

**AN ORDINANCE APPROVING  
A SPECIAL USE FOR A VIDEO GAMING CAFÉ AND A VARIATION FROM  
SECTION 122-29(d)3 OF THE CITY CODE, ALLOWING REFUSE DISPOSAL  
AREAS THAT ARE NOT SCREENED ON ALL SIDES,  
FOR THE PROPERTY LOCATED AT 2164 PLUM GROVE ROAD  
(Shelby's, Plum Grove Shopping Center)**

**WHEREAS**, the City of Rolling Meadows is a home rule municipality with the power and authority conferred upon it by the Illinois Municipal Code and the Constitution of the State of Illinois; and

**WHEREAS**, Charity Johns, Laredo Hospitality (herein referred to as "Petitioner"), with authorization from Joline Hoffman, authorized agent of Plum Grove Properties, LLC ("Property Owner"), has petitioned for approval of a special use for a Gaming Café, as regulated by 122-29 of the City Code, at 2164 Plum Grove Road (herein referred to as "Tenant Space"), which is located in the Plum Grove Shopping Center legally described in Exhibit "A" (herein referred to as "Subject Property"); and

**WHEREAS**, Petitioner also requested a variation from Section 122-29(d)3 allowing refuse disposal areas that are not screen on all sides; and

**WHEREAS**, pursuant to proper legal notice, a public hearing on the special use and variation was conducted by the Planning and Zoning Commission ("PZC") on November 18, 2020 at the City Hall, 3600 Kirchoff Road, Rolling Meadows, Illinois to; and

**WHEREAS**, after taking and consider all testimony presented at the public hearing, the PZC made the findings of fact below and recommended that the City Council approve the petition for a special use and variation in the Tenant Space on the Subject Property subject to conditions;

### **Special Use Standards (in bold) and Findings (in italics)**

1. **The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or the community;**

*The subject property is a strip commercial shopping center that has been experiencing vacancies in some of its spaces for some time. The proposed use is desirable for this location in that it fills a long-term vacancy, will result in lighting improvements in the center, and provides target market patrons with a quality experience. Target market are those who wish to dine and gamble in a small and clean environment that is not similar to a bar. Gaming revenues will contribute to the City's revenue base.*

2. **Such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity, or injurious to property values or improvements in the vicinity; and**

*The proposed use has only 1,500 square feet of gross floor area, and will accommodate only 5 five gamblers at one time. It will not be detrimental to the health, safety, morals or general welfare of persons residing or working in the area, and will not negatively impact property values*

3. **The proposed use will comply with the regulations and the conditions specified in this chapter for such use and with the stipulations and conditions made a part of the authorization granted by the city council.**

*As part of the special use approval, applicant has provided documentation that the use will comply with regulations and conditions specified in the chapter for such use, except for those conditions outlined that the applicant will comply with as a condition of approval. These conditions include the addition of lighting to ensure that lighting levels are not less than 1 footcandle at the property line, and pavement replacement near the rear exit of the tenant space to replace gravel pavement with new asphalt pavement pursuant to a property issues permit by the City.*

### **Variation Standards (in bold) and Findings (in italics)**

The variation will not impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

*Enclosure of dumpsters was added as part of the recent text amendments defining and regulating gaming cafes. They were intended to provide an opportunity to improve the appearance of rear service areas and provide better screening to nearby properties. The service drive behind the Plum Grove Shopping Center is narrow, and only accommodates one-way traffic. Adding masonry or wooden garbage enclosures would further limit space, and be difficult to maneuver around and maintain...particularly in the winter. Furthermore, adequate screening of the dumpsters when viewed from the residential properties to the east is provided with an existing wooden fence existing on the property line.*

*The granting of this variation will not impair supply of light or air to adjacent properties, will not increase congestion on the street, or increase danger of fire or public safety. The variation will not impair established property values given that the condition that will be allowed to remain already exists today; and*

**WHEREAS**, the City Council has reviewed the recommendation and findings of fact of the PZC; and

**WHEREAS**, the City Council accepts the findings of fact recommended by the PZC and has determined that the granting of the special use and variation will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property within the surrounding area, or in any other respect impair the public health, safety, comfort, or welfare of the inhabitants of the City.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rolling Meadows, Illinois, as follows:

**SECTION ONE:** The recitals set forth in the preamble are hereby incorporated herein by reference and made a part of this Ordinance.

**SECTION TWO:** This Ordinance is limited and restricted to the Tenant Space on the Subject Property legally described in the attached Exhibit "A".

**SECTION THREE:** A variation from Section 122-29(d)3 authorizing refuse disposal areas on the Subject Property that are not screened on all sides on a site with a Video Gaming Café is hereby granted.

**SECTION FOUR:** A special use permit for a Gaming Café is hereby granted in the roughly 1,527 square foot Tenant Space on the Subject Property.

**SECTION FIVE:** The approval of the special use and variation granted herein are subject to the following conditions:

- a. Construction and operation of the approved special use shall at all times be in substantial compliance with the Approved Plans attached as Group Exhibit B, which includes the following plans:
  - B1: Security Plan
  - B2: Photometric Plan
  - B3: Menu
  - B4: Kitchen Equipment
  - B5: Wall and Monument Panel Signs
- b. Prior to issuance of a certificate of occupancy, additional wall pack lighting shall be added or modified along the rear service drive pursuant to a properly issued City permit to ensure that photometric analysis shows not less than 1 footcandle of lighting at the property line.
- c. Within six months of approval of the special use and variation, additional lighting shall be added or modified near the cemetery pursuant to a properly issued City permit to ensure that photometric analysis shows not less than 1 footcandle of lighting along that property line.
- d. Prior to issuance of a certificate of occupancy, broken pavement near the rear exit of the proposed Shelby's space shall be repaired pursuant to a properly issued permit.
- e. Approvals shall become null and void within one year of the date of approval of this Ordinance unless a building permit has been issued and construction has begun. If such is not the case, the Director of Public Works or designee may grant an extension of 180 days without approval of a Special Use amendment, within which a permit is to be issued and construction begun, provided the applicant provides evidence of the delay being caused by factors beyond their control.

**SECTION SIX:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**SECTION SEVEN:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

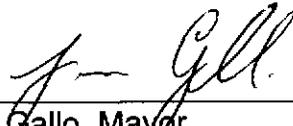
**SECTION EIGHT:** This Ordinance shall be printed and published in pamphlet form by order of the City Council of Rolling Meadows, Illinois.

**PASSED AND APPROVED** by the City Council of Rolling Meadows, Cook County, Illinois this 15<sup>th</sup> day of December, 2020.

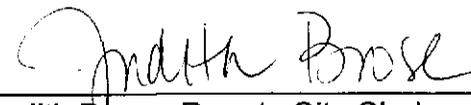
YEAS: Vinezeano, Bisesi, D'Astice, Sanoica, O'Brien

NAYS: Budmats

ABSENT: 0

  
\_\_\_\_\_  
Joe Gallo, Mayor

ATTEST:

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Published this 16<sup>th</sup> day of December, 2020.

  
\_\_\_\_\_  
Judith Brose, Deputy City Clerk

Exhibit A

Legal Description for Subject Property Commonly Known As  
Plum Grove Shopping Center, Rolling Meadows, Illinois

**LEGAL DESCRIPTION**

That part of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian described as lying Northeasterly of the center line of Kirchoff Road and Westerly of the West line of Lots Two Hundred Thirty-Four (234) and Two Hundred Thirty-Five (235) in Plum Grove Countryside Unit #9 according to the Plat thereof registered January 24, 1963 as Document Number 2074998 extended South to the center line of said Kirchoff Road and lying Southerly of the South Line of Euclid Avenue, according to the aforesaid Plum Grove Countryside Unit #9 (except the West Fifty (50) feet thereof and except the property bounded and described as follows: - Commencing at the Northeast corner of the West Half(1/2) of the Southwest Quarter (1/4) of said Section; thence South 0 degrees -2' -30" East, along the East Line thereof, 8.25 Chains (544.50 feet); thence South 27 degrees - 30' West, 631.14 feet to the centerline of Center Road; thence North 62 degrees- 30' West, along said center line 1058.92 Feet to a point South 62 degrees - 30' East. One Hundred Nine (109) feet from a point on the West Line of said Section, said point being the Point of Beginning of the property herein being described; thence North 1 degree - 36' East, 151.60 feet; thence North 70 degrees - 13' West, 107.25 feet to a point on the West Line of said Section, 137.50 feet North from the center line of said Road; thence South along the West Line of said Section to the center line of said Road; thence Southeasterly along said center line of said Road One Hundred Nine (109) feet to the place of beginning; and (excepting from the above described Tract of Land taken as a whole the East Ten (10) feet thereof) and excepting therefrom that part taken for highway purposes thru condemnation Judgment Order entered in Case # 75 L 2114 registered as Document #2993219.

PIN # : 02-26-300-013-0000

Group Exhibit B

- B1: Security Plan
- B2: Photometric Plan
- B3: Menu
- B4: Kitchen Equipment
- B5: Wall and Monument Panel Signs
- B6: Interior Layout

## Group Exhibit B1

### Security Plan

#### Access

Front doors are equipped with dead bolt locks which are locked after dark, and at other times when appropriate, with guests admitted through electronic release of door strike. Back doors are always locked and armed with DeTex-alarmed push bar for emergencies.

Keys are made from secure MulTLock blanks, not readily copiable and are controlled by Area Managers, who supervise multiple locations.

Deliveries are only made through the front door.

#### Alarm

Locations are equipped with monitored fire and burglar alarms. Employees also have access to panic buttons to activate silent alarm in emergencies.

#### Video Surveillance

Locations are equipped with HD video cameras, typically 8, and remote-access DVRs to monitor both employee and guest behavior, as well as unattended space (storage room, back door, hallways, etc.). Terminal operators are also required by the Gaming Board to provide a separate set of cameras and remote access to monitor gaming terminals and ATMs.

#### Fire/Life Safety

In addition to monitored alarms, locations are equipped with ABC chemical fire extinguishers and alarm pull stations as required by code. Range hoods are to be equipped with dry chemical (Ansul) systems in case of fire.

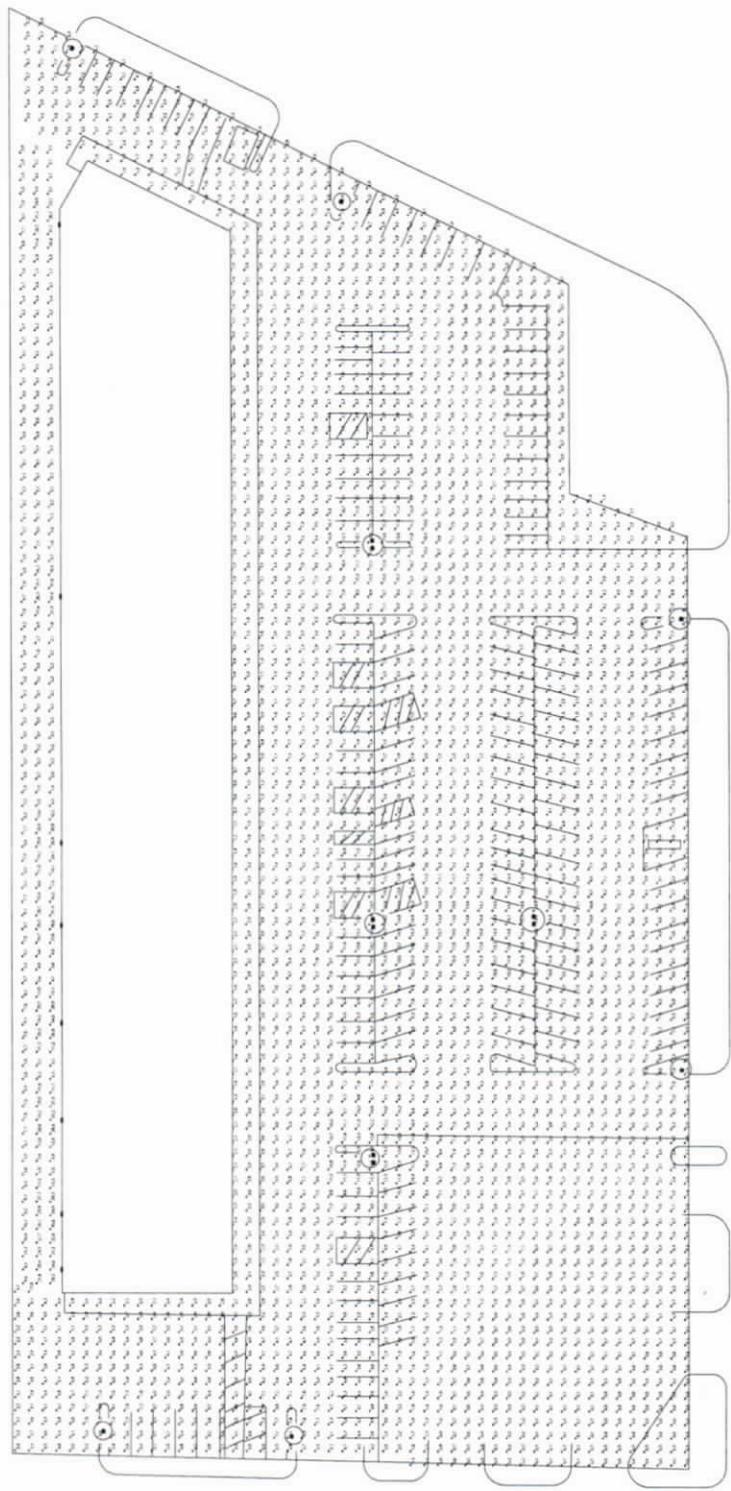
#### Cash Handling

Cash is kept in a safe with a digital keypad for entry. Deposits are made by the Area Manager weekly.

| ISSUE | DATE | BY |
|-------|------|----|
|       |      |    |
|       |      |    |
|       |      |    |
|       |      |    |

| Area                     | Area # | Area Name | Area Description | Area Type | Area Status |
|--------------------------|--------|-----------|------------------|-----------|-------------|
| <input type="checkbox"/> | A      |           |                  |           |             |
| <input type="checkbox"/> | B      |           |                  |           |             |

| Area | Area # | Area Name | Area Description | Area Type | Area Status |
|------|--------|-----------|------------------|-----------|-------------|
|      |        |           |                  |           |             |
|      |        |           |                  |           |             |
|      |        |           |                  |           |             |
|      |        |           |                  |           |             |



Group Exhibit B2  
 Photometrics



# Shelby's

## BREAKFAST

A LA CARTE | SERVED ALL DAY LONG

|   |               |
|---|---------------|
| <b>FRESHLY BAKED MUFFIN</b>                     | <b>\$2.75</b> |
| Apple pecan, served warm out of the oven        |               |
| <b>CINNAMON ROLL</b>                            | <b>\$3.00</b> |
| Fresh out of the oven, drizzled with rich icing |               |
| <b>TOASTED BAGEL</b>                            | <b>\$2.25</b> |
| Toasted & served with cream cheese              |               |
| <b>BREAKFAST POTATOES</b>                       | <b>\$2.00</b> |
| Crispy oven roasted potatoes                    |               |

## BREAKFAST FROM THE GRILL

SERVED WITH BREAKFAST POTATOES ALL DAY LONG

|  |               |
|--|---------------|
| <b>EGG &amp; CHEESE SANDWICH</b>   | <b>\$5.00</b> |
| Double layer eggs with your choice of Cheddar or Monterey Jack cheese on a warm buttermilk biscuit or toasted bagel            |               |
| <b>EGG, CHEESE &amp; BACON SANDWICH</b>  | <b>\$5.50</b> |
| Double layer eggs, Canadian bacon with Cheddar or Monterey Jack cheese on a warm buttermilk biscuit or toasted bagel           |               |
| <b>EGG, CHEESE &amp; SAUSAGE SANDWICH</b>  | <b>\$6.00</b> |
| Double layer eggs, Fontanini sausage rounds with Cheddar or Monterey Jack cheese on a warm buttermilk biscuit or toasted bagel |               |
| <b>FLAT-TOP STACK</b>  | <b>\$4.00</b> |
| Flat-top grilled pancakes drizzled with syrup  |               |

## LITTLE WINS

|   |               |
|---|---------------|
| <b>DEVILED EGGS</b> <i>(upon availability)</i>                                    | <b>\$2.25</b> |
| Prepared fresh, just like mom made  |               |
| <b>POTATO PANCAKES &amp; SAUSAGE</b>  | <b>\$4.25</b> |
| Flat-top potato pancakes with sausage rounds                                      |               |
| <b>BAVARIAN PRETZEL TWISTS</b>  | <b>\$4.50</b> |
| Warm pretzel twists served with melted Cheddar cheese, queso dip or Dijon mustard |               |
| <b>MAC &amp; CHEESE BITES</b>   | <b>\$4.75</b> |
| Crispy fried mac & cheese with ketchup  |               |
| <b>QUESO DIP</b>  | <b>\$4.25</b> |
| Tri-colored tortilla chips served with warm queso dip                             |               |
| <b>CRISPY ONION RINGS</b>   | <b>\$3.50</b> |
| <b>TRI-COLOR TORTILLA CHIPS WITH SWEET SALSA</b>                                  | <b>\$4.25</b> |
| <b>SPINACH &amp; ARTICHOKE DIP</b>  | <b>\$5.25</b> |
| Creamy spinach & artichoke dip with tri-color tortilla chips                      |               |
| <b>POTATO WEDGES</b>  | <b>\$3.50</b> |
| Thick cut seasoned wedges with ketchup  |               |
| *add Cheddar cheese   |               |
|   | <b>50¢</b>    |
| *add queso dip  |               |
|   | <b>50¢</b>    |
| <b>MOZZARELLA STICKS</b>  | <b>\$4.25</b> |
| Warm Mozzarella sticks served with marinara sauce                                 |               |
| <b>CHICKEN WINGS</b>  | <b>\$6.75</b> |
| Oven baked wings in buffalo hot sauce, served with cool ranch                     |               |
| <b>MEATBALL</b>   | <b>\$5.50</b> |
| Jumbo Italian Fontanini meatball served with marinara                             |               |

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## SOUPS & MINIS

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|  |        |
|--|--------|
| <b>MINI CHICKEN SLIDERS</b>  | \$5.50 |
| Crispy chicken on toasted Brioche bun with mayo & dill pickle      |        |
| <b>TURKEY CHILI</b>  | \$4.50 |
| White beans, turkey, peppers, onions, chiles & a hint of pineapple |        |

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## FROM THE GRILL

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|  |        |
|--|--------|
| <b>BREAKFAST SAUSAGE</b>   | \$3.50 |
| Sizzling hot Fontanini breakfast sausage rounds  |        |
| <b>ALL AMERICAN GRILLED CHEESE</b>   | \$4.25 |
| Toasted Sourdough bread with layers of Cheddar & Monterey cheese melted to perfection  |        |
| *add Canadian bacon  | 50¢    |
| *or Fontanini sausage  | \$1.00 |
| <b>MINI BEEF SLIDERS</b>   | \$5.50 |
| Two mini steak burgers served on toasted Brioche buns  |        |
| *add Cheddar or Monterey Jack cheese   | 50¢    |
| *add Canadian bacon  | 50¢    |
| *add grilled peppers & onions  | 50¢    |
| <b>ITALIAN SAUSAGE</b>   | \$6.50 |
| Italian Fontanini sausage on toasted bun with grilled peppers & onions, choice of side: potato wedges, onion rings, kettle chips |        |
| <b>ROAST BEEF PANINI</b>   | \$5.50 |
| Sourdough bread with layers of Monterey Jack cheese, mounds of roast beef, and grilled peppers and onions                        |        |
| <b>TURKEY &amp; TOMATO PANINI</b>  | \$5.50 |
| Sourdough bread with layers of Monterey Jack cheese, turkey breast, Canadian bacon and marinara                                  |        |

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## BIG WINS

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|   |        |
|---|--------|
| <b>SPAGHETTI &amp; MARINARA</b>   | \$7.50 |
| A heaping helpful of spaghetti covered in marinara served with toasted garlic bread & Parmesan cheese                       |        |
| *add 3 jumbo meatballs  | \$2.50 |
| *add Italian sausage  | \$2.50 |
| <b>CHEESE PIZZA</b>   | \$7.50 |
| Personal cheese pizza, big enough to share  |        |
| <b>PEPPERONI PIZZA</b>  | \$7.50 |
| Personal pepperoni pizza, big enough to share   |        |
| <b>MEATBALL HOAGIE</b>  | \$6.50 |
| Three jumbo meatballs on a toasted bun with melted Monterey Jack & choice of side: potato wedges, onion rings, kettle chips |        |
| *add grilled peppers & onions   | 50¢    |

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## SWEETS

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|  |        |
|--|--------|
| <b>FRESHLY BAKED COOKIES</b>   | \$2.00 |
| Choice of 2 Chocolate Chip, White Chocolate Macadamia Nut or Peanut Butter |        |

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## HOT DRINKS

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|               |        |                      |        |
|---------------|--------|----------------------|--------|
| <b>COFFEE</b> | \$2.00 | <b>HOT TEA</b>       | \$2.00 |
| <b>DECAF</b>  | \$2.00 | <b>ICE TEA</b>       | \$2.00 |
|               |        | <b>HOT CHOCOLATE</b> | \$2.50 |

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## BEER & WINE

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|                          |        |                           |        |
|--------------------------|--------|---------------------------|--------|
| <b>WHITE, RED, BLUSH</b> | \$4.00 | <b>IMPORT BEER</b>        | \$4.00 |
| <b>SPARKLING</b>         | \$4.50 | <b>SEASONAL</b>           | \$3.50 |
| <b>POPULAR BEER</b>      | \$3.00 | <b>CIDERS &amp; MALTS</b> | \$4.00 |
| <b>PREMIUM BEER</b>      | \$3.50 |                           |        |



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**CORPORATE:**  
 2608 S. RIVER RD, SUITE 110  
 DES PLAINES, IL 60018

**LOCATION:**  
 2144 PLUM GROVE RD.  
 ROLLING MEADOWS, IL 60068

**PROJECT**

DATE: 03/25/2019  
 Account Rep: JD  
 Designer: NP  
 Design Time: N/A  
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 R2: 000/00/00  
 R3: 000/00/00  
 R4: 000/00/00  
 R5: 000/00/00

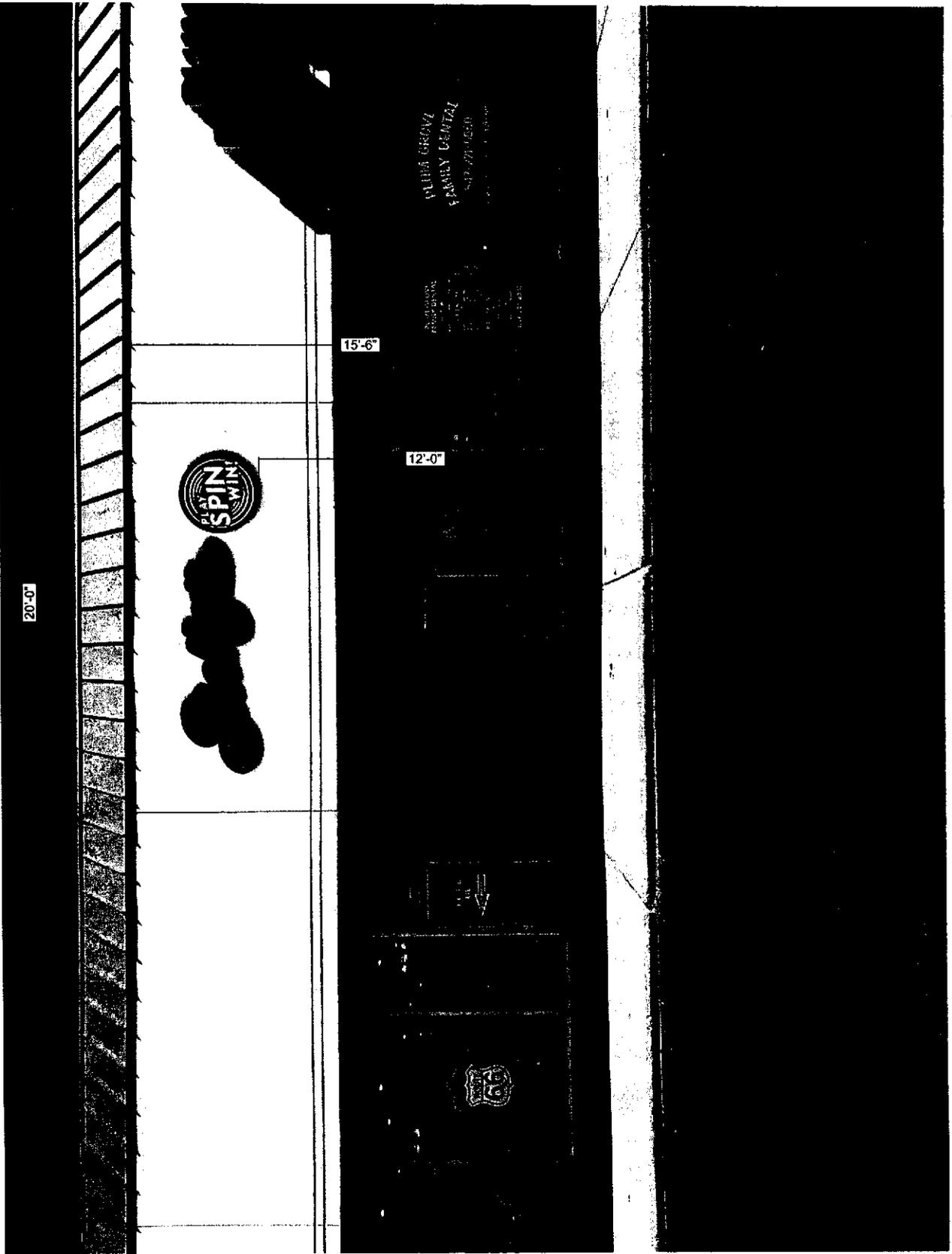
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 REVISE & RESUBMIT  
 APPROVED AS NOTED  
 APPROVED

**DATE:**  
**MUNICIPALITY:** ROLLING MEADOWS, IL  
**PERMIT STATUS:**  
 REVISE & RESUBMIT  
 APPROVED AS NOTED  
 APPROVED  
**PRINT SIZE:** 11"x17"  8.5"x11"  
**SACALE:** N.T.S.

**CHANNEL LETTERS**

**RENDERING**

**SHEET**  
 1 OF 5



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**CORPORATE:**  
 2800 S. RIVER RD. SUITE 110  
 DES PLAINES, IL 60018

**LOCATION:**  
 2164 PLUM GROVE RD.  
 ROLLING MEADOWS, IL 60018

**PROJECT**

DATE: 03/25/2019  
 ACCOUNT REP.: JD  
 DESIGNER: NP  
 DESIGN TIME: N/A  
 R1: 00/00/00  
 R2: 00/00/00  
 R3: 00/00/00  
 R4: 00/00/00  
 R5: 00/00/00

DESIGN STATUS:  
 REVISE & RESUBMIT  
 APPROVED AS NOTED  
 APPROVED

SIGN:  
 DATE:  
 MUNICIPALITY: ROLLING MEADOWS, IL

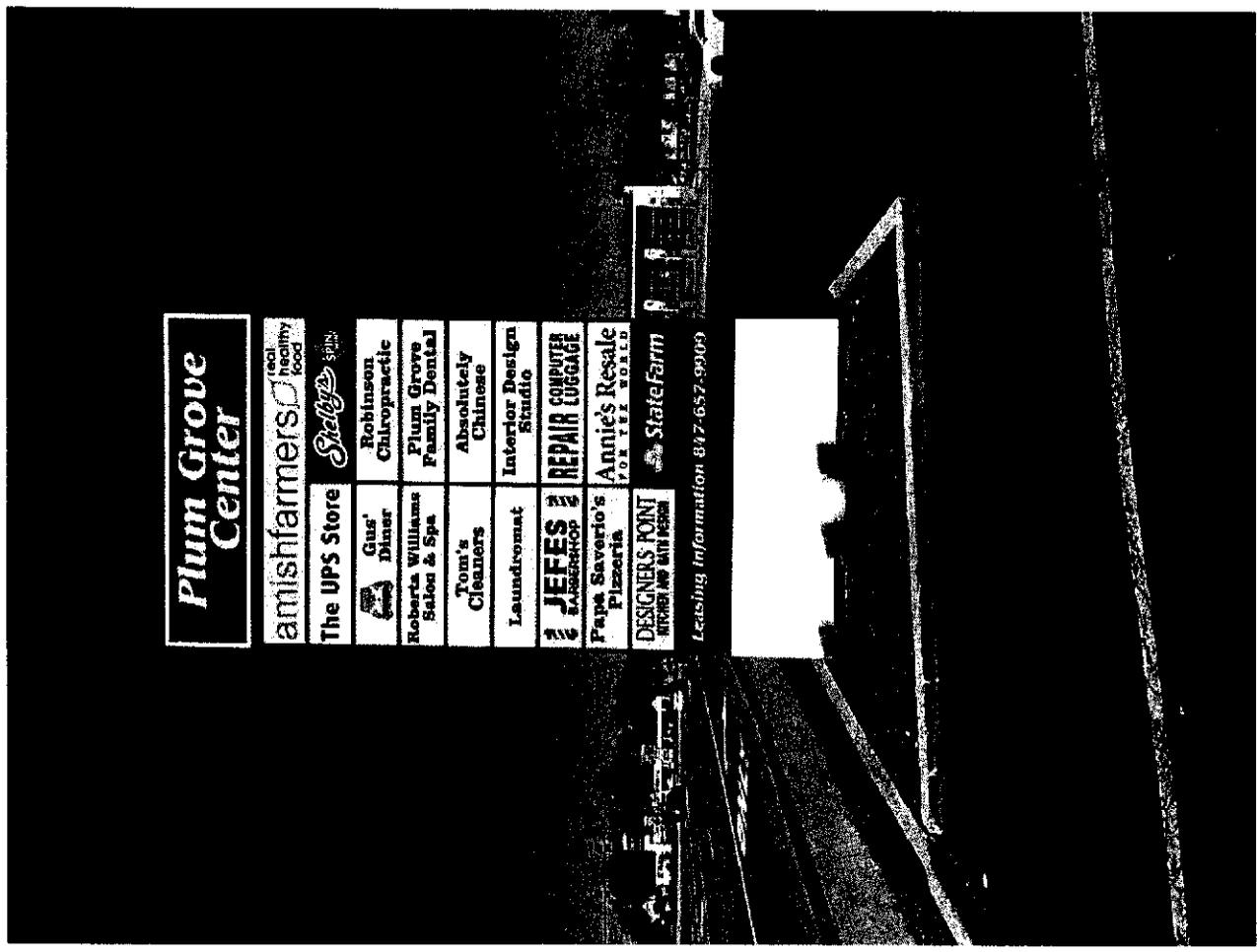
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 APPROVED AS NOTED  
 APPROVED

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 SCALE: N.T.S.

**INSERTS**

**RENDERING**  
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 3 OF 5

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2440 S. RIVER RD., SUITE 110  
DES PLAINES, IL 60018

**LOCATION:**  
2144 PLUM GROVE RD.  
ROLLING MEADOWS, IL 60008

**PROJECT**

DATE: 03/25/2019  
Shelby's 2144 Plum Grove Building Mapbook 03/25/2019.rvt

ACCOUNT REP: JD  
DESIGNER: NP  
DESIGN TIME: N/A  
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R2: 00/00/00  
R3: 00/00/00  
R4: 00/00/00  
R5: 00/00/00

**DESIGN STATUS:**  
 REVISE & RESUBMIT  
 APPROVED AS NOTED  
 APPROVED

**SIGN:**  
DATE:

**MUNICIPALITY:** ROLLING MEADOWS, IL

**PERMIT STATUS:**  
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 APPROVED

**PRINT SIZE:**  11"x17"  8.5"x11"

**SACALE:** N.T.S.

**INSERTS**

**DETAIL SHEET**  
4 OF 5

59'  
57'

# Shelby's



14.675'  
18.675'

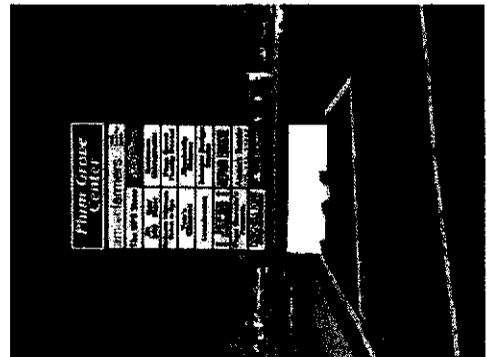
**SPECIFICATIONS**

- QUANTITY: (2) LEXAN INSERTS
- SUBSTRATE MATERIAL: WHITE LEXAN
- MOUNTING: EXISTING PYLON SIGNS
- DIMENSIONS: 30" x 86"

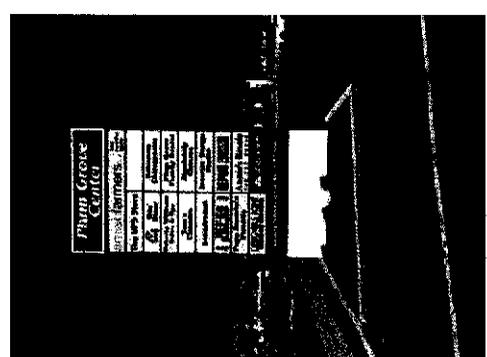
**COLOR SCHEDULE**

- WHITE
- BLACK
- 3M 3430-73 TRANSLUCENT RED
- GRAY TRANSLUCENT

**PROPOSED**



**EXISTING**



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300 W. WILSON RD. SUITE 110  
DES PLAINES, IL 60018

**LOCATION:**  
7164 PLUM GROVE RD.  
ROLLING MEADOWS, IL 60008

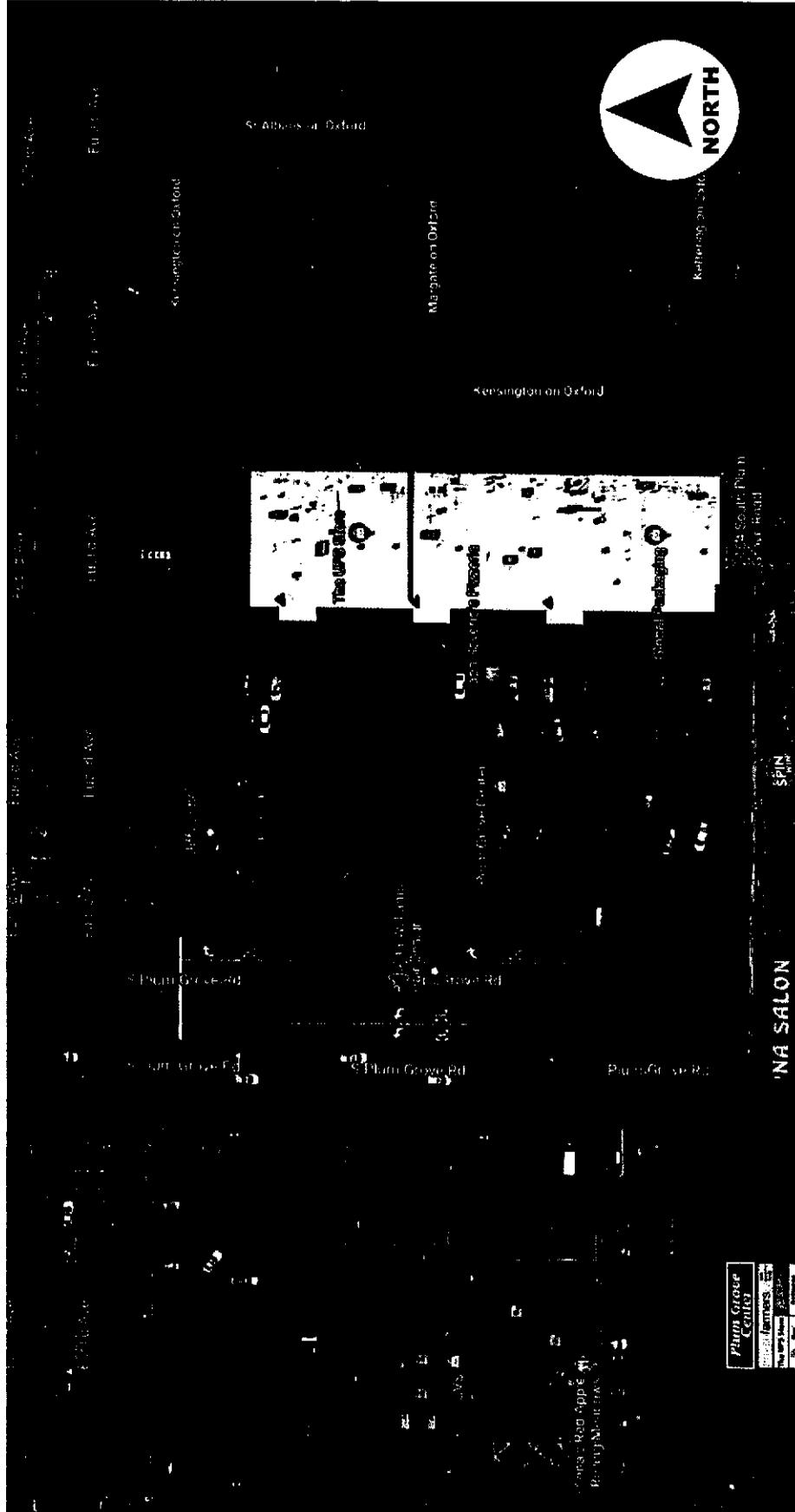
**PROJECT**

DATE: 03/25/2019  
Sheep's 31th Plum Grove Rolling Meadows 03/25/2019.A  
ACCOUNT REP: JD  
DESIGNER: NP  
DESIGN TIME: N/A  
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R2: 00/00/00  
R3: 00/00/00  
R4: 00/00/00  
R5: 00/00/00  
DESIGN STATUS:  
 REVISE & RESUBMIT  
 APPROVED AS NOTED  
 APPROVED  
SIGN:  
DATE:  
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**EXTERIOR SIGNAGE**

**SITE PLAN**

**SHEET**  
5 OF 5



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The rendering depicts the approximate sign and color. Final product may vary. This is an original, unqualified planning submitted in connection with a contract and planning for you. This is not to be copied, reproduced, exhibited or shown to anyone outside of your organization without the written permission of Signage Signs, Inc. Approval is exclusive property of Signage Signs, Inc.

# Group Exhibit B6

## Interior Layout

