

# MEMO

DATE: November 15, 2022  
TO: Charles Witherington-Perkins, Director of Planning & Community Development  
FROM: Steve Hautzinger, Design Planner  
RE: **At Home Ground Sign Variation – IDOT Coordination Update**

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Charles,

The following is an update on the status of the At Home RIRO (Right-In-Right-Out) IDOT driveway permit. Since the October 11, 2022 Design Commission meeting, the petitioner has resubmitted plans to IDOT in response to their August 16, 2022 permit review comments, and they are currently waiting for IDOT's response to their resubmittal.

One of IDOT's comments asked for the proposed RIRO to be set back to accommodate the potential future extension of the third travel lane along US 12 to the southeast. Since the petitioner is requesting to install the sign prior to construction of the RIRO, this comment raised concerns regarding the driveway possibly impacting the location of the ground sign. This issue was reviewed with Matt Baird from RPS Capital Investments. Mr. Baird's response is attached, which in summary states that they would like to proceed with approval of the ground sign in the current proposed location, and if IDOT requires the RIRO to be set back, then they will not proceed with the driveway.

This matter has been reviewed with the Village's Engineering Division.

**Hautzinger, Steve**

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**Subject:** FW: At Home, ground sign - IDOT/RIRO coordination

**Importance:** High

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**From:** Matt Baird [REDACTED]  
**Sent:** Friday, November 11, 2022 8:47 AM  
**To:** Hautzinger, Steve <shautzinger@vah.com>  
**Cc:** Scott Phillips [REDACTED]; Signs By Tomorrow [REDACTED]  
**Subject:** Re: At Home, ground sign - IDOT/RIRO coordination  
**Importance:** High

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Steve,

We had a chance to chat with At Home. It is everyone's main focus to get the sign approved and installed so they can open 2/1. We are requesting that the sign be approved in its currently proposed location.

We will continue to work with IDOT on the current plan and can only allow for minor modifications at this point. If they insist on the RIRO being set back, then the project is not economically feasible for us or At Home as it would greatly impact parking, the drive aisle, landscaping beds, etc. so we would not be able to move forward with the RIRO.

Please let us know if you have time to discuss this on Monday or Tuesday.

Again, it's very important to At Home to have their sign installed before their planned 2/1 opening. This is the focus for us and the tenant and the RIRO is secondary.

Thanks.

**Matthew P. Baird**

Analyst

[REDACTED]  
[REDACTED]  
**RPS** CAPITAL  
INVESTMENTS

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**From:** "Hautzinger, Steve" <shautzinger@vah.com>  
**Date:** Wednesday, November 2, 2022 at 5:59 PM  
**To:** Matt Baird [REDACTED]  
**Cc:** Signs By Tomorrow [REDACTED]  
**Subject:** At Home, ground sign - IDOT/RIRO coordination

Matt,

Please refer to the attached IDOT comment highlighted in red. Our Village Engineer, Mike Pagones, discussed the attached comment with IDOT, and he was told that IDOT is asking for the RIRO to be set back to accommodate the potential future extension of the third travel lane along US 12 to the southeast.

Our concern is that moving the RIRO further back could impact the location of the ground sign. We are requesting a drawing showing the set back location of the RIRO coordinated with the location of the ground sign. Since you are asking for the ground sign approval prior to construction of the RIRO, this needs to be carefully coordinated.

We are targeting Village Board review of the sign variation for Monday, November 21. However, this matter needs to be resolved before we can confirm the Village Board meeting. I will wait for your reply.

Thank you,

Steve Hautzinger AIA, Design Planner  
Village of Arlington Heights  
Department of Planning and Community Development  
847-368-5213



# 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

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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](mailto:Jeffrey.Snape@illinois.gov) via the State's File Transfer Website, <https://filet.illinois.gov/filet/PIMupload.asp>.

If you have any questions regarding this matter, please contact Jeffrey Snape at [REDACTED]

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