


THIS SPACE FOR RECORDERS USE ONLY

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

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

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

  
Village Clerk

2022-033

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 8. EFFECTIVE DATE.

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

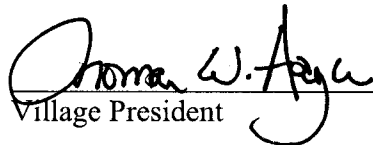
3. all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the Village for any claims that may arise in connection with the approval of this Ordinance.

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

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

NAYS: NONE

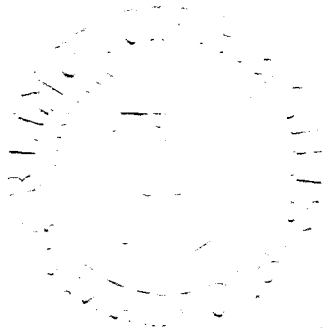
PASSED AND APPROVED this 6th day of June, 2022.

  
Village President

ATTEST:

  
Village Clerk

SignRegulationOrdinances:At Home – Southpoint Shopping Center



## EXHIBIT A

### Legal Description

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

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

AND

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

AND:

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

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

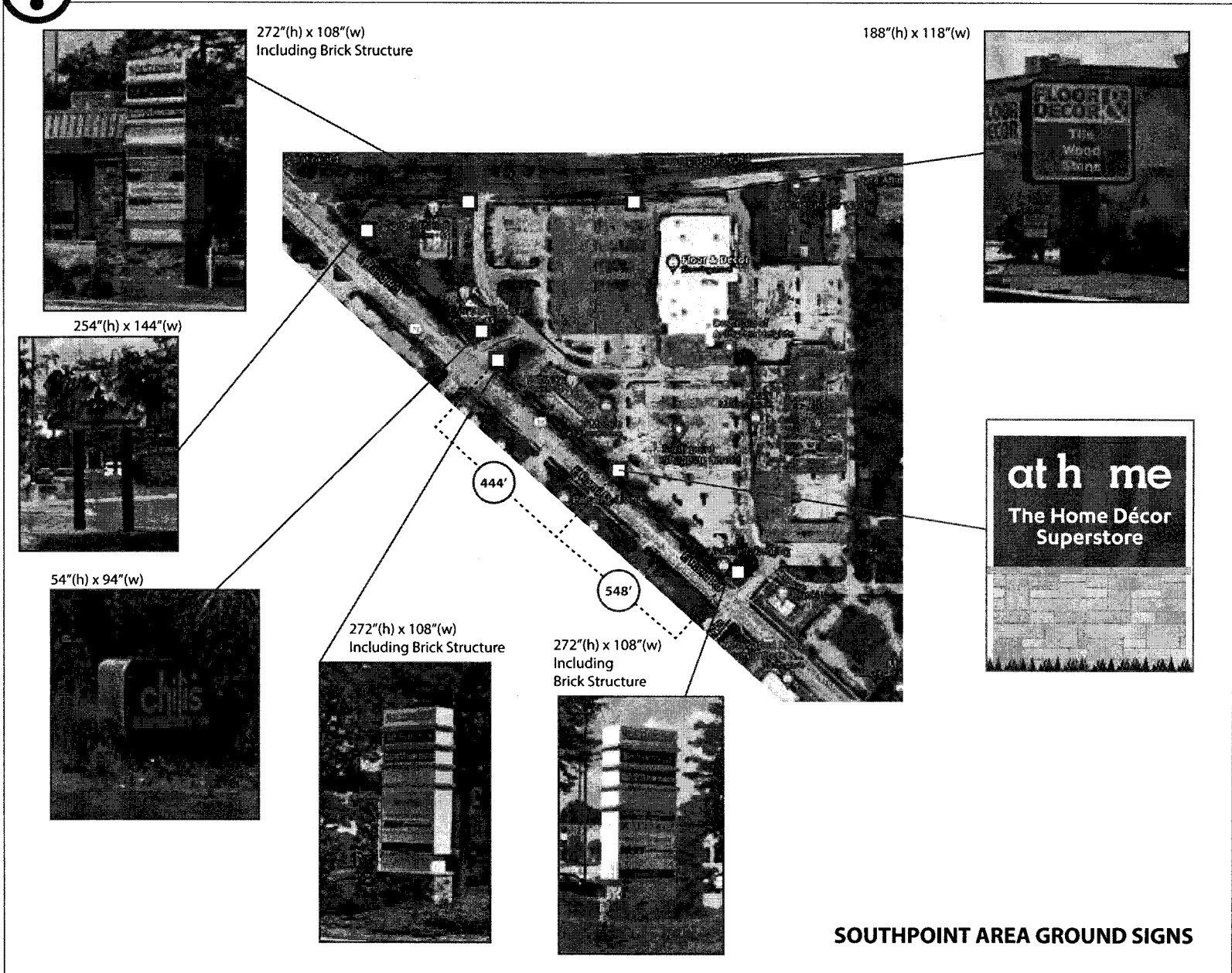
Common Address: 750 East Rand Road, Arlington Heights, Illinois 60004

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





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**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**



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

**FOR INSTALLS  
PLEASE FILL IN  
INFORMATION**

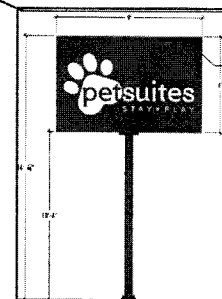
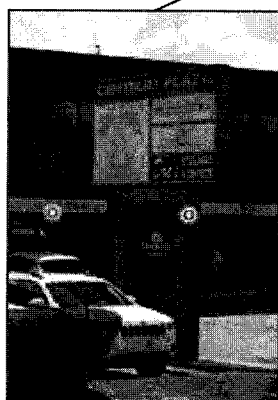
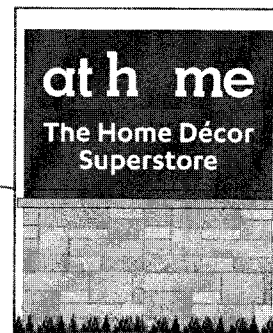
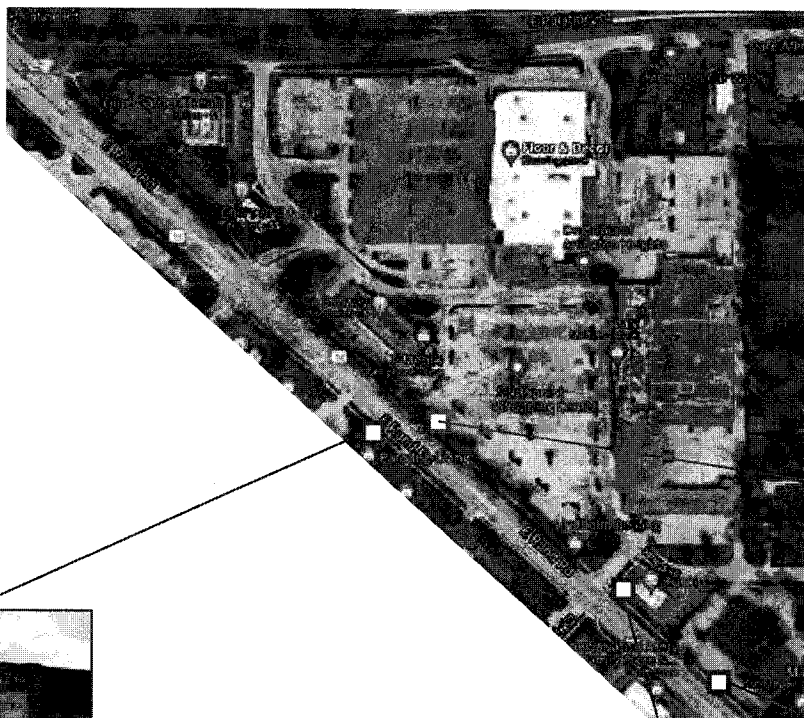
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: \_\_\_\_\_ | Phone Number: \_\_\_\_\_



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### ADDITIONAL SURROUNDING AREA GROUND SIGNAGE



## SIGNAGE PROOF

**Client / Project Name:**

RPS Capital Investment

**Estimate / Order Number:**

WIP 35127

**Specifications:**

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

**Date Sent To Client:**

2/1/22

**Current Revision:**

Rev6 4/6/22 dp

### CLIENT TO FILL OUT

**Approved:**

Signature / Date

**Approved As Noted:**

Signature / Date

**Requesting Revision**

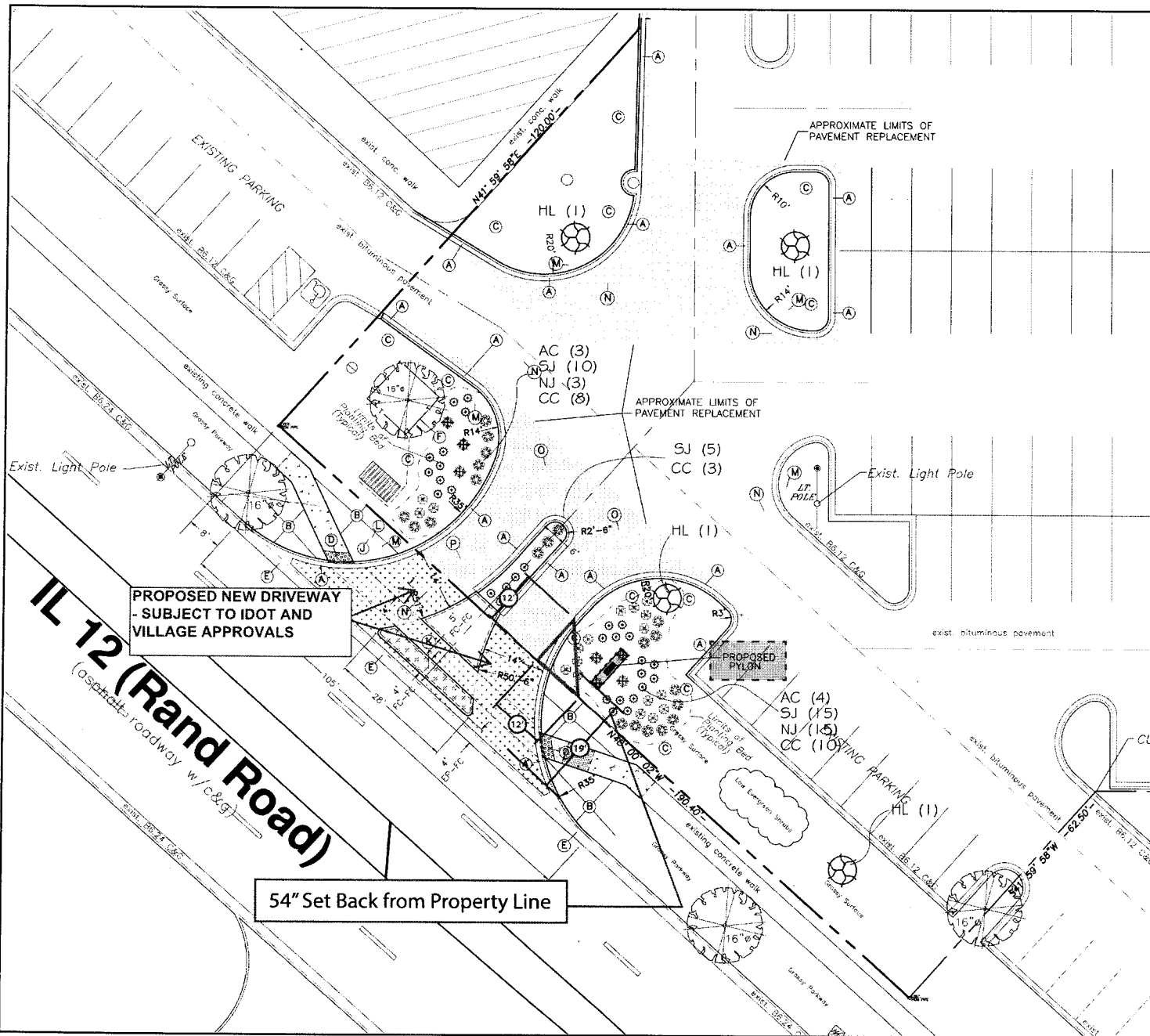


1315 E. Davis St., Arlington Heights, IL 60005  
847.255.0123 tel • 847.255.0183 fax  
arlingtonheights@signsbytomorrow.com  
www.sbtarlingtonheights.com

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Site Contact: \_\_\_\_\_ | Phone Number: \_\_\_\_\_



**\*\*NOTE: ALL PAVING REMOVAL AND REPLACEMENT SHALL BE PERFORMED ACCORDING TO CURRENT IDOT STANDARD SPECIFICATIONS. TRAFFIC AND PESSIMIST 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**

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

**COMMERCIAL DRIVEWAY ENTRANCE**

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

**SURFACE LEGEND**

- (A) COMBINATION CONCRETE CURB & GUTTER, TYPE B6.12 PER VILLAGE OF MORTON GROW, 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 REBAR; CONTINUOUS BETWEEN EXPANSION JOINTS
- (F) TREE PROTECTION FENCE - TEMPORARY

**PLANTING LEGEND**

**TREES**

- SKYLINE HONEYLOCUST TREE (HL) (*Gleditsia triacanthos f. inermis* "Skyloco") 4 TREES (Min. 1/2"-12" 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'

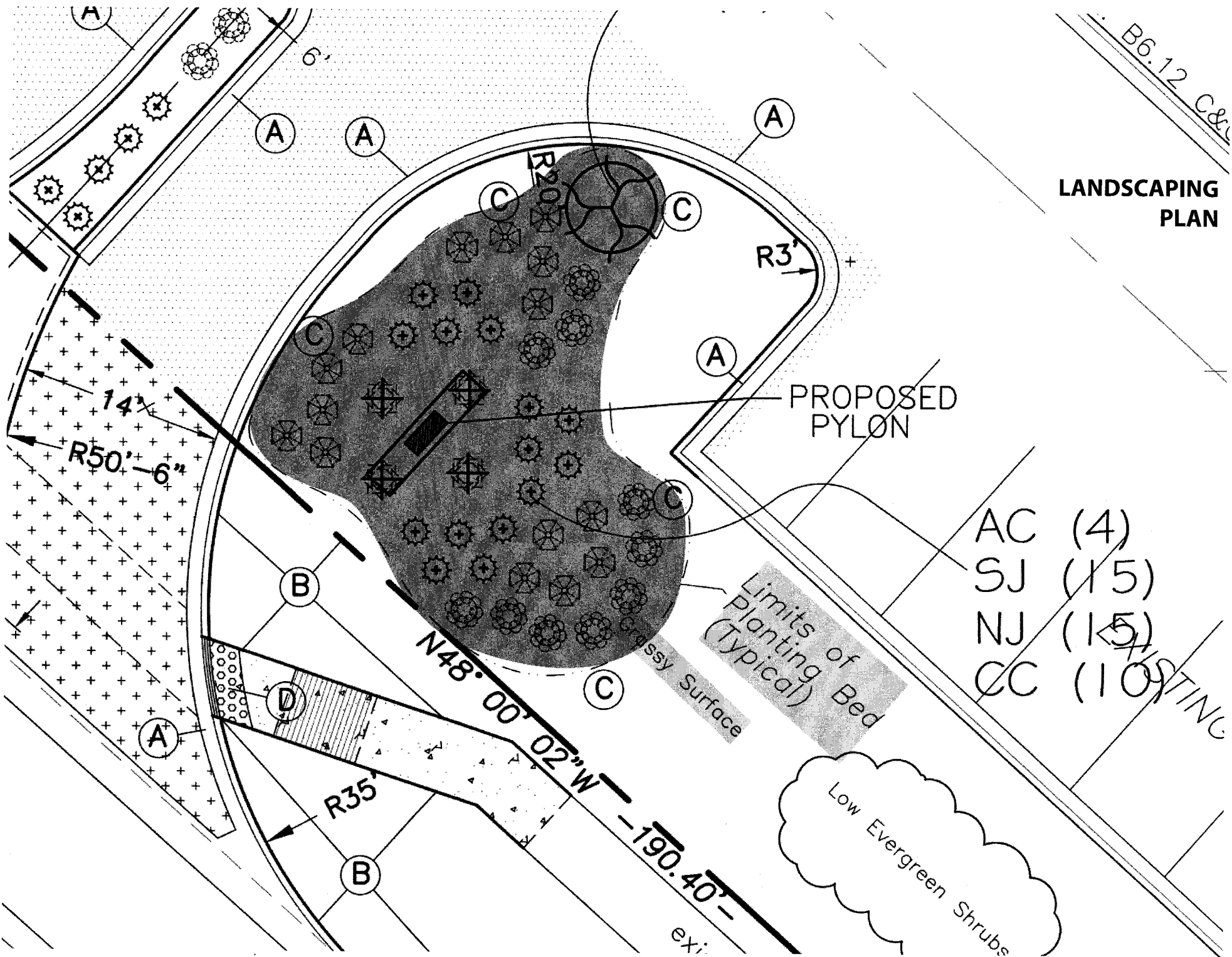
**PROPOSED RIGHT-IN RIGHT-OUT**  
750 E. RAND ROAD  
ARLINGTON HEIGHTS, IL

**DATE:** 09/18/21  
**REVISION:** 11/22/21  
1. REVISED GEOMETRICS  
2. ADDED TRUCK TURNING EXHIBITS  
3. REVISED GEOMETRIC REVISIONS

**NORMAN J. TOBERMAN & ASSOCIATES, LLC**  
CIVIL ENGINEERS & SURVEYORS  
1115 W. 111th Street, Suite 100  
Morton, IL 61550  
P: 815.831.2000  
F: 815.831.2001

**DATE:** 11/30/21  
**DESIGNED BY:** SF  
**DESIGN CHECKED BY:** CFT  
**APPROVED BY:** CFT

Sheet No. **C-4**  
CUT Project No. 21-7259



**LANDSCAPING PLAN**

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

PROPOSED PYLON

Limits of planting Bed  
Grassy Surface

Low Evergreen Shrubs

B6.12 C&S

EXISTING

exi



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FACE VIEW

118.00 in

80.00 in

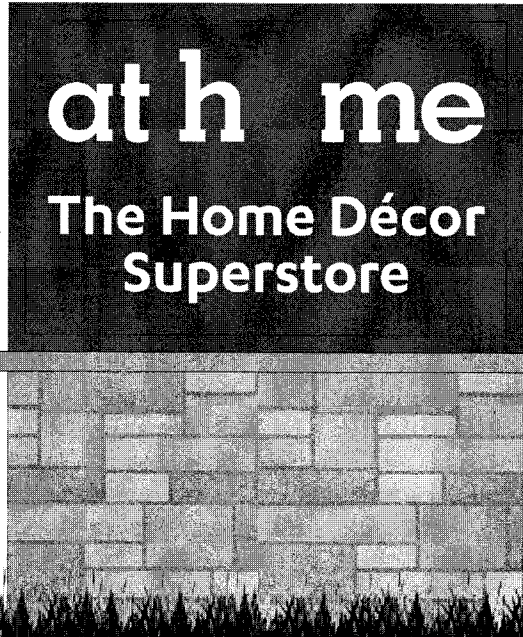
144.00 in

60.00 in

Grade

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

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



# SIGNAGE PROOF

**Client / Project Name:**

RPS Capital Investment

**Estimate / Order Number:**

WIP 35127

**Specifications:**

Internally Illuminated (LED)  
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**Approved:**

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**Requesting Revision**



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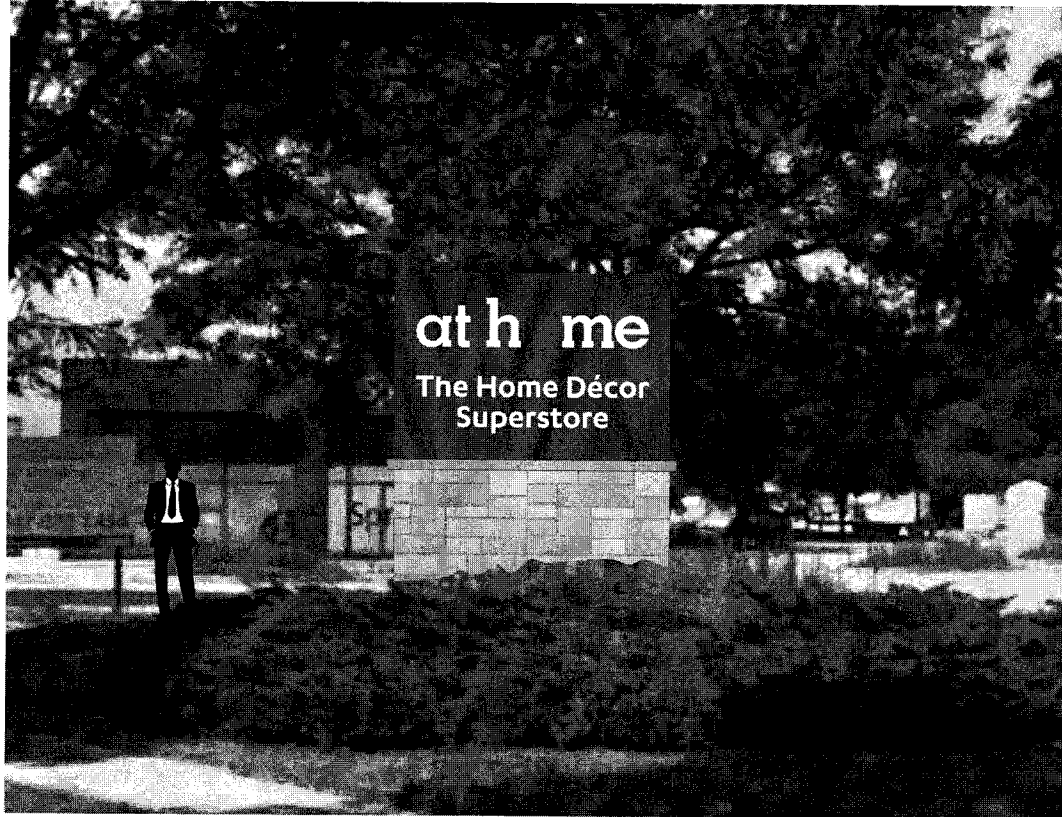
Site Address: 750 E. Rand Rd., Arlington Heights Rd

Site Contact: \_\_\_\_\_ | Phone Number: \_\_\_\_\_



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

Approximate Location Rendering



# SIGNAGE PROOF

**Client / Project Name:**

RPS Capital Investment

**Estimate / Order Number:**

WIP 35127

**Specifications:**

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

**Date Sent To Client:**

2/1/22

**Current Revision:**

Rev6 4/6/22 dp

▼ CLIENT TO FILL OUT ▼

Approved:

Signature / Date

Approved As Noted:

Signature / Date

Requesting Revision



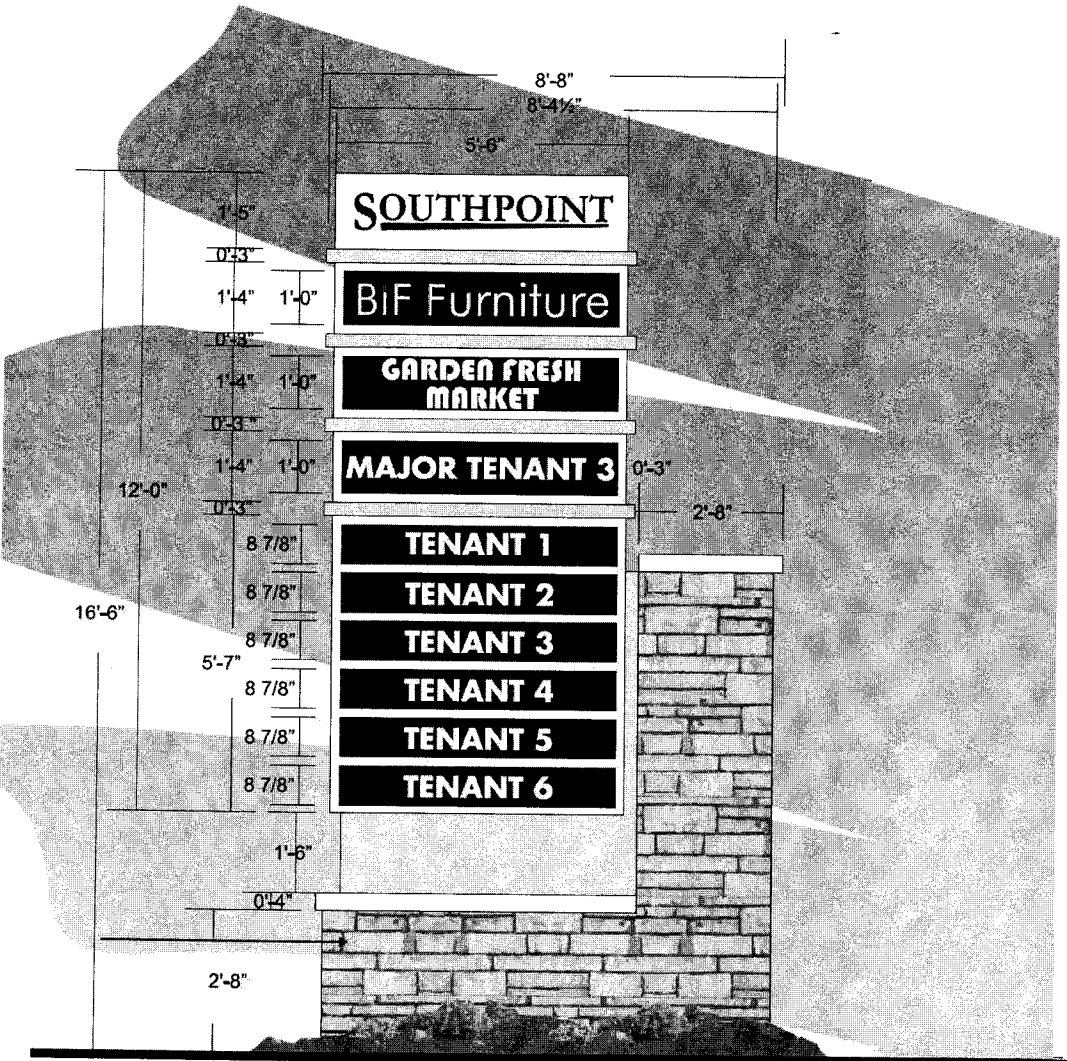
1315 E. Davis St., Arlington Heights, IL 60005  
847.255.0123 tel - 847.255.0183 fax  
arlingtonheights@signsbytomorrow.com  
www.sbtarlingtonheights.com

FOR INSTALLS  
PLEASE FILL IN  
INFORMATION

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

Site Contact: \_\_\_\_\_ | Phone Number: \_\_\_\_\_





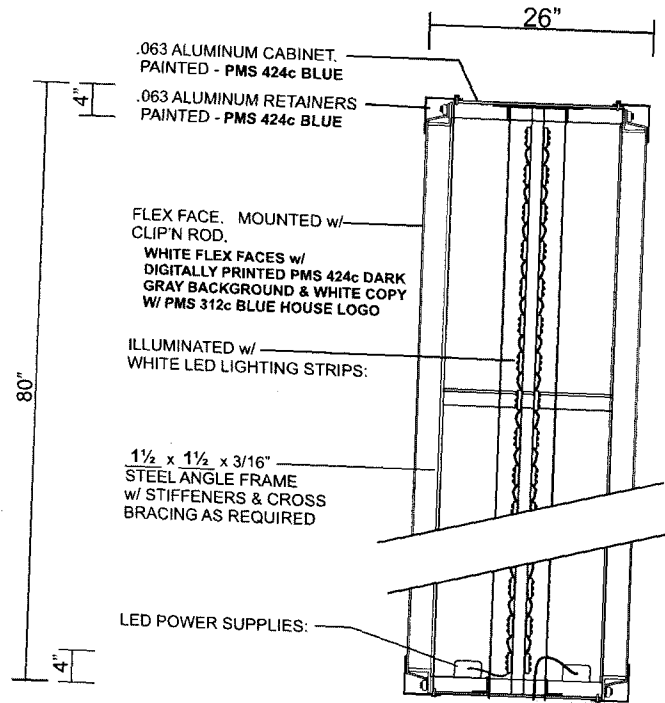
Existing Southpoint Multi-Tenant Signs



Proposed At Home Ground Sign



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



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**SIGNS**  
BY TOMORROW  
SIGNS & GRAPHICS NATIONWIDE

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EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

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

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

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

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

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

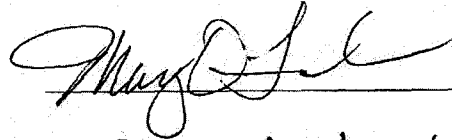
1. The Applicant hereby unconditionally agrees to, accept, consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Applicant acknowledges that public notices and hearings have been properly given and held with respect to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

[SIGNATURES ON FOLLOWING PAGE]

Dated: May 26, 2022

ATTEST:

RPS ARLINGTON, LLC





Its Property Coordinator Its Manager