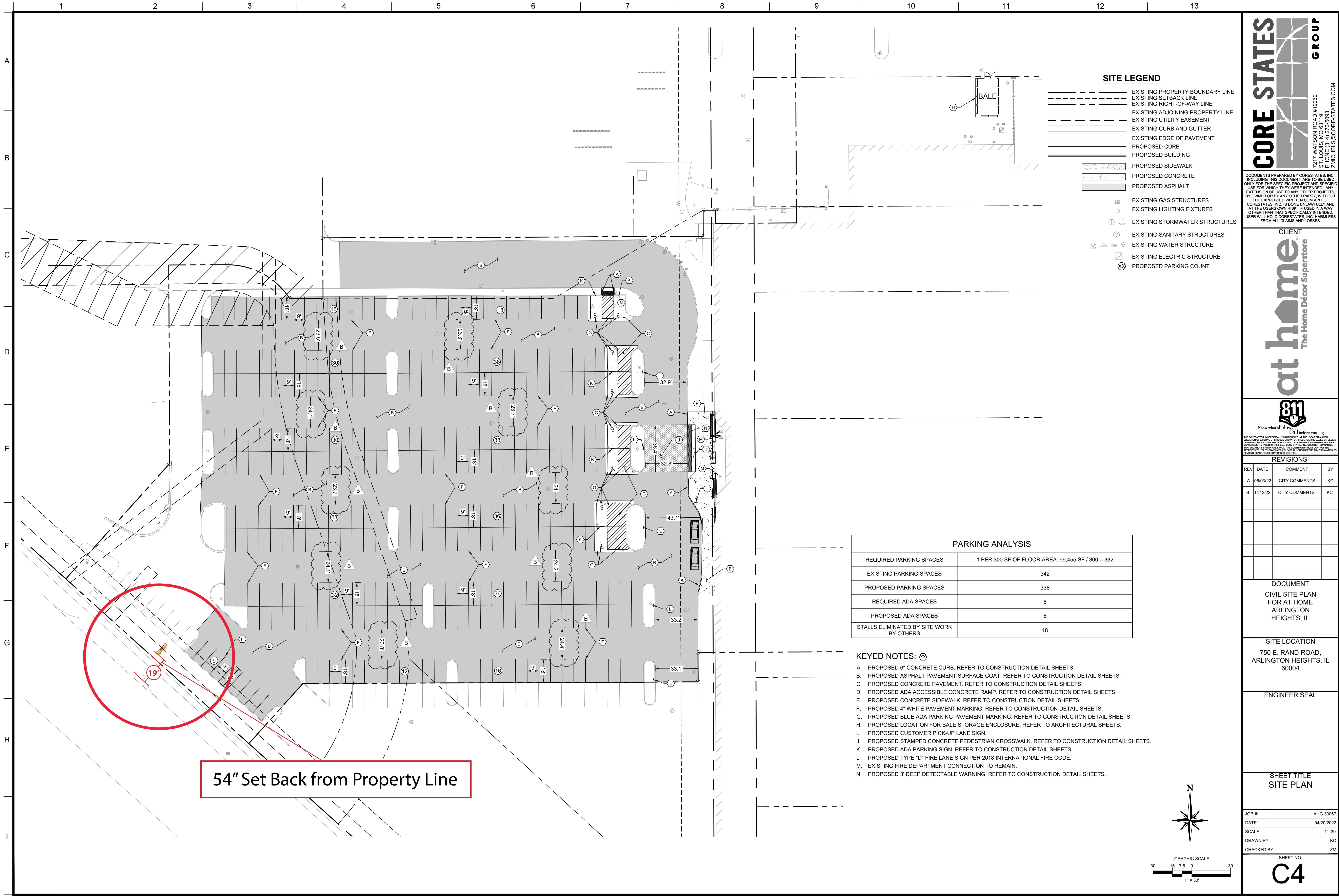
SIGNS BY TOMORROW
 SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
 PLEASE FILL IN
 INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

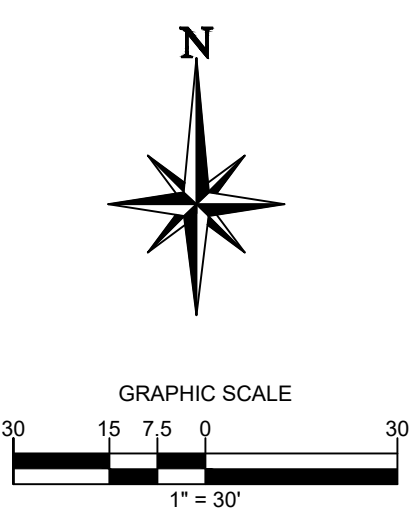
Site Contact: _____ | Phone Number: _____



- SITE LEGEND**
- EXISTING PROPERTY BOUNDARY LINE
 - EXISTING SETBACK LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING ADJOINING PROPERTY LINE
 - EXISTING UTILITY EASEMENT
 - EXISTING CURB AND GUTTER
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED CURB
 - PROPOSED BUILDING
 - PROPOSED SIDEWALK
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - EXISTING GAS STRUCTURES
 - EXISTING LIGHTING FIXTURES
 - EXISTING STORMWATER STRUCTURES
 - EXISTING SANITARY STRUCTURES
 - EXISTING WATER STRUCTURE
 - EXISTING ELECTRIC STRUCTURE
 - PROPOSED PARKING COUNT

PARKING ANALYSIS	
REQUIRED PARKING SPACES	1 PER 300 SF OF FLOOR AREA: 99,455 SF / 300 = 332
EXISTING PARKING SPACES	342
PROPOSED PARKING SPACES	338
REQUIRED ADA SPACES	8
PROPOSED ADA SPACES	8
STALLS ELIMINATED BY SITE WORK BY OTHERS	18

- KEYED NOTES:**
- A. PROPOSED 6" CONCRETE CURB. REFER TO CONSTRUCTION DETAIL SHEETS.
 - B. PROPOSED ASPHALT PAVEMENT SURFACE COAT. REFER TO CONSTRUCTION DETAIL SHEETS.
 - C. PROPOSED CONCRETE PAVEMENT. REFER TO CONSTRUCTION DETAIL SHEETS.
 - D. PROPOSED ADA ACCESSIBLE CONCRETE RAMP. REFER TO CONSTRUCTION DETAIL SHEETS.
 - E. PROPOSED CONCRETE SIDEWALK. REFER TO CONSTRUCTION DETAIL SHEETS.
 - F. PROPOSED 4" WHITE PAVEMENT MARKING. REFER TO CONSTRUCTION DETAIL SHEETS.
 - G. PROPOSED BLUE ADA PARKING PAVEMENT MARKING. REFER TO CONSTRUCTION DETAIL SHEETS.
 - H. PROPOSED LOCATION FOR BALE STORAGE ENCLOSURE. REFER TO ARCHITECTURAL SHEETS.
 - I. PROPOSED CUSTOMER PICK-UP LANE SIGN.
 - J. PROPOSED STAMPED CONCRETE PEDESTRIAN CROSSWALK. REFER TO CONSTRUCTION DETAIL SHEETS.
 - K. PROPOSED ADA PARKING SIGN. REFER TO CONSTRUCTION DETAIL SHEETS.
 - L. PROPOSED TYPE "D" FIRE LANE SIGN PER 2018 INTERNATIONAL FIRE CODE.
 - M. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN.
 - N. PROPOSED 3' DEEP DETECTABLE WARNING. REFER TO CONSTRUCTION DETAIL SHEETS.



CORE STATES GROUP

7217 WATSON ROAD #19039
ST. LOUIS, MO 63119
PHONE (314) 270-5093
ZMICHEL@CORE-STATES.COM

DOCUMENTS PREPARED BY CORESTATES, INC. INCLUDING THIS DOCUMENT ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IT IS USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED. USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.

CLIENT

at home

The Home Décor Superstore

811

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS, RECORDS OF THE RECORDING ENGINEER, AND FIELD SURVEY. MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY
A	06/03/22	CITY COMMENTS	KC
B	07/13/22	CITY COMMENTS	KC

DOCUMENT

CIVIL SITE PLAN
FOR AT HOME
ARLINGTON
HEIGHTS, IL

SITE LOCATION

750 E. RAND ROAD,
ARLINGTON HEIGHTS, IL
60004

ENGINEER SEAL

SHEET TITLE

SITE PLAN

JOB #:

AHG.33067

DATE:

04/20/2022

SCALE:

1"=30'

DRAWN BY:

KC

CHECKED BY:

ZM

SHEET NO.

C4

User: ZMICHEL Plot Date/Time: Aug. 24, 22 - 13:58:10 Drawing: P:\At Home Group\Arlington Heights, IL\750 E. Rand Road\AHG.33067\Design Files\Civil\Drawings\Presentation\AHG.33067-P-SITE.dwg C4 Site



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

FACE VIEW

118.00 in

80.00 in

140.50 in

60.00 in

Grade

MANUFACTURE & INSTALL NEW
ILLUMINATED DOUBLE FACE SIGN.
STONE BASE BY OTHERS

- * 26" DEEP .063 ALUMINUM CABINET.
- * PAINTED - PMS 424c DARK GRAY.
- * WHITE FLEX SUBSTRATE.
- * DIGITALLY PRINTED FACE GRAPHICS:
BACKGROUND = PMS 424C DARK GRAY.
LOGO SHAPE = PMS 312 C BLUE.
LETTERS = WHITE.
- * ILLUMINATED w/ WHITE LED LIGHTING
STRIPS:

at home
The Home Décor
Superstore



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

36542

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by
others)

Date Sent To Client:

2/1/22

Current Revision:

Rev8 9/22/22 dp

▼ CLIENT TO FILL OUT ▼

☒ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

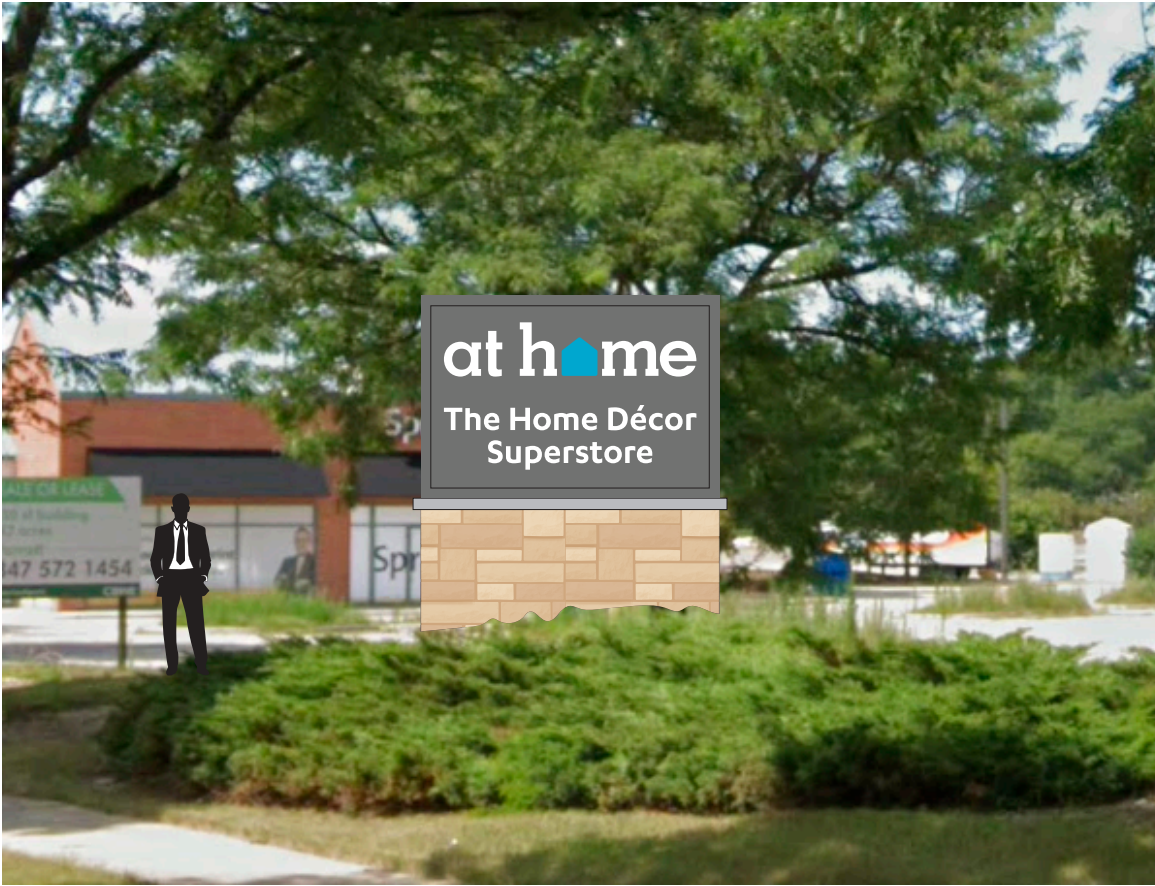
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

Approximate Location Rendering



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev8 9/22/22 dpp

▼ CLIENT TO FILL OUT ▼

☒ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

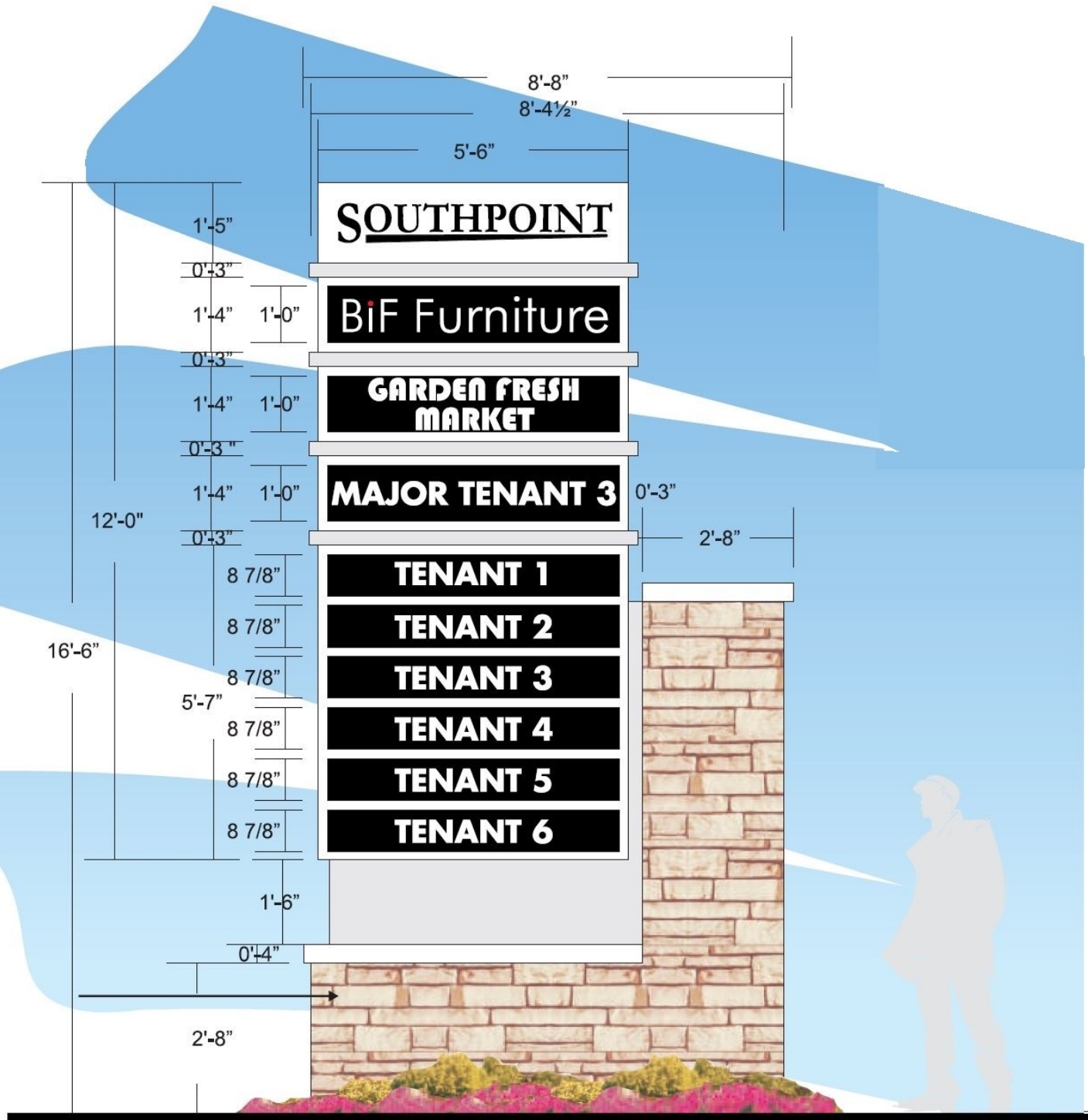
SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

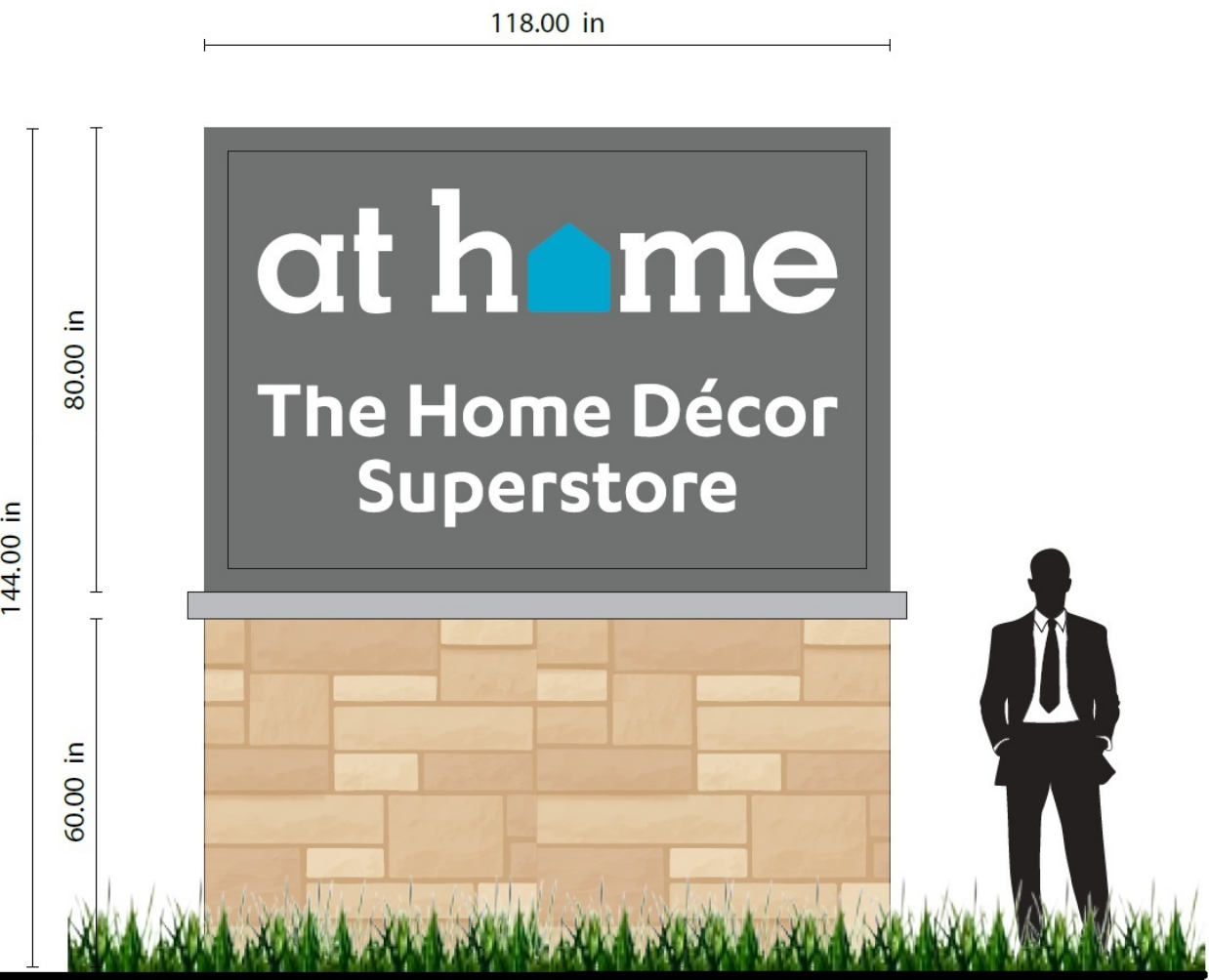
FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



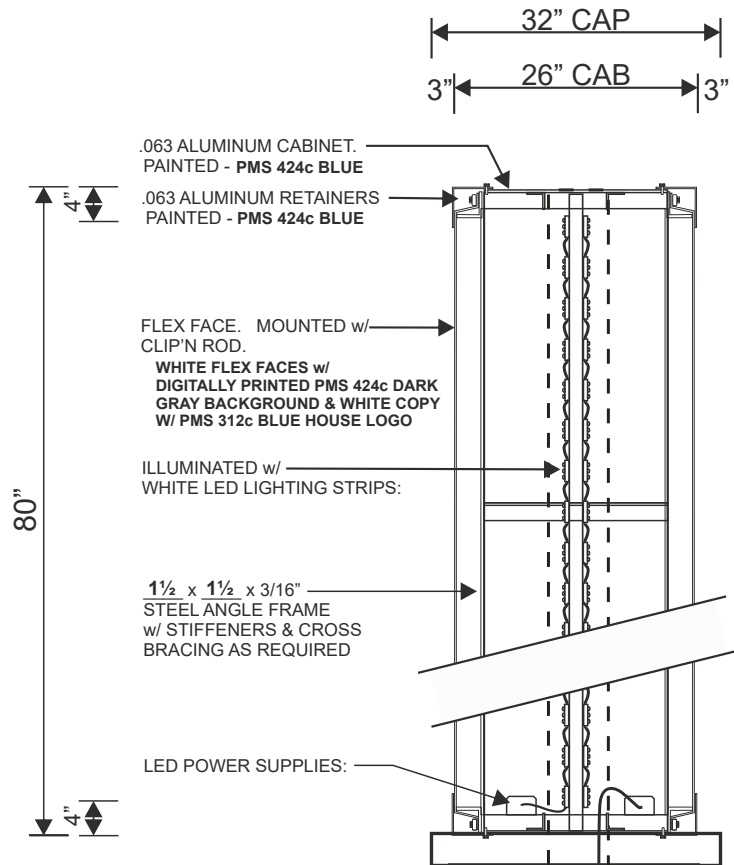
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev8 9/22/22 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



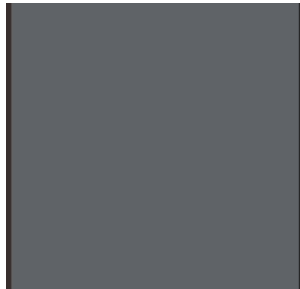
1315 E. Davis Street
Arlington Heights, IL 60005
T847-255-0123, F 847-255-0183

Material List

1. Petitioner Name: Signs By Tomorrow/ Alex Looff
2. Date: 9/15/22
3. Project: RPS Capitol Investment
4. Location: 750 E. Rand Rd

Retail Building:

Signage: Internally LED Illuminated Aluminum Pylon Sign
Lexan Sign face with Translucent Vinyl Graphics
Stone Base to match other monument signs on premises
– either real stone or sign foam to get closer match.



Sign Face – Dark
Gray Background



Sign Face Lettering
White



Sign Face Logo
Color: Pantone
312c



February 25, 2022

Steve Hautzinger
Design Planner
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, IL 60005

VIA ELECTRONIC MAIL

Re: Letter for Variation and Hardship Request - Southpoint Shopping Center

Dear Mr. Hautzinger:

The purpose of this letter is to set forth the terms of our sign variance request. Our goal is to redevelop Southpoint Shopping Center into a Class A Shopping Center ("Shopping Center"). Creating a prime retail destination headlined by At Home, a national home and décor retailer. The installation of this sign will create a domino effect for the Shopping Center and Arlington Heights by significantly increasing annual retail sales and property values. The Shopping Center will experience a much-needed facelift with a new façade, new parking lot, new landscaping, and upgraded lighting.

Section 30-902 Standards

Standard: The difficulty or peculiar hardship is not self-created by the petitioner.

Response: The hardship is not self-created. The angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. This has been an issue with every retailer that has toured the site.

Standard: The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to public health, safety, morals, and welfare.

Response: The pylon sign does not create a traffic hazard. The surrounding properties will most likely experience increased shopping demand and sales. With At Home as a tenant in the Shopping Center, the adjoining properties will likely experience increased leasing activity and higher property values. The owners of the neighboring properties at the Shopping Center are in full support of bringing At Home to Arlington Heights and our request for this sign variance.

Standard: 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.

Response: As stated in the response above, the angled positioning of the building in relation to the road and the mature trees along Rand Road produce a substantial visibility issue for this particular parcel that is unique to this property. A new monument sign is a contingency for At Home to join the Shopping Center and relieve the visibility complications from Rand Road. It does not create a competitive advantage to other property owners. By way of example, Floor and Décor is another big box retailer and anchor and our neighboring property, and they have their own single tenant monument sign along Palatine Road. We're requesting a similar sign for our property along Rand Road.

Standard: The variation will not alter the essential character of the locality.

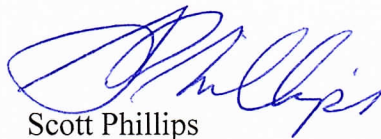
Response: The proposed drawings show the sign as a replica to the Floor & Décor sign on Palatine Road and will not alter the character of the Shopping Center.

Standard: The applicant's business cannot reasonably function under the standards of this Chapter.

Response: The business cannot function as a Class A shopping center without the increased visibility that a single tenant monument sign provides. As stated above, At Home or any other Class A national or regional retailers that have toured the site would not lease the space without the increased visibility of a single tenant monument sign on Rand Road.

We are excited to engage with the Village of Arlington Heights on this request and look forward to creating another Class A Shopping Center for the community.

Sincerely,



Scott Phillips
Managing Partner



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

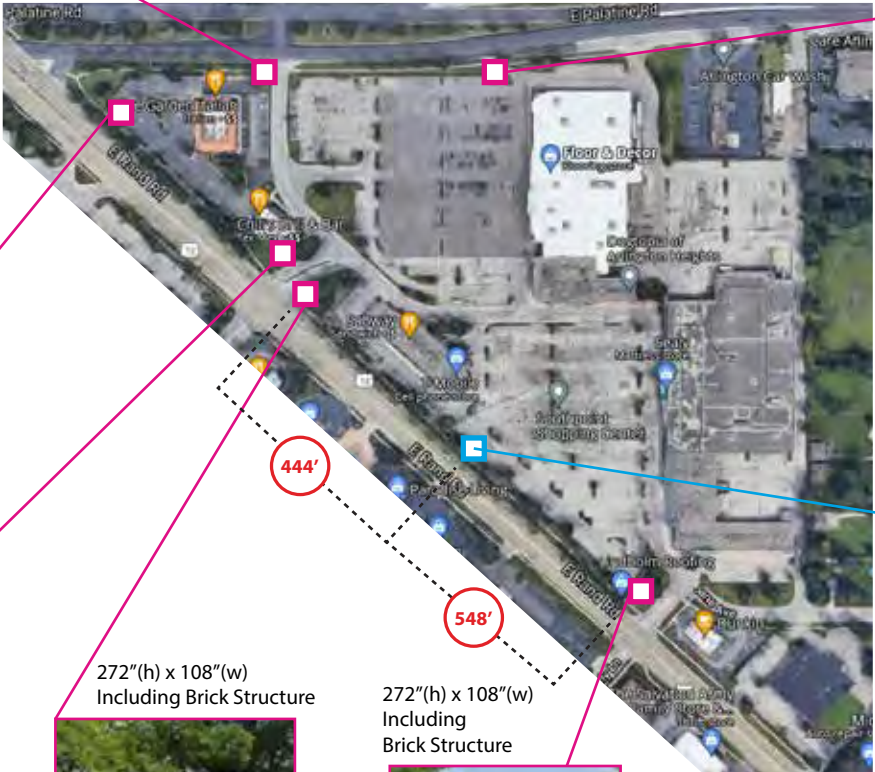


272"(h) x 108"(w)
Including Brick Structure

188"(h) x 118"(w)



254"(h) x 144"(w)



444'

548'



54"(h) x 94"(w)



272"(h) x 108"(w)
Including Brick Structure



272"(h) x 108"(w)
Including Brick Structure

SOUTHPPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☒ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**



1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

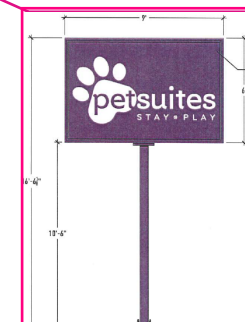
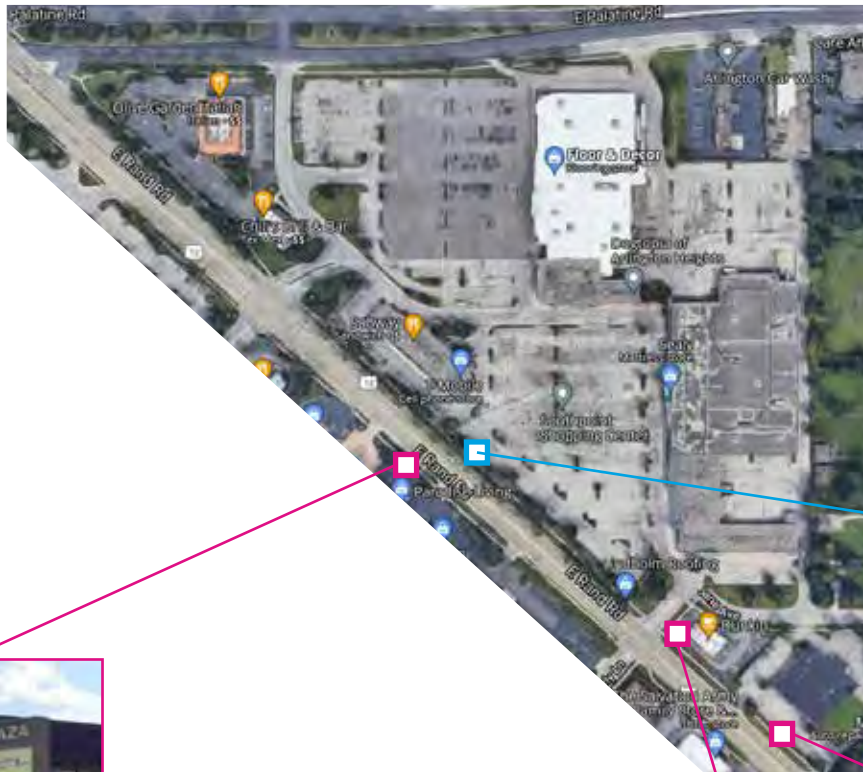
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision

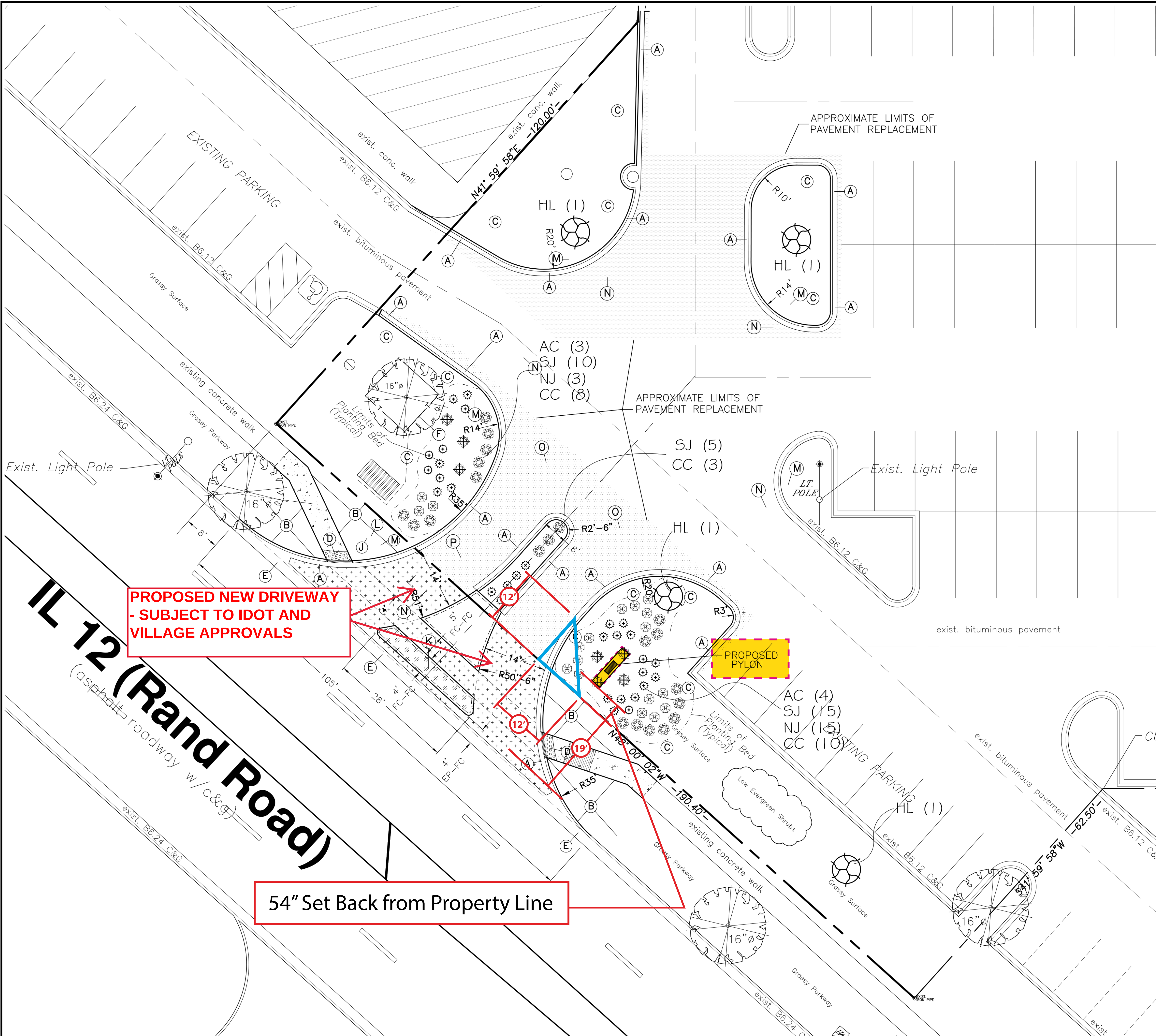
SIGNS BY TOMORROW
 SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
 PLEASE FILL IN
 INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



**NOTE: ALL PAVING REMOVAL AND REPLACEMENT SHALL BE PERFORMED
ACCORDING TO CURRENT IDOT STANDARD SPECIFICATIONS.
TRAFFIC AND PEDESTRIAN CONTROL ACTIVITIES SHALL COMPLY
WITH CURRENT IDOT STANDARD SPECIFICATIONS AS APPLICABLE.

PAVING LEGEND

BITUMINOUS PAVEMENT

- 2" HMA SURFACE COURSE - CLASS N-50
4" HMA BINDER COURSE - CLASS N-50
6" GRANULAR SUBBASE, TYPE B

PC CONCRETE SIDEWALK

- 5" P.C. CONCRETE
3" GRANULAR SUBBASE, TYPE B

PC CONCRETE BARRIER CURB CONCRETE ISLAND

- 8" P.C. CONCRETE
4" GRANULAR SUBBASE, TYPE B

COMMERCIAL DRIVEWAY ENTRANCE

- 8" P.C. CONCRETE
4" GRANULAR SUBBASE, TYPE B

SURFACE LEGEND

- (A) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12
PER VILLAGE OF MORTON GROVE STANDARD
- (B) 4" PULVERIZED TOPSOIL & CLASS 2A SEED w/ EROSION CONTROL BLANKET
(DISTURBED PARKWAY LAWN)
- (C) 4" TOPSOIL & SEED ON DISTURBED AREAS (ON-SITE)
- (D) DETECTABLE WARNING PANEL
- (E) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24 WITH
2-NO. 4 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS
- (F) TREE PROTECTION FENCE - TEMPORARY

PLANTING LEGEND

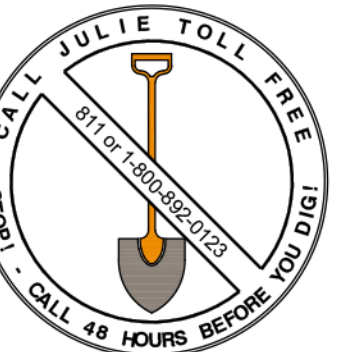
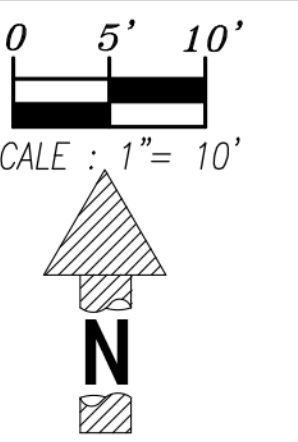
TREES

-  SKYLINE HONEYLOCUST TREE (HL)
(*Gleditsia triacanthos* f. *inermis* "Skycote")
4 TREES (Min. 2-1/2" cal.)

SHRUBS

- | | |
|---|---|
|  | COMPACT AMERICAN CRANBERRY (AC)
<i>(Viburnum trilobum compacta)</i>
7 shrubs @ 60" centers
(Min. 36" ht.) |
|  | SUNJOY GOLD PILLAR BARBERY (SJ)
<i>(Berberis thunbergii 'Maria')</i>
30 shrubs @ 36" centers
(Min. 36" ht.) |
|  | NEW JERSEY TEA (NJ)
<i>(Ceanothus americanus (NGN))</i>
18 shrubs @ 36" centers
(Min. 36" ht.) |
|  | CRANBERRY COTONEASTER (CC)
<i>(Cotoneaster apiculata)</i>
21 shrubs @ 48" centers
(Min. 36" ht.) |

FINISH PLANTING BEDS WITH 3" THICK HARDWOOD
MULCH TO APPROXIMATE LIMITS SHOWN



NO.	DATE	REVISION
	09/15/21	REVISED GEOMETRICS
	11/22/21	ADDED TRUCK TURNING EXHIBITS & MISC. GEOMETRIC REVISIONS

**NORMAN J. TOBERMAN
& ASSOCIATES, LLC**

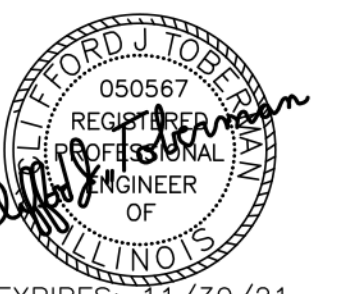
CIVIL ENGINEERS & SURVEYORS
15 S. Wilke Road, Suite 301, Arlington Heights, IL 60005
P. (847) 439-8225 F. (847) 749-4104
mail@toberman.us

IL Design Firm: 184.005910
Expires: 4-30-2023

SITE & LANDSCAPE PLAN

750 E. RAND ROAD
ARLINGTON HEIGHTS, IL.

THIS SEAL IS VOID IF NON-PRINTED
CHANGES APPEAR ON THESE PLANS



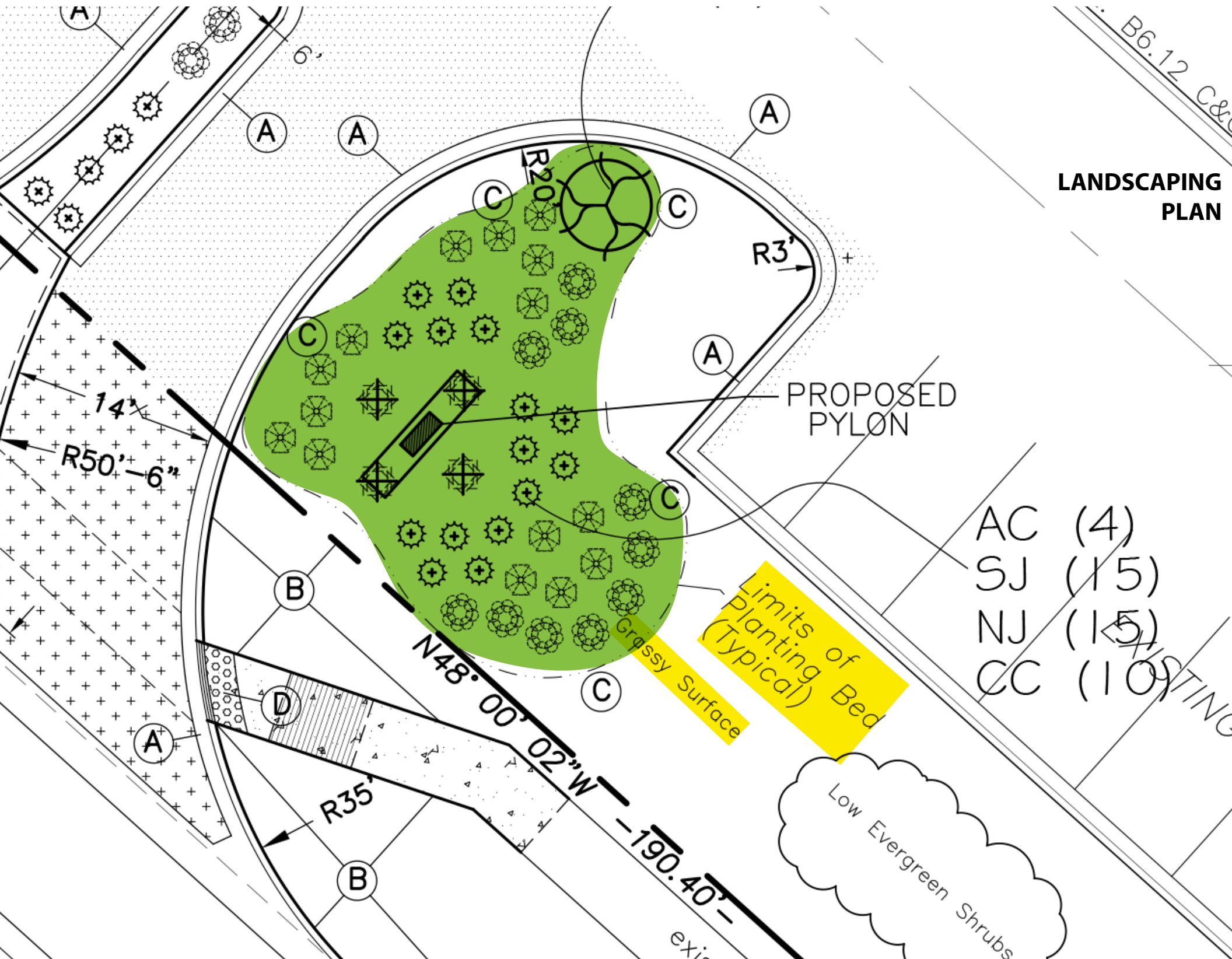
EXPIRES: 11/30/21

DATE	11/18/21
DRAWN BY:	SF
DESIGN BY:	CJT
APPROVED BY:	CJT

Sheet No. _____

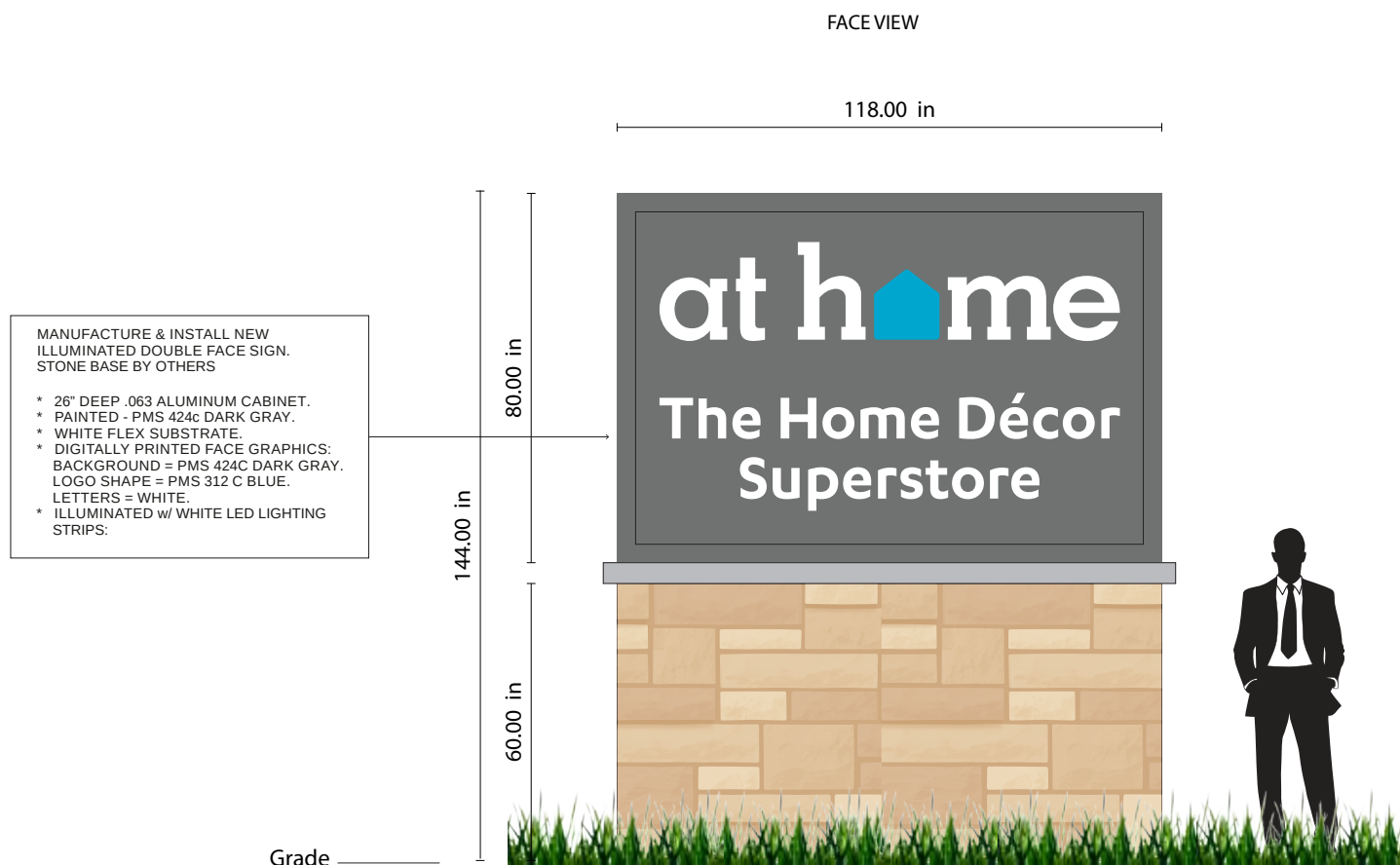
C-4

NJT Project No.
21-7259





Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

SIGNS
 BY TOMORROW
 SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
 PLEASE FILL IN
 INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

Approximate Location Rendering



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)

Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☒ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

SIGNS
BY TOMORROW

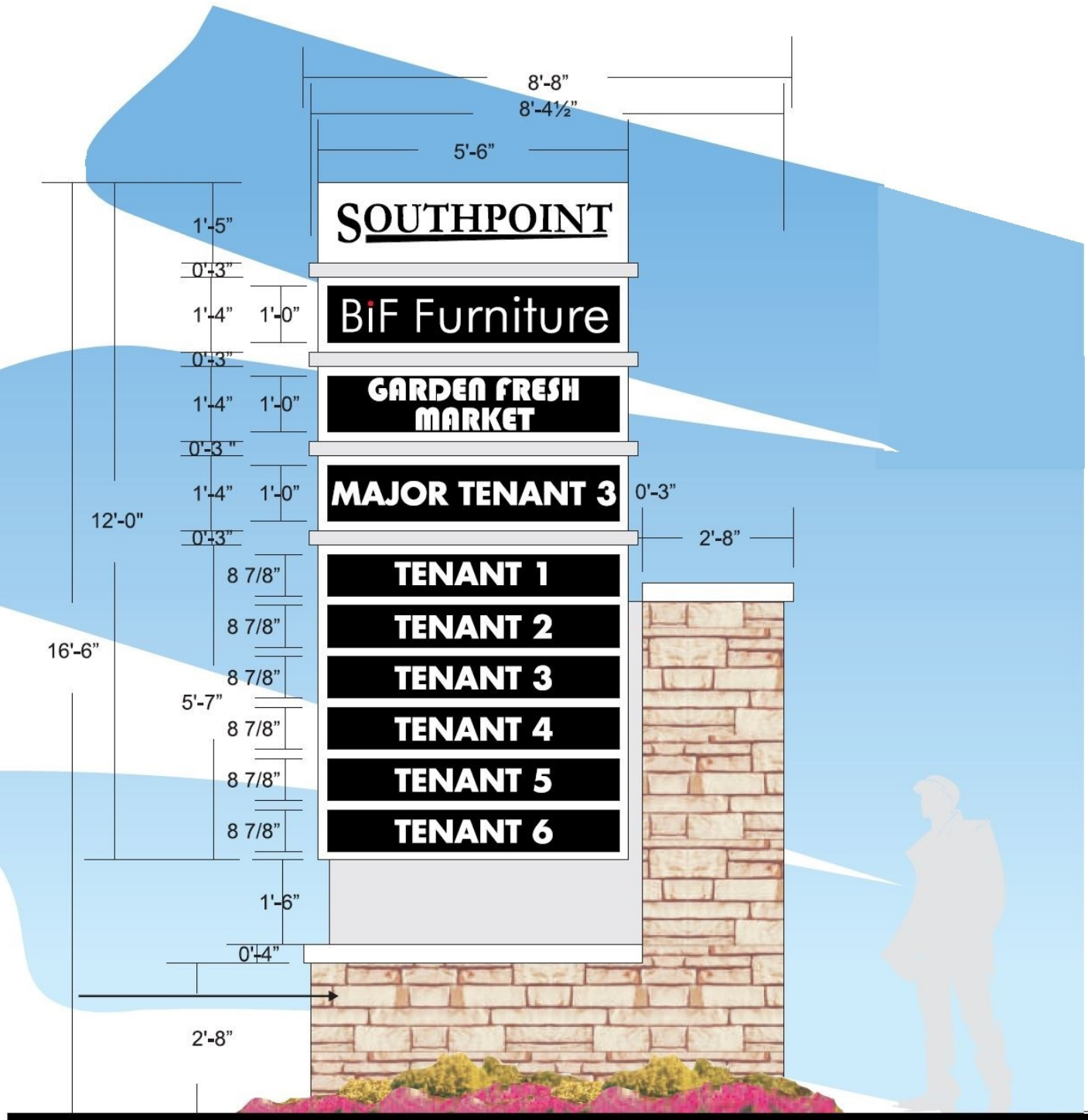
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

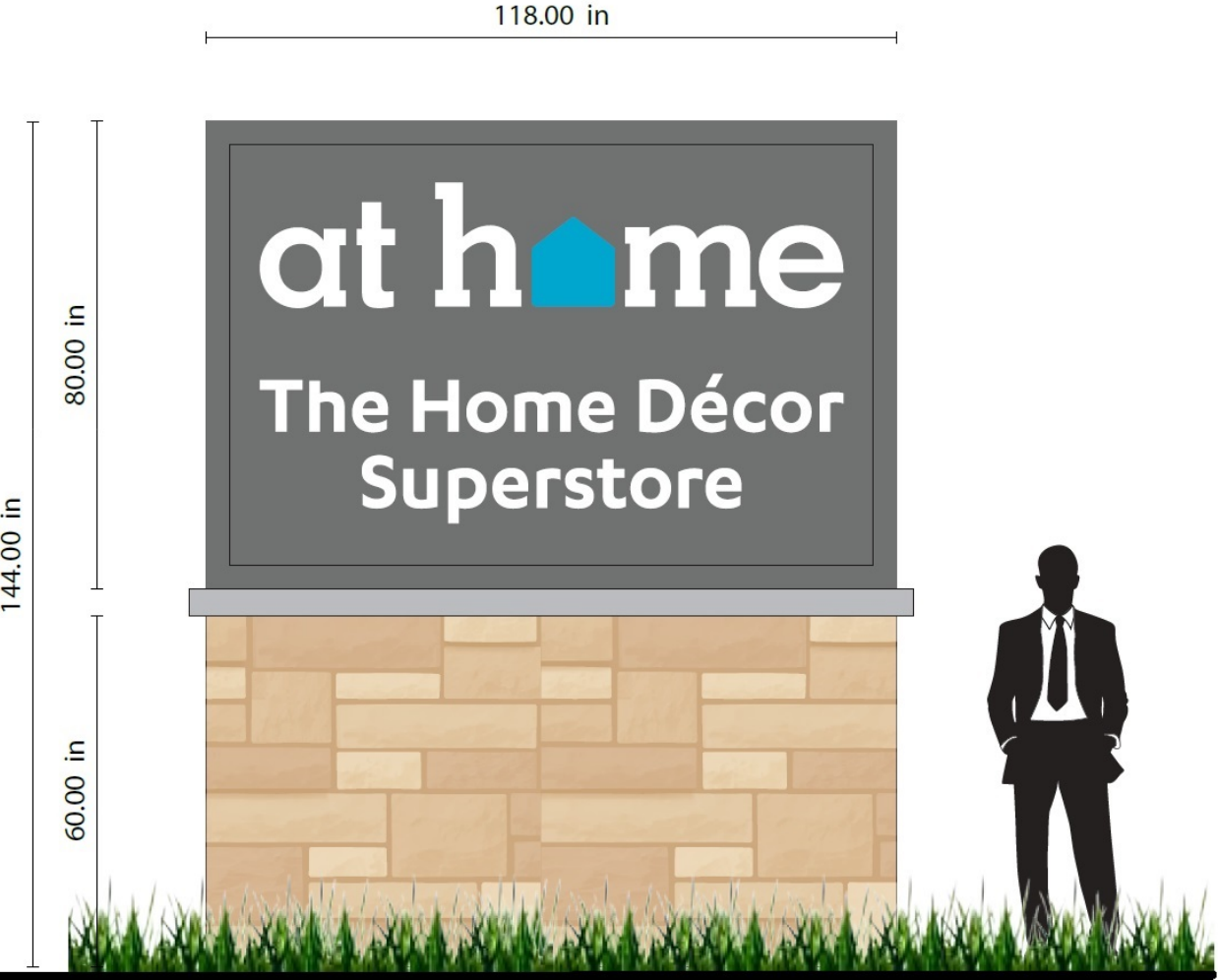
**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



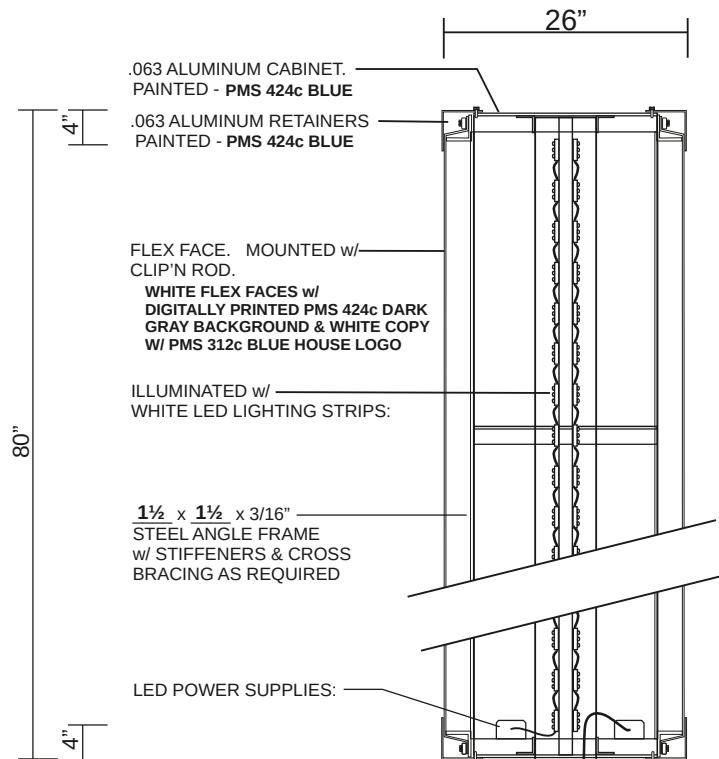
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



*Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval. Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.*



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)

Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

▼ CLIENT TO FILL OUT ▼

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision



SIGNS[®]
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



1315 E. Davis Street
Arlington Heights, IL 60005
T847-255-0123, F 847-255-0183

Material List

1. Petitioner Name: Signs By Tomorrow/ Alex Looff
2. Date: 2/3/22
3. Project: RPS Capitol Investment
4. Location: 750 E. Rand Rd

Retail Building:

Signage: Internally LED Illuminated Aluminum Pylon Sign
Painted Duranodic Bronze Frame
Lexan Sign face with Translucent Vinyl Graphics



Frame Color
Duranodic Bronze

Sign Face – Dark
Gray Background

Sign Face Lettering
White

Sign Face Logo
Color: Pantone
312c

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 12, 2022

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present: Jonathan Kubow, Chair
Ted Eckhardt
Kirsten Kingsley
John Fitzgerald

Members Absent: Scott Seyer

Also Present: Scott Fertitta for *At Home Stores*
Raphael Anguiano, Core States Group for *At Home Stores*
Alex Loeff, Signs by Tomorrow for *At Home Stores*
Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR MARCH 8, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF MARCH 8, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEW

DC#22-009 – At Home – 750 E. Rand Rd.

Alex Loeff, representing Signs by Tomorrow, and Scott Fertitta, representing *At Home Stores*, were present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is requesting a new dedicated ground sign for their At Home store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Table 1 in the Staff report provides a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road, and the proposed driveway is subject to IDOT and Village approvals.

The petitioner is seeking the following variations:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per the previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

The petitioner submitted a letter addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, Staff recommends a requirement that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

Chair Kubow asked if the petitioner had any comments at this time. Ms. Loeff said that visibility is their biggest concern here, and she is not aware of the status of IDOT approval for the new driveway. Mr. Fertitta did not have an update on that matter either.

The commissioners summarized their comments. Commissioner Kingsley said the proposed new monument sign was nicely designed and she liked the colors and the stone that matches the existing Southpoint signs. It made sense to her that if the name of the store will be on the 3 existing multi-tenant signs, that this new monument sign be contingent upon IDOT approval for the new entry off Rand Road. She had no further comments and agreed with Staff's recommendations. Commissioner Eckhardt agreed with Commissioner Kingsley's comments as well as Staff's recommendations that the new monument sign be contingent upon IDOT approval for the new driveway entrance. Commissioner Fitzgerald agreed with the other commissioners. Chair Kubow agreed as well, and said that looking up and down Rand Road reminded him of how expansive this area is with a lot of trees and coverage. He was hopeful for IDOT approval of the new driveway, and he agreed with Staff that approval of the new ground sign should be contingent upon this.

Mr. Hautzinger asked the petitioner what they plan to do about the new ground sign if IDOT denies the request for the new driveway. Mr. Fertitta said that while they hope for IDOT approval of the new driveway, they still want to pursue the new ground sign to face Rand Road, and they would offer landscaping and any other changes to the sign so it does not look odd without the driveway.

Commissioner Eckhardt said that while he supports Staff's recommendation that approval of the new ground sign be contingent upon IDOT approval of the new driveway, he felt the ground sign was appropriate in this location and he would not be opposed to it. He also reiterated the large amount of distance between the building and Rand Road, which he felt was a definite hardship, and he also pointed out how long it could take IDOT to make a decision, and he did not want to hold things up for the petitioner. Mr. Fertitta reiterated that if IDOT denies the new driveway, they would like the opportunity to come back before the commission with a variation request to show how this new ground sign was needed. Mr. Hautzinger commented that all sign variations require Village Board approval after a recommendation from this commission.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR THE AT HOME STORE TO BE LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW 7 GROUND SIGNS, WHERE 6 IS THE MAXIMUM ALLOWED PER THE PREVIOUSLY APPROVED 1989 SIGN VARIATION, AND 5 IS THE MAXIMUM ALLOWED PER CODE (ONE FOR EACH BUILDING).
2. A VARIATION FROM CHAPTER 30, SECTION 30-302.A, TO ALLOW A GROUND SIGN WITH 444' AND 548' OF SEPARATION FROM THE ADJACENT GROUND SIGNS, WHERE 800' IS THE MINIMUM SEPARATION REQUIRED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 4/6/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A REQUIREMENT THAT THE STONE FOR THE BASE OF THE SIGN SHALL BE SELECTED TO MATCH AS CLOSE AS POSSIBLE THE STONE USED ON THE EXISTING SOUTHPOINT MULTI-TENANT SIGNS.
2. A REQUIREMENT THAT APPROVAL OF THE NEW MONUMENT SIGN IS CONTINGENT UPON IDOT AND VILLAGE APPROVALS FOR THE NEW DRIVEWAY.
3. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

FITZGERALD, AYE; ECKHARDT, AYE; KINGSLEY, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

President and Board of Trustees
Village of Arlington Heights
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 16, 2022
7:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL OF MEMBERS

President Hayes and the following Trustees responded to roll: Baldino, Bertucci, Canty, Grasse, LaBedz, Scaletta, Schwingbeck, Tinaglia

Also present were: Randy Recklaus, Diana Mikula, Charles Perkins, Cris Papierniak, Hart Passman and Kim Peterson

IV. APPROVAL OF MINUTES

V. APPROVAL OF ACCOUNTS PAYABLE

A. Warrant Register 05/15/22 Approved

Trustee Jim Bertucci moved to approve in the amount of \$4,107,821.07. Trustee John Scaletta Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

VI. RECOGNITIONS AND PRESENTATIONS

A. Memorial Day Presentation

President Hayes advised that Greg Padovani, Chairman of the Arlington Heights Veteran's Memorial Committee, will be providing an update on the upcoming events for Memorial Day. Mr. Padovani happily announced that the Memorial Day parade and ceremony are back on this year, after a two-year hiatus. Mr. Padovani advised that this is the 103rd annual Memorial Day parade and ceremony and the route this year is that same that it has been for the last 50 years. Memorial Day is Monday, May 30th, with the parade beginning at 9:30 a.m., followed by a ceremony at Memorial Park at 11:00 a.m., where all of the nation's heroes are

honored and remembered, especially the 58 young men from Arlington Heights who died in service to our nation. Mr. Padovani distributed "Arlington Remembers" signs to the Board members and Village staff and explained how these signs will be passed out on the parade route for individuals to hold up as the parade marches by. These signs also have the names of those 58 fallen heroes from our town. Mr. Padovani encouraged everyone to attend the ceremony, as there will be at least 10 gold star families present, as well as retired Army Ranger Steve Nash, who served in the Battle of Mogadishu.

President Hayes thanked Mr. Padovani and his team for all of the hard work they put into these events and all the events honoring our military veterans and their families.

Mr. Padovani advised that thousands of people visited the Remembering Our Fallen traveling pictorial Memorial that was on display at North School Park for four days last week. Mr. Padovani thanked everyone for their support, including the Village, Park District, Library and everyone that supports the veteran's events.

B. Points Signs Presentation

Mr. Recklaus advised that this idea of including a wayfinding sign in the downtown area came from a discussion that occurred approximately two years ago, and following a visit to a local firm that designs these signs, Staff found one project in particular there that has some very strong municipal applications and might be appropriate for the downtown area. Mr. Recklaus explained how there is a prototype of this sign at Village Hall for viewing and then introduced Sajid Patel, CEO and co-founder of Optimal Design. Mr. Patel introduced Mr. Michael Ottoman, Vice President of Digital Solutions at Optimal Design, to give a quick overview of the sign.

Mr. Ottoman explained how the sign itself is not just a wayfinding sign, but the most advanced wayfinding sign in the world. It has the ability to understand what's around it and has actionable information, with multiple levels of information. The sign would contain basic information, including time, date and weather, as well as community information. In addition, emergency information, including tornado warnings and Amber Alerts, could automatically be fed into the sign, and local businesses will be able to add information to the sign. Mr. Ottoman advised that the sign itself isn't just about the information, it's also about integrating securely into a smart city's infrastructure, and could have additional sensors that might detect lightening or air quality. Mr. Ottoman went on to say that this sign is really designed to be a hyper local communication and advertising platform that's intelligent enough to understand what is going on around it.

Mr. Patel advised that because his firm is local here in Arlington Heights, they would love to deploy the first sign of this type here. Mr. Patel explained how his company's overall plan is to build their operations, manufacturing and support

team right here in Arlington Heights. Mr. Patel thanked President Hayes and the Trustees, as well as Mr. Recklaus and his team, for all of their support.

President Hayes advised that he viewed the prototype and was very impressed and confirmed with Mr. Patel that this sign has not been deployed anywhere else at this point. President Hayes asked how the information gets uploaded to the sign, which Mr. Ottoman explained how there will be a secure portal for authorized individuals to upload information to the sign and then there will be someone assigned from the Village of Arlington Heights to approve the upload. Mr. Recklaus advised that there will be many input sources to add information to the sign.

Trustee Scaletta advised that he is very excited, as the Village of Arlington Heights will have the first opportunity to have this type of a sign. Trustee Scaletta asked if this sign will be separate from the community sign and be more of an informational sign in the downtown area. Mr. Recklaus explained how this is a completely new concept that can be used in the downtown area for information and advertising, along with the current informational signs that are situated throughout the area. Mr. Recklaus believes individuals would be drawn to a sign like this and make our downtown experience unique, as no one has seen this before. Trustee Scaletta asked if these signs would be situated on the corners or the downtown where we have existing signage. Mr. Recklaus explained how they are currently just looking for one location that is visible, safe, and has power for a prototype. Trustee Scaletta asked if the sign is interactive, which Mr. Ottoman explained how there will be a search feature for users to gather information. Trustee Scaletta thanked both gentleman for bringing this technology not only to our Village, but to the world.

VII. CITIZENS TO BE HEARD

Miel Johnson, President of the League of Women Voters – Arlington Heights, Mt. Prospect, Buffalo Grove, advised that the League is urging the Board to make Arlington Heights more welcoming and a city of good neighbors by reconsidering the proposal that Trustee Grasse put forward last year to allow flags flown by the State of Illinois to fly in Arlington Heights. Ms. Johnson stated that as race, religion and gender-based violence continues to dominate the headlines, the League asks the Board of Trustees to amend the previously adopted flag ordinance to allow any flag displayed at the State Capitol to fly proudly in our Village.

President Hayes advised that this was brought up previously and the Board discussed this fully, carefully and thoroughly last year. In addition, President Hayes stated that a vote was taken by the Village Board and a flag ordinance was passed in its current form and there is insufficient support on this Board to reconsider this ordinance.

Melissa Cayer, Arlington Heights resident, asked the Board to end the Tax Increment Financing District, because the rest of the residents don't get the same deal to use property tax money to improve their own property.

VIII. OLD BUSINESS

A. Report of the Committee of the Whole Meeting of May 16, 2022

Consideration of recommending to the Liquor Commission the issuance of a Class N(r) liquor license to Arlington Hotels, LLC dba Sonesta Select Arlington Heights North located at 3700 N. Wilke Road

President Hayes advised that the applicant for this agenda item did not appear at the Committee of the Whole Meeting this evening, therefore there is no report.

IX. CONSENT AGENDA

President Hayes advised that Keith Moens asked to remove Consent Legal D from the Consent Agenda. Also, Melissa Cayer asked to remove Consent Legal E.

CONSENT APPROVAL OF BIDS

A. Downtown Brick Paver Purchase – Award Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

B. Police Special Purpose Vehicle Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

C. Aerial Truck Purchase – Public Works Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

CONSENT LEGAL

- A. An Ordinance Amending Chapter 13 of the Arlington Heights Municipal Code (Making available a Class "A" liquor license) Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- B. An Ordinance Prohibiting Parking (Grove Street) Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

- C. An Ordinance Establishing the Speed Limit on Certain Streets in the Village of Arlington Heights (portions of E. Miner St. and N. Douglas Ave.) Approved

Trustee Robin LaBedz moved to approve. Trustee Mary Beth Canty Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

XI. APPROVAL OF BIDS

XII. NEW BUSINESS

Mr. Recklaus suggested the Board discuss and vote on Consent Legal D, the Ordinance for the TIF Redevelopment Agreement first prior to the Sign Variation, as approval of the Sign Variation likely depends on the approval of this item. President Hayes agreed and asked for a motion to take Legal D out of order.

Trustee John Scaletta moved to take Legal D at this time. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia.

D. An Ordinance Approving a Tax Increment Financing Redevelopment Agreement by and between the Village of Arlington Heights and RPS Arlington, LLC (750 East Rand Road, Southpoint Shopping Center)	Approved
---	----------

Trustee Robin LaBedz moved that the Village Board adopt the Ordinance approving the redevelopment agreement and authorizing the execution of the agreement. Trustee Tom Schwingbeck Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Mr. Recklaus advised that Staff has been working with RPS Capital since last year regarding the need for a tenant at the vacant 100,000 square foot box space at Southpoint Shopping Center.

Mr. Perkins explained how Southpoint Shopping Center has had its struggles over the years, not through a lack of effort of the Village's part, trying to see the shopping center redeveloped. It has taken 15 years to even get a possible tenant interested in this vacant box space. Mr. Perkins advised that this proposal would generate significant sales tax revenue for the community and would be a significant investment in Southpoint Shopping Center and would act as a jump-start to the remainder of the shopping center. Mr. Perkins stated that Staff was very excited when RPS Capital approached the Village, as they have two potential tenants, At Home and an interior antique mall. They are requesting TIF funds, which was for a little bit more than what Staff is recommending and average rate of return for this project is 9.5%. Mr. Perkins explained how at the end of last year there was approximately \$4 million in the TIF Fund, therefore there is enough money to pay for this redevelopment.

Trustee Bertucci advised that this area has looked pretty bad for quite some time and fortunately Floor & Décor came in and is anchoring one end and now At Home will anchor the other end and the hope is that with these two strong anchors, the vacant stores in between will find tenants. Trustee Bertucci thanked Mr. Perkins and Mr. Recklaus, along with their Staff, for getting At Home into the shopping center and stated that he supports and endorses the use of TIF funds for this project.

Trustee Tinaglia stated that he concurs with Trustee Bertucci and asked Mr. Perkins how much money is currently in the TIF Fund. Mr. Perkins stated that at the end of last year it was just under \$4 million. Trustee Tinaglia asked about the time limit there is to use these funds, which Mr. Perkins explained if there is an unobligated fund balance for more than three years, then the money has to get dispersed. Trustee Tinaglia asked what the overall invest RPS Capital is putting into this project, which Mr. Perkins stated it is \$6.7 million. Trustee Tinaglia advised that he hopes this project goes the right way and appreciates everyone's efforts.

Trustee Scaletta asked Mr. Perkins about the retailers that are out there who would take on 100,000 square feet. Mr. Perkins advised that there are not any right now. Trustee Scaletta stated that he knows it is a major challenge filling a 30,000 or 40,000 square foot space, let alone a 100,000 square foot space, and for 15 years there hasn't been anyone interested in this shopping center, therefore he is supportive of the Village entering into this TIF agreement with this development, as it is the best option the Village has. Trustee Scaletta believes this redevelopment will also generate additional sales tax with the other retailers and restaurants nearby. Scaletta stated that we would not have downtown Arlington Heights the way it is today if we did not have a TIF agreement and thanked Staff for all of their efforts to make sure TIF is a part of the redevelopment of the Village of Arlington Heights.

Trustee LaBedz concurred with her colleagues about how vitally important it is for the use of TIF funds for this shopping center. Trustee LaBedz advised that it is time to do something like this and get the space filled with a thriving realtor.

Keith Moens, Village of Arlington Heights resident, asked about the TIF Fund ending balance and if it is truly \$4 million or \$3.2 million, like the 2021 actual budget indicates. Mr. Perkins stated that the November 19, 2021 ending balance in the TIF Fund was \$3,965,388 and what is in the budget is typically an estimate from the year prior. Mr. Recklaus advised that the TIF Fund will be higher because there is additional income generated in between the time period the budget is done and when the numbers were provided. Mr. Moens also asked about the bonds and the notes and how they factor into the TIF Fund, which Mr. Perkins stated the bonds and notes were paid off early and not factored into the Fund.

Melissa Cayer, Arlington Heights resident, stated that she didn't believe Trustee Scaletta about the downtown area not being developed without a TIF Fund. Ms. Cayer believes the TIF districts will develop on their own.

Trustee Scaletta advised that this property is in a TIF district and has been vacant with a TIF district for 15 years. Trustee Scaletta posed the question about how much longer it would be vacant without a TIF district.

A. At Home – 750 E. Rand Rd. / Sign Variation – DC#22-009

Scott Phillips, Managing Partner, RPS Capital, and Alex Loeff, Business Development Manager, Signs by Tomorrow, introduced themselves and Ms. Loeff discussed the Sign Variation that is being requested for At Home. Ms. Loeff advised that she has already met with the Design Commission and have agreed to adding a new driveway, as access to the shopping center and visibility to the building itself is an issue. Therefore, they are looking to put up a sign so people know where to turn in.

Mr. Perkins advised that At Home is asking for a Sign Variation, as they want to put up an additional sign, as well as a variation from the spacing that is required between two signs. Mr. Perkins advised that there are six signs on the property right now and they originally requested a tall sign, which Staff worked with the petitioner to have it modified to be a monument sign, that has a similar architecture and style as the existing multi-tenant signs. The sign will be at the corner by the new entrance, mid-way along the frontage on Rand Road. Staff recommended approval of the sign with these changes and the Design Commission concurred.

President Hayes stated that he concurs with the recommendation of the Staff and Design Commission, as he believes the Board needs to do everything they can to help make these businesses and shopping centers successful.

Trustee Canty concurs as well and stated that she supports the additional signage and is glad to see At Home coming here and investing in the community.

Trustee Scaletta advised that he reviewed the Design Commission minutes and designs that were provided to them and is in favor of providing additional signage, as this space specifically is very far back. Trustee Scaletta concurs with the Design Commission and Staff.

Trustee John Scaletta moved to concur with the Design Commission recommendation. Trustee Mary Beth Canty Seconded the Motion.

The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

E. A Resolution Approving Property to
Participate in the Cook County Class 6
Assessment Incentive Program
(Automatic Mechanical Services, Inc., 3733 Ventura Drive)

Approved

Mr. Perkins advised that Automatic Mechanical Services has been in Arlington Heights since 2003. The original owner sold the business and the new property owner is requesting Village approval for a Cook County Class 6b Property Tax Classification renewal relative to 3733 N. Ventura Drive, consisting of one parcel of property. The site has received two previous Class 6b designations. The owner plans to invest an additional \$1 million and expand their interior mezzanine to accommodate their space needs. Staff evaluated this request and determined that it makes sense because of the investment they are making in the property. The owner has also signed an agreement to rebate 10% of the savings to the Village, which would go into the Zero Interest Loan Fund to help other small businesses. Mr. Perkins stated that Staff recommends approval of the Class 6b tax incentive.

President Hayes thanked Mr. Perkins and stated that this sounds like a good deal for all of those involved.

Trustee Jim Bertucci moved to approve a Resolution supporting the application for a Class 6b tax incentive renewal for String 6 LLC for the property located at 3733 N. Ventura Drive. This approval is subject to compliance with all Village codes and regulations. Trustee Jim Tinaglia Seconded the Motion.
The Motion: Passed

Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

Melissa Cayer, Arlington Heights resident, advised that an over-taxed body doesn't have discretionary money to spend.

XIII. LEGAL

XIV. REPORT OF THE VILLAGE MANAGER

XV. APPOINTMENTS

XVI. PETITIONS AND COMMUNICATIONS

Trustee Grasse stated that she had no idea that the comment about the amendment to the flag ordinance was going to be made and how she continues to hear from people in the community about the Board revisiting the conversation. Trustee Grasse explained how she is open to a discussion on the amendment she offered, especially because everyone on the Board was not present for the vote. President Hayes advised that a majority of the Board voted in favor of the flag ordinance as it is currently now enacted. There was insufficient support to revisit any proposed amendments or to having further discussion. Trustee Grasse asked if there is insufficient support to revisit the conversation of the amendment from the majority of the Board, which President Hayes stated there is. Trustee Canty advised that she is willing to have the conversation. President Hayes asked if there is anyone else who wants to revisit the issue, which Trustee Grasse, Trustee Canty, Trustee Baldino and Trustee LaBedz raised their hands. President Hayes indicated that it is four in favor and five not in favor. Trustee Grasse explained how the community now knows who wants to revisit the issue and who does not, which is a good thing for transparency. Trustee Scaletta asked Trustee Grasse if she has spoken to Trustee Schwingbeck about this, which Trustee Grasse stated she has not. Trustee Scaletta advised that Trustee Schwingbeck was the only one not present for this vote and perhaps she should have spoken to him before.

XVII. ADJOURNMENT

Trustee John Scaletta moved to adjourn at 8:27. Trustee Jim Tinaglia Seconded the Motion.

The Motion: Passed

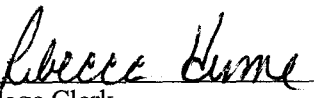
Ayes: Baldino, Bertucci, Canty, Grasse, Hayes, LaBedz, Scaletta, Schwingbeck, Tinaglia

THIS SPACE FOR RECORDERS USE ONLY

**AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN
REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 750 EAST RAND ROAD**

ADOPTED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF ARLINGTON
HEIGHTS THIS
6TH DAY OF JUNE, 2022.

Published in pamphlet form
by the authority of the
President and Board of Trustees
of the Village of Arlington Heights,
Cook County, Illinois this
6th day of June, 2022.


Village Clerk

2022-043

**AN ORDINANCE GRANTING VARIATIONS FROM CHAPTER 30, SIGN
REGULATIONS, OF THE ARLINGTON HEIGHTS MUNICIPAL CODE
FOR THE PROPERTY AT 750 EAST RAND ROAD**

WHEREAS, RPS Arlington, LLC, Applicant of that certain property located in the B- 3 General Service, Wholesale and Motor Vehicle District ("*B-3 District*"), commonly known as 750 E. Rand Road, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("*Property*"); and

WHEREAS, the Property is improved with five single-story retail buildings and is utilized as a shopping center ("*Existing Buildings*"); and

WHEREAS, as part of planned improvements to the Property, the Applicant desires to install one ground sign facing Rand Road ("*Proposed Ground Sign*") as well as allow ground signs having less than the required minimum separation between signs ("*Proposed Separation between Signs*"); and

WHEREAS, the requirements for Signs are set forth in Chapter 30, Sign Regulations, of the Arlington Heights Municipal Code ("*Sign Regulations*"); and

WHEREAS, pursuant to Section 30-302.a of the Sign Regulations, the maximum number of ground signs allowed on the Property is five with one additional ground sign granted by a variation in 1989, for a total of six ground signs; and

WHEREAS, pursuant to Section 30-302.a of the Sign Regulations, the minimum separation distance between multi-tenant ground signs is 800 feet of separation; and

WHEREAS, in order to permit the installation of the Proposed Ground Sign and Proposed Separation between Signs, the Applicant has submitted a petition for variations from the Sign Regulations (collectively the "*Requested Variations*"); and

WHEREAS, notification of a public meeting of the Design Commission of the Village of Arlington Heights ("*Design Commission*") to consider approval of the Requested Variations was provided by the Applicant pursuant to Section 30-904 of the Sign Regulations by posting signage at the Property and serving written notice on neighboring property owners; and

WHEREAS, on April 12, 2022, the Design Commission conducted a public meeting to consider the Requested Variations, and voted to recommend that the Village Board approve the Requested Variations; and

WHEREAS, the Village President and Board of Trustees have determined that the Requested Variations meet the required standards for a variation as set forth in Section 30-902 of the Sign Regulations; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interests of the Village to grant the requested Variations, subject to the conditions, restrictions, and provisions of this Ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION 1. RECITALS. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION 2. GRANT OF VARIATIONS. Subject to, and contingent upon, the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, and in accordance with, and pursuant to, Section 30-902 of the Sign Regulations and the home rule powers of the Village, the Village hereby grants the following variations to the Applicant:

- A. A variation from Section 30-302.a, to allow an increase in the maximum number of ground signs on the Property from six ground signs to seven ground signs.
- B. A variation from Section 30-302.a, to allow a reduction in the minimum separation between adjacent ground signs from 800 feet to 444 feet and 548 feet of separation between adjacent ground signs.

SECTION 3. CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Sign Regulations or any other provision of the "Municipal Code of Arlington Heights, Illinois, 1995," as amended ("*Village Code*"), the approvals granted pursuant to Section 2 of this Ordinance are hereby expressly subject to, and contingent upon, the development, use, and maintenance of the Proposed Ground Sign, the Existing Building, and the Property in compliance with each and all of the following conditions:

- A. Compliance with Regulations. Except to the extent specifically provided otherwise in this Ordinance, the development, use, operation, and maintenance of all signs on the Property (including, without limitation, the Proposed Ground Sign), the Existing Building, and the Property must comply at all times with all applicable Village codes and ordinances, as the same have been or may be amended from time to time.
- B. Compliance with Plans. Except for minor changes and site work approved by the Village's Director of Building & Life Safety (for matters within his or her permitting authority) in accordance with all applicable Village standards, the installation, use, operation, and maintenance of the Proposed Ground Sign must comply with those certain plans prepared by the Applicant, a copy of which is attached to and, by this reference, made a part of this Ordinance as Exhibit B ("*Plans*").
- C. Base of the Sign. The stone for the base of the sign shall be selected to match as close as possible the stone used on the existing Southpoint multi-tenant signs.
- D. State approval. Sign approval is contingent upon Illinois Department of Transportation (IDOT) and Village approvals for the new driveway.

- E. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.

SECTION 4. RECORDATION; BINDING EFFECT. A copy of this Ordinance will be recorded with the Cook County Clerk. This Ordinance and the privileges, obligations, and provisions contained herein inure solely to the benefit of, and are binding upon the Applicant and each of its heirs, representatives, successors, and assigns.

SECTION 5. FAILURE TO COMPLY WITH CONDITIONS. Upon the failure or refusal of the Applicant to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, as applicable, the approval granted in Section 2 of this Ordinance may, at the sole discretion of the Village President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Village President and Board of Trustees may not so revoke the approval granted in Section 2 of this Ordinance unless they first provide the Applicant with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village President and Board of Trustees. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the B-3 General Service, Wholesale and Motor Vehicle District and the applicable provisions of the Sign Regulations and the Village Code, as the same may, from time to time, be amended. Further, in the event of such revocation, the Village Manager and Village Attorney are hereby authorized and directed to bring such enforcement action as may be appropriate under the circumstances.

SECTION 6. AMENDMENTS. Any amendments to the approvals granted in Section 2 of this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Sign Regulations and the Village Code.

SECTION 7. SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 8. EFFECTIVE DATE.

- A. This Ordinance will be effective only upon the occurrence of all of the following events:
 - 1. Passage by the Village President and Board of Trustees in the manner required by law; and
 - 2. The filing by the Applicant with the Village Clerk of an Unconditional Agreement and Consent, in the form of Exhibit C attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and

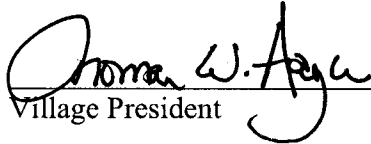
3. all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

B. In the event the Applicant does not file fully executed copies of the Unconditional Agreement and Consent, as required by Section 8.A.2 of this Ordinance, within 30 days after the date of final passage of this Ordinance, the Village President and Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

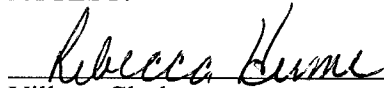
AYES: CANTY, GRASSE, SCALETTA, BALDINO, LABEDZ, SCHWINGBECK, TINAGLIA, HAYES

NAYS: NONE

PASSED AND APPROVED this 6th day of June, 2022.


Village President

ATTEST:


Village Clerk

SignRegulationOrdinances:At Home – Southpoint Shopping Center

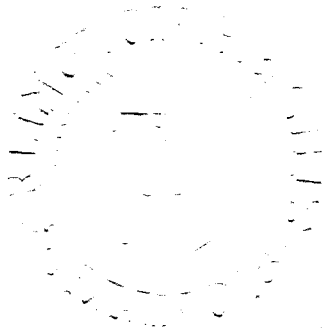


EXHIBIT A

Legal Description

PART OF LOTS 1, 2 AND 3 IN THE CUB ADDITION, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1984 AS DOCUMENT NO. 27090321; ALSO PART OF LOTS 61 TO 65 INCLUSIVE IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS. A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE) AND VACATED LILLIAN AVENUE (66 FEET WIDE) VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 3 IN THE CUB ADDITION; THENCE NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, BEING ALSO THE NORTHEASTERLY LINE OF RAND ROAD, A DISTANCE OF 410.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SOUTHWESTERLY LINE OF LOT 3, NORTH 47 DEGREES 48 MINUTES 11 SECONDS WEST 190.40 FEET; THENCE NORTH 42 DEGREES 11 MINUTES 49 SECONDS EAST 120.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 153.58 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 45.07 FEET TO A POINT OF 1 CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCA VE TO THE SOUTH WEST HAVING A RADIUS OF 57.50 FEET. AN ARC DISTANCE OF 57.16 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 54.83 FEET, AND A BEARING OF SOUTH 61 DEGREES 32 MINUTES 37 SECONDS EAST; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 25.91 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 11 SECONDS WEST 46.57 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST 294.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 20.28 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 9.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 10.15 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 1.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 152.09 FEET; THENCE SOUTH 45 DEGREES 01 MINUTES 48 SECONDS EAST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 24.38 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 21.40 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.90 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 349.03 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 226.45 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 44.97 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 20. 75 FEET TO A POINT ON THE EAST LINE OF LOT 65 IN SAID C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST ALONG THE EAST LINE AND THE EAST LINE EXTENDED OF SAID LOTS 61, 62, 63, 64 AND 65, A DISTANCE OF 492.59 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 204.61 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 0.33 OF A FOOT; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 42.65 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 94.86 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.96 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 39.80 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 12

SECONDS WEST 24.32 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 3.08 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 7.00 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 12 SECONDS WEST 12.73 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 121.74 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 13.03 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 22.80 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 305.66 FEET; THENCE SOUTH 42 DEGREES 11 MINUTES 49 SECONDS WEST 62.50 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

AND

PART OF LOTS 62 AND 63 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR396997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE AND VACATED LILLIAN A VENUE (66 FEET WIDE), VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 8857B174. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 63; THENCE SOUTH 89 DEGREES 42 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 63, A DISTANCE OF 32.74 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 90.01 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 10.90 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 21.40 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 24.38 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE SOUTH 59 DEGREES 58 MINUTES 12 SECONDS WEST 20.18 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 45 DEGREES 01 MINUTES 48 SECONDS WEST 12.73 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES, 48 SECONDS WEST 152.09 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 12 SECONDS EAST 64.46 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 53.60 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND:

PART OF LOTS 61 AND 62 IN C. A. GOELZ'S ARLINGTON HEIGHTS GARDENS, A SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED MARCH 13, 1928 AS DOCUMENT NO. LR398997; ALSO PART OF VACATED PRAIRIE AVENUE (33 FEET WIDE VACATED ACCORDING TO ORDINANCE RECORDED DECEMBER 13, 1988 AS DOCUMENT NO. 88576174, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 61; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 61, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 80.29 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 12 SECONDS WEST 64.46 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 121.74 FEET; THENCE NORTH 44 DEGREES 58 MINUTES 12 SECONDS EAST 12.73 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 48 SECONDS WEST 7.00 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 20.18 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 3.08 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS 24.32 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 39.80

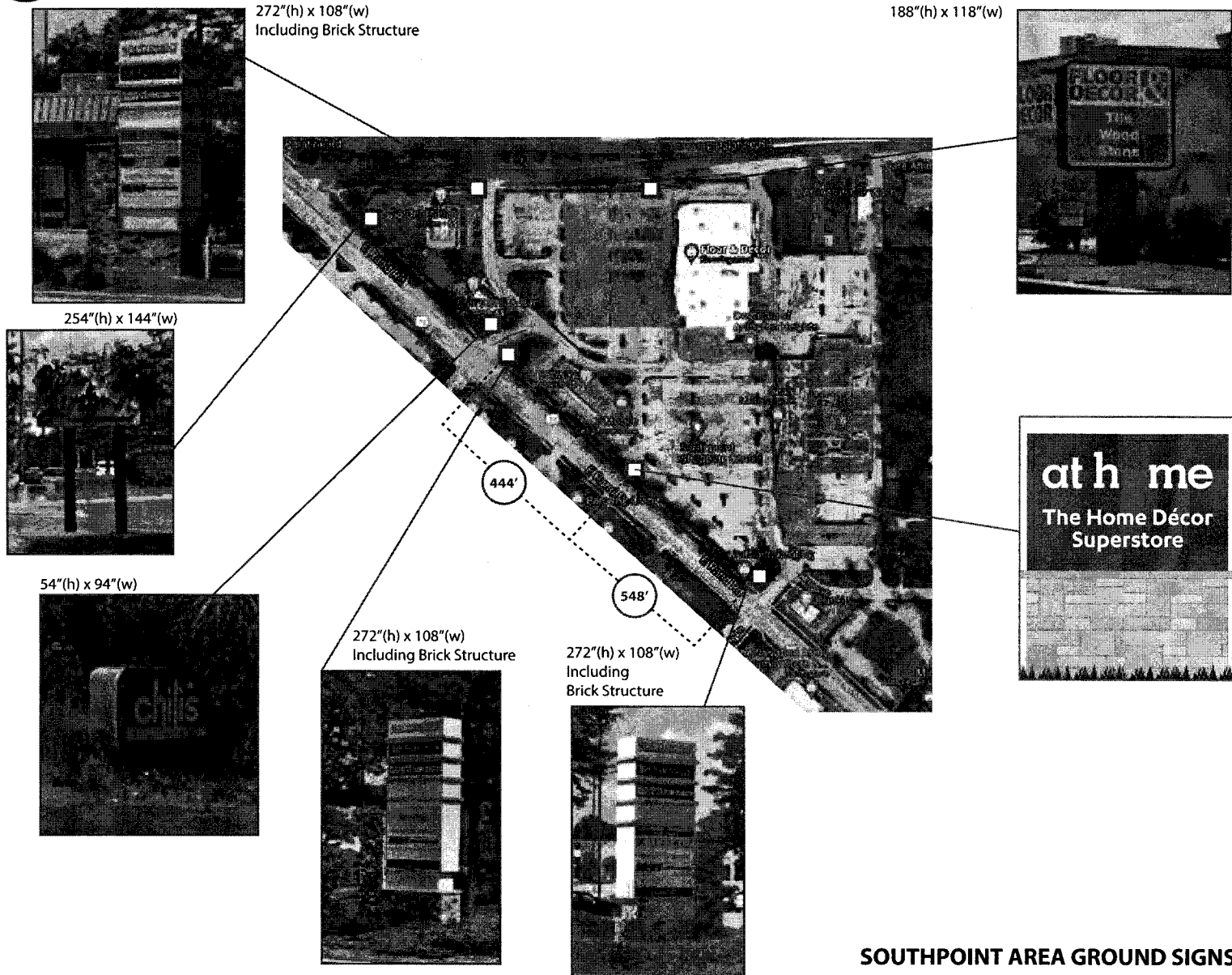
FEET; THENCE NORTH 89 DEGREES 58 MINUTES 12 SECONDS EAST 10.96 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 48 SECONDS EAST 14.57 FEET TO THE PLACE OF BEGINNING. IN COOK COUNTY. ILLINOIS.

Common Address: 750 East Rand Road, Arlington Heights, Illinois 60004

PIN(s): 03-20-201-011, -014; 03-20-203-013, -014, -015



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SOUTHPPOINT AREA GROUND SIGNS

SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

▼ CLIENT TO FILL OUT ▼

☐ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

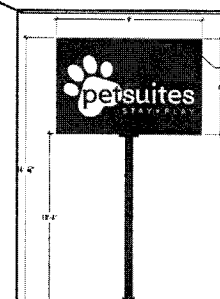
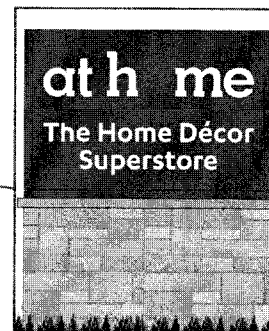
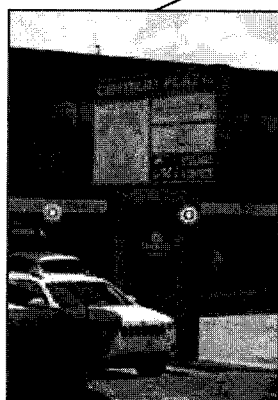
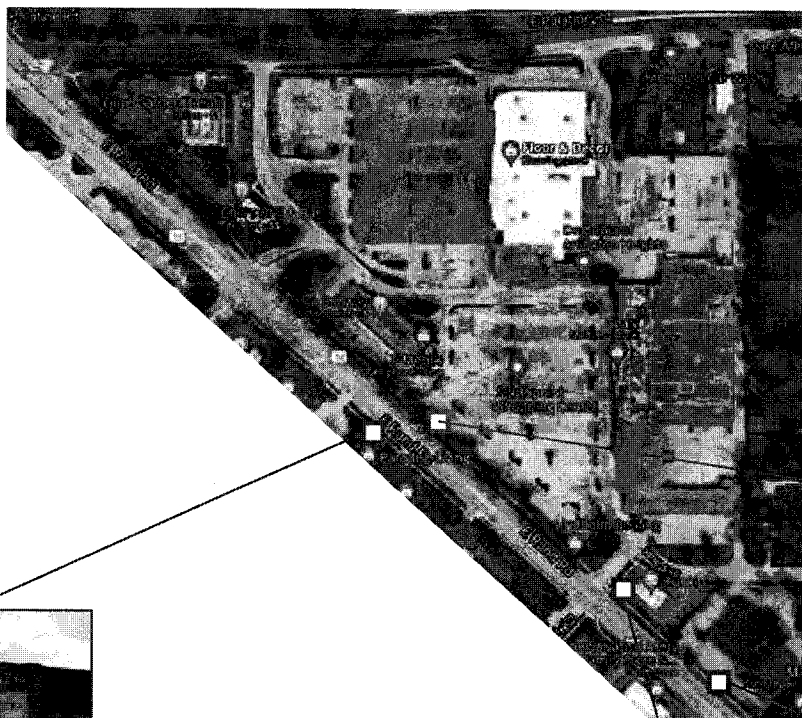
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: | Phone Number:



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

▼ CLIENT TO FILL OUT ▼

☐ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____

PAVING LEGEND

ROD INJURIOUS DAVIDSON

2" HMA SURFACE COURSE - CLASS N-50
4" HMA BINDER COURSE - CLASS N-50
6" GRANULAR SUBBASE, TYPE B

PC CONCRETE SIDEWALK
5" P.C. CONCRETE
3" GRANULAR SUBBASE TYPE B

PC CONCRETE BARRIER CURB CONCRETE ISLAND
8" P.C. CONCRETE

4" GRANULAR SUBBASE, TYPE B

COMMERCIAL DRIVEWAY ENTRANCE
8" R.C. CONCRETE

SURFACE LEGEND

(A) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12
PER VILLAGE OF MORTON GROVE STANDARD

(B) 4" PULVERIZED TOPSOIL & CLASS 2A SEED w/ EROSION CONTROL BLANKET
(DISTURBED PARKWAY LAWN)

③ 4" TOPSOIL & SEED ON DISTURBED AREAS (ON-SITE)

④ DETECTABLE WARNING PANEL

(E) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.24 WITH 2-NO. 4 REBARS CONTINUOUS BETWEEN EXPANSION JOINTS

(F) TREE PROTECTION FENCE PROGRAM

PLANTING LEGEND

TREES



SKYLINE HONEYLOCUST TREE (HL)
(*Gleditsia triacanthos* f. *inermis* "Skycole")
4 TREES (Min. 2-1/2" cal.)

SHRI IBS

	COMPACT AMERICAN CRANBERRY (AC) (<i>Viburnum tinifolium compacta</i>) 7 shrubs @ 60" centers (Min. 36" ht.)
	SUNJOY GOLD PILLAR BARBERY (SJ) (<i>Berberis thunbergii Maria</i>) 30 shrubs @ 36" centers (Min. 36" ht.)
	NEW JERSEY TEA (NJ) (<i>Ceanothus americanus (NGH)</i>) 18 shrubs @ 36" centers (Min. 36" ht.)
	CRANBERRY COTONEASTER (CC) (<i>Cotoneaster apiculata</i>) 21 shrubs @ 36" centers (Min. 36" ht.)

FINISH PLANTING BEDS WITH 3" THICK HA
MULCH TO APPROXIMATE LIMITS SHOWN



No.	DATE	REVISION
	09/15/21	REVISED GEOMETRICS
	11/22/21	ADDED TRUCK TURNING EXHIBITS

**NORMAN J. TOBERMAN
& ASSOCIATES, LLC**

CIVIL ENGINEERS & SURVEYORS
Welling Road, Buxton DN7, Ardingly Heights, E. Sussex BN1 4JG.

Dr. Gert F. Gahr
 4438-4425 P. (047) 748-4104
 mail@gradiente.ru
 N. Dostov. E-mail: 184.000000

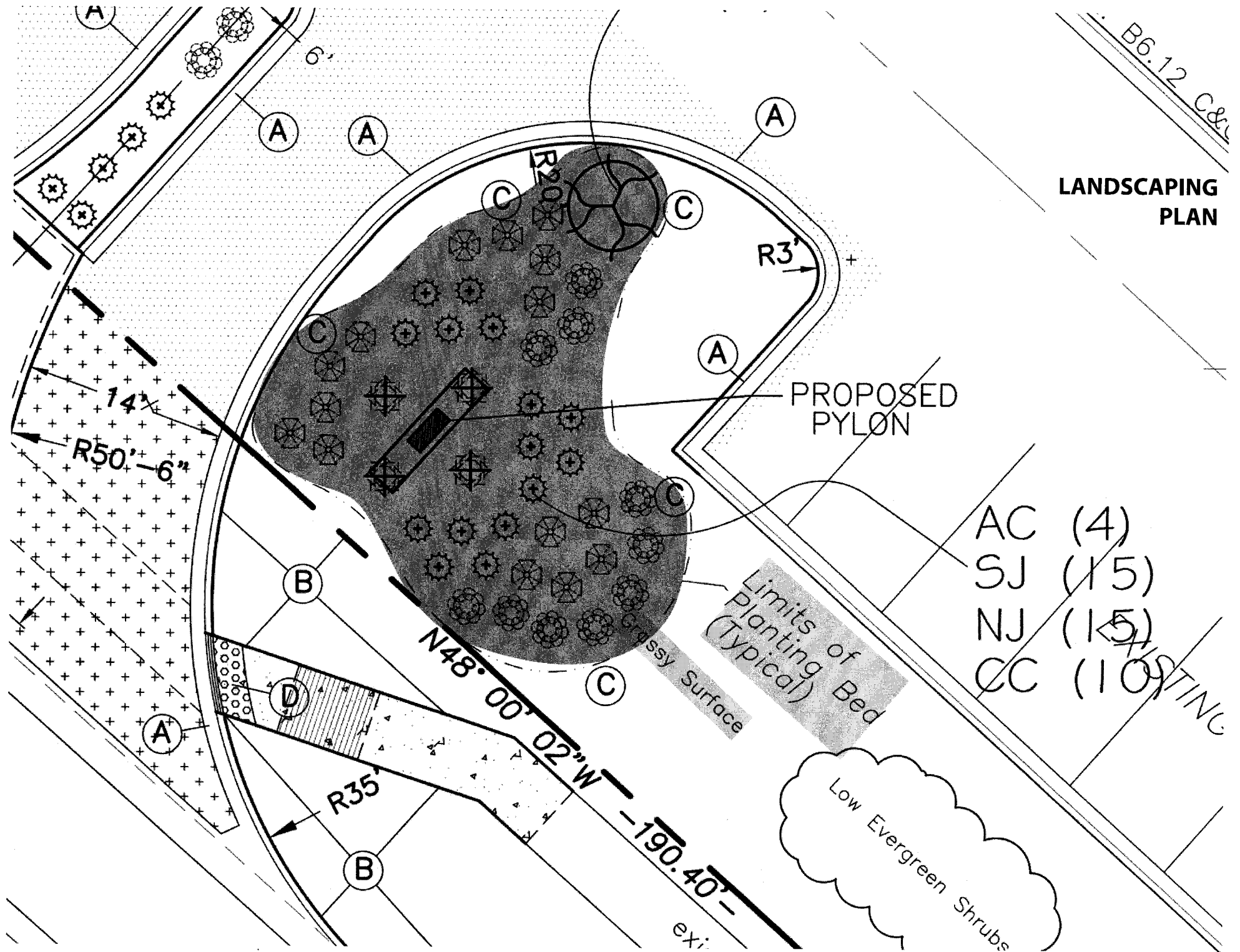
**SITE &
LANDSCAPE PLAN**

THE FAX IS YOURS IF NON-DELIVERED
ONLY AFTER 10 DAYS ON THE FAX



DATE 11/18/2000
DRAWN BY: S
DESIGN BY: CJ
APPROVED BY: CJ

Sheet No.
C-4
NJT Project No.
21-7259





Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
 Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

FACE VIEW

118.00 in

80.00 in

144.00 in

60.00 in

Grade

MANUFACTURE & INSTALL NEW
ILLUMINATED DOUBLE FACE SIGN.
STONE BASE BY OTHERS

- 26" DEEP .063 ALUMINUM CABINET.
- PAINTED - PMS 424c DARK GRAY.
- WHITE FLEX SUBSTRATE.
- DIGITALLY PRINTED FACE GRAPHICS:
BACKGROUND = PMS 424C DARK GRAY.
LOGO SHAPE = PMS 312 C BLUE.
LETTERS = WHITE.
- ILLUMINATED w/ WHITE LED LIGHTING STRIPS.

at h me
The Home Décor
Superstore



SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment
Estimate / Order Number:
WIP 35127
Specifications:

*Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)*

Date Sent To Client:
2/1/22
Current Revision:
Rev6 4/6/22 dp
CLIENT TO FILL OUT
☐ **Approved:**
Signature / Date
☐ **Approved As Noted:**
Signature / Date
☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel - 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com

**FOR INSTALLS
PLEASE FILL IN
INFORMATION**

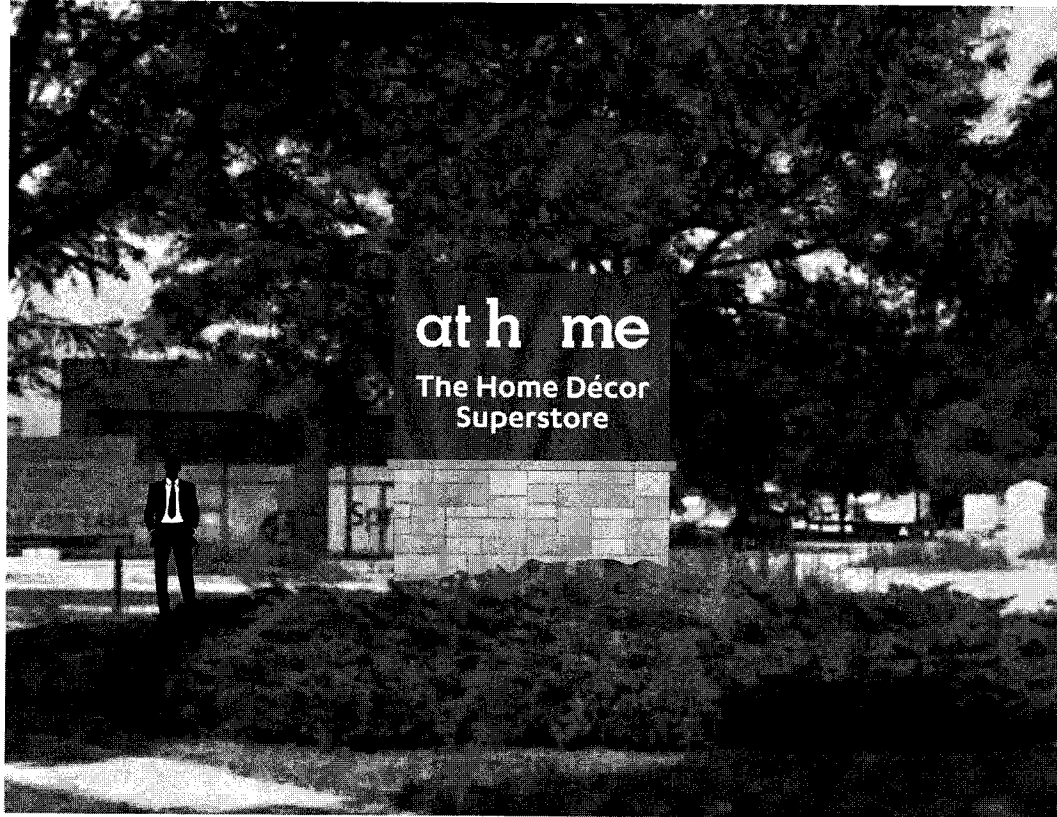
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE number** for that color. Production of signage will not begin without client approval.
 Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.

Approximate Location Rendering



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
 Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☐ Approved:

Signature / Date

☐ Approved As Noted:

Signature / Date

☐ Requesting Revision

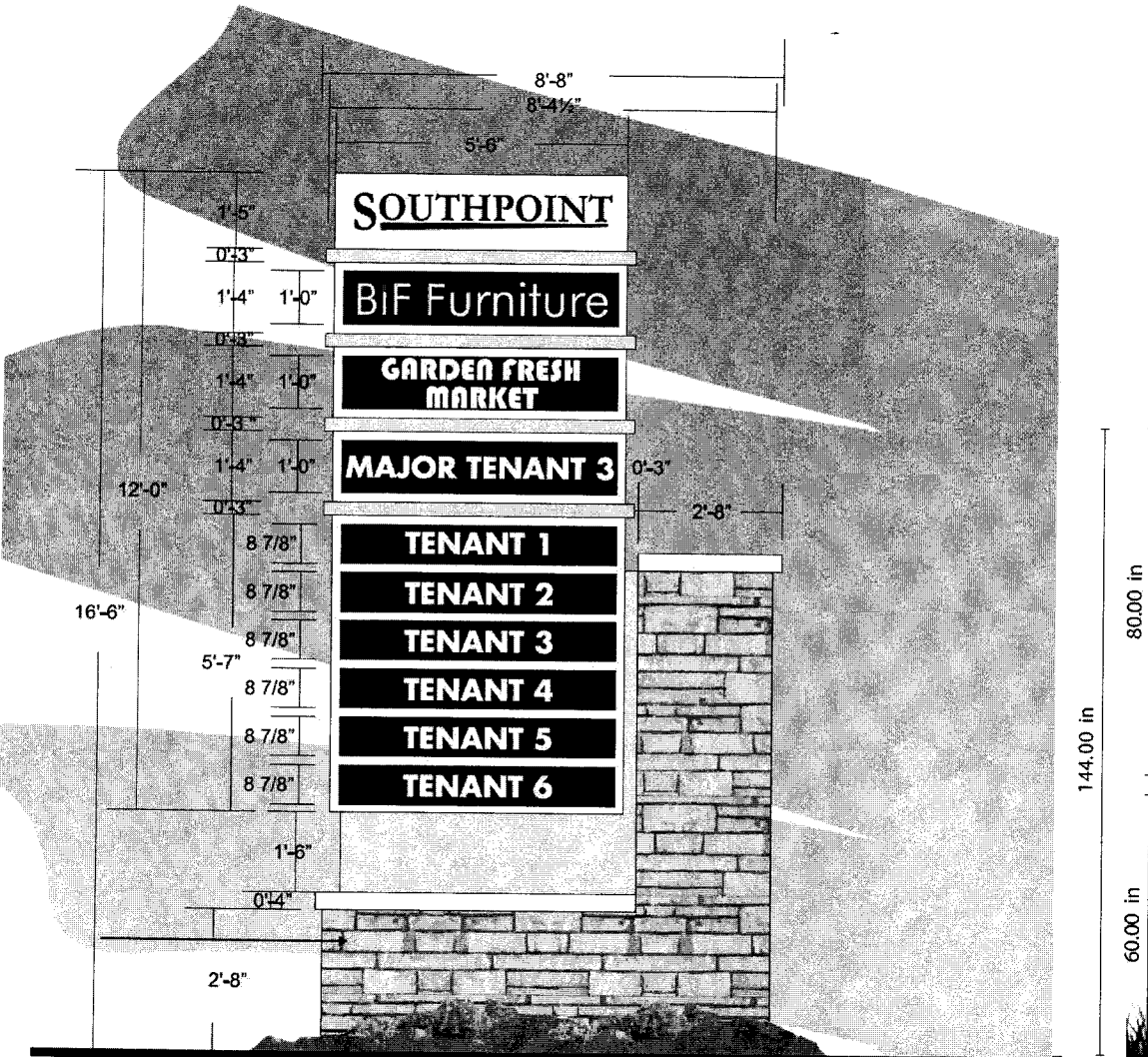
SIGNS
 BY TOMORROW
 SIGNS & GRAPHICS NATIONWIDE

FOR INSTALLS
 PLEASE FILL IN
 INFORMATION

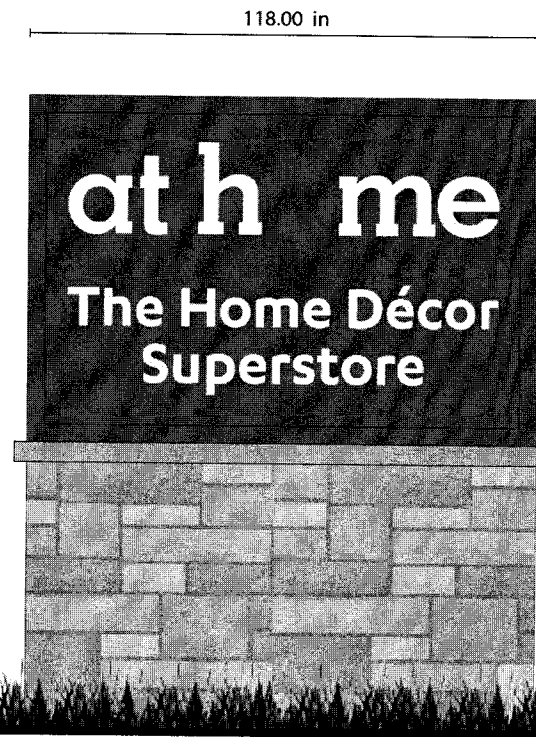
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____

1315 E. Davis St., Arlington Heights, IL 60005
 847.255.0123 tel • 847.255.0183 fax
 arlingtonheights@signsbytomorrow.com
 www.sbtarlingtonheights.com



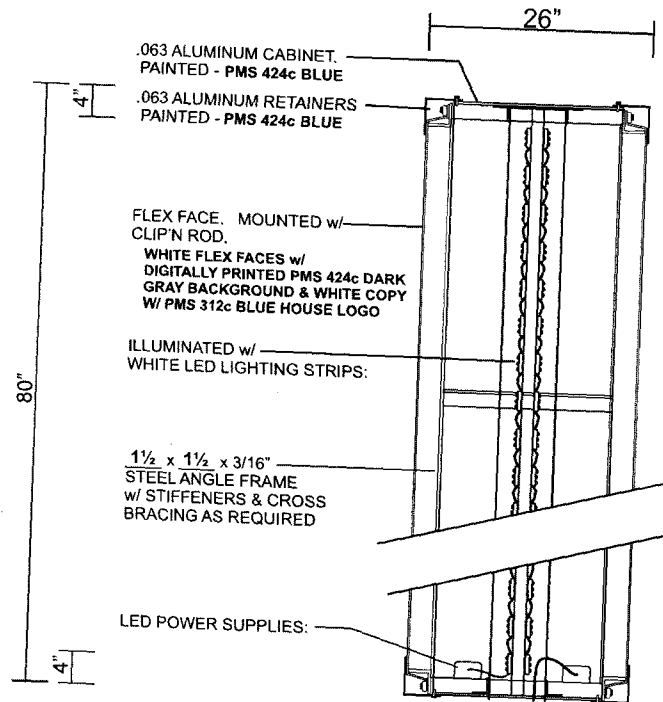
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



Please review all colors, text, sizes and fonts. If color is important, please provide a **PANTONE** number for that color. Production of signage will not begin without client approval. Artwork will be produced as seen on this drawing, unless noted otherwise. Artwork created by Signs By Tomorrow - Arlington Heights cannot be used, reproduced or shared without permission.



SIGNAGE PROOF

Client / Project Name:

RPS Capital Investment

Estimate / Order Number:

WIP 35127

Specifications:

Internally Illuminated (LED)
Aluminum Cabinet on Stone Base (by others)

Date Sent To Client:

2/1/22

Current Revision:

Rev6 4/6/22 dp

CLIENT TO FILL OUT

☐ **Approved:**

Signature / Date

☐ **Approved As Noted:**

Signature / Date

☐ **Requesting Revision**

SIGNS
BY TOMORROW
SIGNS & GRAPHICS NATIONWIDE

1315 E. Davis St., Arlington Heights, IL 60005

847.255.0123 tel • 847.255.0183 fax

arlingtonheights@signsbytomorrow.com

www.sbtarlingtonheights.com

FOR INSTALLS
PLEASE FILL IN
INFORMATION

Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact:

Phone Number:

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Arlington Heights, Illinois ("Village"):

WHEREAS, RPS Arlington, LLC, Applicant, of that certain property located in the B- 3 General Service, Wholesale and Motor Vehicle District ("B-2 District"), commonly known as 750 E Rand Rd, and legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance ("Property"); and

WHEREAS, Ordinance No. 2022-_____, adopted by the Village President and Board of Trustees on June 6, 2022 ('Ordinance'), grants variations to the Applicant from the Village's sign regulations for the installation of one ground sign on the Property; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant files, within 30 days following the passage of the Ordinance, their unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant does hereby agree and covenant as follows:

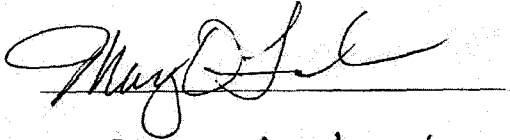
1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Applicant acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village's granting of the variations for the Property or its adoption of the Ordinance, and that the Village's approvals do not, and will not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time.
4. The Applicant hereby agrees to hold harmless and indemnify the Village, the Village's corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village's adoption of the Ordinance granting the variations for the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated: May 26, 2022

ATTEST:

RPS ARLINGTON, LLC





Its Property Coordinator Its Manager

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: At Home / Southpoint – Sign Variation
Project Address: 750 E. Rand Road
Prepared By: Steve Hautzinger

PETITION INFORMATION:

DC Number: 22-009
Petitioner Name: Alex Loof
Petitioner Address: Signs By Tomorrow
1315 E Davis Street
Arlington Heights, IL 60005
Meeting Date: April 12, 2022

Date Prepared: March 17, 2021

Requested Action(s):

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

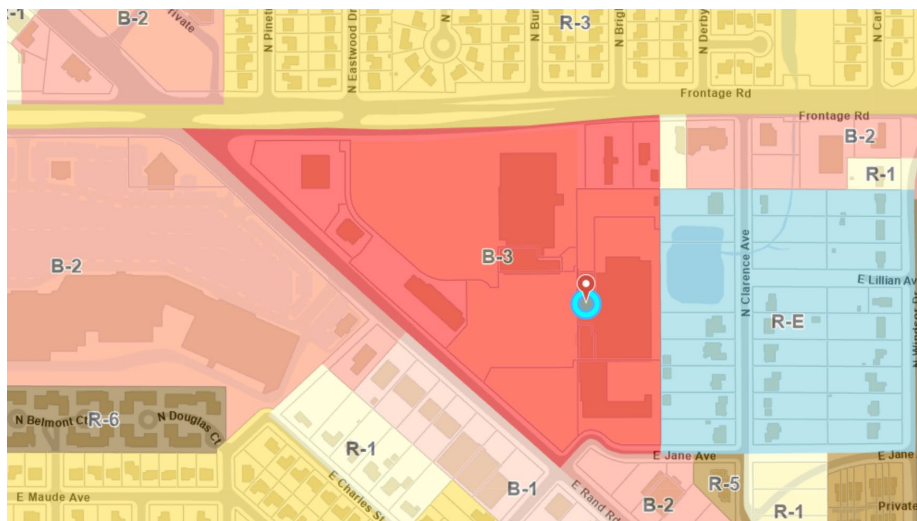
ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

'At Home' is a new retail tenant moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. At Home is requesting a new dedicated ground sign for their store to face Rand Road. Southpoint Shopping Center currently has 6 ground signs. Per code, each building is allowed one ground sign. There are 5 buildings on the site, allowing 5 ground signs. A sign variation was approved in 1989 to allow a 6th ground sign. Please refer to Table 1 for a complete summary of the 6 existing ground signs. In addition to At Home's dedicated ground sign, they will also have tenant panels on the three existing multi-tenant "Southpoint" ground signs.

A sign variation is also required for the separation distance between the proposed At Home ground sign and the existing ground signs. Per code, 800 feet of separation is required between the signs. The proposed new sign will be located between two existing Southpoint multi-tenant ground signs with 444' and 548' of separation. The sign will be located next to a proposed new driveway entrance into the parking lot from Rand Road. The proposed driveway is subject to IDOT and Village approvals.



Zoning Map:

Surrounding Land Uses:

Direction	Existing Zoning	Existing Use
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Existing and Proposed Ground Signs Summary:

	SIGN / STREET FRONTAGE	SIZE (66 SF MAX ALLOWED)	OVERALL HEIGHT (16'-6" MAX ALLOWED)	REMARKS
1	Southpoint multi-tenant sign #1, facing Palatine Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
2	Southpoint multi-tenant sign #2, facing Rand Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
3	Southpoint multi-tenant sign #3, facing Rand Road	66 sf	16'-6"	Variation approved in 1989 to allow 6 ground signs, where 5 maximum are allowed. Sign permit approved in 1989. Sign replacement permit approved in 2012.
4	Floor & Décor sign, facing Palatine Road	80 sf	15'-8"	Sign permit approved in 1986 for Cub Foods. Sign adopted by Floor & Décor in 2013.
5	Olive Garden sign, facing Rand Road	64 sf	16'-5"	Complies with code. Sign permit approved in 1989.
6	Chili's sign, facing Rand Road	36 sf	6'-6"	Complies with code. Sign permit approved in 1989.
7	Proposed "At Home" sign, facing Rand Road	65.5 sf proposed	12'-0" proposed	Size and Height comply with code. Variations required for quantity and spacing.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

- a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
- b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
- c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
- d. *That the variation will not alter the essential character of the locality;*
- e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the angled building orientation and mature trees along Rand Road create a substantial visibility issue for the store, and visibility has been an issue with every potential retail tenant for this location. The new sign is a contingency for At Home to join the shopping center. They feel that the proposed sign will not create a depreciation of nearby property values, but At Home's presence in this location will likely increase surrounding property values. The petitioner feels that the proposed sign is in character with the locality because it is similar to the existing Floor & Décor sign. However, it should be noted that the Floor & Décor sign was originally installed for Cub Foods which was the original building on the property, prior to the Southpoint Shopping Center development.

Staff Comments:

Staff acknowledges that At Home will be an important major tenant in the Southpoint Shopping Center. However, other major retail centers along Rand Road, including Town & Country, Northpoint, the Annex of Arlington, and Arlington Plaza, do not have separate ground signs for any of their major tenants such as Best Buy, Dick's Sporting Goods, Jewel-Osco, Binny's Beverage Depot, Petco, and Burlington. All of the retail centers utilize multi-tenant ground signs to provide equal signage for all of their tenants. If separate ground signs were allowed for every major tenant, the Rand Road shopping corridor would become overly cluttered with signage.

However, Staff acknowledges the extended vacancy of this large retail space at Southpoint, and Staff agrees that the lack of visibility may be the issue. Due to this unique circumstance and hardship, Staff is not opposed to a dedicated ground sign for At Home. Overall, the proposed sign is nicely designed with a stone base similar to the existing Southpoint Shopping Center sign design. For a cohesive appearance, it is recommended that the stone for the new sign be selected to match identically the stone used on the existing Southpoint signs.

RECOMMENDATION

It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *At Home* to be located at 750 E. Rand Road:

1. A variation from Chapter 30, Section 30-302.a, to allow 7 ground signs, where 6 is the maximum allowed per a previously approved 1989 sign variation, and 5 is the maximum allowed per code (one for each building).
2. A variation from Chapter 30, Section 30-302.a, to allow a ground sign with 444' and 548' of separation from the adjacent ground signs, where 800' is the minimum separation required.

This recommendation is based on the plans received 4/6/22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. The stone for the base of the sign shall be selected to match identically the stone used on the existing Southpoint multi-tenant signs.
2. Sign approval is contingent upon IDOT and Village approvals for the new driveway.
3. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any

other Commission or Board approval conditions. It is the architect/homeowner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage requirements.



April 7, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-009