



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.

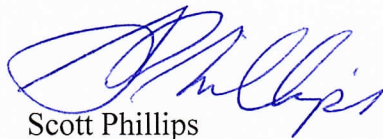
Response: The proposed drawings show the sign as a replica to the Floor & Décor sign on Palatine Road and will not alter the character of the Shopping Center.

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,



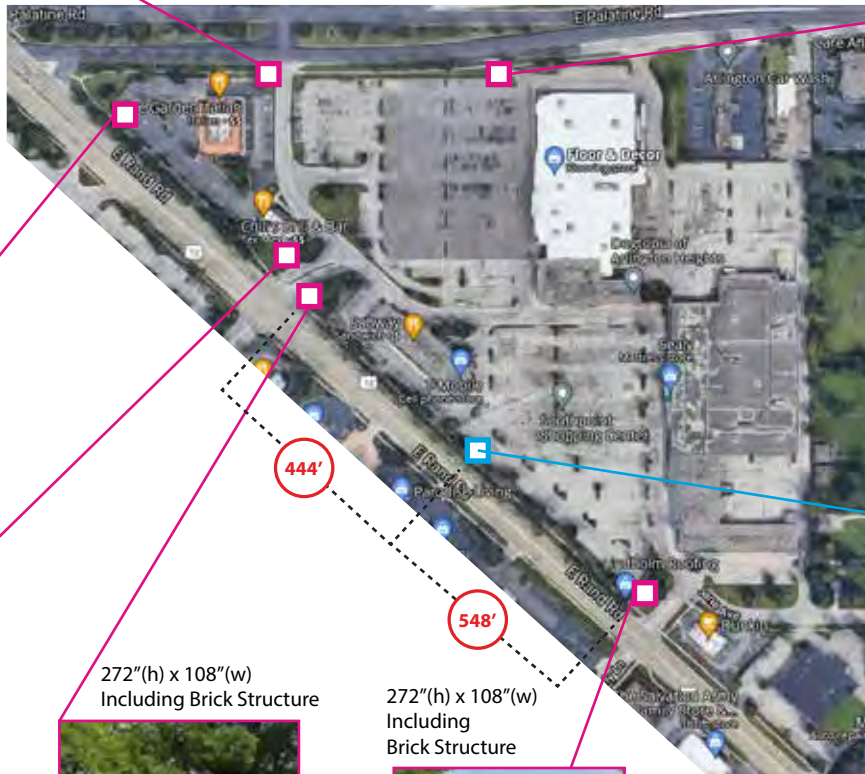
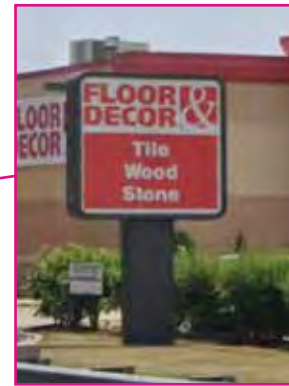
Scott Phillips
Managing Partner

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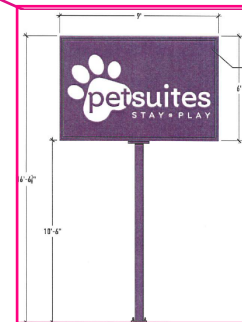
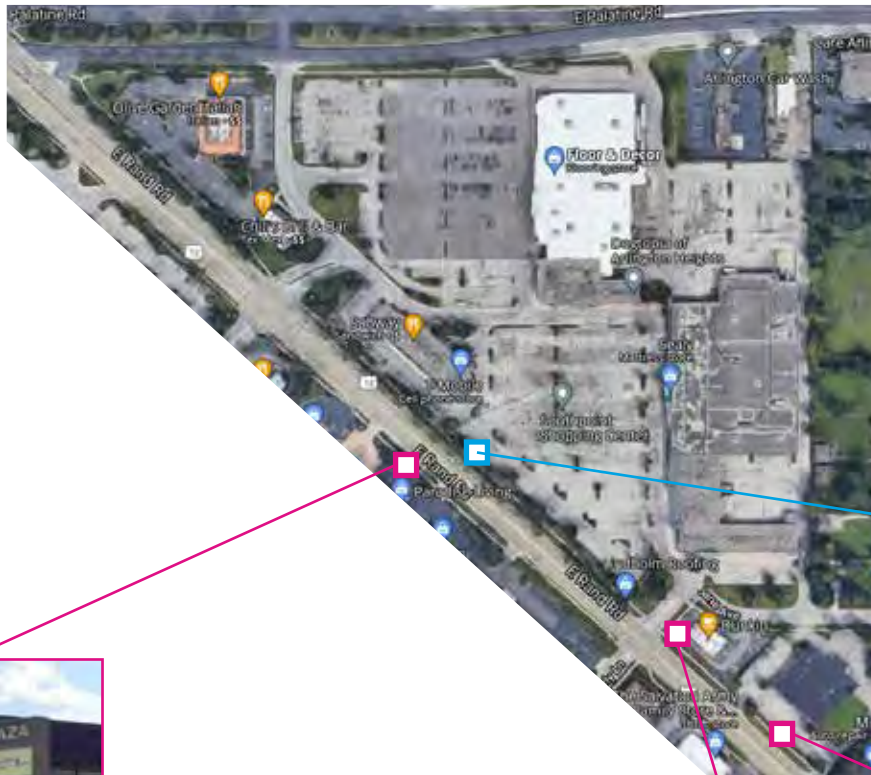
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: _____ | Phone Number: _____



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ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



SIGNAGE PROOF

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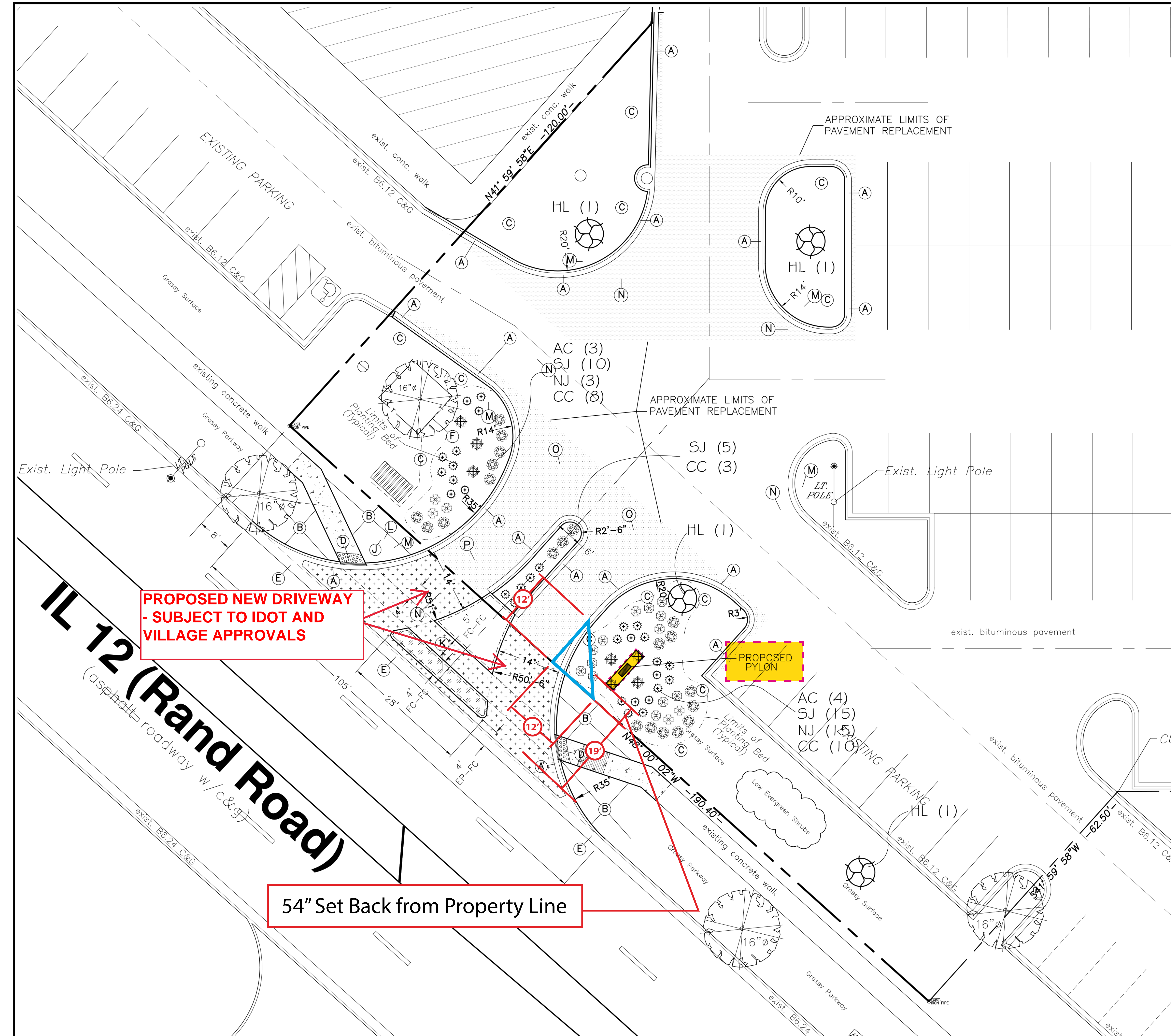
SIGNS & GRAPHICS NATIONWIDE

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****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

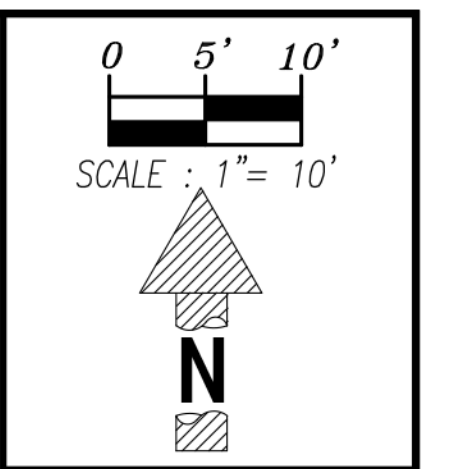
TREES

- 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 BARBERY (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



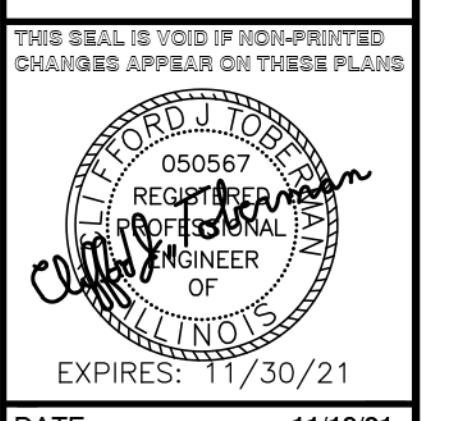
No.	DATE	REVISION
	09/15/21	REVISED GEOMETRICS
	11/22/21	ADDED TRUCK TURNING EXHIBITS & MISC. GEOMETRIC REVISIONS

NORMAN J. TOBERMAN & ASSOCIATES, LLC

CIVIL ENGINEERS & SURVEYORS
 118 S. White Road, Suite 301, Arlington Heights, IL 60005
 P. (847) 944-8888
 n.toberman@norman-j.com
 IL Design Firm: 194.005910
 Expires: 4-30-2023

SITE & LANDSCAPE PLAN

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

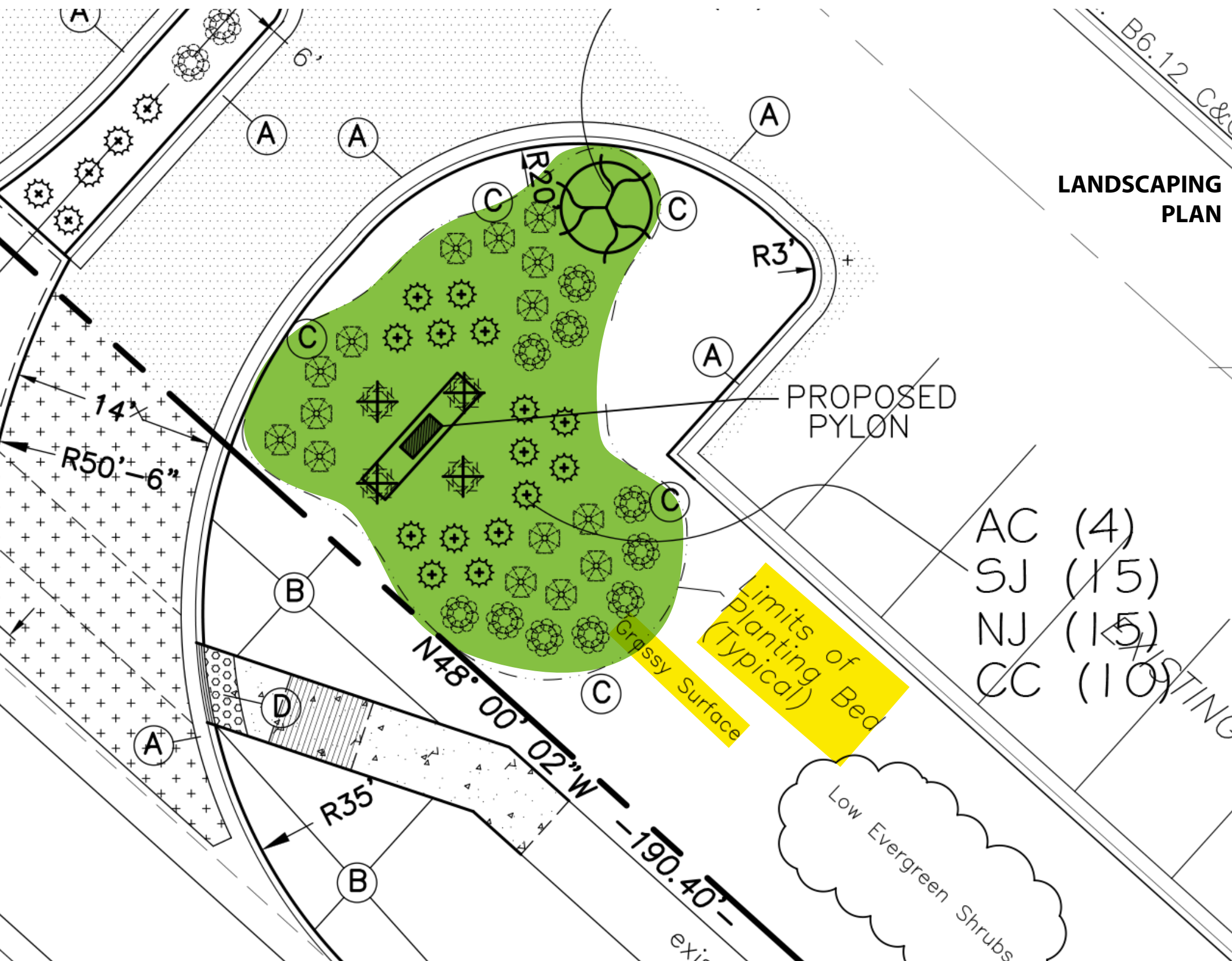


THIS SEAL IS VOID IF NON-PRINTED CHANGES APPEAR ON THESE PLANS

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

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

LANDSCAPING PLAN



PROPOSED PYLON

Limits of Planting Bed (Typical)

- AC (4)
- SJ (15)
- NJ (15)
- CC (10)

Low Evergreen Shrubs

B6.12 C&C

EXISTING

A

A

A

A

C

C

A

C

B

C

A

D

B

14'

R50'-6"

R20'

R3'

R35'

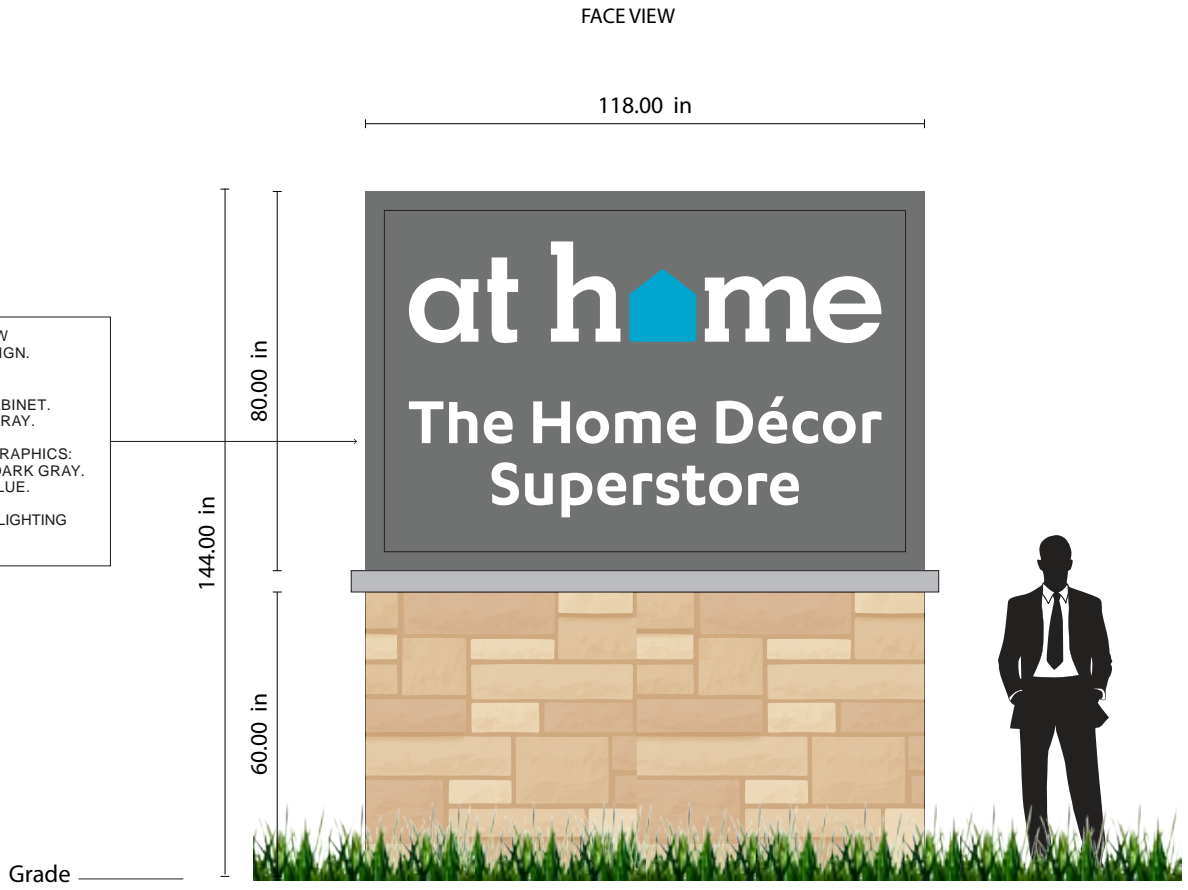
N48° 00' 02" W

190.40'

exit



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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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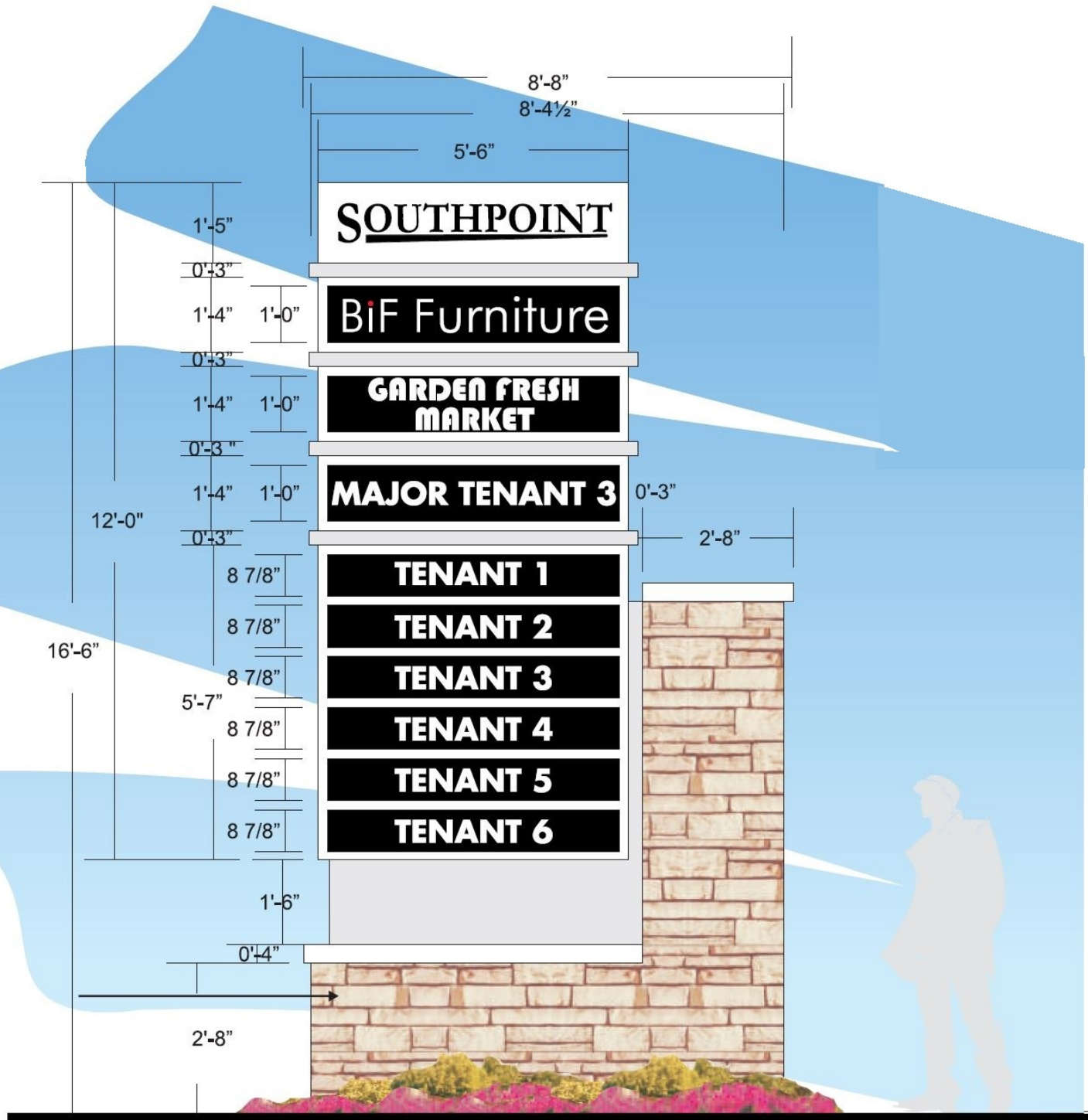


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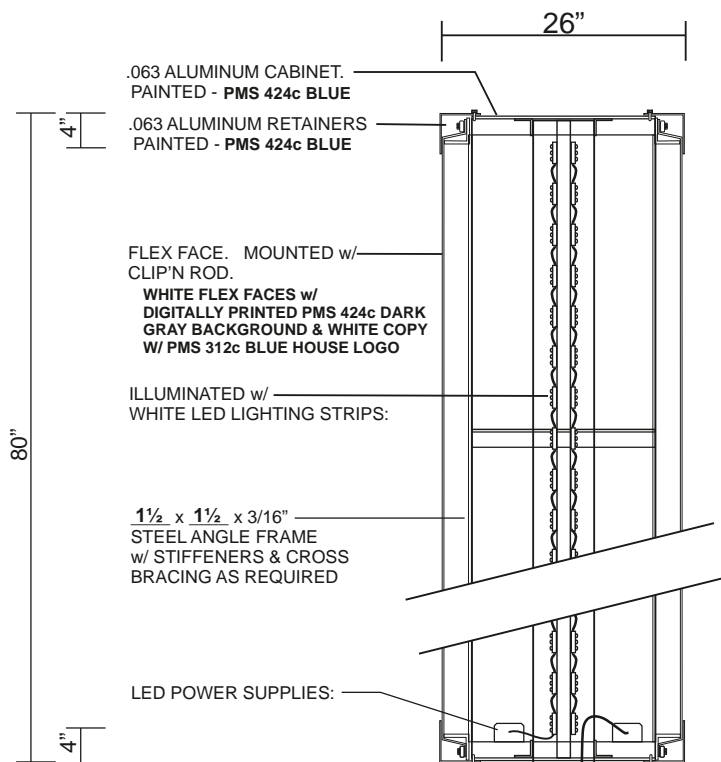


Existing Southpoint Multi-Tenant Signs



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