Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 12, 2022
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 3/8/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-007 - At Home - 750 E Rand Rd / Commercial

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

VII. OTHER BUSINESS

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
4/12/2022

Item: Minutes - 3/8/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 3/8/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 8, 2022

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

Members Present:	Jonathan Kubow, Chair Ted Eckhardt Kirsten Kingsley Scott Seyer
Members Absent:	John Fitzgerald
Also Present:	Robert Lisk, Lisk Homes for *739 N. Belmont Ave.* Jackie Lewis, Owner of *Forbici Salon* Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR FEBRUARY 22, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF FEBRUARY 22, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. SINGLE-FAMILY NEW REVIEW

DC#21-091 – 739 N. Belmont Ave.

Robert Lisk, representing *Lisk Homes*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on an existing vacant lot. The proposed new home does comply with the R-3 zoning requirements. The surrounding context is primarily traditional style two-story homes with attached garages. Therefore, the scale, massing and style of the proposed home fits in well in this location. The garage is nicely set back from the front of the house, placing the focal point of the design on the main part of the house and the front entry porch. Overall, the proposed design is nicely done with a nice level of detailing on the front and rear elevations, although the side elevations are less detailed and a bit plain.

Staff recommends approval of the proposed design as submitted.

The petitioner had no comments at this time.

The commissioners summarized their comments. Commissioner Seyer greatly appreciated the 3-D rendering provided by the petitioner, which always helps. He said it was a nice design and had no comments at this time. He would recommend approval as submitted. Commissioner Eckhardt asked Staff why this project was here for a formal review and Mr. Hautzinger said that when a new home is proposed on a vacant lot that has never been built on, it typically requires a formal review by default. Also, there were some inquiries from neighbors about this project. Commissioner Eckhardt said the new home was beautifully designed and fits in well between the 2 adjacent homes. He had no further comments.

Commissioner Kingsley agreed that it is a nice home, although she had comments about the massing. Part of this commission's design guidelines talk about context, and the photos of surrounding properties submitted show that 6 of the 9 homes are either one-story or 1-1/2-story, which leaves only 3 surrounding homes that are a full 2-story. She appreciated that the garage roof was lowered, and she suggested lowering the height of the main eave on the front of the home, including on the garage side. She also suggested lowering the height of the 2 dormers on the front of the home to be more compatible with the homes on either side, and adding some kind of canopy over the back door. Mr. Lisk was open to the suggestions made.

Chair Kubow agreed with the comments made by the other commissioners. The new home is attractive and nicely designed, and he liked the proportions of it. He wanted to see a little more detail on the side elevations, and he appreciated the nice details on the rear elevation. He said that looking at 2-D context elevations is difficult and in 3-D the new home would better show how well the new home fits into the site. In general, it is a nicely designed home.

Commissioner Eckhardt asked about the window head height on the first-floor in the flex space, and Mr. Lisk replied that the ceiling height will be 9-feet and the window height 7'-10". Commissioner Eckhardt said that the size of the windows being proposed will take advantage of the 9' ceiling height.

Chair Kubow asked if there was any public comment on the project and there was a response from the audience.

DRAFT

PUBLIC COMMENT

Rob Klancnik, 733 N Belmont Avenue. He lives to the right of the site and wanted to see what was being proposed for the vacant lot and introduce himself to the builder. He said the new home looks nice, but it also looks a little large. Although his home looks like a 1-1/2-story home because of the roof pitch, it is actually a 2-story home with 9' ceilings on the second-floor. He had concerns about drainage and things like that with the new home, which Chair Kubow encouraged the petitioner to contact the Village Engineering department with concerns about drainage.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT *739 N. BELMONT AVENUE*, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 2/16/22, 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 CONSIDER LOWERING THE EAVE HEIGHT ON THE HOME, WITHOUT COMPROMISING THE HEIGHT OF THE WINDOWS.
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, 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 RESPONSIBILTY 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; KINGSLEY, AYE; ECKHARDT, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. SIGN VARIATION REVIEW

DC#22-001 – Forbici Salon – 7 S. Highland Ave.

Jackie Lewis, owner of *Forbici Salon*, was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. Forbici Salon in an existing business in the Downtown. They are proposing to install two small blade signs to the bottom of the existing awning frames above the storefront windows on each side of the entrance to their salon. The business currently has a small 9 sf wall sign next to their entrance doors, and signage on the awnings above their storefront.

Per Chapter 30 sign code, each business in the Downtown is allowed only two of the following four types of signs: wall sign, awning sign, blade sign, and plaque sign. Since Forbici Salon already has a wall sign and awning signs, a variation is required to also allow the use of blade signs. Additionally, per code, only one blade sign is allowed per street frontage, so a variation is required to allow two blade signs. Finally, a variation is required to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of 8-feet above a pedestrian thoroughfare.

1. A variation from Chapter 30, Section 30-201.h.6.a, to allow two blade signs, where each business shall be permitted no more than one blade sign for each street it fronts on.
2. A variation from Chapter 30, Section 30-201.h.6.b, to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.
3. A variation from Chapter 30, Section 30-201.h.9, to allow a business with three types of signage, where only two of the following four types of signs are allowed: wall sign, awning sign, blade sign, and plaque sign.

The petitioner has submitted a letter addressing the hardship criteria, stating that due to the undeveloped site across the street and the parking garage to the south, their existing awning and wall signage receives limited visibility. They are requesting the proposed blade signs to improve their visibility to foot traffic and passing vehicles. They also state that 7'-6" is enough clearance from the sidewalk for pedestrians, which is minimal due to the existing benches located beneath their awnings.

Mr. Hautzinger said that Staff agrees that the location of this business does have less visibility than other businesses that are located in the middle of the Downtown. Staff also agrees that 7'-6" of clearance to the proposed blade signs is adequate for pedestrians, noting that only 7 feet of clearance is required for awnings. Also, since the existing Forbici wall sign, the existing awning signage, and the proposed blade signs are all quite small and understated, in this unique case, Staff does not object to the use of three types of signage, where only two are allowed. Finally, Staff does not object to the use of two blade signs instead of one since it works well to frame out the entry doors, and the combined 3 sf size of the two blade signs is still less than the allowed 6 sf size for a single blade sign.

Staff recommends approval to the Village Board for the following sign variations for *Forbici Salon* at 7 S. Highland Avenue:

1. A variation from Chapter 30, Section 30-201.h.6.a, to allow two blade signs, where each business shall be permitted no more than one blade sign for each street it fronts on.
2. A variation from Chapter 30, Section 30-201.h.6.b, to allow blade signs with 7'-6" of clearance above the public sidewalk, where blade signs are required to maintain a minimum clearance of eight feet above a pedestrian thoroughfare.
3. A variation from Chapter 30, Section 30-201.h.9, to allow a business with three types of signage, where only two of the following four types of signs are allowed: wall sign, awning sign, blade sign, and plaque sign.

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This recommendation is subject to compliance with the plans received 1/12/22, awning measurements received 2-10-22, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

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, 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.

The petitioner had no comments at this time.

The commissioners summarized their comments. Commissioner Kingsley said the proposed new signage will be a really good addition to the business and help to clarify the entrance. The new signs will also help with visibility from Campbell Street and from the parking lot to the south. She was glad to hear that the required height for an awning is 7', and that only 1.5 sf is proposed for each blade sign when code allows 6 sf for a blade sign. If the petitioner thinks this is what is good for the business, then she has no issue with that.

Commissioner Eckhardt had no objections to the sign package being proposed. Commissioner Seyer was in support of improving the visibility and the success of local business; however, he was concerned about setting a precedent. He asked what the rationale will be when another business comes in and wants something similar and there ends up being a lot of blade signs. What makes this petitioner unique? Mr. Hautzinger replied that Staff supports this request because the petitioner's existing signage is relatively minimal, and the proposed blade signs are minimal as well, whereas another business might have a much larger wall sign already, or really bold awnings, which might then be too much. Since a variation would be required for any business that might want to do the same thing, a formal Design Commission review will be required where the commissioners can evaluate the requests on a case-by-case basis. That being said, it might be a good thing if other businesses in the Downtown add similar blade signs which work really well for pedestrian visibility. Commissioner Seyer agreed that a few more of these signs might make it a more pleasant experience for shoppers, but if we are going to allow this then we have to be diligent about when there are too many of them. He had reservations for future signage based on this precedent.

Commissioner Eckhardt appreciated Commissioner Seyer's concerns about consistency and setting a precedent; however, in this case, he felt the petitioner's request was reasonable because their business is on a narrow street that makes it difficult to find storefronts and identify their front door. For that reason, he felt the blade signs were important and he was comfortable supporting the variations required. He added that future requests for other businesses will be reviewed individually and evaluated by this commission. Mr. Hautzinger pointed out that the vacant property across the street is unusual in the downtown which makes this request unique and contributes to this petitioner's hardship. Commissioner Eckhardt added that if and when something gets built across the street, this street will become a tunnel, making it difficult to see the petitioner's signage until you have driven past it. Chair Kubow agreed and he understood the concerns about setting a precedent; however, he felt the visibility of this location was negatively impacted by the vacant property across the street. He was in support of the variations.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *FORBICI SALON* LOCATED AT 7 S. HIGHLAND AVENUE:

1. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.A, TO ALLOW TWO BLADE SIGNS, WHERE EACH BUSINESS SHALL BE PERMITTED NO MORE THAN ONE BLADE SIGN FOR EACH STREET IT FRONTS ON.
2. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.6.B, TO ALLOW BLADE SIGNS WITH 7'-6" OF CLEARANCE ABOVE THE PUBLIC SIDEWALK, WHERE BLADE SIGNS ARE REQUIRED TO MAINTAIN A

MINIMUM CLEARANCE OF EIGHT FEET ABOVE A PEDESTRIAN THOROUGHFARE.

3. A VARIATION FROM CHAPTER 30, SECTION 30-201.H.9, TO ALLOW A BUSINESS WITH THREE TYPES OF SIGNAGE, WHERE ONLY TWO OF THE FOLLOWING FOUR TYPES OF SIGNS ARE ALLOWED: WALL SIGN, AWNING SIGN, BLADE SIGN, AND PLAQUE SIGN.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 1/12/22, AWNING MEASUREMENTS RECEIVED 2/10/22, 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, 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 RESPONSIBILTY 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.

Mr. Hautzinger clarified that the Design Commission is a recommending body to the Village Board for sign variations, and Village Board approval is required. He will work with the petitioner to schedule the review with the Village Board.

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

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ITEM 3. GENERAL MEETING

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER ECKHARDT, TO ADJOURN THE MEETING AT 7:30 P.M.

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

DRAFT

Design Commission
4/12/2022

Item: DC#22-007 - At Home - 750 E Rand Rd / Commercial

Department: Planning & Community Development

REQUESTED ACTION

Approval of the proposed design for a tenant façade renovation at the existing Southpoint Shopping Center and corresponding site improvements.

RECOMMENDATION

It is recommended that the Design Commission approve the architectural design for At Home located at 750 E. Rand Road. This recommendation is subject to compliance with the plans received 3/28/22, elevations received 4/5/22, 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. Revise the two flanking crosswalks to be 15 feet wide and aligned closer to the drive aisles for better pedestrian access.

2. Coordinate the placement of the crosswalks with the landscaping planting beds along the front of the building and provide ADA accessible ramps for pedestrian access to the sidewalk.

3. A recommendation to add trees in the north landscaping bed along the storefront to help soften the large building wall.

4. Consider substituting the Red Oak and Black Locust shade trees for more salt and drought tolerant species.

5. A recommendation that, in lieu of patching and painting the existing brick front wall, the entire wall be reconstructed with new brick or other material with plane changes or reveals built into the wall to accommodate transitions in the color scheme.

6. A recommendation to omit the wall sign on the north wall since it has no visibility.

7. 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 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.

8. All signage must meet code, Chapter 30, or approved variations.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:		**PETITIONER INFORMATION:**	
Project Name:	At Home - Southpoint Shopping Center	**DC Number:**	22-007
Project Address:	750 E. Rand Road	**Petitioner Name:**	Leah Smith
Prepared By:	Steve Hautzinger	**Petitioner Address:**	Core States Group 6060 North Central Expressway, Suite 850 Dallas, TX 75206
Date Prepared:	April 4, 2022	**Meeting Date:**	April 12, 2022

Requested Action(s):
Approval of the proposed design for a tenant façade renovation at the existing Southpoint Shopping Center and corresponding site improvements.

Design Commission Responsibility for Projects Reviewed by the Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project does not require Plan Commission review. Therefore, the Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-2, which states:

*"Developments that do not require a public hearing by the Plan Commission shall be reviewed by the Design Commission or by administrative design review **for all elements** under the Commission's responsibility."*

Summary:
The subject property is located within the existing Southpoint Shopping Center, which is at the southeast corner of Rand Road and Palatine Road. The petitioner is proposing exterior modifications to a large vacant anchor tenant space to create a new storefront for "At Home" which is a Home Décor Superstore. The vacant space (approximately 100,000 sf) was previously occupied by Bif Furniture. The scope of the project also includes site improvements and new landscaping throughout the existing parking area. The property is zoned B-3, General Service, Wholesale and Motor Vehicle District, and the proposed retail store is a permitted use in this location.

Site Improvements and Landscaping:
The existing parking area in front of the store will be repaved and restriped throughout. A new driveway entrance into the parking area from Rand Road is proposed under a separate permit, which is subject to IDOT and Village approvals. Decorative stamped concrete pedestrian crosswalks will be provided across the main drive aisle along the storefront. New landscaping will be installed throughout the parking area, including new shade trees in all parking islands, as required by code.

Overall, the proposed site improvements and landscaping will be great enhancements to the existing site. However, Staff has the following comments:

- The center crosswalk is appropriately sized and placed. However, the two flanking crosswalks need improvements. It is recommended that the crosswalks be 15 feet wide and aligned closer to the drive aisles for better pedestrian access. Additionally, the crosswalks need to be coordinated with the placement of the landscaping planting beds along the front of the building and ADA accessible ramps need to be provided for pedestrian access to the storefront sidewalk.
- It is recommended that trees be added to the north landscape bed along the storefront to help soften the large building wall.
- Consider substituting the Red Oak and Black Locust shade trees for more salt and drought tolerant species.

Architectural Design:
The proposed architectural design represents At Home's prototype brand. The existing EIFS and masonry arcades and the continuous glass storefronts will be completely removed. A large new entry feature and dark gray accent pilasters will be constructed with EIFS. The remaining brick wall is proposed to be infilled, patched and painted gray with light and dark accent stripes. The existing CMU walls on the sides and rear of the building will be painted gray to coordinate with the new façade.

Overall, the proposed design has a fresh modern appearance, and the materials and colors work well together. The overall height and scale of the proposed design fits in well in this location. The proposed color scheme is a contrast to the remaining portions of the existing retail center, although the gabled form of the new entry feature coordinates very well with the existing retail center's gabled entry features which have recently been painted white.

The only concern with the architectural design is the proposed patching and painting of the existing brick wall. The wall will require significant infill and patching after removal of the existing arcades and storefronts, and Staff is concerned that it will have a poor appearance. Of specific concern are existing decorative brick soldier courses with projected header courses above and below. These decorative details are not continuous across the wall, and this will need to be addressed. Finally, Staff has concerns about painting vertical and horizontal stripes on the existing brick wall in the same plane. A vertical color transition across a flat brick wall will have a very poor appearance.

Staff recommends that the entire front wall be reconstructed with new brick or other material with plane changes or reveals built into the wall to accommodate transitions in the color scheme.

Rooftop Mechanical Screening:
Rooftop mechanical equipment is required to be screened from public view. The proposed design includes a raised parapet wall across the front of the building which will screen the view of all mechanical equipment.

Outdoor Trash Enclosure:
Bales of compacted cardboard will be stored in an enclosure behind the building on the north. The proposed enclosure will be constructed of CMU and painted to coordinate with the proposed building design.

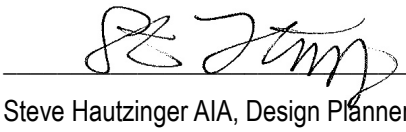
Signage:
The proposed design includes a primary "At Home" wall sign above the main entrance, a secondary "At Home" wall sign on the north wall, a "The Home Décor Superstore" wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage, so variations are required to allow the additional wall signage. Overall, Staff does not object to the proposed signage, however it is recommended that the sign on the north wall be omitted since it has no visibility.

In addition to the proposed wall signs, At Home is pursuing a sign variation for a dedicated ground sign to be located next to the proposed new entry drive, which is under review as a separate application.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the architectural design for At Home located at 750 E. Rand Road. This recommendation is subject to compliance with the plans received 3/28/22, elevations received 4-5-22, 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. Revise the two flanking crosswalks to be 15 feet wide and aligned closer to the drive aisles for better pedestrian access.
2. Coordinate the placement of the crosswalks with the landscaping planting beds along the front of the building and provide ADA accessible ramps for pedestrian access to the sidewalk.
3. A recommendation to add trees in the north landscaping bed along the storefront to help soften the large building wall.
4. Consider substituting the Red Oak and Black Locust shade trees for more salt and drought tolerant species.
5. A recommendation that, in lieu of patching and painting the existing brick front wall, the entire wall be reconstructed with new brick or other material with plane changes or reveals built into the wall to accommodate transitions in the color scheme.

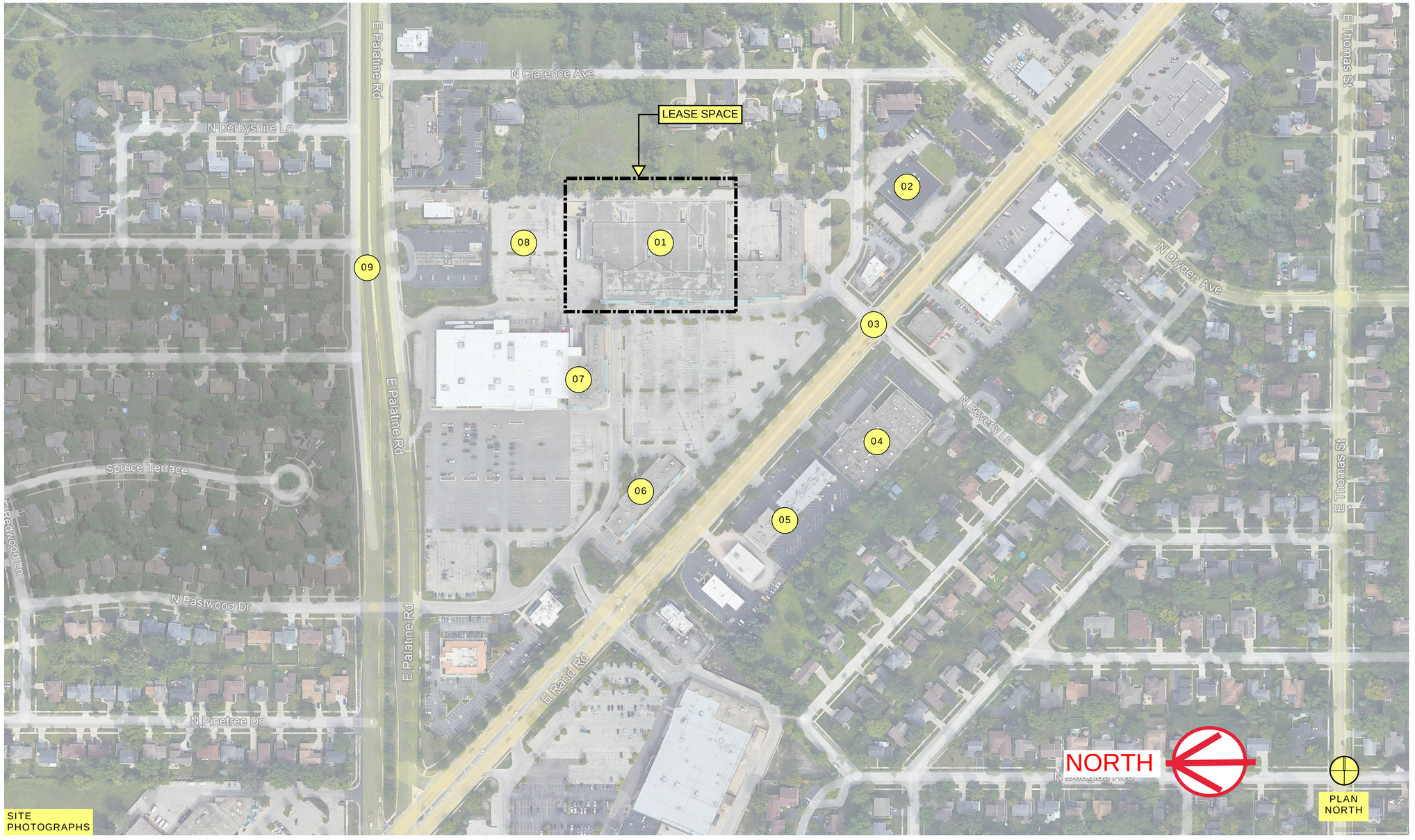
6. A recommendation to omit the wall sign on the north wall since it has no visibility.
7. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on nor represent any tacit approval or support for the proposed land use or any other 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 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.
8. All signage must meet code, Chapter 30, or approved variations.



April 5, 2022

Steve Hautzinger AIA, Design Planner

Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Derek Mach, Landscape Planner, Petitioner, DC File 22-007



SITE PHOTOGRAPHS


PHOTO 01


PHOTO 02


PHOTO 03


PHOTO 04


PHOTO 05


PHOTO 06


PHOTO 08


PHOTO 09


PHOTO 07

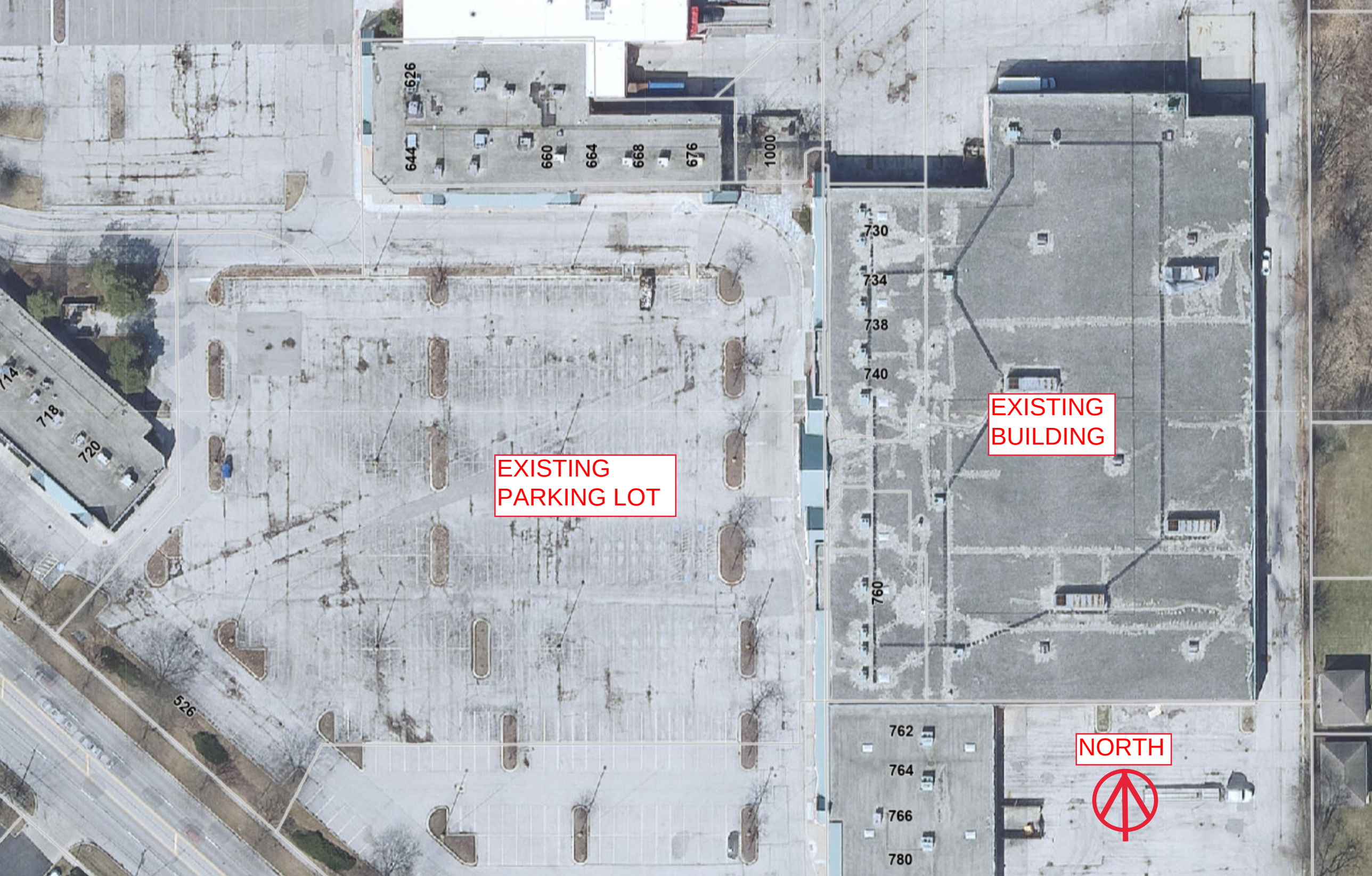
at home
The Home Décor Superstore

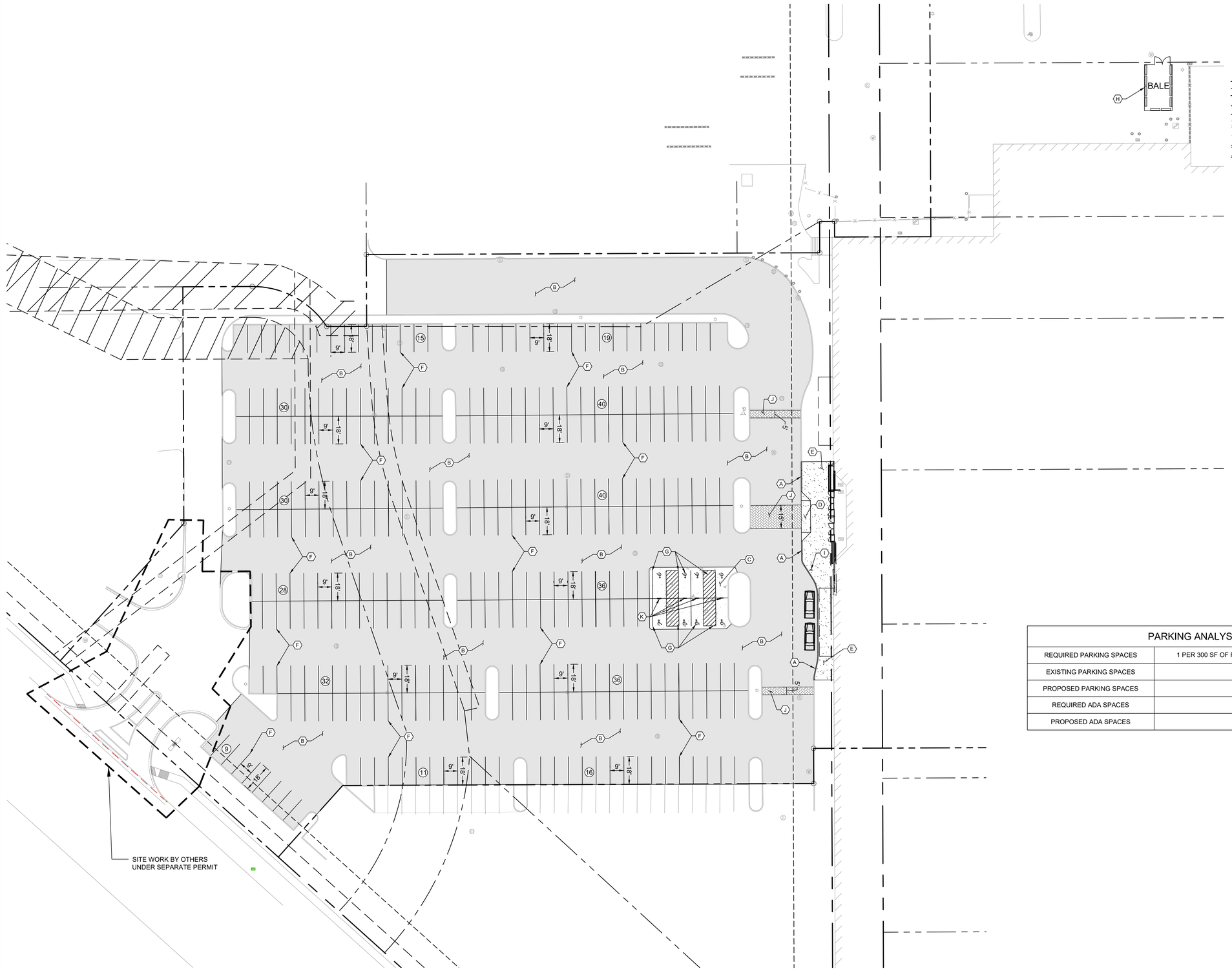
STORE NUMBER: #357
CSG NUMBER: AHG: 33607

AT HOME
750 East Rand Rd.
Arlington Heights, Illinois, 60004

REV	DESCRIPTION	DATE
	DESIGN COMMISSION SUBMITTAL	02.22.22
	INITIAL REVIEW COMMENTS	03.28.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 800
Dallas, TX 75206
214.377.3060
core-states.com


626
644
660
664
668
676
1000
730
734
738
740
760
762
764
766
780
714
718
720
526
EXISTING
PARKING LOT
EXISTING
BUILDING
NORTH



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

KEYED NOTES:

A. PROPOSED 6" CONCRETE CURB.
B. PROPOSED ASPHALT PAVEMENT SURFACE COAT.
C. PROPOSED CONCRETE PAVEMENT.
D. PROPOSED ADA ACCESSIBLE CONCRETE RAMP.
E. PROPOSED CONCRETE SIDEWALK.
F. PROPOSED 4" WHITE PAVEMENT MARKING.
G. PROPOSED BLUE ADA PARKING PAVEMENT MARKING.
H. PROPOSED LOCATION FOR BALE STORAGE ENCLOSURE.
I. PROPOSED CUSTOMER PICK-UP LANE SIGN.
J. PROPOSED STAMPED CONCRETE PEDESTIRAN CROSSWALK.
K. PROPOSED ADA PARKING SIGN.

PARKING ANALYSIS	
REQUIRED PARKING SPACES	1 PER 300 SF OF FLOOR AREA: 99,455 SF / 300 = 332
EXISTING PARKING SPACES	343
PROPOSED PARKING SPACES	342
REQUIRED ADA SPACES	8
PROPOSED ADA SPACES	8

N

GRAPHIC SCALE
30 15 7.5 0 30
1" = 30'

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

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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 ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS AND/OR FIELD SURVEY INFORMATION AND ARE NOT GUARANTEED TO BE 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 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY

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:	03/28/2022
SCALE:	1"=30'
DRAWN BY:	
CHECKED BY:	ZM

SHEET NO.
C1

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	QUE RUB	6	QUERCUS RUBRA / RED OAK	4" CAL.
	ROB CHI	11	ROBINIA PSEUDOACACIA 'CHICAGO BLUES' / CHICAGO BLUES BLACK LOCUST	4" CAL.
	TIL GSP	15	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	4" CAL.

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	CLE COM	20	CLETHRA ALNIFOLIA 'COMPACTA' / COMPACT SUMMERSWEET	5 GAL.	36" o.c.
	COR FA4	47	CORNUS SERICEA 'FARROW' TM / ARCTIC FIRE RED TWIG DOGWOOD	5 GAL.	48" o.c.
	HYD J23	26	HYDRANGEA PANICULATA 'JANE' / LITTLE LIME HYDRANGEA	5 GAL.	48" o.c.
	JUN BL3	115	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL.	36" o.c.
	PAN SHD	108	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	5 GAL.	36" o.c.
	PHY LIT	5	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / LITTLE DEVIL DWARF NINEBARK	5 GAL.	42" o.c.
	POT FAR	358	POTENTILLA FRUTICOSA 'FARGO' TM / FARGO BUSH CINQUEFOIL	5 GAL.	24" o.c.
	SCH SCO	140	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM	5 GAL.	24" o.c.

LANDSCAPE REQUIREMENTS

4" TREES IN ALL PARKING LOT ISLANDS (SHOWN, EXCEPTIONS NOTED DUE TO UTILITIES)

CAUTION
PER VILLAGE ORDINANCE, TREES REQUIRED NEAR EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

CAUTION
PER VILLAGE ORDINANCE, TREES REQUIRED NEAR EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

NOTE: ONLY ONE TREE SHOWN IN ISLAND DUE TO DRAINAGE EASEMENT

NOTE: ONLY ONE TREE SHOWN IN ISLAND DUE TO DRAINAGE EASEMENT

NOTE: ONLY ONE TREE SHOWN IN ISLAND DUE TO FIRE HYDRANT AND UTILITIES

ON-GRADE PLANTING AREAS, FLUSH WITH SIDEWALK

ON-GRADE PLANTING AREAS, FLUSH WITH SIDEWALK

BUILDING

SIDEWALK

NORTH

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

EVERGREEN DESIGN GROUP
(800) 680-6630
4625 Lindell Blvd., Ste 200
St Louis, MO 63101
www.EvergreenDesignGroup.com

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

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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 ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS ONLY AND THAT THE ACTUAL LOCATION AND/OR ELEVATION MUST BE VERIFIED AND MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES A MINIMUM OF 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REV	DATE	COMMENT	BY

DOCUMENT

CIVIL SITE PLAN
FOR AT HOME
ARLINGTON
HEIGHTS, IL

SITE LOCATION

750 E. RAND ROAD,
ARLINGTON HEIGHTS, IL
60004

ENGINEER SEAL

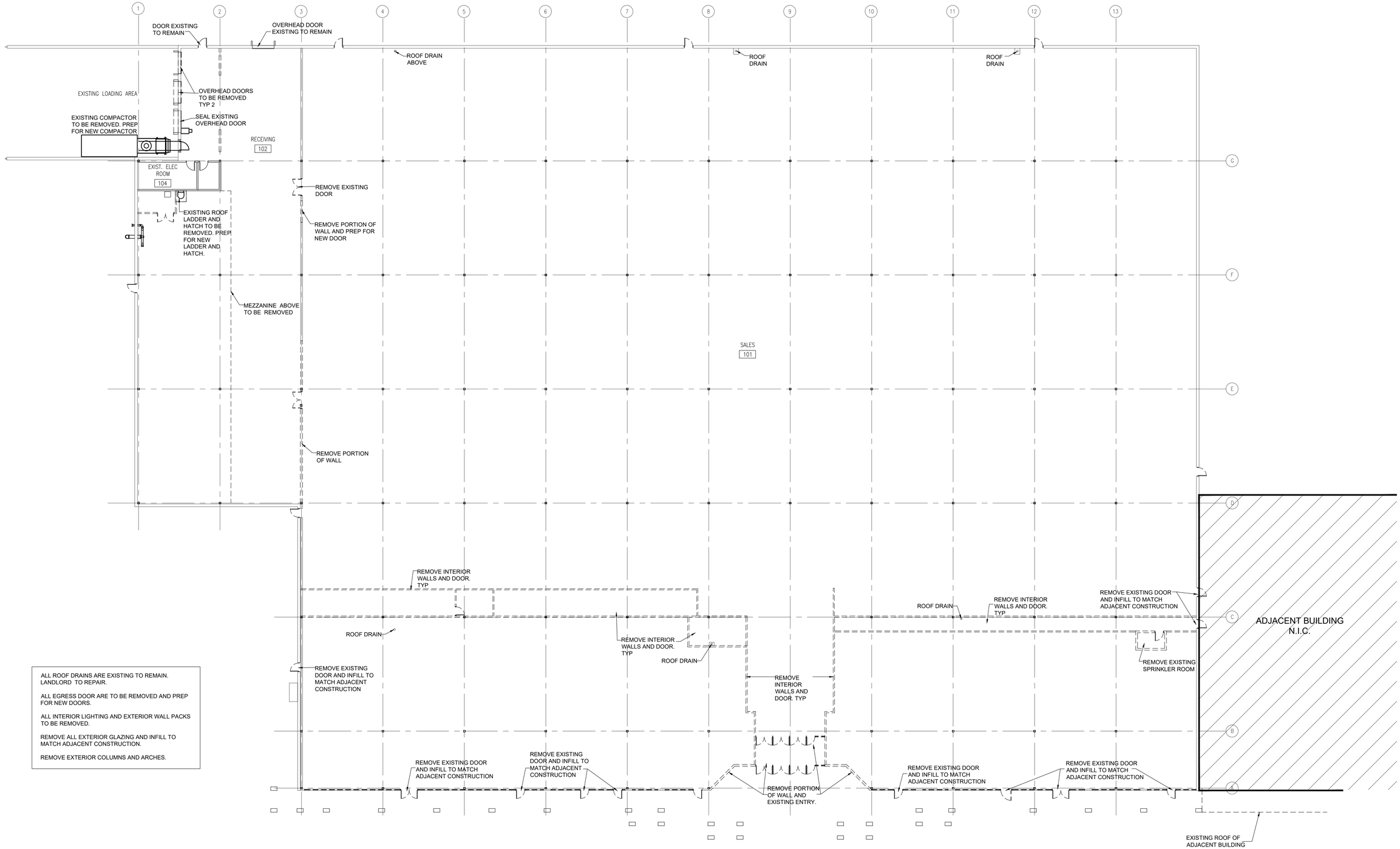
SHEET TITLE

LANDSCAPE PLANTING PLAN

JOB #:	AHG.33067
DATE:	02/18/2022
SCALE:	AS SHOWN
DRAWN BY:	AMK
CHECKED BY:	ZM

SHEET NO.

LP-1



ALL ROOF DRAINS ARE EXISTING TO REMAIN. LANDLORD TO REPAIR.

ALL EGRESS DOOR ARE TO BE REMOVED AND PREP FOR NEW DOORS.

ALL INTERIOR LIGHTING AND EXTERIOR WALL PACKS TO BE REMOVED.

REMOVE ALL EXTERIOR GLAZING AND INFILL TO MATCH ADJACENT CONSTRUCTION.

REMOVE EXTERIOR COLUMNS AND ARCHES.

at home™
The Home Décor Superstore

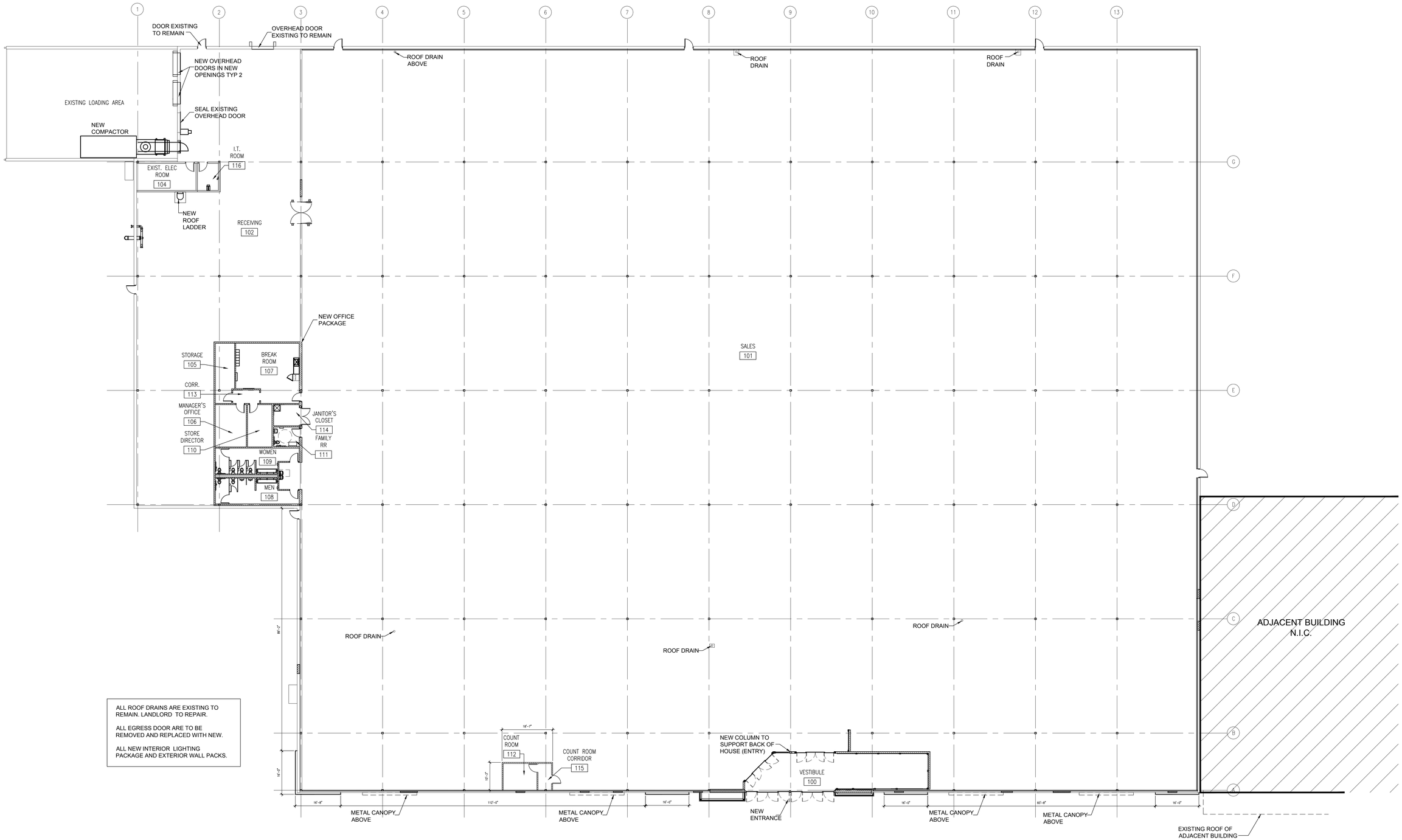
STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

02.22.2022

REV	DESCRIPTION	BY	DATE
	EXISTING FLOOR PLAN		02.22.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com



ALL ROOF DRAINS ARE EXISTING TO REMAIN. LANDLORD TO REPAIR.

ALL EGRESS DOOR ARE TO BE REMOVED AND REPLACED WITH NEW.

ALL NEW INTERIOR LIGHTING PACKAGE AND EXTERIOR WALL PACKS.

at home
The Home Décor Superstore™

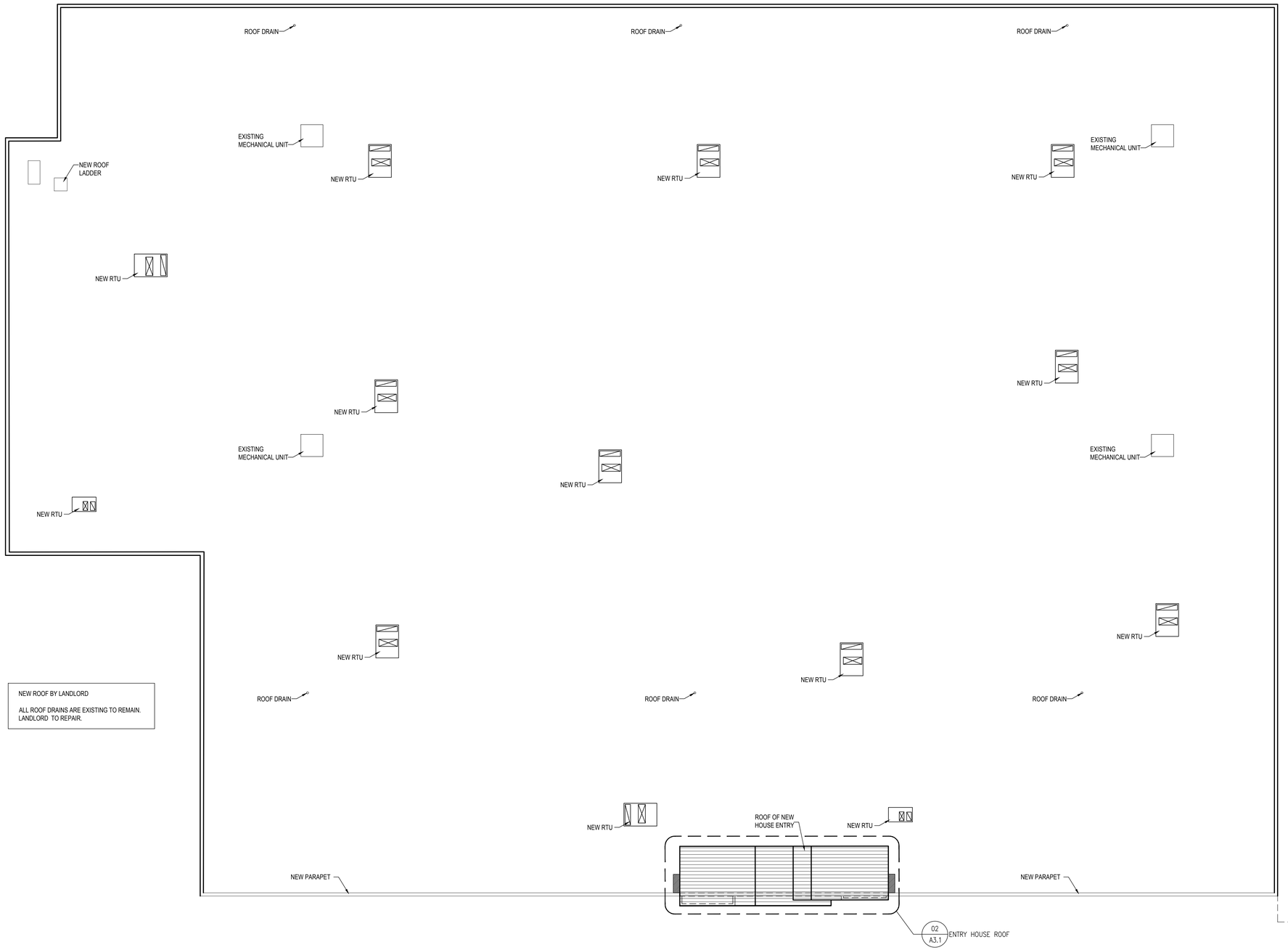
STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

02.22.2022

REV	DESCRIPTION	BY	DATE
	PROPOSED FLOOR PLAN		04.12.22

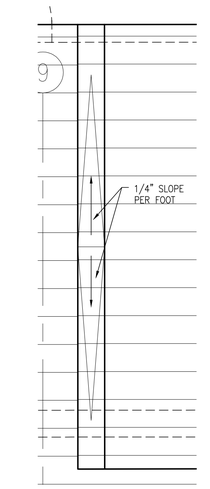
CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com



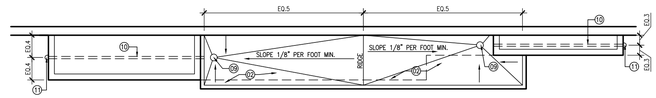
NEW ROOF BY LANDLORD

ALL ROOF DRAINS ARE EXISTING TO REMAIN. LANDLORD TO REPAIR.

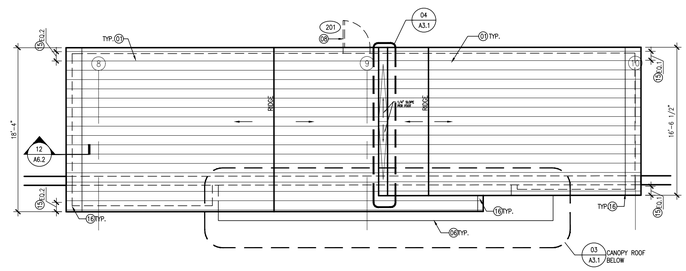
01 ROOF PLAN
SCALE: 1/16"=1'-0"



04 ROOF VALLEY CRICKET
SCALE: 3/16"=1'-0"



03 ENTRY CANOPY ROOF PLAN
SCALE: 3/16"=1'-0"



02 ENTRY HOUSE METAL ROOF PLAN
SCALE: 3/16"=1'-0"

at home
The Home Décor Superstore

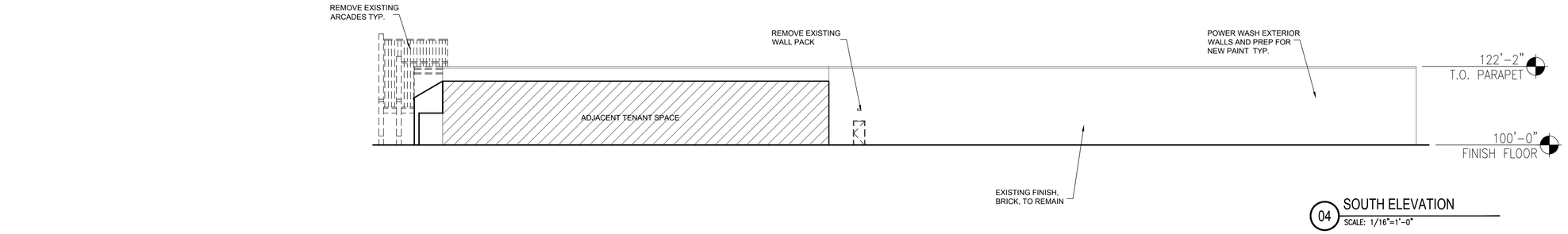
STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

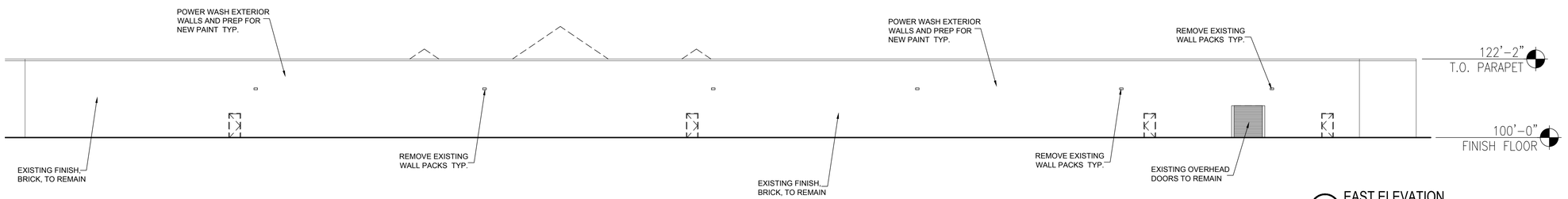
02.22.2022

REV	DESCRIPTION	BY	DATE
	ROOF PLAN		04.12.22

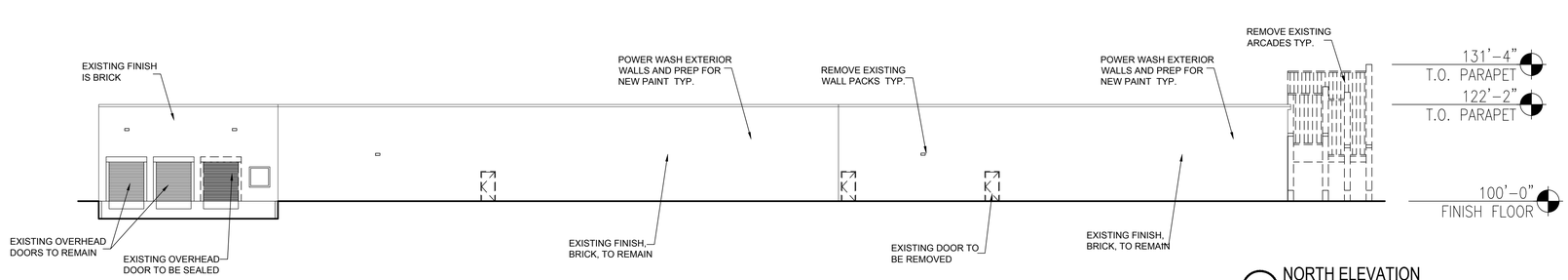
CORE STATES GROUP
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com
CORESTATES, INC.



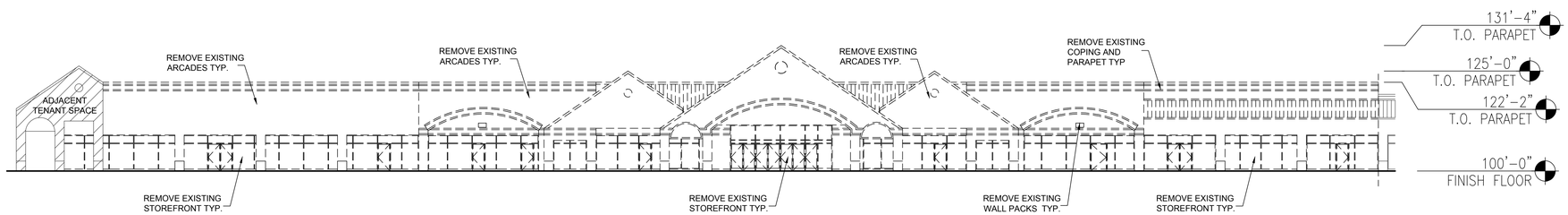
04 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



03 EAST ELEVATION
SCALE: 1/16"=1'-0"



02 NORTH ELEVATION
SCALE: 1/16"=1'-0"



01 WEST ELEVATION
SCALE: 1/16"=1'-0"

at home
The Home Décor Superstore™

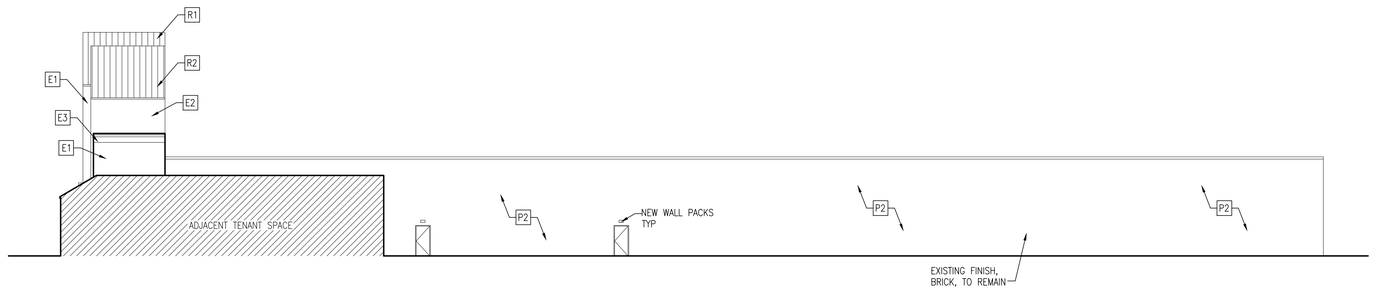
STORE NUMBER: 357
CSG NUMBER: AHG.33607

AT HOME
750 E RAND ROAD
ARLINGTON HEIGHTS, IL 60004

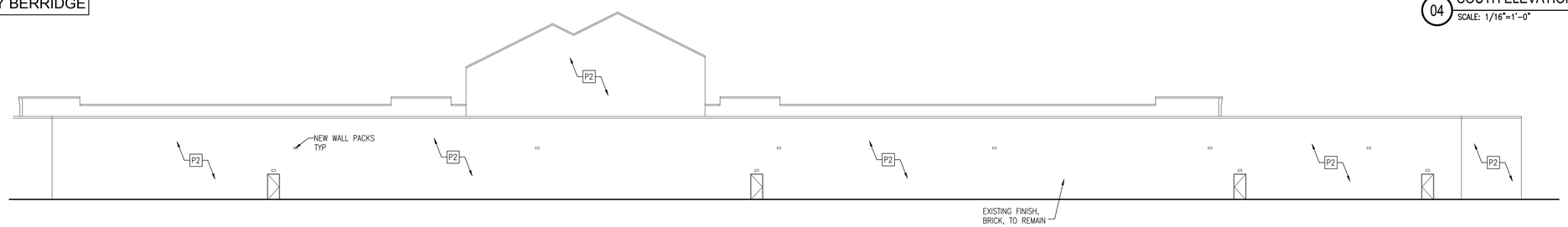
REV	DESCRIPTION	BY	DATE
	EXISTING EXTERIOR ELEVATION		04.12.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com

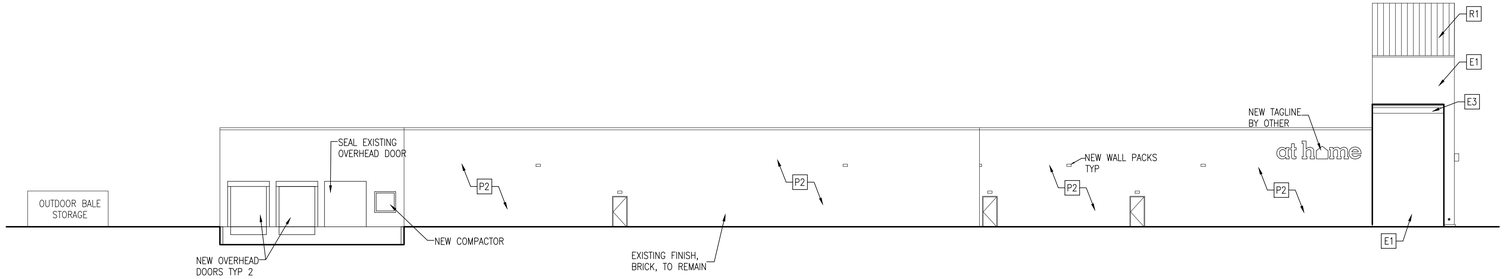
	FINISH SCHEDULE		
A1	STOREFRONT		ANOD. ALUM. FINISH
A2	BRAKE METAL TRIM		ANOD. ALUM. FINISH
A3	METAL COPING		SHASTA WHITE BY BERRIDGE
E1	EIFS W/ SAND FINISH		AT HOME DARK GRAY
E2	EIFS W/ SAND FINISH		AT HOME JENINSON GRAY
E3	EIFS W/ SAND FINISH		AT HOME GREEK VILLA
G1	GLAZING		LOW-E VISION GLASS
P1	PAINT		AT HOME DARK GRAY
P2	PAINT		AT HOME JENINSON GRAY
P3	PAINT		AT HOME GREEK VILLA
R1	METAL ROOFING		ZINC GREY BY BERRIDGE
R2	METAL ROOFING		SHASTA WHITE BY BERRIDGE



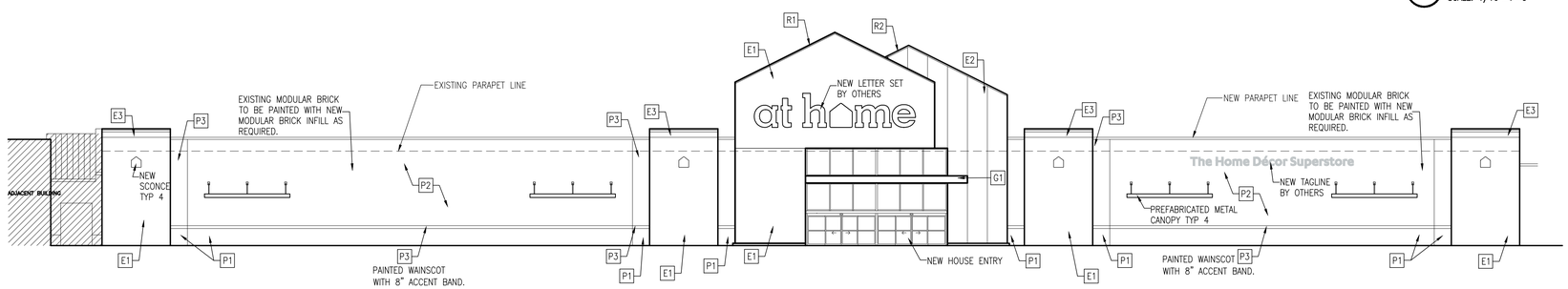
04 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



03 EAST ELEVATION
SCALE: 1/16"=1'-0"



02 NORTH ELEVATION
SCALE: 1/16"=1'-0"



01 WEST ELEVATION
SCALE: 1/16"=1'-0"

at home
The Home Décor Superstore

STORE NUMBER: 357
CSG NUMBER: AHG.33607

AT HOME
750 E RAND ROAD
ARLINGTON HEIGHTS, IL 60004

REV	DESCRIPTION	BY	DATE
	PROPOSE EXTERIOR ELEVATION		04.12.22

CORE STATES GROUP
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com
CORESTATES, INC.

	FINISH SCHEDULE		
A1	STOREFRONT		ANOD. ALUM. FINISH
A2	BRAKE METAL TRIM		ANOD. ALUM. FINISH
A3	METAL COPING		SHASTA WHITE BY BERRIDGE
E1	EIFS W/ SAND FINISH		AT HOME DARK GRAY
E2	EIFS W/ SAND FINISH		AT HOME JENINSON GRAY
E3	EIFS W/ SAND FINISH		AT HOME GREEK VILLA
G1	GLAZING		LOW-E VISION GLASS
P1	PAINT		AT HOME DARK GRAY
P2	PAINT		AT HOME JENINSON GRAY
P3	PAINT		AT HOME GREEK VILLA
R1	METAL ROOFING		ZINC GREY BY BERRIDGE
R2	METAL ROOFING		SHASTA WHITE BY BERRIDGE



NEW CONSTRUCTION BEYOND

APPROXIMATE LOCATION OF NEW CONSTRUCTION

DEMOLISH EXISTING ARACADE

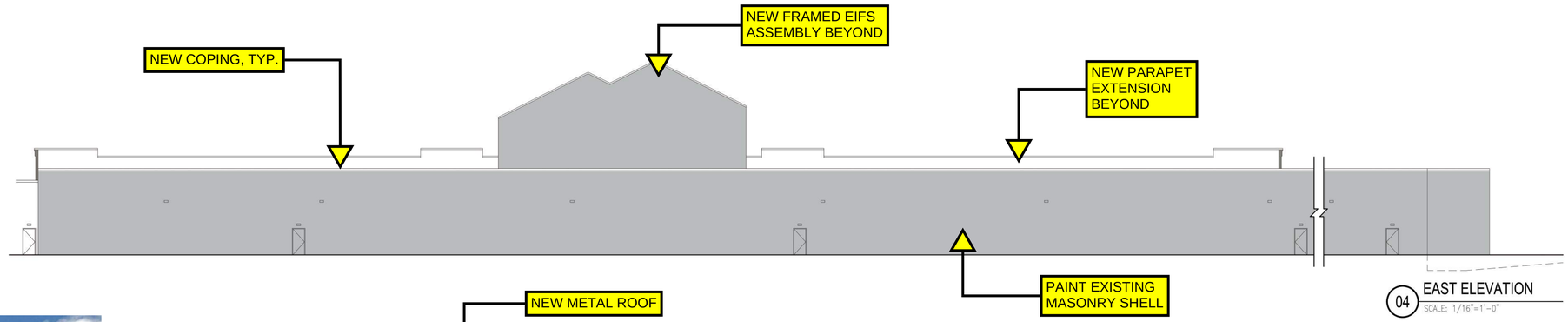


EXISTING CONSTRUCTION TO REMAIN

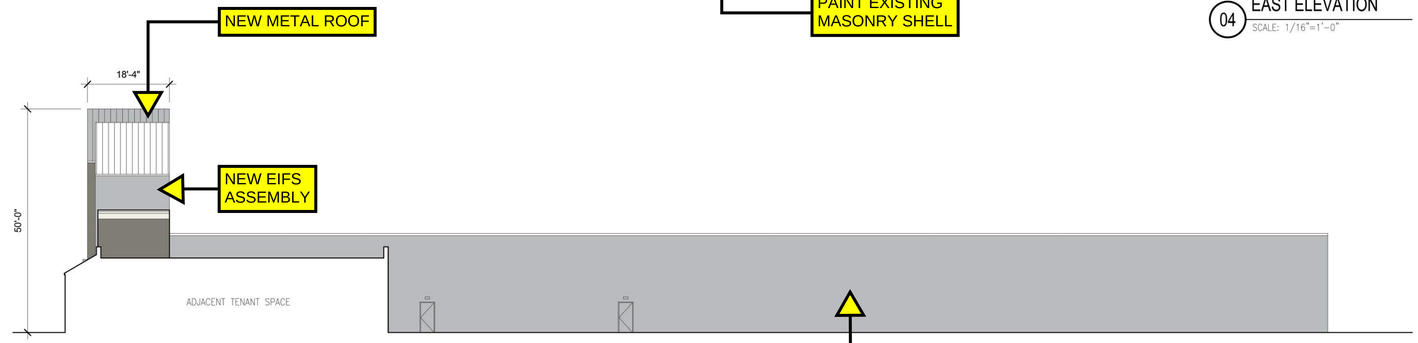
DEMOLISH EXISTING ARCADE

LIMITS OF NEW CONSTRUCTION

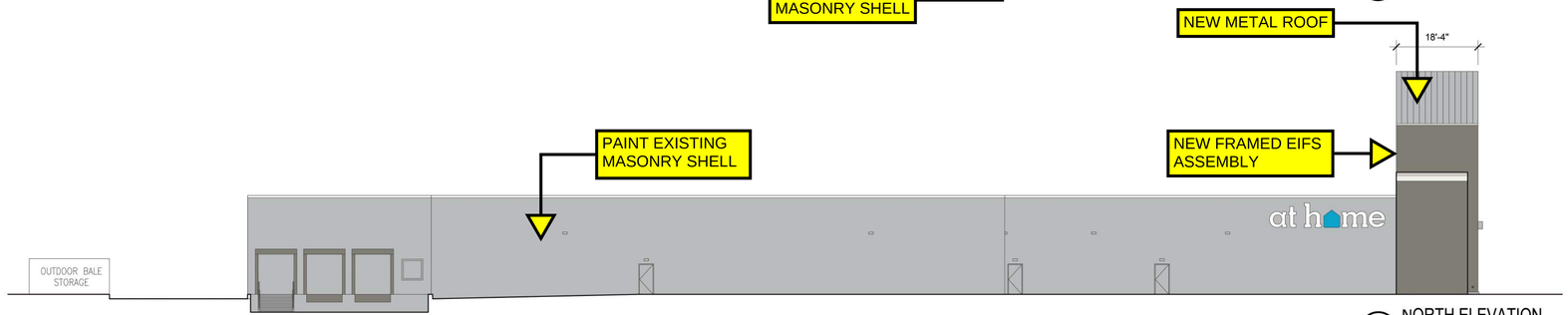




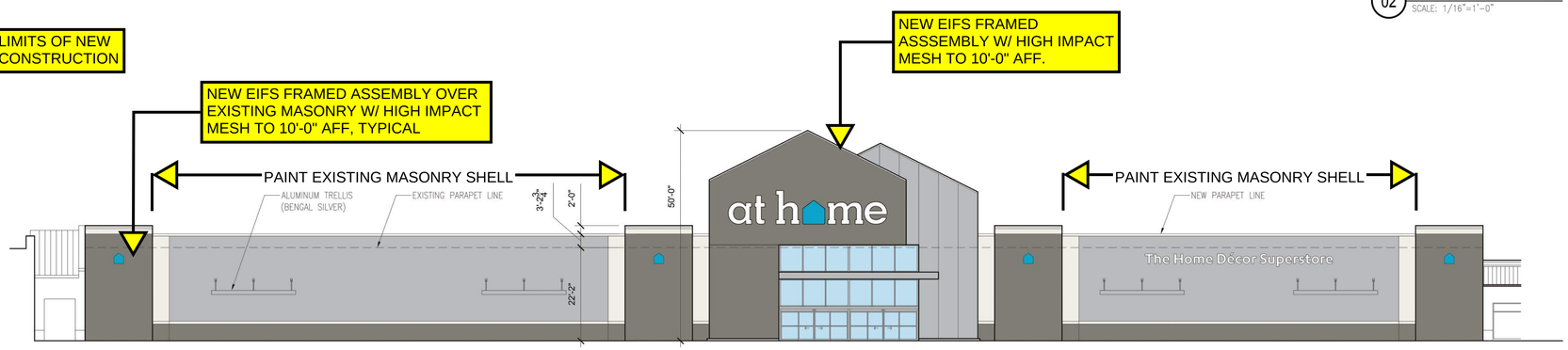
04 EAST ELEVATION
SCALE: 1/16"=1'-0"



03 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



02 NORTH ELEVATION
SCALE: 1/16"=1'-0"



01 WEST ELEVATION
SCALE: 1/16"=1'-0"

at home
The Home Décor Superstore™

STORE NUMBER: #357
CSG NUMBER: AHG: 33607

AT HOME
750 East Rand Rd.
Arlington Heights, Illinois, 60004

REV	DESCRIPTION	DATE
	DESIGN COMMISSION SUBMITTAL	02.22.22
	INITIAL REVIEW COMMENTS	03.28.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 830
Dallas, TX 75206
214.377.3060
core-states.com










SLIDELL, LOUISIANA



CHERRY HILL, NEW JERSEY

EXAMPLES OF OTHER EXISTING "AT HOME" STORES
(FOR REFERENCE ONLY)



BLOOMFIELD, MICHIGAN



ALBANY, NEW YORK

at home
The Home Décor Superstore™

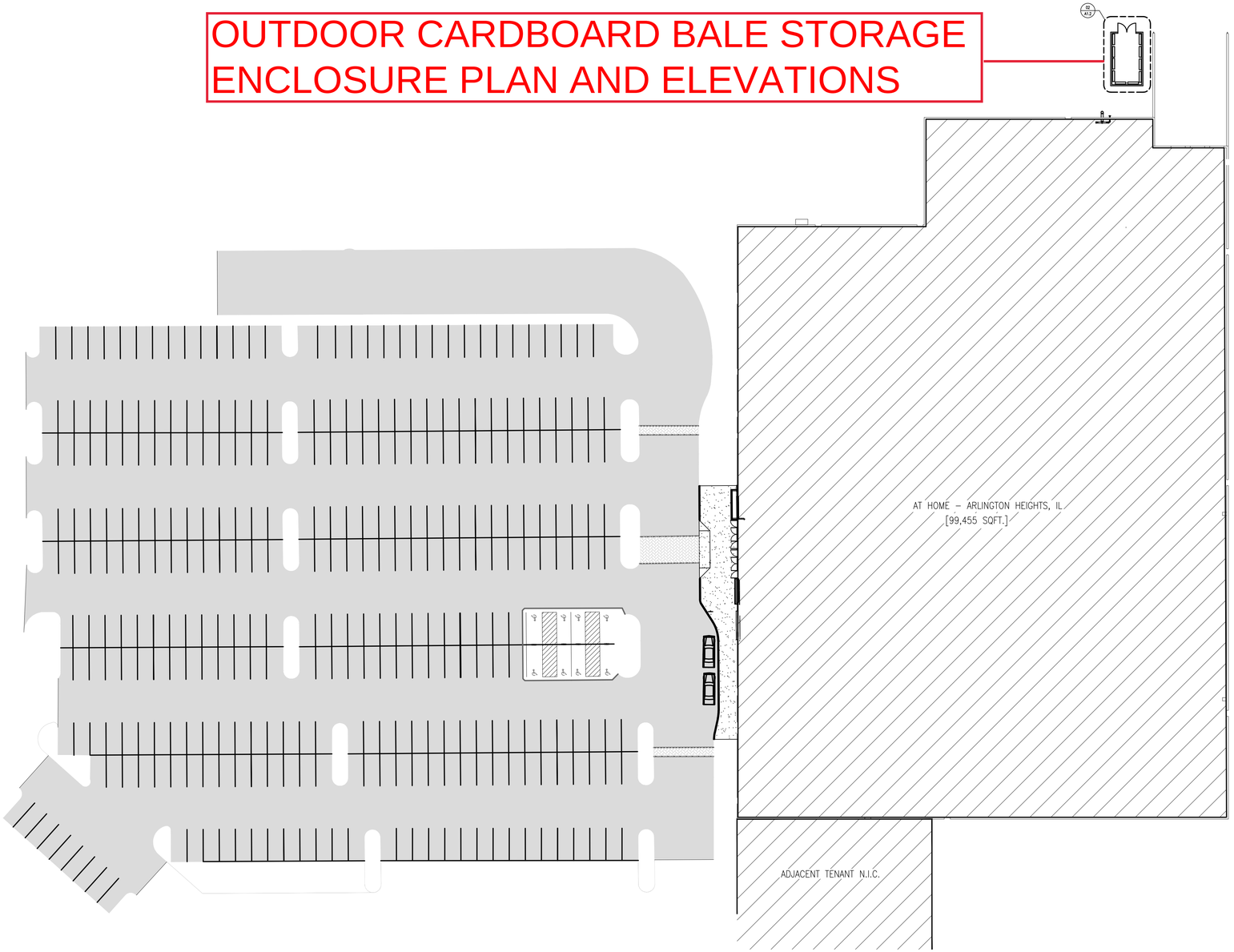
STORE NUMBER: #357
CSG NUMBER: AHG: 33607

AT HOME
750 East Rand Rd.
Arlington Heights, Illinois, 60004

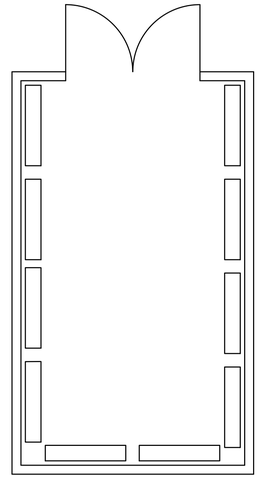
REV	DESCRIPTION	DATE
	DESIGN COMMISSION SUBMITTAL	02.22.22
	INITIAL REVIEW COMMENTS	03.28.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
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core-states.com

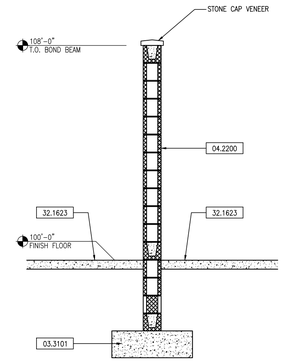
OUTDOOR CARDBOARD BALE STORAGE ENCLOSURE PLAN AND ELEVATIONS



01 ARCHITECTURAL SITE PLAN
SCALE: 1/32"=1'-0"

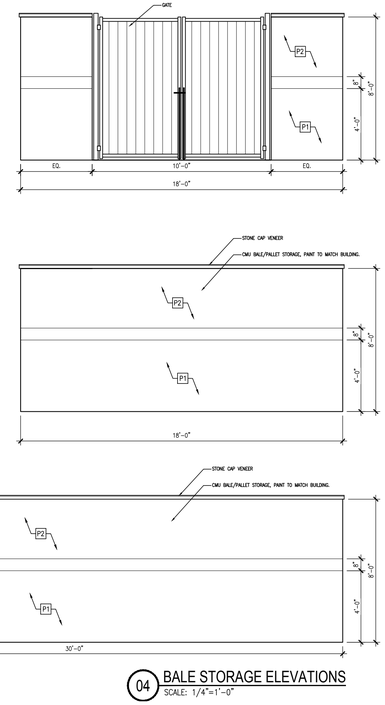


02 BALE STORAGE PLAN
SCALE: 3/16"=1'-0"



03 BALE STORAGE SECTION
SCALE: 3/8"=1'-0"

	FINISH SCHEDULE		
P1	PAINT		AT HOME DARK GRAY
P2	PAINT		AT HOME JENINSON GRAY



04 BALE STORAGE ELEVATIONS
SCALE: 1/4"=1'-0"

at home
The Home Décor Superstore™

STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

02.22.2022

REV	DESCRIPTION	BY	DATE
	ARCHITECTURAL SITE PLAN		04.12.22

CORE STATES GROUP
CORESTATES, INC.
6060 N. Central Expy.
Suite 850
Dallas, TX 75206
214.377.5060
core-states.com

At Home:
Digital Material Board

MATERIALS NOT SHOWN BUT PROVIDED BY LANDLORD

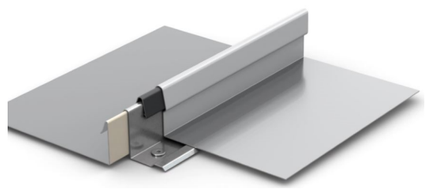
- HVAC: BY LANDLORD
- Roof: BY LANDLORD
- LIGHTING: AS REQUIRED

STOREFRONT:



STANDING SEAM METAL ROOFING :
SHASTA WHITE





STANDING SEAM METAL ROOFING :
ZINC GRAY

At Home Jenison Gray
EFIS sample



At Home Greek Villa
EFIS sample





At Home Dark Grey
EFIS sample

PROPOSED EXTERIOR MATERIALS

at home
The Home Décor Superstore

STORE NUMBER: 357
CSG NUMBER: AHG.30911

AT HOME
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

02.22.2022

REV	DESCRIPTION	BY	DATE
	DIGITAL MATERIAL BOARD		02.22.22

CORE STATES GROUP
8140 N. Central Expy., Suite 530
Dallas, TX 75206
214.377.3060
core-states.com
CORESTATES, INC.

PROJECT MATERIAL LIST

1. Petitioner Name: At Home
2. Date: 02.22.22
3. Project: #357
4. Location: 750 E Rand Road Arlington Heights, Illinois 60004

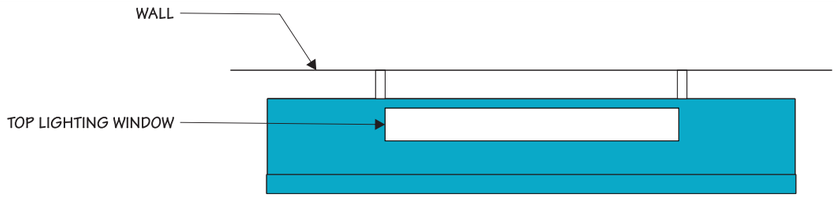
Existing Building Materials:

- Exterior: brick veneer with aluminum storefront and EIFS accents.
- Roof: metal and ballasted roof.
- HVAC: unscreened roof top units
- Lighting: parking lot and building mounted.

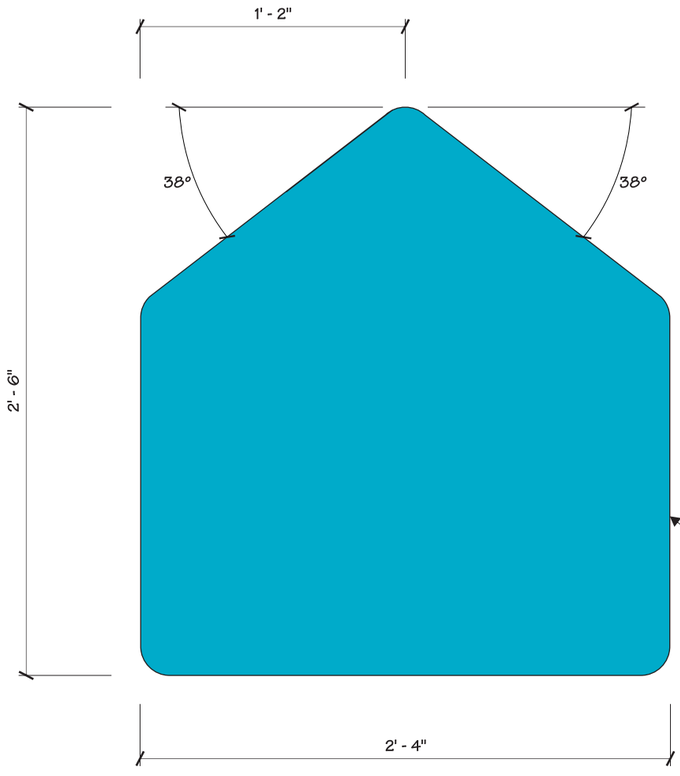
Proposed Building Materials:

- Exterior: painted brick veneer with new EIFS and aluminum storefront. See schedule below for additional information.
- Roof: new membrane and metal roofing.
- HVAC: new unscreened roof top units.
- Lighting: new as required.

	FINISH SCHEDULE		
A1	STOREFRONT		ANOD. ALUM. FINISH
A2	BRAKE METAL TRIM		ANOD. ALUM. FINISH
A3	METAL COPING		SHASTA WHITE BY BERRIDGE
E1	EIFS W/ SAND FINISH		AT HOME DARK GRAY
E2	EIFS W/ SAND FINISH		AT HOME JENINSON GRAY
E3	EIFS W/ SAND FINISH		AT HOME GREEK VILLA
G1	GLAZING		LOW-E VISION GLASS
P1	PAINT		AT HOME DARK GRAY
P2	PAINT		AT HOME JENINSON GRAY
P3	PAINT		AT HOME GREEK VILLA
R1	METAL ROOFING		ZINC GREY BY BERRIDGE
R2	METAL ROOFING		SHASTA WHITE BY BERRIDGE

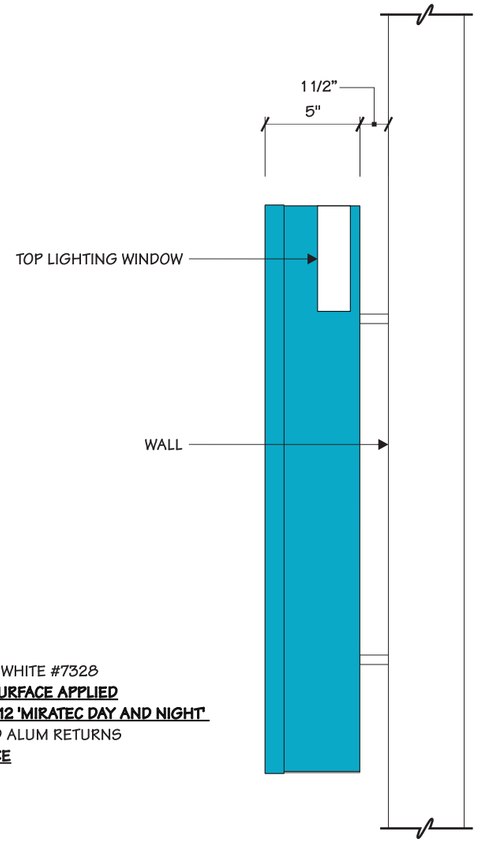


2/1 TOP VIEW
1 1/2" = 1' - 0"

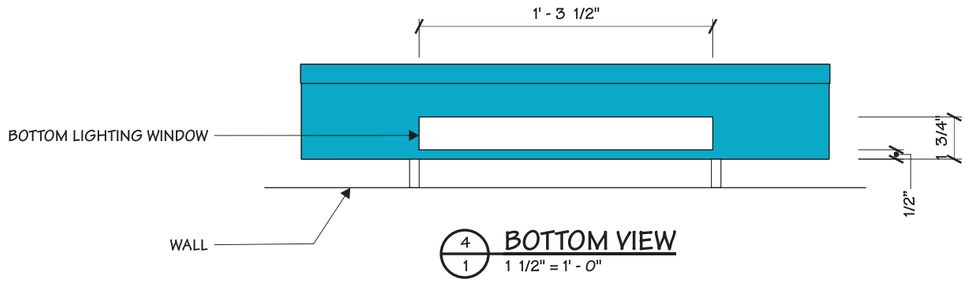


'HOUSE' FACE IS TRANSLUCENT WHITE #7328
IMPACT MODIFIED ACRYLIC W/ **SURFACE APPLIED PRINTED VINYL TO MATCH PMS312 'MIRATEC DAY AND NIGHT' W/ MATTE FINISH** TRIM CAP AND ALUM RETURNS
ALL **PRE-PAINTED TO MATCH FACE**

1/1 FRONT ELEVATION
1 1/2" = 1' - 0"



3/1 SIDE VIEW
1 1/2" = 1' - 0"



4/1 BOTTOM VIEW
1 1/2" = 1' - 0"

Architectural Graphics Incorporated
2655 International Parkway
P.O. Box 9175
Virginia Beach, VA 23450
(757)427-1900

Project Title
AT HOME

Date 02.21.18

AGI EoR M. SMITH
Lead Drafter
Drawn By MM
Project Mgr. J. FULLER

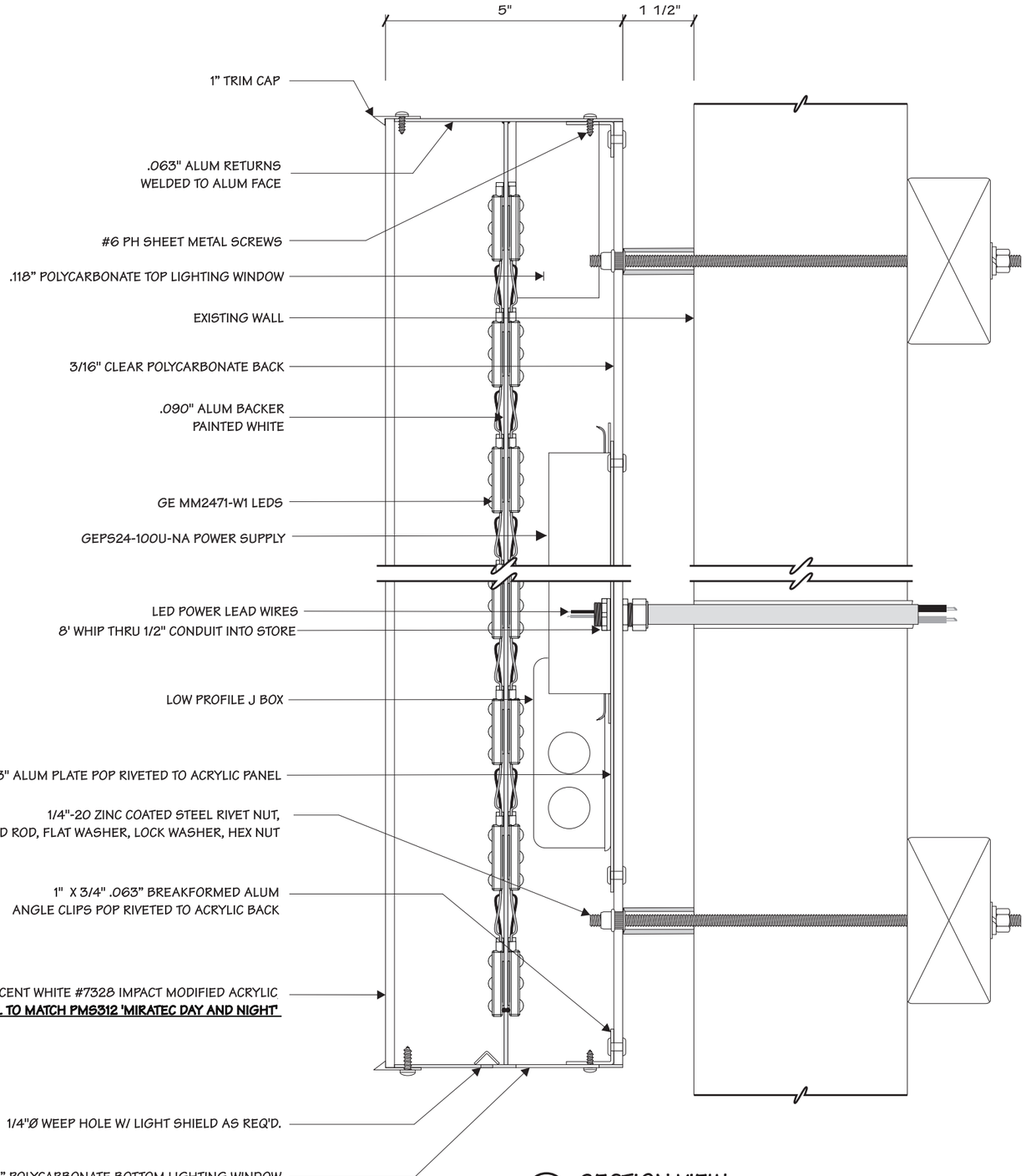
General Sign Specifications
☐ Interior ☐ Exterior
☐ Single Faced ☐ Double Faced
■ FACE & HALO
☐ Non-Illuminated
■ Illuminated
120 Volts 1.5 Amps(+/-)
Location
Windload

Drawing Revisions

	Drawn By	Date	Change
1	HWBJ	06.21.18	ADDED 14 ADDITIONAL LED MODULES PER DR# 30621
2	FDS	7.30.18	MOVED POWER SUPPLY INSIDE LIGHT BOX
3			
4			
5			
6			
7			
8			
9			
10			
11			

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Code 21341
Type C
Sign Type SCONCE
PG #: 1



1/2 SECTION VIEW
3/8" = 1"

MOUNTING HARDWARE CHART	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED ROD THRU WALL	●	●	●
1/4" LAGS WITH SHIELDS	●		
1/4" LAG BOLTS		●	
1/4" TOGGLE BOLTS			●

NOTE:
1) THREADED ROD WILL BE PROVIDED STANDARD - ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQ.
2) DESIGN INTENDED FOR NOT GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW

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Project Title
AT HOME

Date 02.21.18

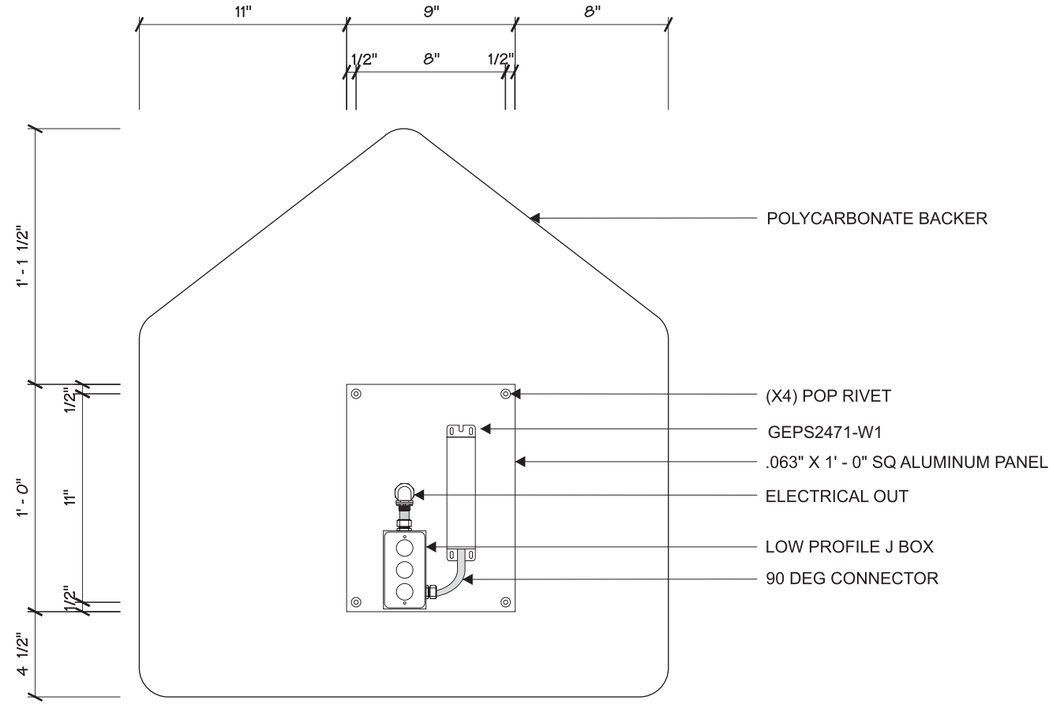
AGI EoR M. SMITH
Lead Drafter
Drawn By MM
Project Mgr. J. FULLER

General Sign Specifications
☐ Interior ☐ Exterior
☐ Single Faced ☐ Double Faced
■ FACE & HALO
☐ Non-Illuminated
■ Illuminated
120 Volts 1.5 Amps(+/-)
Location
Windload

Drawing Revisions	Drawn By	Date	Change
1	HWBJ	06.21.18	ADDED 14 ADDITIONAL LED MODULES PER DR# 30621
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Code 21341
Type C
Sign Type SCONCE
PG #: 2



1/1 POLYCARBONATE BACKER PANEL

1 1/2" = 1' - 0"

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Project Title

AT HOME

Date 02.21.18

AGI EoR M. SMITH
Lead Drafter
Drawn By MM
Project Mgr. J. FULLER

General Sign Specifications

- ☐ Interior ☐ Exterior
- ☐ Single Faced ☐ Double Faced
- ■ FACE & HALO
- ☐ Non-Illuminated
- ■ Illuminated

120 **Volts** 1.5 **Amps(+/-)**

Location _____

Windload _____

Drawing Revisions

	Drawn By	Date	Change
A	HWBJ	06.21.18	ADDED 14 ADDITIONAL LED MODULES PER DR# 30621
B	FDS	7.30.18	MOVED POWER SUPPLY INSIDE LIGHT BOX
C			
D			
E			
F			
G			
H			
I			
J			
K			

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Code 21341

Type C

Sign Type SCONCE

PG #:

Material Estimate

Job Name: At Home Logo

Drwg #: 066920 - 01 **Rev** -

SIGN INFORMATION

SPECIAL INSTRUCTIONS

ESTIMATE FOR SINGLE FACED SIGN ONLY

MAX (6" OC): TO BE INSTALLED @ 4" OC FOR FACELIT ONLY

1) **THE GRAPHICS BELOW ARE FOR REFERENCE ONLY** and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimate as well as affect product selection, quantities, application, and illumination.
2) **LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY.** The sign manufacturer **must** verify module placement and quantity to ensure even illumination.
3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
4) All signs should be tested as complete units (including correct Tetra® power supply) before installation for acceptable color, illumination, intensity,& functionality.
5) For detailed information and instructions refer to the applicable Tetra® product found under **Signage**; http://www.gelighting.com/LightingWeb/na/solutions/sign-lighting/

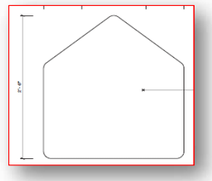
Can Depth	Power Supply Location	Illumination	Total Amps (Primary)	Total Watts (System)	Total Area	Energy Useage
6"	REMOTE	FACE LIT & HALO LIT	0.6 Amps	30.16 Watts	9.70 Sq Ft	3.11 Watts/Sq Ft

MATERIAL LIST

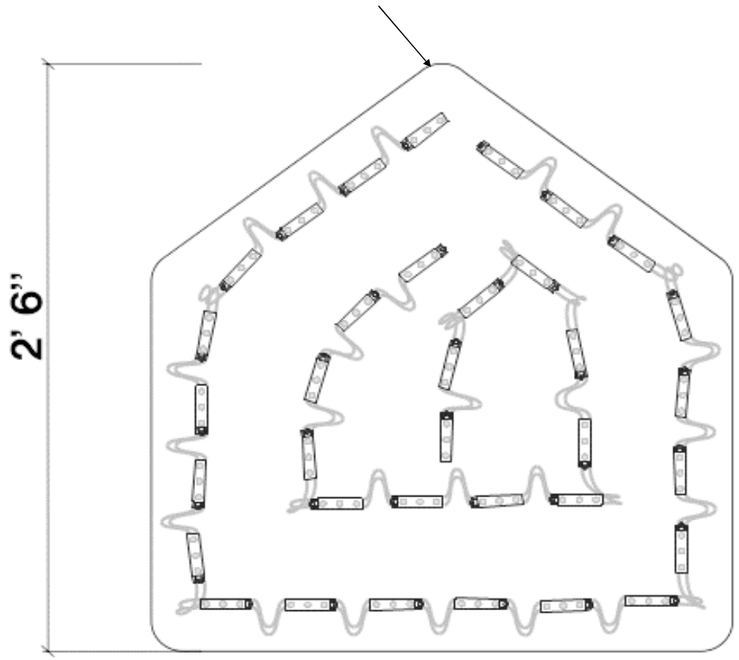
Tetra® LED Modules	GEMX71-1	52 Mod	26 Ft
Power Supply	GEPS12-60U-NA		1 Ea
	GEPS12-25U-NA		0 Ea
			0 Sets
			0 Sets
Wire Connector	191600041 or 192160004		8 Ea
Supply Wire	9409		30 Ft
Wire End Caps	191600041		6 Ea

MATERIAL BREAKDOWN

GEMX71-1	Modules	12V P/S
FACELIT LOGO	35	1
HALOLIT LOGO	17	

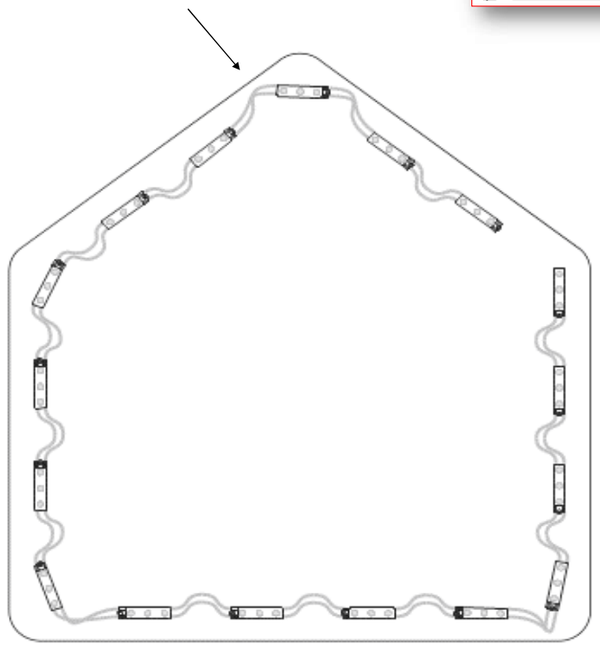


FACELIT



2' 6"

HALOLIT



Note: Facelit is 3" deep and halolit is 3" deep

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Project Title
AT HOME

Date 02.21.18

AGI EoR M. SMITH
Lead Drafter
Drawn By MM
Project Mgr. J. FULLER

General Sign Specifications
Interior ☐ **Exterior**
Single Faced ☐ **Double Faced**
FACE & HALO
Non-Illuminated
Illuminated
120 **Volts** 1.5 **Amps(+/-)**
Location
Windload

Drawn By	Date	Change
HWBJ	06.21.18	ADDED 14 ADDITIONAL LED MODULES PER DR# 30621
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Code 21341 **Type** C

Sign Type SCONCE **PG #:** 3

Design Commission
4/12/2022

Item: DC#22-009 - At Home - 750 E Rand Rd / Sign Variation

Department: Planning & Community Development

REQUESTED ACTION

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.

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.

ATTACHMENTS:

Description	**Type**
Staff Report	Board or Commission Report
Exhibits	Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

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

Date Prepared: March 17, 2021

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

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.

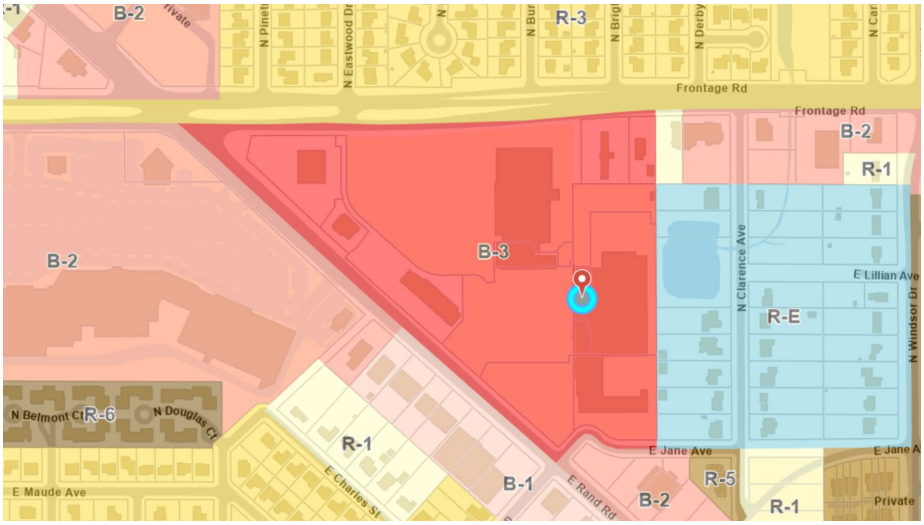
ANALYSIS:

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.

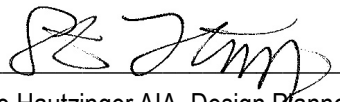
RECOMMENDATION
It is recommended that the Design Commission recommend **approval** to the Village Board for the following sign variations for *At Home* to be located at 750 E. Rand Road:

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

RPS CAPITAL INVESTMENTS

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

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





SOUTHPOINT 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**

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847.255.0123 tel • 847.255.0183 fax
arlingtonheights@signsbytomorrow.com
www.sbtarlingtonheights.com

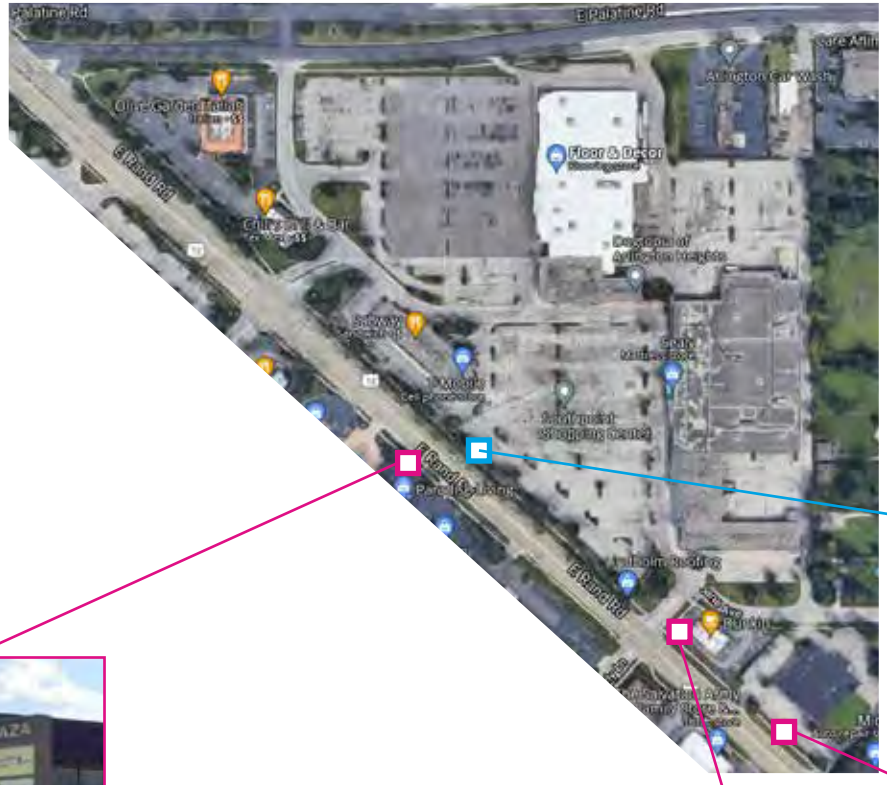
FOR INSTALLS PLEASE FILL IN INFORMATION

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

Site Contact: _____ | *Phone Numer:* _____

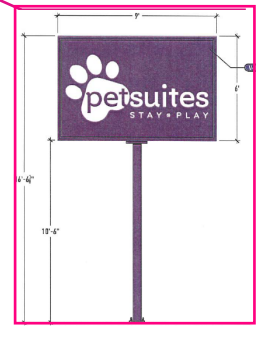
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ADDITIONAL SURROUNDING AREA GROUND SIGNAGE











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SIGNAGE PROOF

Client / Project Name:
RPS Capital Investment

Estimate / Order Number:
WIP 35127

Specifications:
Internally Illuminated (LED)
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ai164632867959_RPS Floor Decor Pylon Sign PROOF Rev4.pdf 7 3/3/2022 11:31:25 AM

**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 "Skycole")
4 TREES (Min. 2-1/2" cal.)

SHRUBS

COMPACT AMERICAN CRANBERRY (AC)
(Viburnum trilobum compacta)
7 shrubs @ 60" centers (Min. 36" ht.)

SUNJOY GOLD PILLAR BARBERRY (SJ)
(Berberis thunbergii 'Maria')
30 shrubs @ 36" centers (Min. 36" ht.)

NEW JERSEY TEA (NJ)
(Ceanothus americanus (NGN))
18 shrubs @ 36" centers (Min. 36" ht.)

CRANBERRY COTONEASTER (CC)
(Cotoneaster apiculata)
21 shrubs @ 48" centers (Min. 36" ht.)

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

0 5' 10'
SCALE : 1"= 10'
N

CALL JULIE TOLL FREE 811 or 1-800-892-0123 - CALL 48 HOURS BEFORE YOU DIG!

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
115 S. Wilke Road, Suite 301 , Arlington Heights, IL 60005
P. (847) 439-8225 F. (847) 749-4104
www.toberman.us
IL Design Firm: 184.006910
Expires: 4-30-2023

SITE & LANDSCAPE PLAN

PROPOSED RIGHT-IN RIGHT-OUT
750 E. RAND ROAD
ARLINGTON HEIGHTS, IL.

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

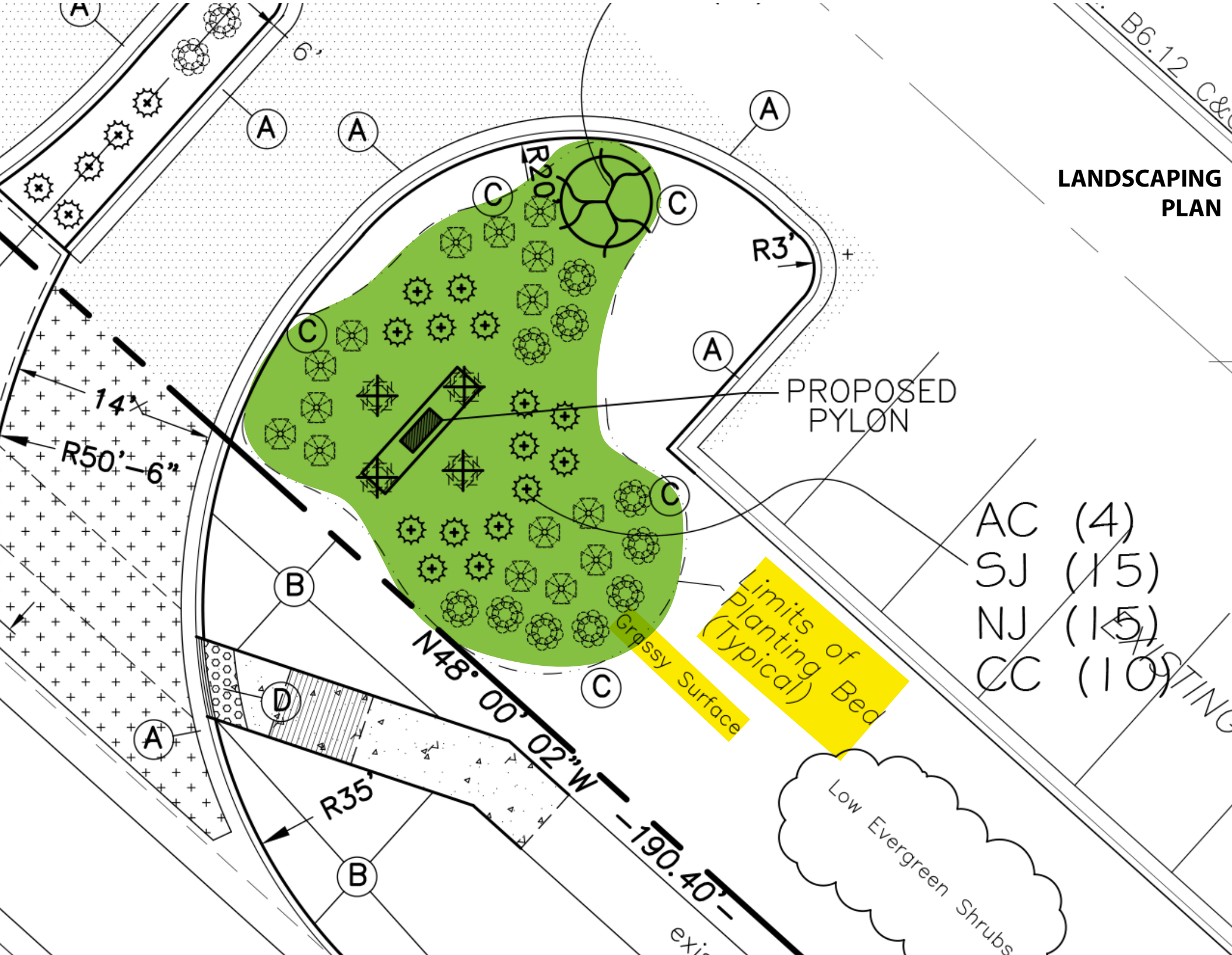
CLIFFORD J. TOBERMAN 050567 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRES: 11/30/21

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

Sheet No.
C-4

NJT Project No.
21-7259

EXISTING PARKING
exist. conc. walk
exist. B6.12 C&G
exist. bituminous pavement
Grassy Surface
existing concrete walk
exist. B6.24 C&G
Grassy Parkway
Exist. Light Pole
POLE
CAST IRON PIPE
N41° 59' 58"E - 120.00'
HL (1)
R20'
R10'
R14'
R35'
R50'
R3'
16"ø
8'
14'
5' FC-FC
4' FC-EP
105'
28'
12'
19'
R2'-6"
6'
APPROXIMATE LIMITS OF PAVEMENT REPLACEMENT
Limits of Planting Bed (Typical)
AC (3)
SJ (10)
NJ (3)
CC (8)
SJ (5)
CC (3)
AC (4)
SJ (15)
NJ (15)
CC (10)
PROPOSED PYLON
PROPOSED NEW DRIVEWAY - SUBJECT TO IDOT AND VILLAGE APPROVALS
54" Set Back from Property Line
IL 12 (Rand Road)
(asphalt roadway w/ c&g)
exist. B6.24 C&G
N45° 00' 02"W - 190.40'
Low Evergreen Shrubs
existing concrete walk
Grassy Parkway
Grassy Surface
exist. bituminous pavement
S41° 59' 58"W
62.50'
exist. B6.12 C&G
CUT CROSS
LT. POLE
(8) SPACES


LANDSCAPING PLAN
PROPOSED PYLON
AC (4)
SJ (15)
NJ (15)
CC (10)
Limits of Planting Bed (Typical)
Grassy Surface
Low Evergreen Shrubs
R20'
R3'
R50'-6"
14'
R35'
N48° 00' 02"W
190.40'
B6.12 C&G
EXISTING

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FACE VIEW



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:

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Approximate Location Rendering



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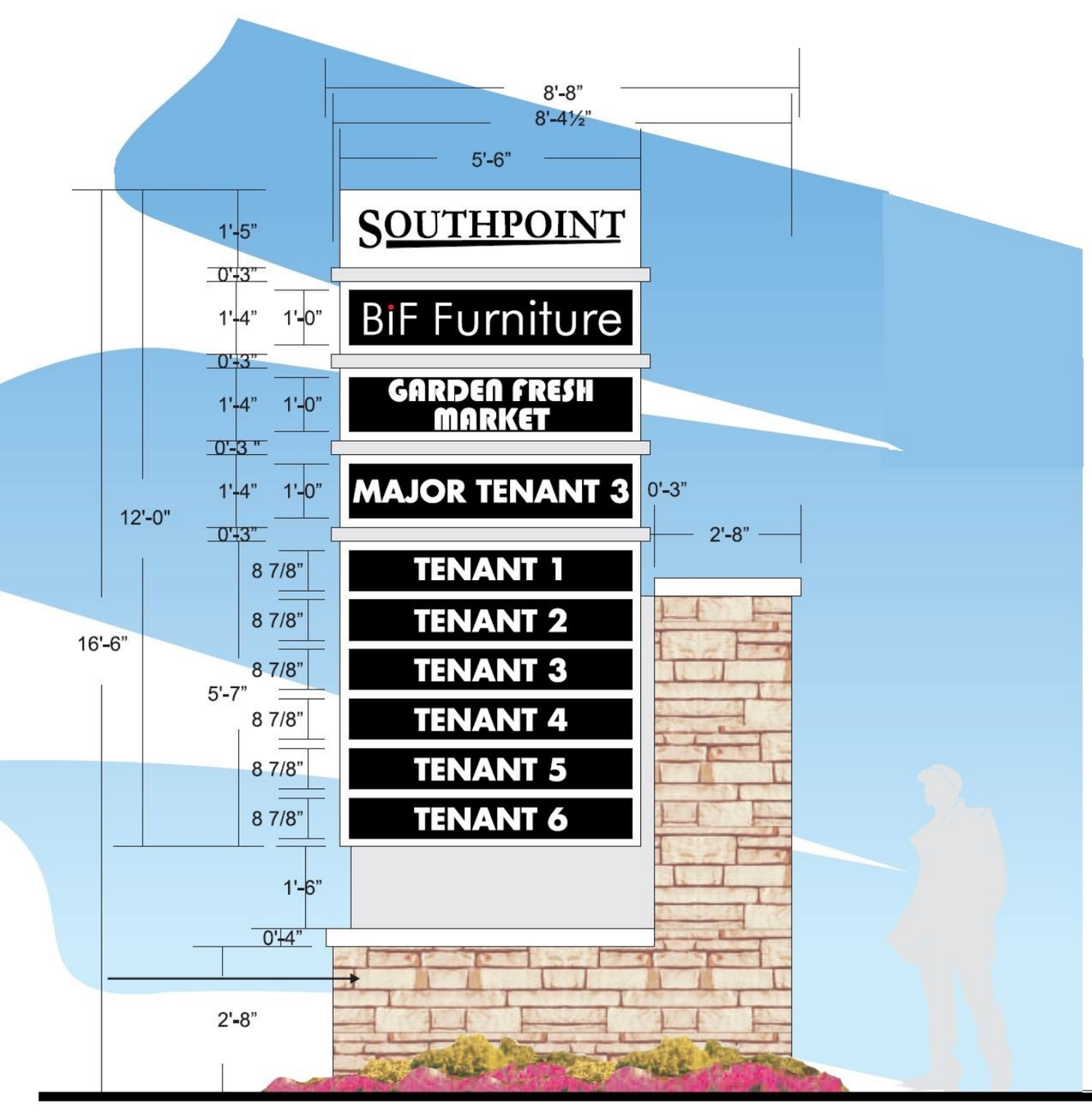
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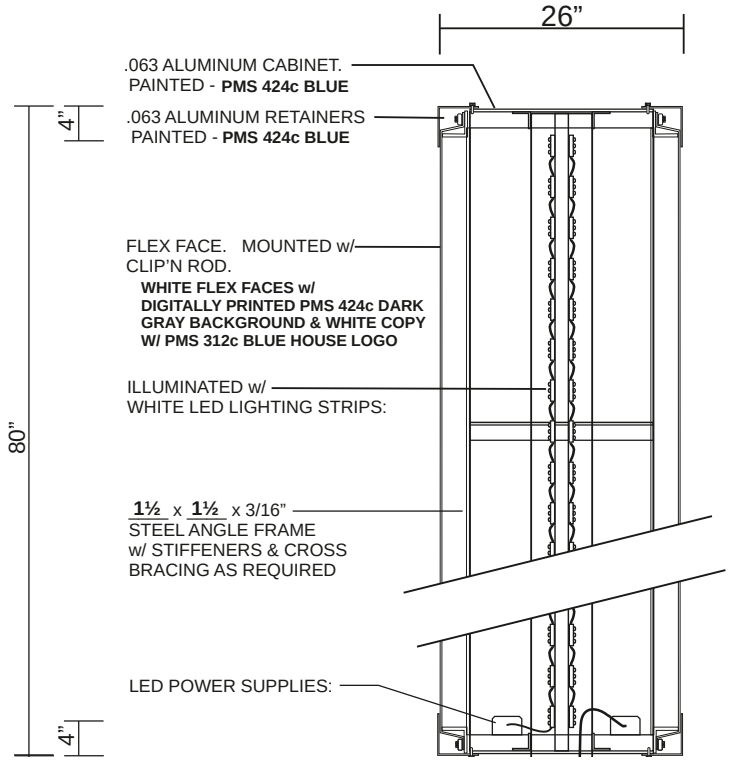


Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign

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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