

October 17, 2022

Steve Hautzinger AIA, Design Planner
Village of Arlington Heights
Department of Planning and Community Development

Consumers Credit Union – Ground Sign
950 E. Rand Road
Arlington Heights, IL

Letter for Variation and Hardship Request

Chapter 30 - Section 30-902 Standards:

1. Standard: The peculiar difficulty or peculiar hardship is not self-created by the petitioner.
 - a. Response: The roughly triangular shape of the site created by the property lines and the presence of large trees lining Rand Road (which are being preserved during the building project) provides some peculiar difficulties with visibility for the new Consumers Credit Union in Arlington Heights. The site does not naturally provide good visibility to passers-by and patrons looking for the building. In order to make better use of a currently underutilized site, these shape and orientation challenges had to be accommodated.

2. The granting of the variation shall not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals, and welfare
 - a. Response: The proposed ground sign is not expected to create any sort of traffic hazard, nor will it cause a decrease in property values or be detrimental to the residents of Arlington Heights. The proposed sign is to be located far enough off the road that it will be visible without being a distraction to drivers. It meets signage requirements listed in Chapter 30 in terms of acceptable appearance and location in regard to setbacks from buildings and roadways. Plantings around the ground sign will blend in with the overall approved Landscape Plan for the Consumers Credit Union building. The proposed ground sign was also designed to be aesthetically pleasing to the area and will match the new Consumers Credit Union building that is currently under construction.

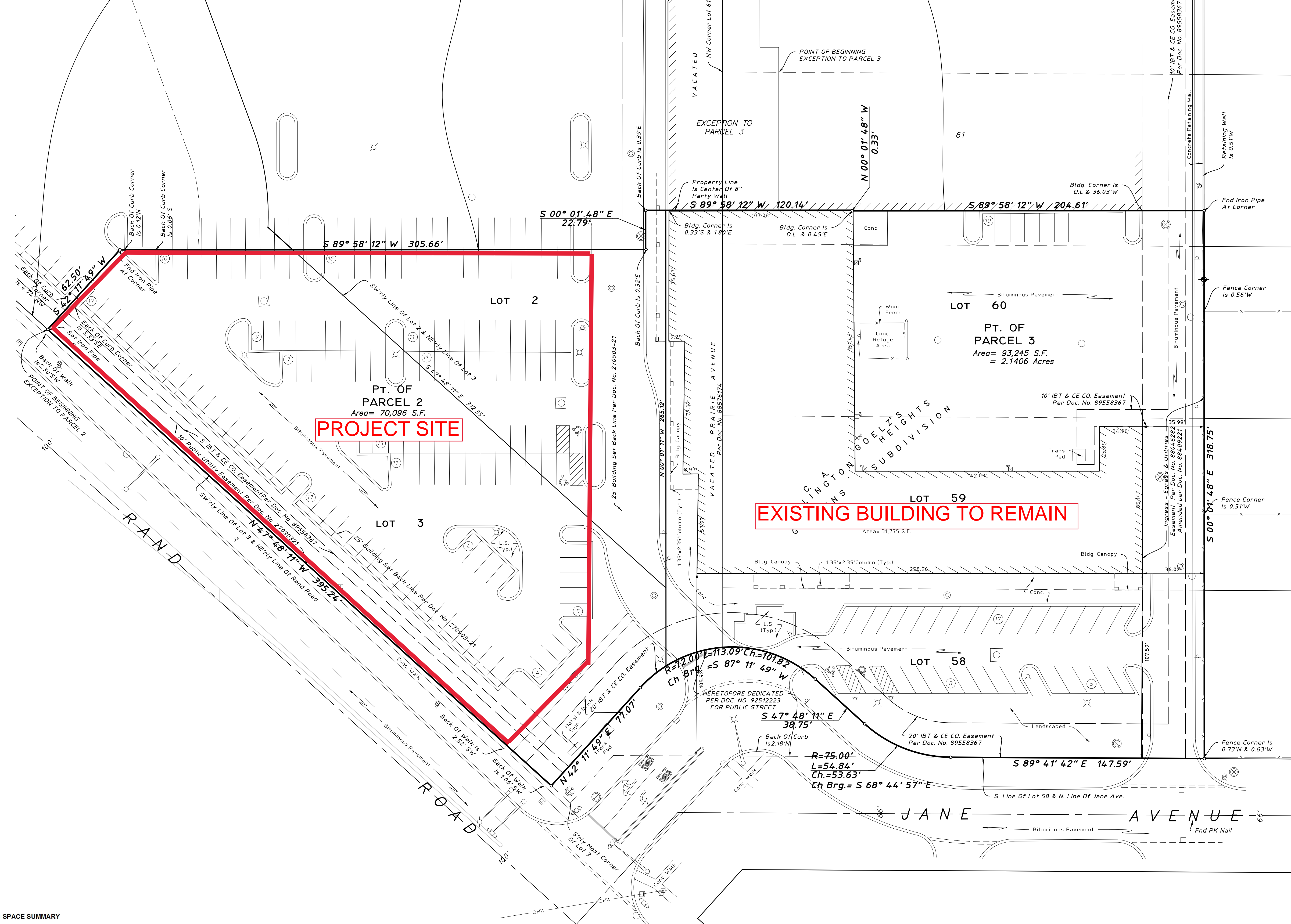
3. The variation will serve to relieve the applicant from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar



hardship; and not merely serve to provide the applicant with a competitive advantage over similar businesses

- a. Response: As mentioned in Standard #1, the site's shape, and orientation within the Southpoint Shopping Center, as well as the desire to preserve the mature trees lining Rand Road are the basis for this variation request. There is relatively low visibility from Rand Road for patrons searching for the site. The proposed sign is modest in size and complements the Consumers Credit Union building.
4. The applicant's business cannot reasonably function under the standards of this chapter.
- a. Response: In order for Consumers Credit Union to operate a successful business, it must be visible to its customers. A dedicated ground sign would do a lot to improve the likelihood of customers easily finding this location, even though it is situated on a difficult site and concealed from view with mature trees. We ask the Village to consider a variation for this particular project.





PROJECT SITE

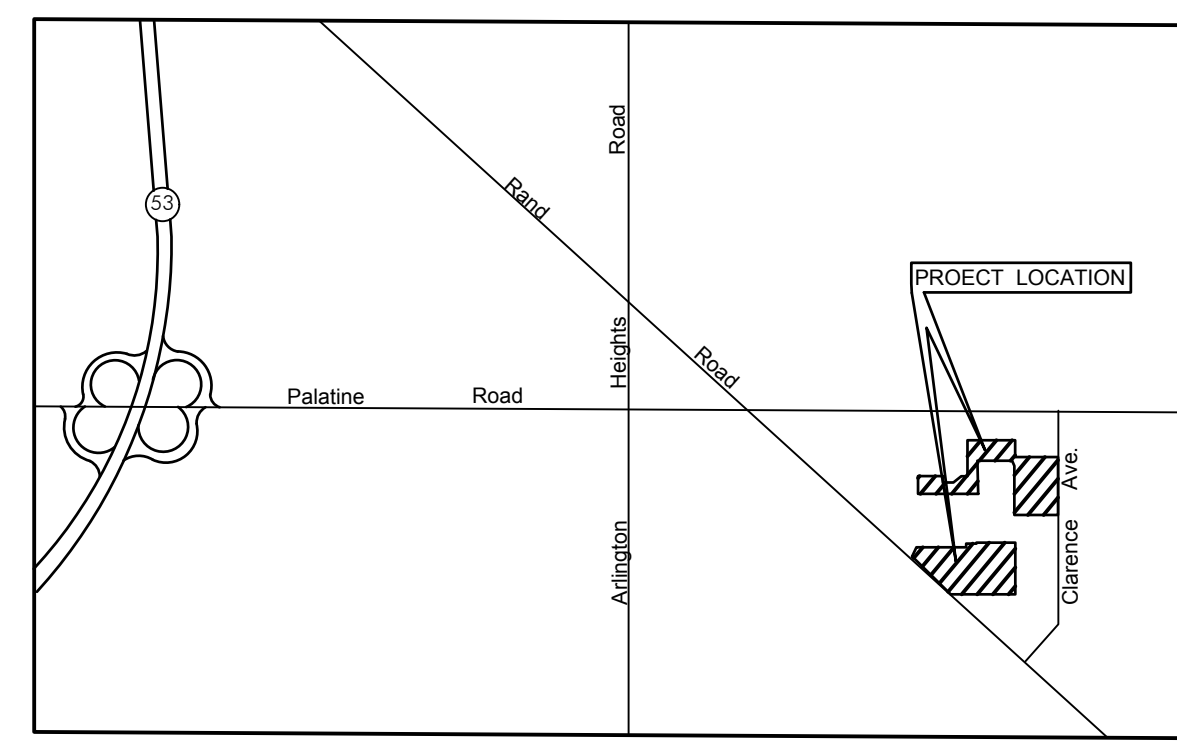
EXISTING BUILDING TO REMAIN

LEGEND

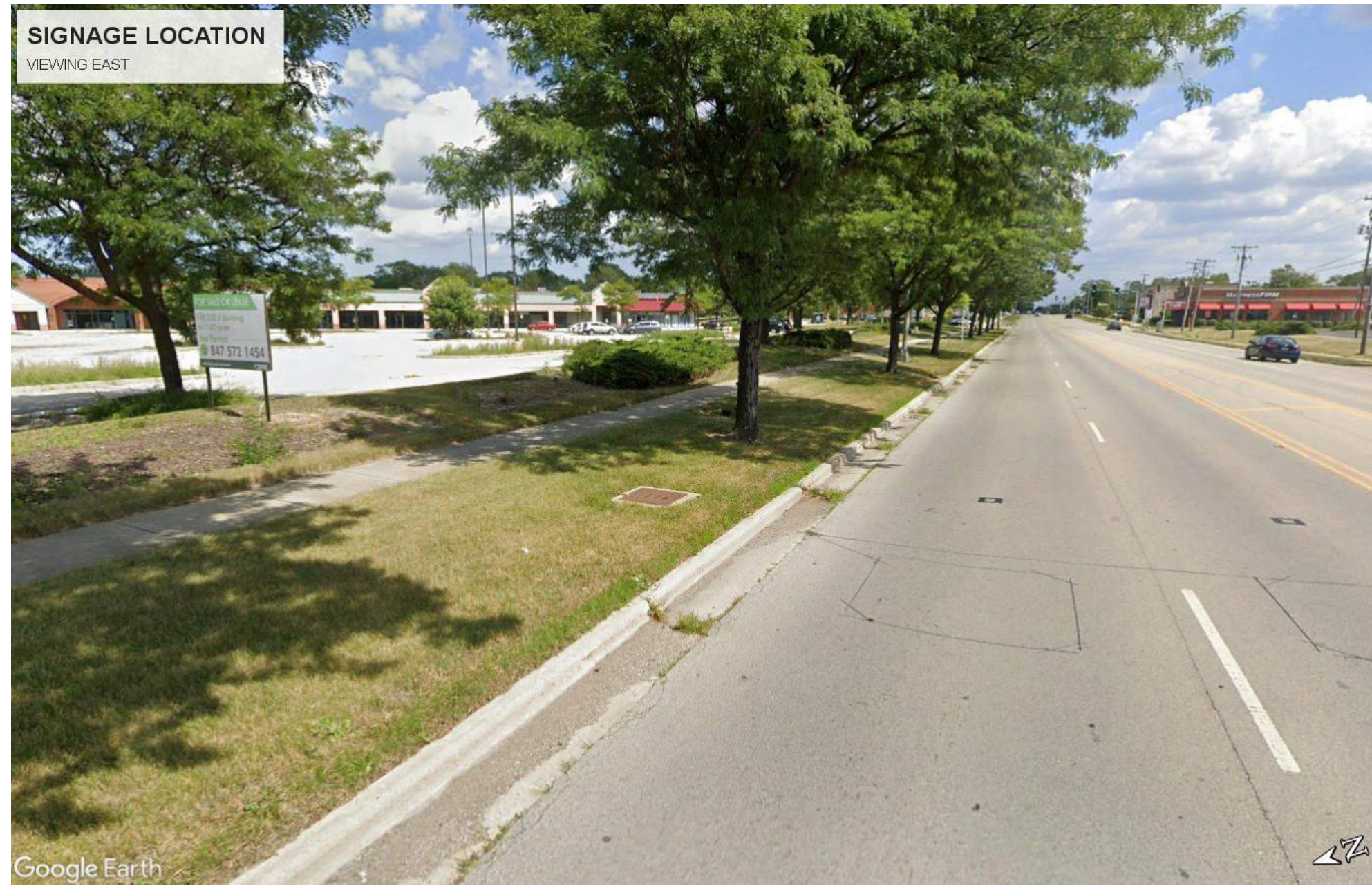
- Storm Sewer Manhole
- Catch Basin
- Inlet
- Flared End Section
- Headwall
- Area Drain
- Sanitary Sewer Manhole
- Clean Out
- Fire Hydrant
- Valve Vault
- Valve Box
- B-Box
- Light Pole
- Light Pole with Mast Arm
- Traffic Signal
- Traffic Signal with Mast Arm
- Hand Hole
- Fence
- Guardrail
- Pipe Bollard
- Sign
- Gas Valve
- Electrical Pedestal
- Electric Manhole
- Guy Wire
- Utility Pole
- Telephone Pedestal
- Telephone Manhole
- Cable TV Pedestal
- Mailbox
- Handicapped Parking Stall
- Number of Parking Stalls
- Curb & Gutter
- Reverse Pitch Curb & Gutter
- Depressed Curb
- Retaining Wall
- Recorded
- Measured
- On Line

PARKING SPACE SUMMARY

	REGULAR	ACCESSIBLE
NORTH	118	0
SOUTH	176	4
TOTAL	294	4



LOCATION MAP
NOT TO SCALE



SIGNAGE LOCATION
VIEWING EAST

Google Earth

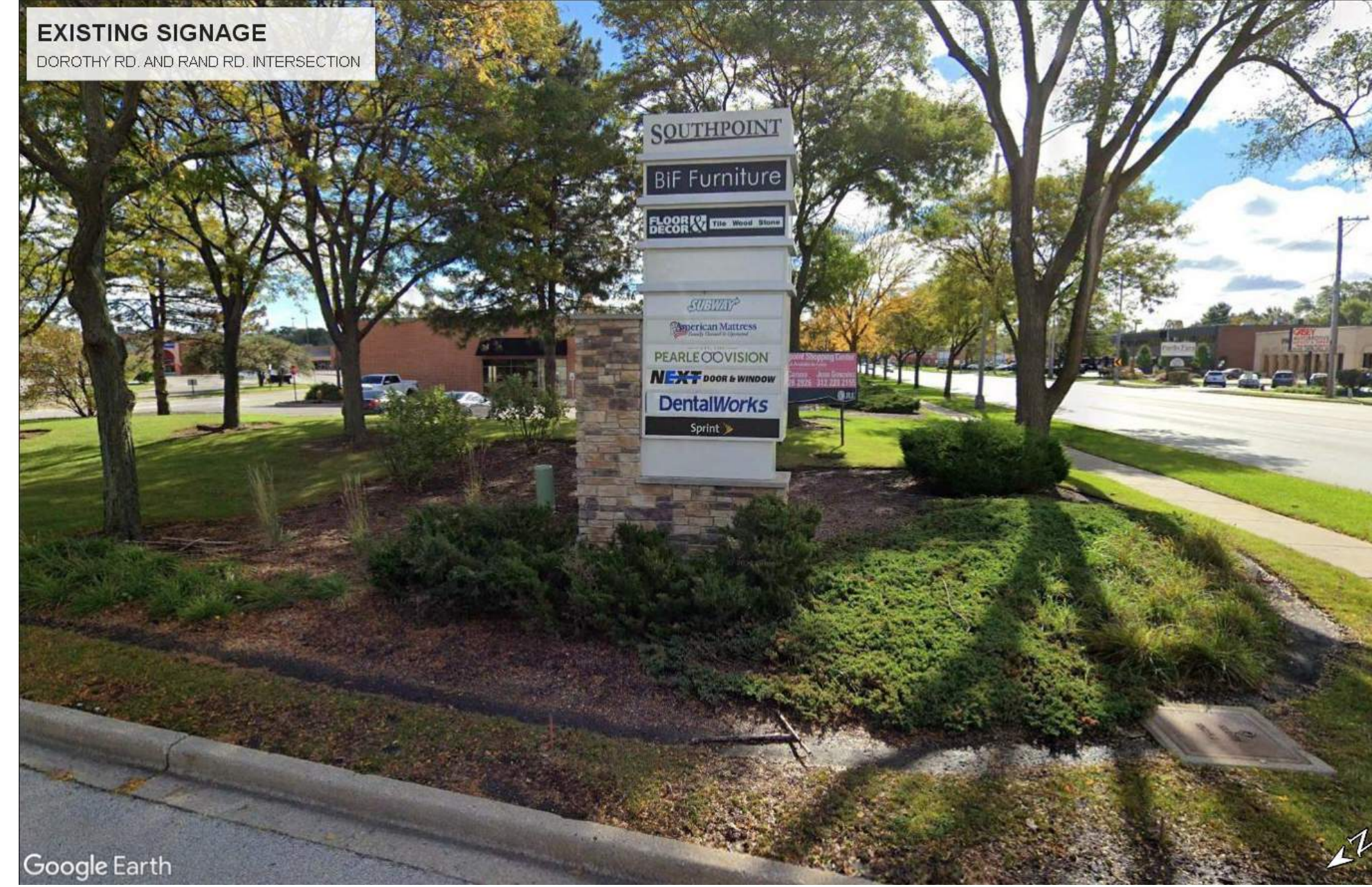
PROPOSED SIGN LOCATION
VIEWING EAST FROM RAND ROAD



EXISTING SIGNAGE
JANE AVE. AND RAND RD. INTERSECTION

Google Earth

EXISTING SIGNAGE
VIEWING NORTHWEST FROM INTERSECTION OF JANE AVE. AND RAND ROAD



EXISTING SIGNAGE
DOROTHY RD. AND RAND RD. INTERSECTION

Google Earth

EXISTING SIGNAGE
VIEWING SOUTHEAST FROM INTERSECTION OF DOROTHY RD. AND RAND RD.



PROPERTIES WEST OF PROJECT SITE
VACANT - PREVIOUSLY SPRINT STORE - 720 E. RAND ROAD
NEXT DOOR & WINDOW - 718 E. RAND ROAD
AMERICAN MATTRESS - 712-714 E. RAND ROAD



PROPERTIES EAST OF PROJECT SITE
COLDWELL BANKER - 792 E. RAND ROAD
VACANT SUITE - 784 E. RAND ROAD
VACANT SUITE - 786 E. RAND ROAD



PROPERTY SOUTH OF PROJECT SITE
HABITAT FOR HUMANITY - 955 E. RAND ROAD



PROPERTIES SOUTH OF PROJECT SITE
QUILTERS DESTINATION / JANOME - 945 E. RAND ROAD
SCRUPLES HAIR TECHNIQUE - 915 E. RAND ROAD



A

B

C

D

E

F

1

2

3

4



NORTH
OVERALL SITE PLAN
 NOT TO SCALE



E EXISTING GROUND SIGN AT INTERSECTION OF RAND ROAD AND PALATINE ROAD



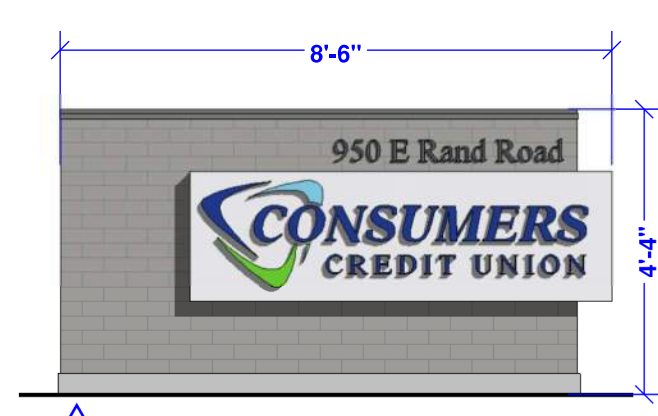
D EXISTING GROUND SIGN WEST ENTRANCE TO SOUTHPPOINT SHOPPING CENTER (RAND ROAD)



C EXISTING GROUND SIGN WEST ENTRANCE TO SOUTHPPOINT SHOPPING CENTER (RAND ROAD)



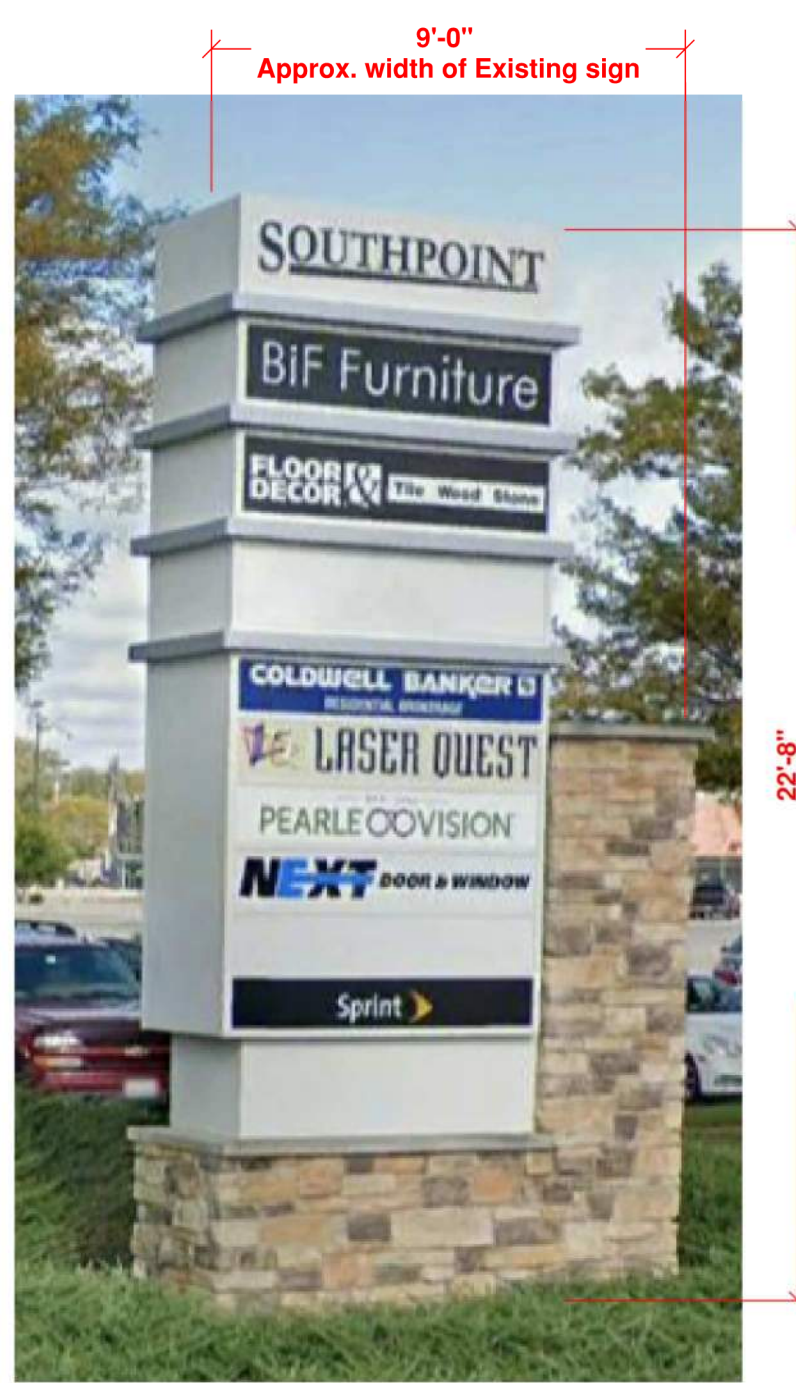
B FUTURE GROUND SIGN LOCATED ALONG RAND ROAD



J PROPOSED GROUND SIGN TO BE LOCATED ADJACENT RAND ROAD



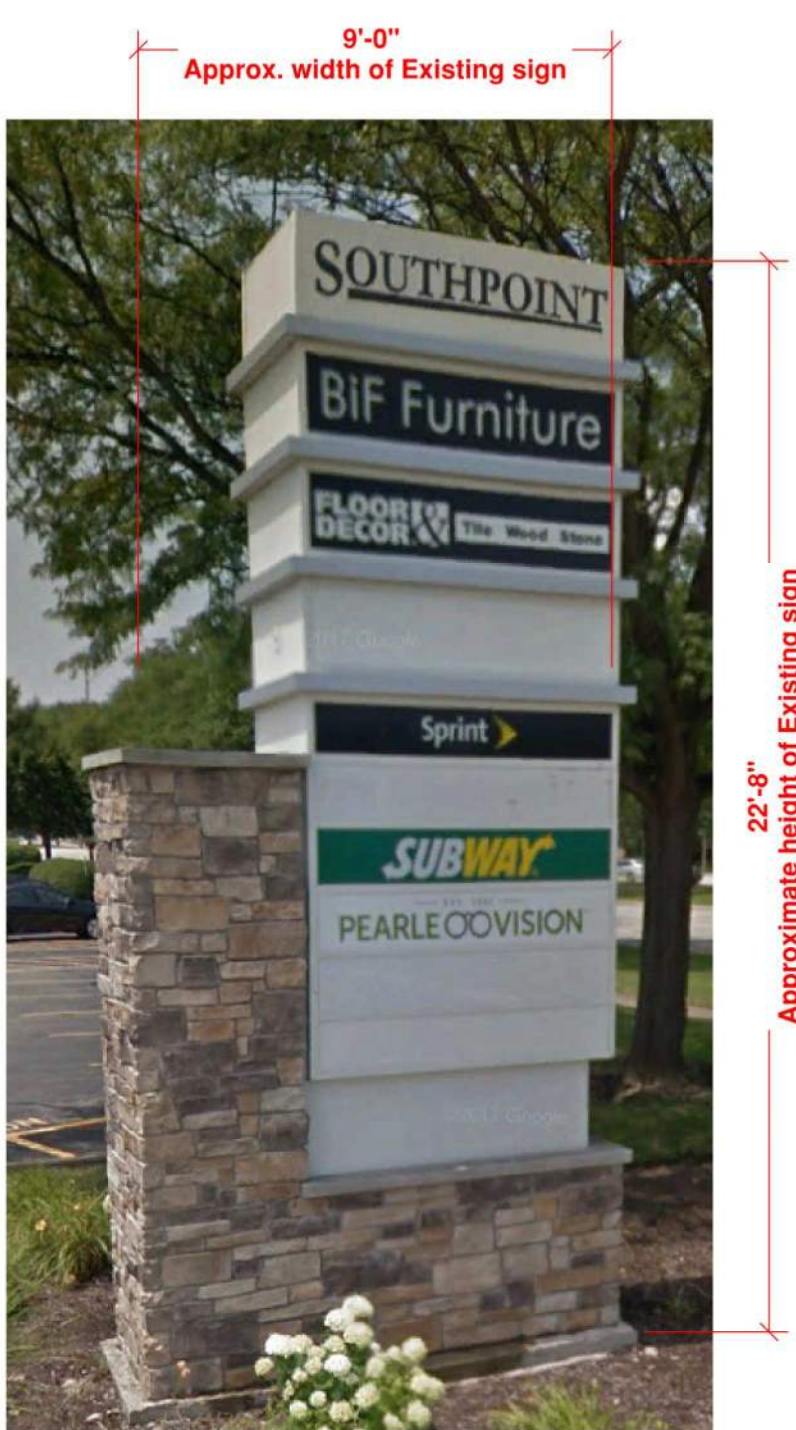
H EXISTING GROUND SIGN AT CORNER OF JANE AVENUE AND RAND ROAD



A EXISTING GROUND SIGN AT CORNER OF JANE AVENUE AND RAND ROAD



G EXISTING GROUND SIGN AT NORTH ENTRANCE TO SOUTHPPOINT SHOPPING CENTER (PALATINE RD.)



F EXISTING GROUND SIGN AT NORTH ENTRANCE TO SOUTHPPOINT SHOPPING CENTER (PALATINE RD.)

SEAL

Consumers Credit Union - Arlington Heights
 CONSUMERS CREDIT UNION
 950 E. RAND ROAD
 ARLINGTON HEIGHTS, IL 60004

DRAWN:	CH
APPROVED:	---
ISSUED FOR:	SIGNAGE PACKAGE
DATE:	01/03/2023
PROJECT #:	7211440
FIELD BOOK:	

OVERALL SITE
 SIGNAGE

EXH-A

BMA 3002/7211440 Consumers Credit
 Union/7211440-04-01-2023
 10/2023 1:56:19 PM

SEAL

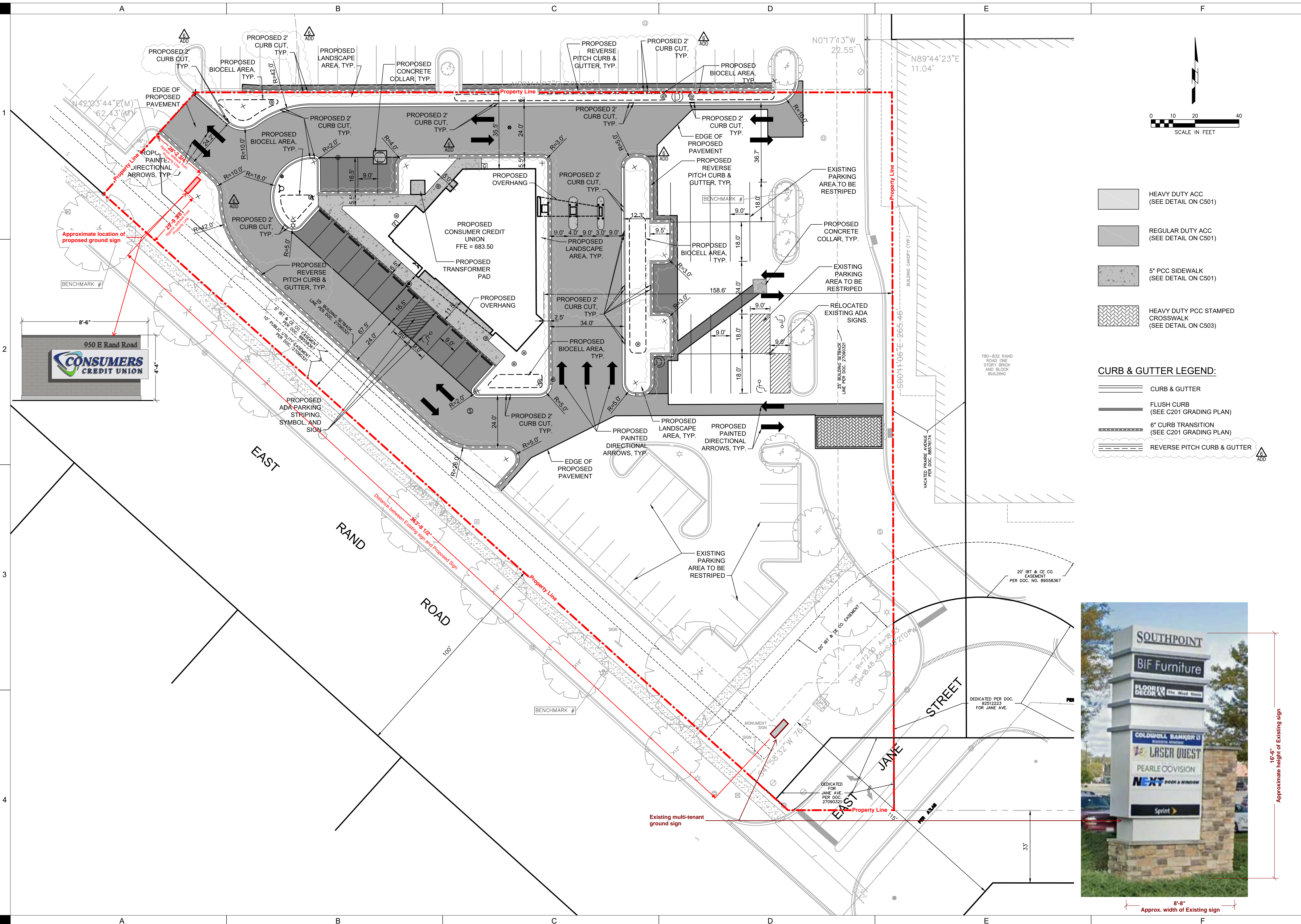
CONSUMER CREDIT UNION

ADD 2	4/29/2022	ADDENDUM 02
ADD 3	5/20/2022	ADDENDUM 03
ADD 6	6/10/2022	IMWRD RESPONSE/ADD 06

DRAWN:	MLH
APPROVED:	JMR
ISSUED FOR:	BID / PERMIT
DATE:	03/22/2022
PROJECT NO.:	7211440
FIELD BOOK:	---
CLIENT NO.:	---

SITE PLAN

C101



\\shivehattery.com\CAD\Projects\C101\C101_Site_Plan.dwg
 Printed: 03/22/2022 2:16:54 PM



EXTERIOR RENDERING

VIEW FROM RAND ROAD

EXHIBIT B



950 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

10/14/22

DESIGN COMMISSION

7211440

SCALE: NOT TO SCALE





EXTERIOR RENDERING

VIEW FROM SOUTHWEST

EXHIBIT H



780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

12/03/21

DESIGN COMMISSION

7211440

SCALE:

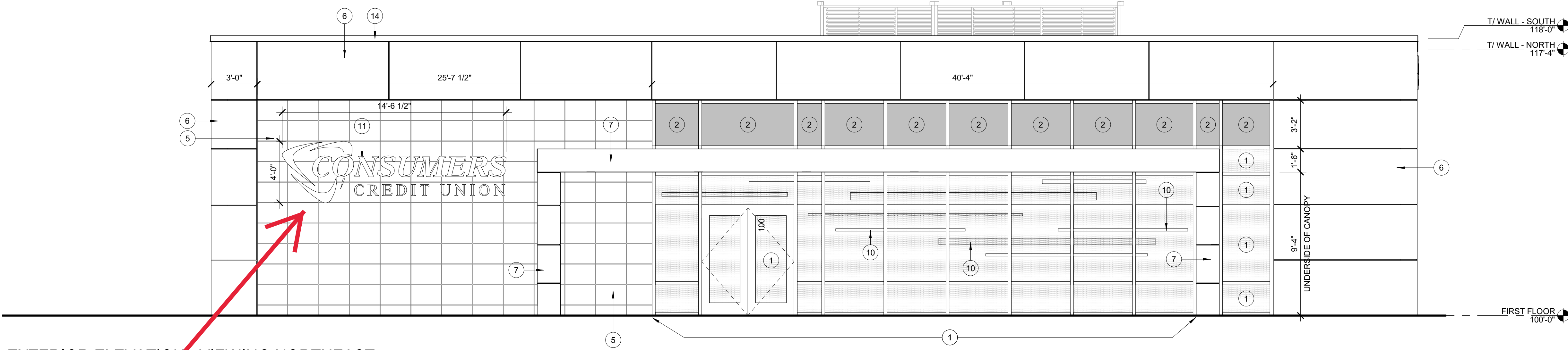
SHIVEHATTERY
ARCHITECTURE+ENGINEERING

EXTERIOR ELEVATION LEGEND

- 1 1" THICK CLEAR GLASS (LOW-E, INSULATING)
- 2 1" THICK SPANDREL GLASS
- 3 FACE BRICK VENEER - TYPE 1 - BELDEN ENGLISH GRAY VELOUR
- 4 FACE BRICK VENEER - TYPE 2 - BELDEN SMOKY GRAY VELOUR
- 5 CAST STONE MASONRY VENEER (16" H x 24" L) - MONUMENT WHITE
- 6 COMPOSITE METAL PANEL - TYPE 1 - BEACHSTONE GRAY METALLIC
- 7 COMPOSITE METAL PANEL - TYPE 2 - GREYHOUND
- 8 COMPOSITE METAL PANEL - TYPE 3 - ULTRAMARINE BLUE
- 9 GALVANIZED INSULATED HOLLOW METAL DOOR AND FRAME
- 10 APPLIED COLOR GLASS FILM - FINAL DESIGN TO BE DETERMINED
- 11 EXTERIOR WALL-MOUNTED SIGNAGE
- 12 BOLLARD - PAINTED
- 13 CAST STONE HORIZONTAL BAND - MONUMENT WHITE
- 14 METAL COPING TO MATCH COMPOSITE METAL PANEL - TYPE 1

A2 EXTERIOR ELEVATION - VIEWING NORTHEAST

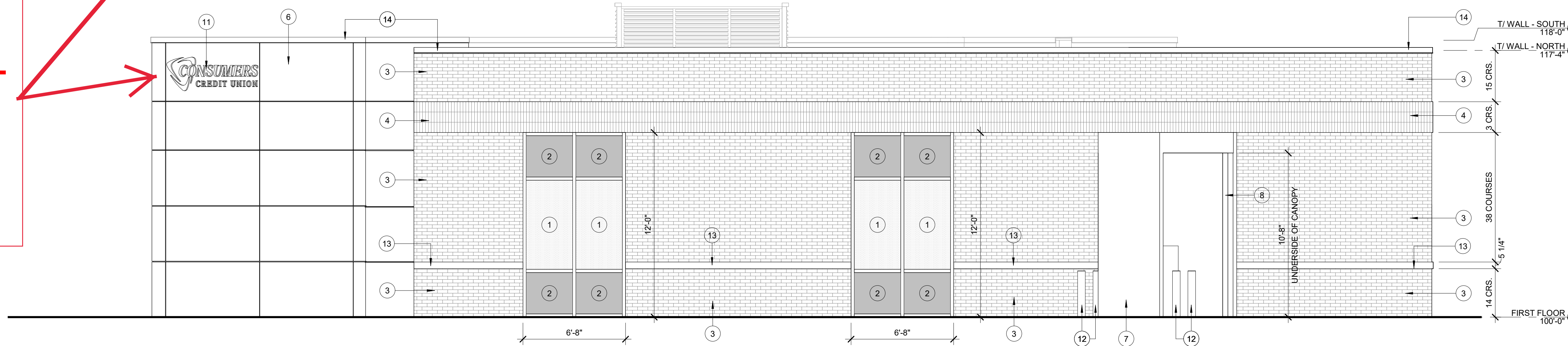
1/4" = 1'-0" 0' 6'



CODE
COMPLIANT
WALL SIGNS -
FOR
REFERENCE
ONLY

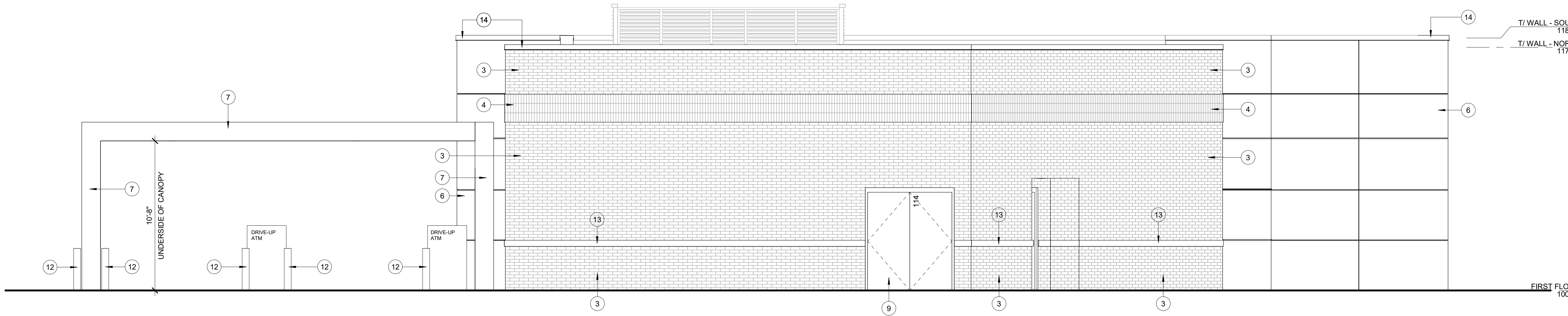
A3 EXTERIOR ELEVATION - VIEWING WEST

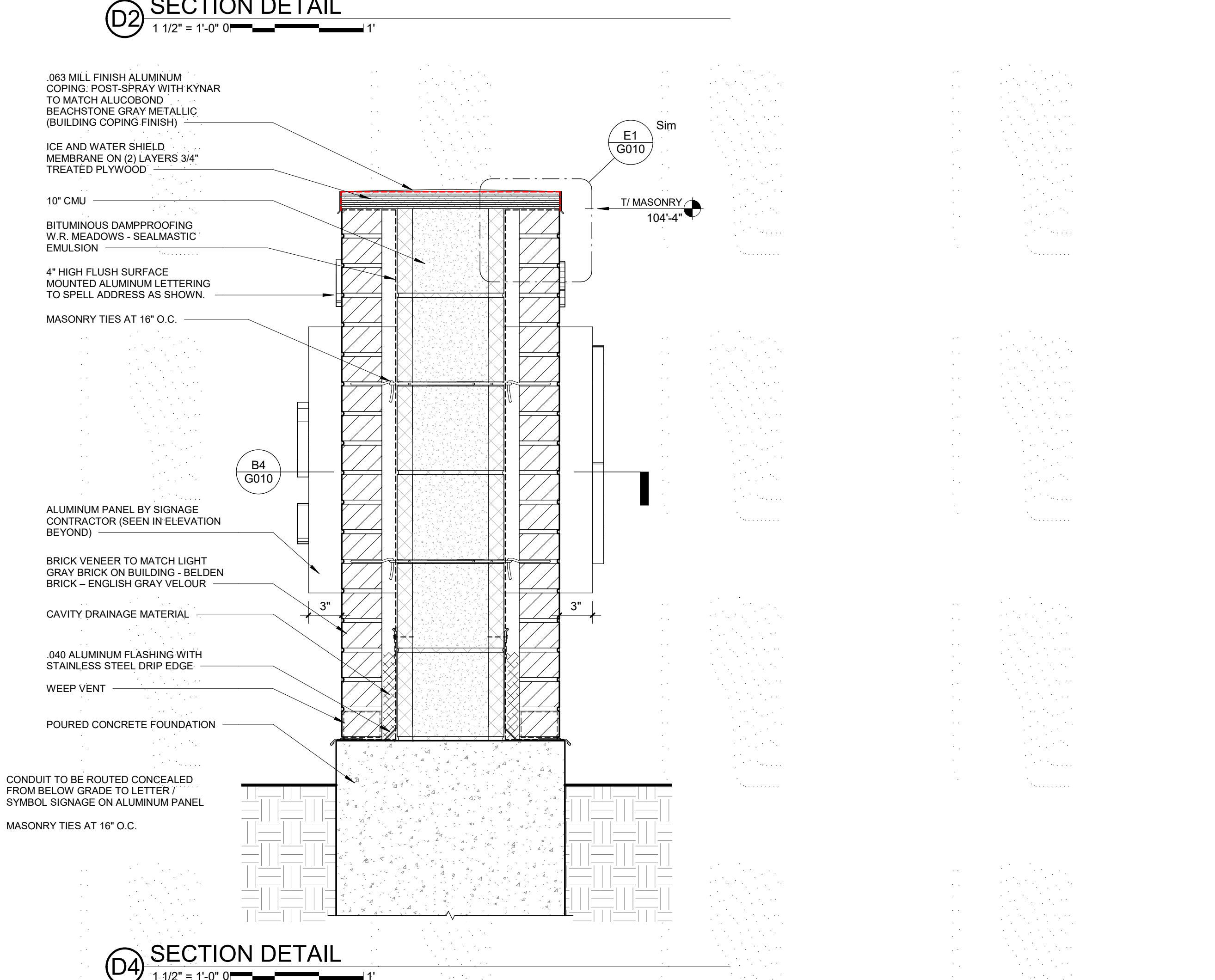
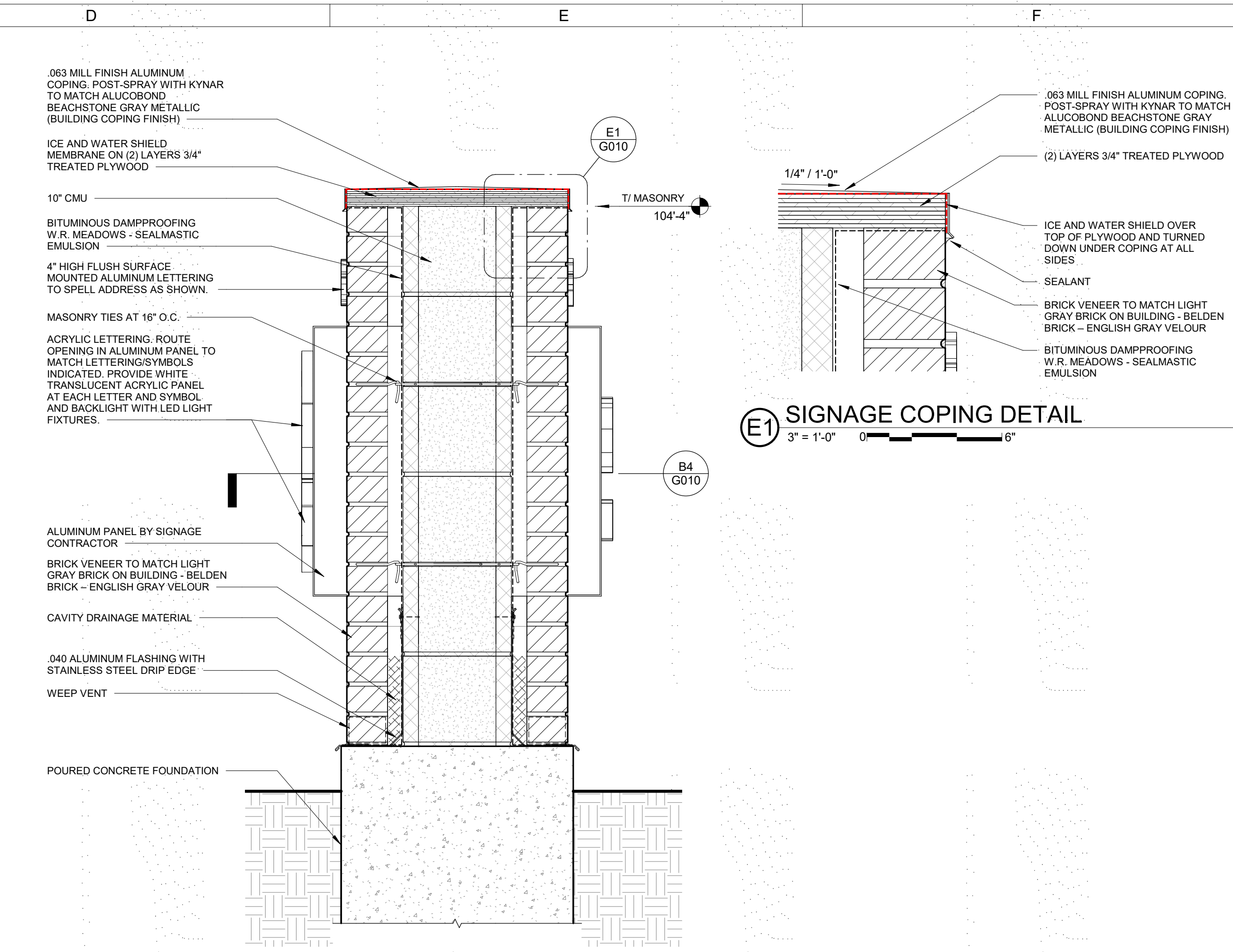
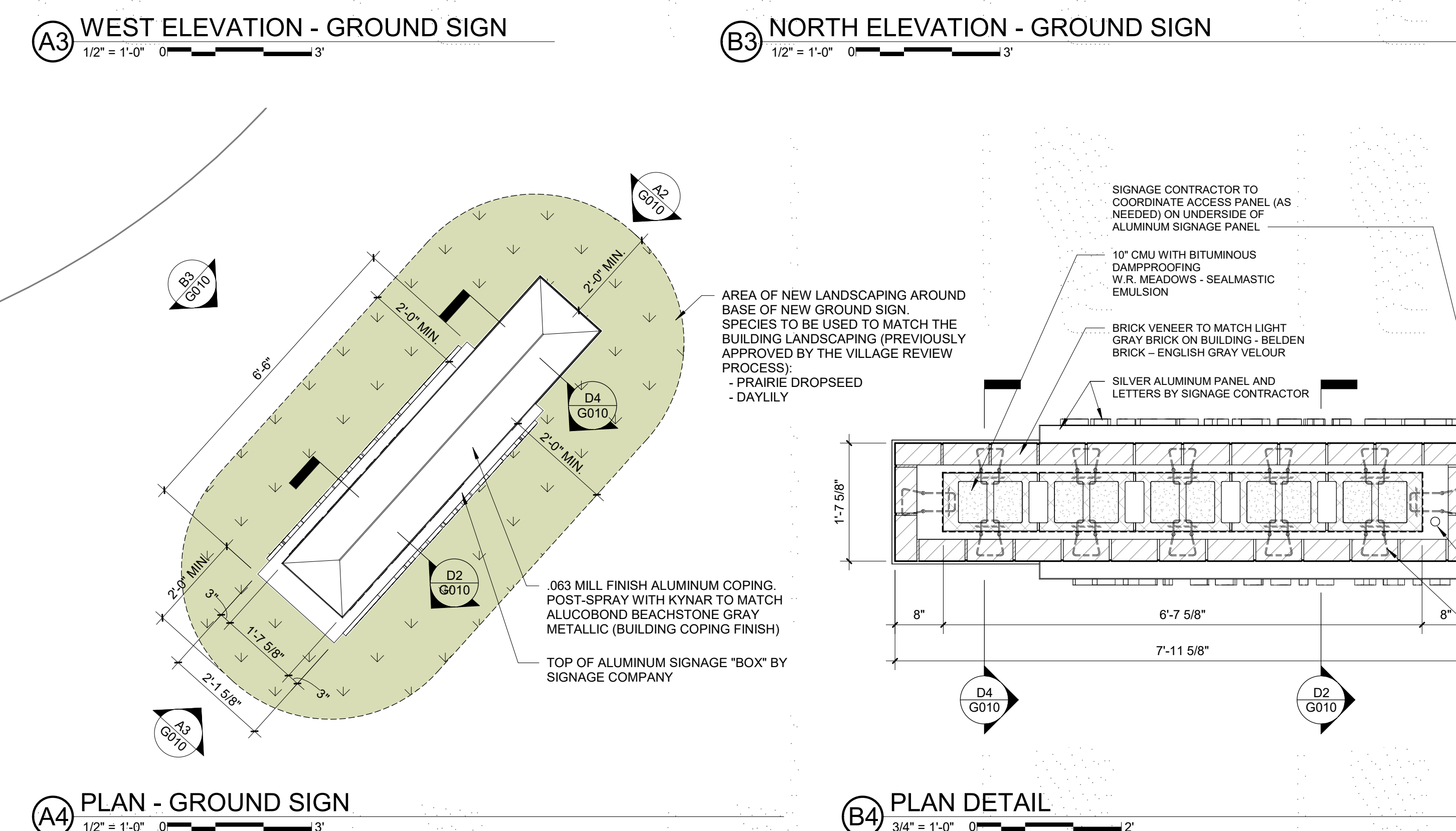
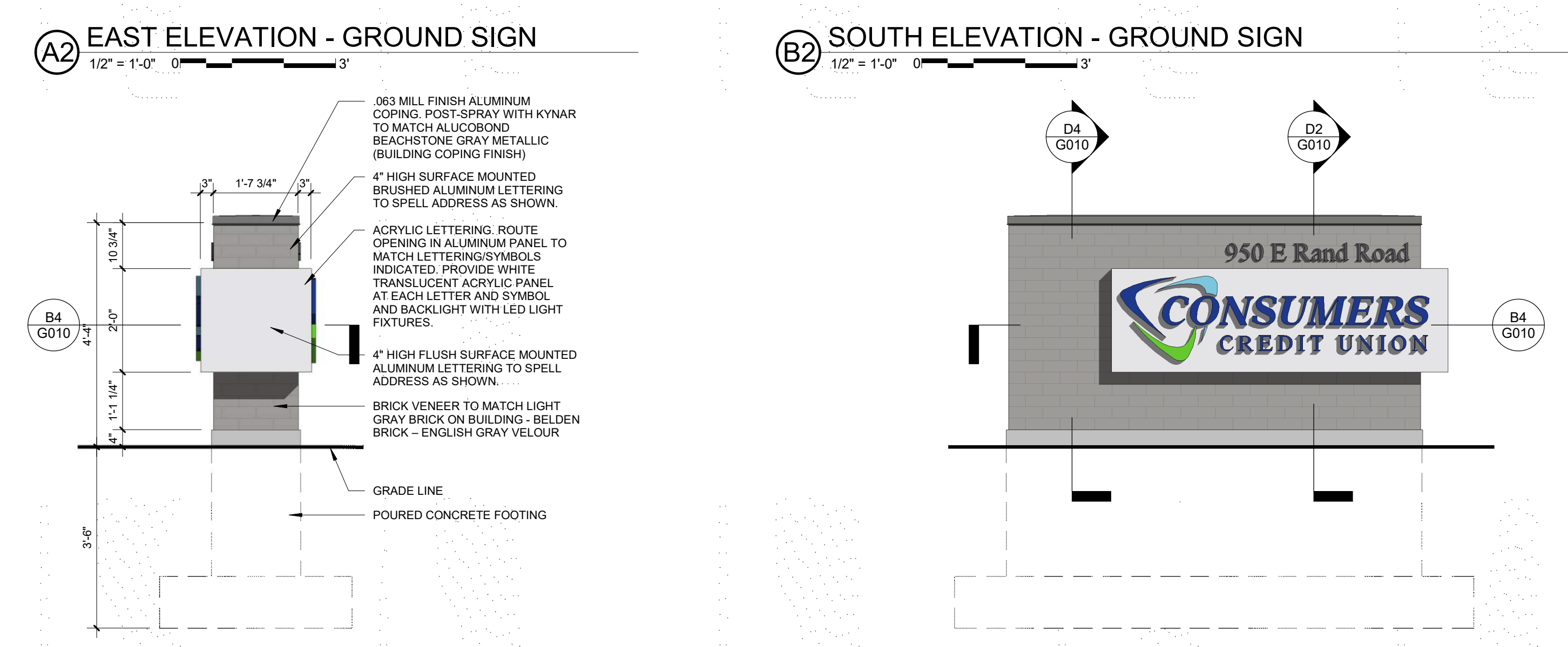
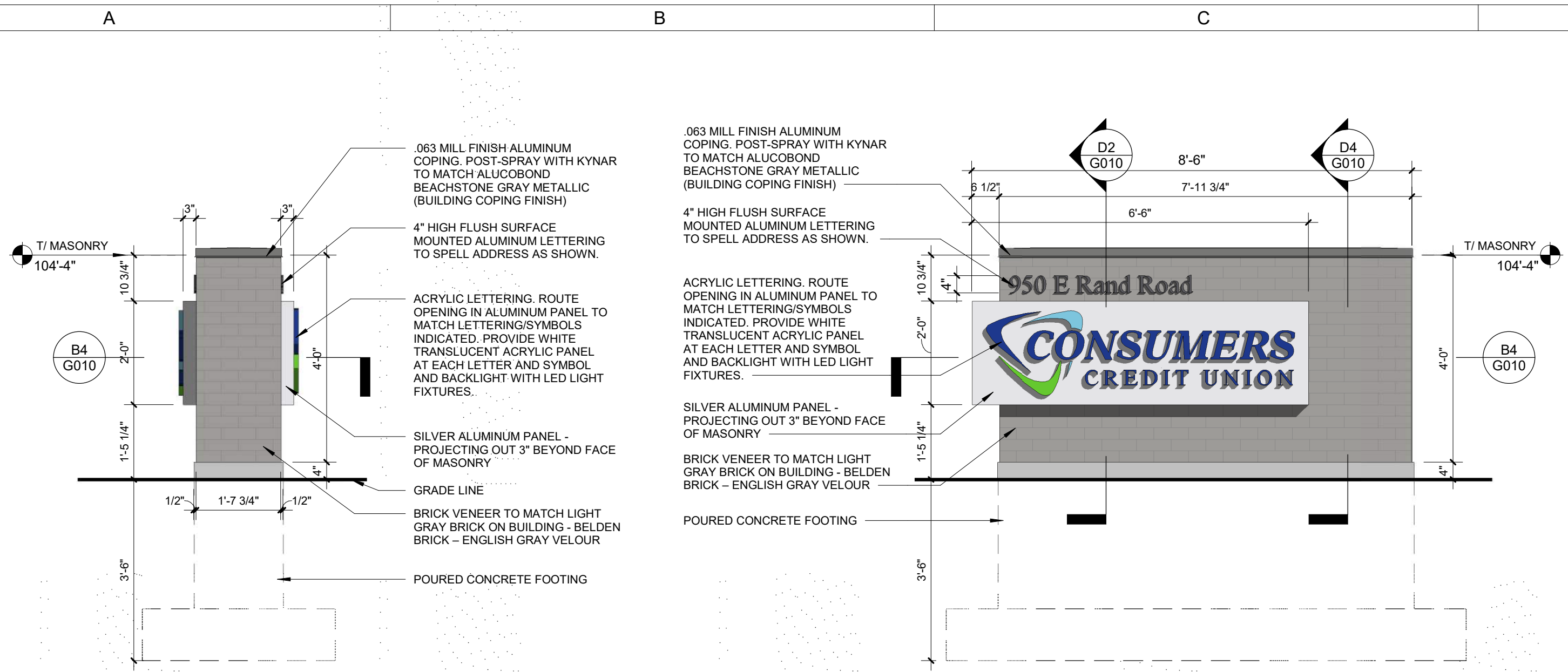
1/4" = 1'-0" 0' 6'

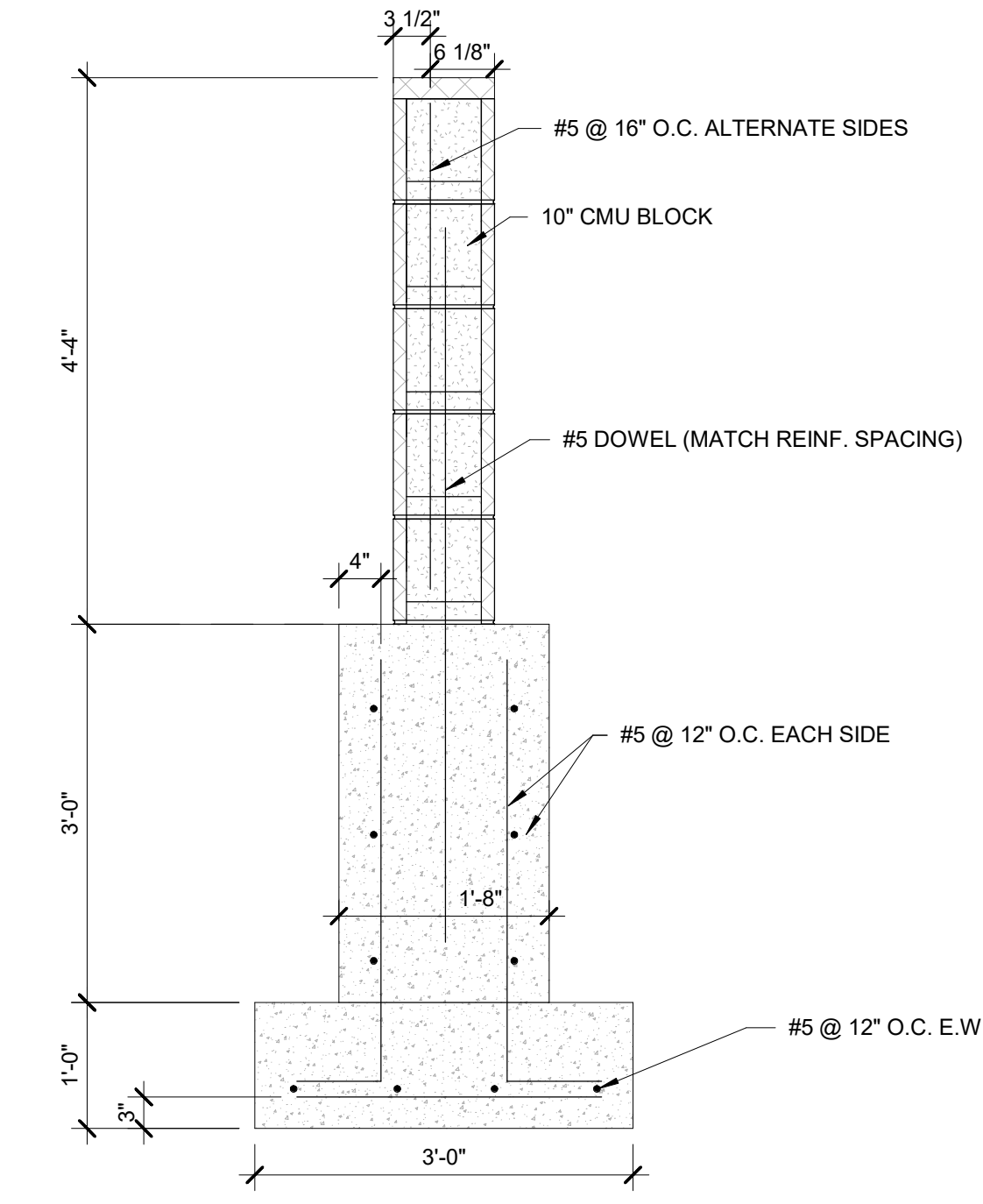


A4 EXTERIOR ELEVATION - VIEWING SOUTH

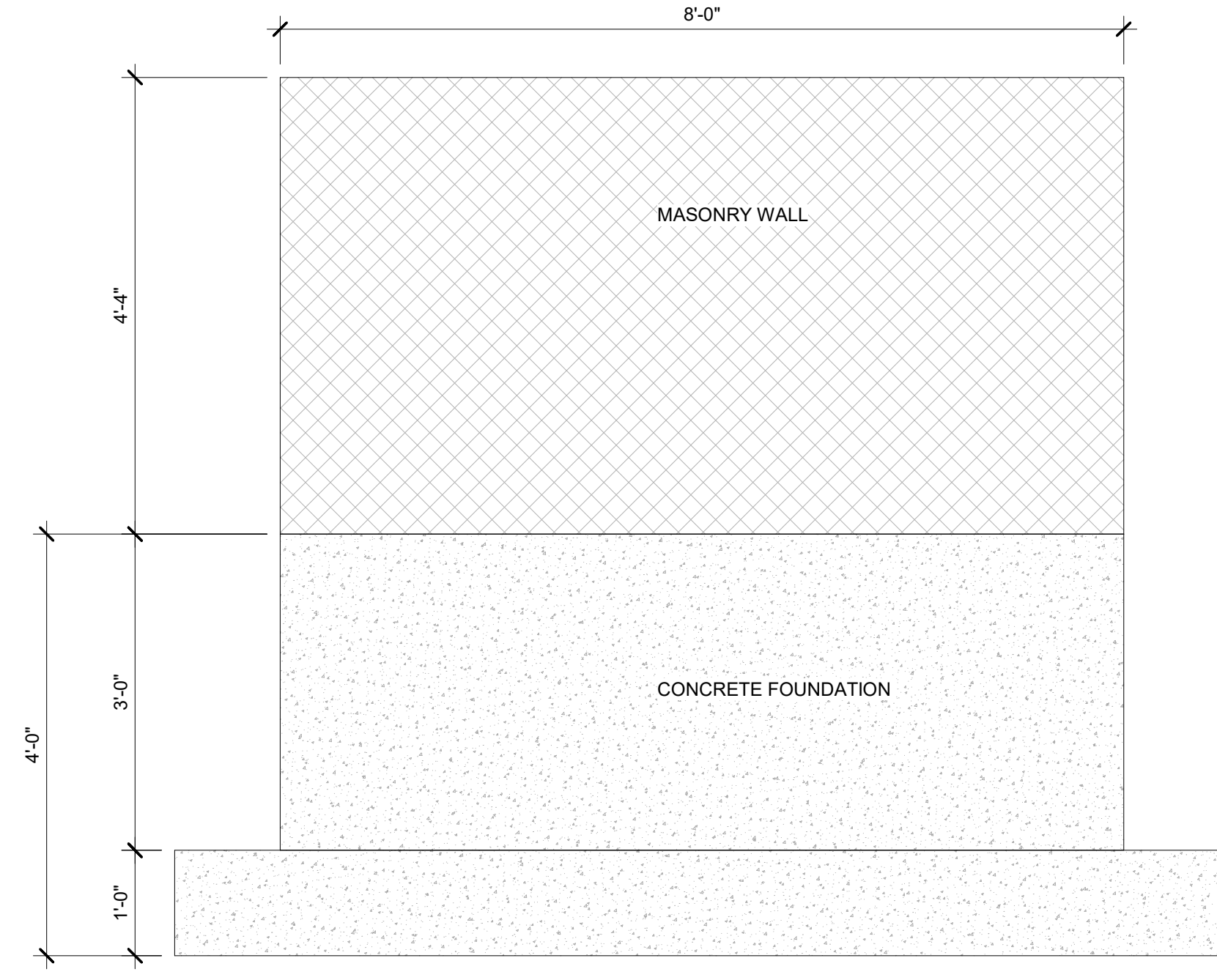
1/4" = 1'-0" 0' 6'



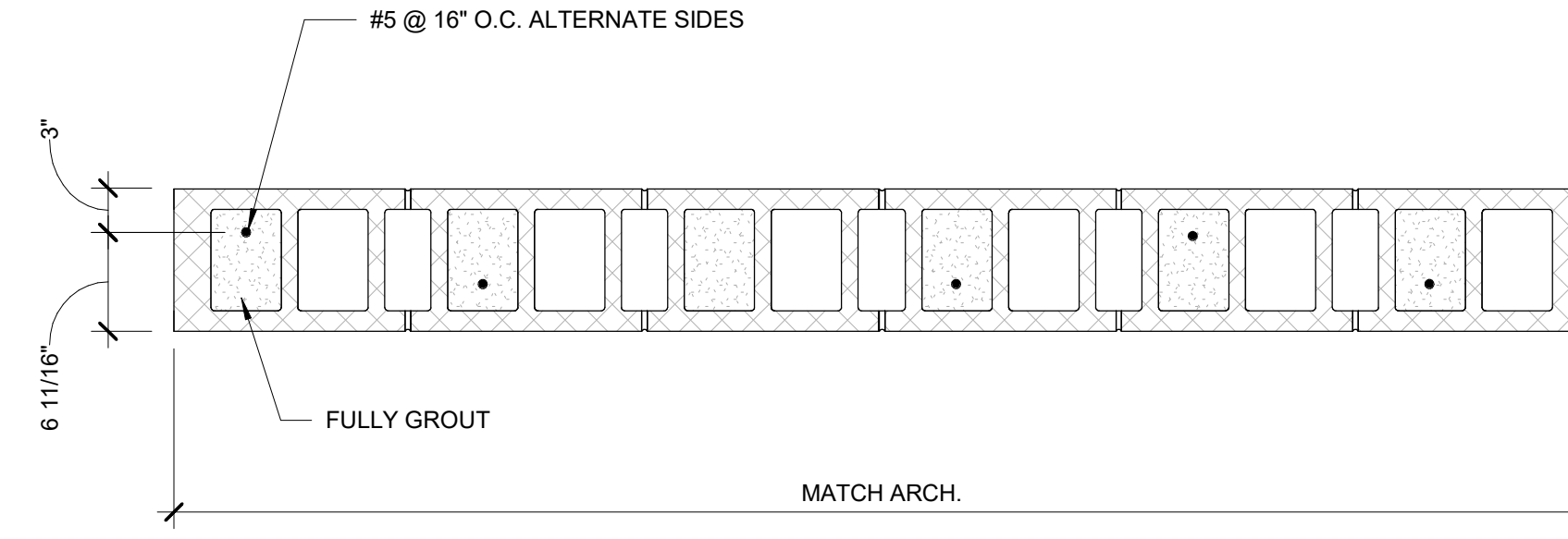




(A2) SIGN FOUNDATION WALL REINFORCING
3/4" = 1'-0" 0 2'



(B2) SIGN FOUNDATION WALL ELEVATION
3/4" = 1'-0" 0 2'



(D2) FOUNDATION WALL TOP VIEW
1" = 1'-0" 0 1'-6"

DRAWN:	Author
APPROVED:	Approver
ISSUED FOR:	SIGNAGE PACKAGE
DATE:	10/26/2022
PROJECT #:	7211440
FIELD BOOK:	

SIGN MATERIALS BOARD

CONSUMERS CREDIT UNION - GROUND SIGN

950 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS



DARK BLUE: PANTONE 280C

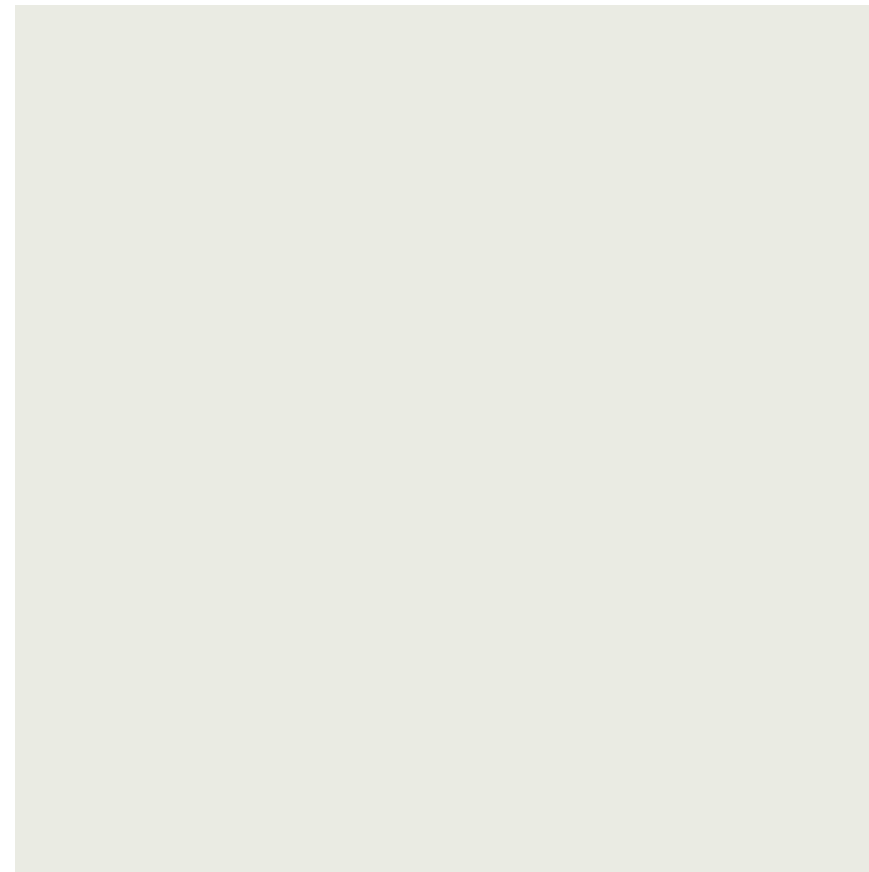
LIGHT BLUE: PANTONE 7688C

GREEN: PANTONE 7737C

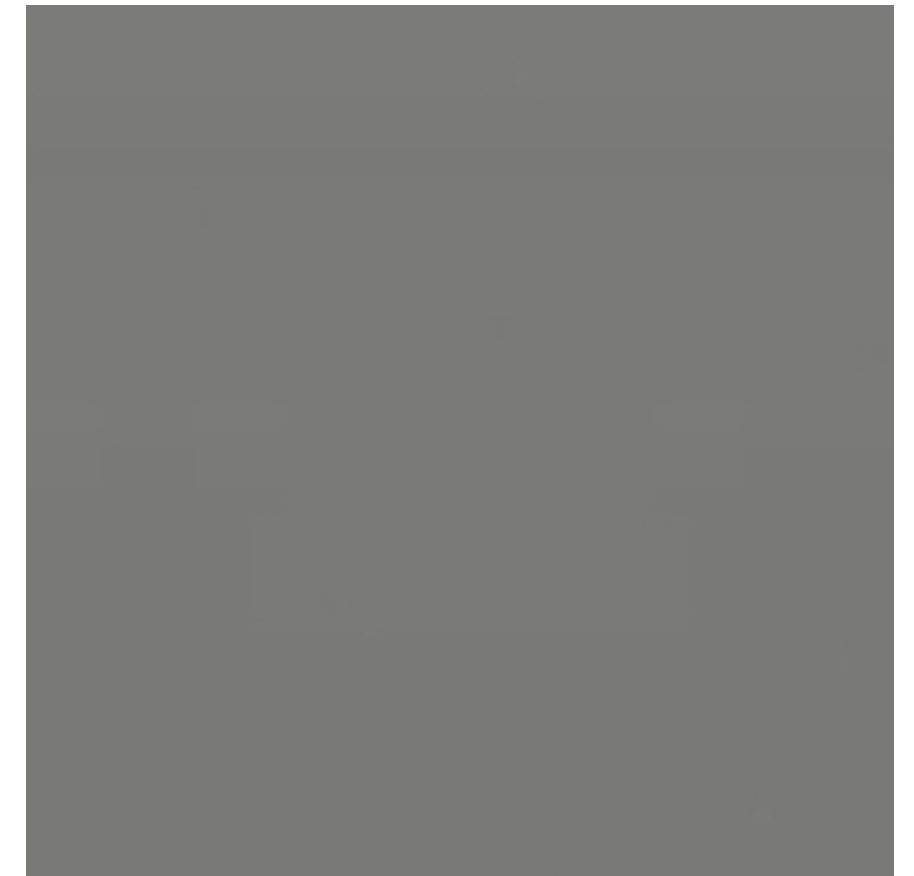
FACE BRICK (RUNNING BOND)
BELDEN BRICK - ENGLISH GRAY VELOUR
(PATTERN IS NOT TO SCALE)



ALUMINUM BACKER PANEL
WHITE ALUMINUM FINISH



METAL CAP
MATCH ALUCOBOND -
BEACHSTONE GRAY METALLIC



SHIVEHATTERY
ARCHITECTURE+ENGINEERING

October 17, 2022

Petitioner Name: Crystal Holowell (Shive-Hattery)

Date: October 11, 2021

Project: Signage Variation at Consumers Credit Union

Location: 950 E. Rand Road, Arlington Heights, IL

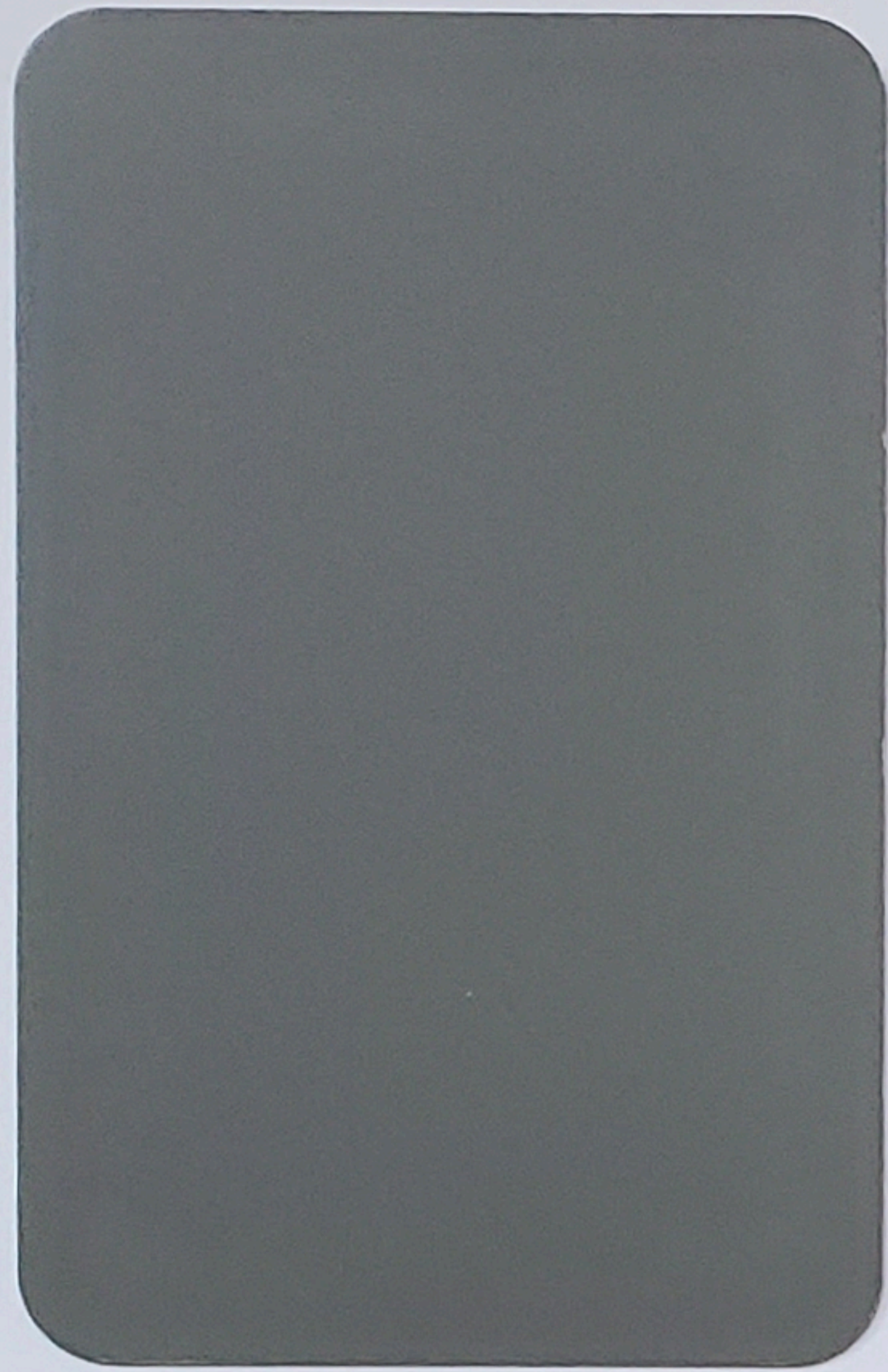
Exhibit E - Major Materials List:

Face Brick (Running Bond):	Belden Brick – English Gray Velour
Concrete Base:	Standard gray poured concrete base
Metal Cap (Galvanized):	Match Alucobond – Beachstone Gray Metallic
Aluminum Sign Backer Panel:	White Aluminum Finish
Letter Signage (Address):	Aluminum Dark Bronze Anodized
Backlit Letter Signage:	Custom colors (Light Blue, Dark Blue, and Green) To match Consumers Credit Union branding

Branding Colors (Approximate Pantone matches - See Logo and Lettering below)

- Dark Blue: Pantone 280C
- Light Blue: Pantone 7688C
- Green: Pantone 7737C





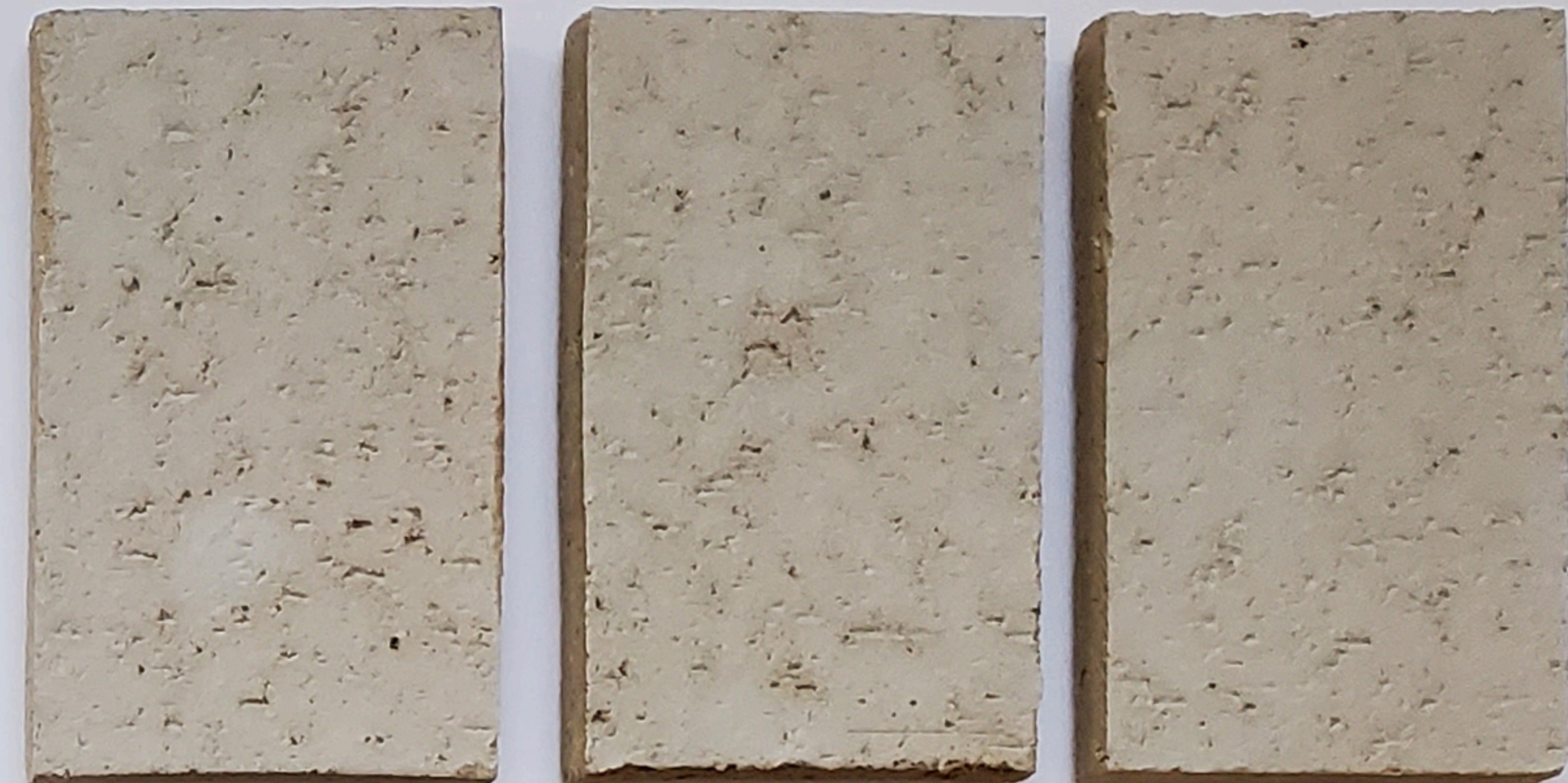
COMPOSITE METAL PANEL
(TYPE 1 - WALL)
ALUCOBOND - BEACHSTONE GRAY
METALLIC



COMPOSITE METAL PANEL
(TYPE 3 - CANOPY ACCENT)
ALUCOBOND - ULTRAMARINE BLUE

COMPOSITE METAL PANEL
(TYPE 2 - CANOPY)
ALUCOBOND - GREYHOUND

FACE BRICK (SOLDIER COURSE)
BELDEN BRICK - SMOKY GRAY VELOUR

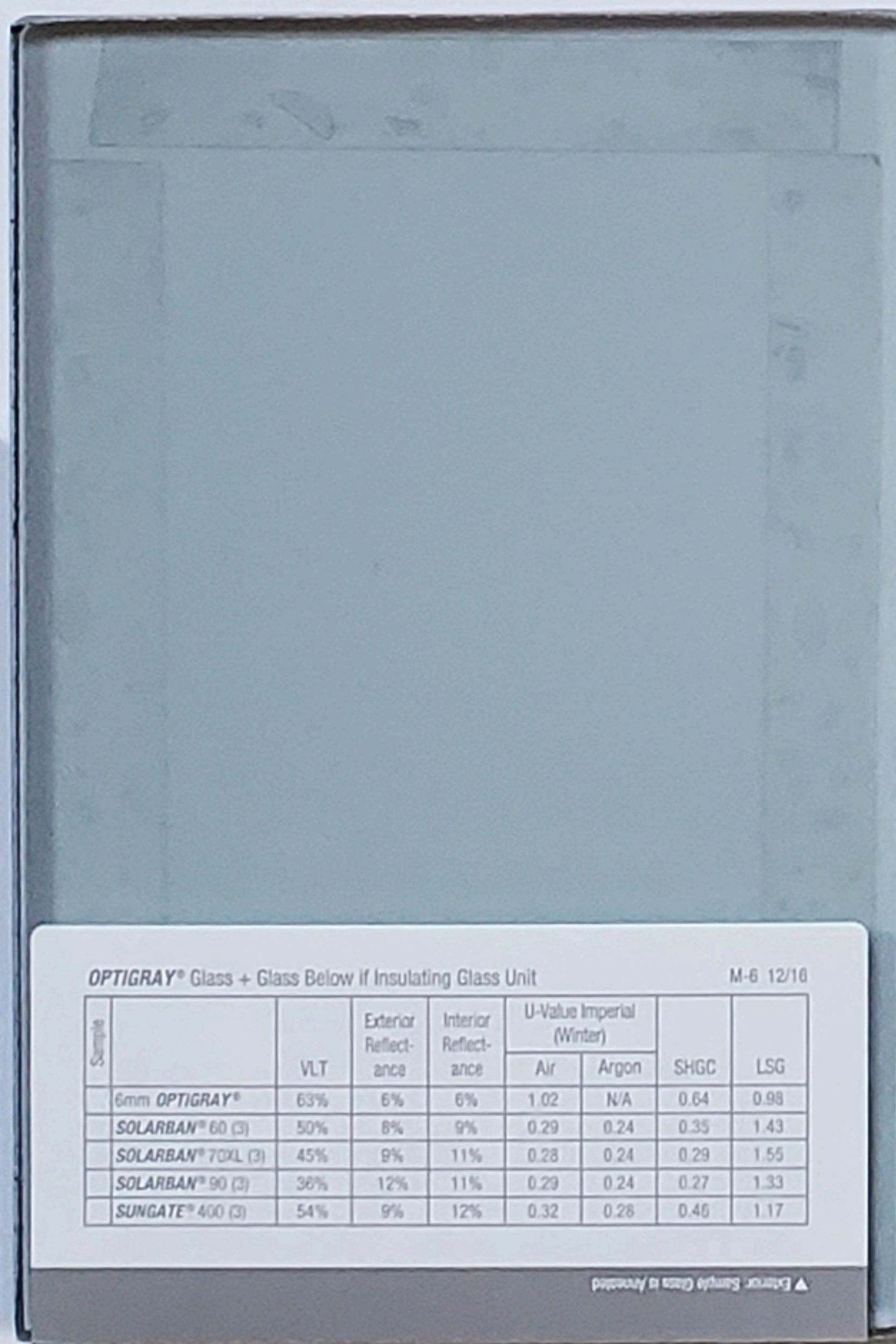


FACE BRICK (RUNNING BOND)
BELDEN BRICK - ENGLISH GRAY VELOUR

**BUILDING MATERIAL
BOARD - FOR
REFERENCE ONLY**



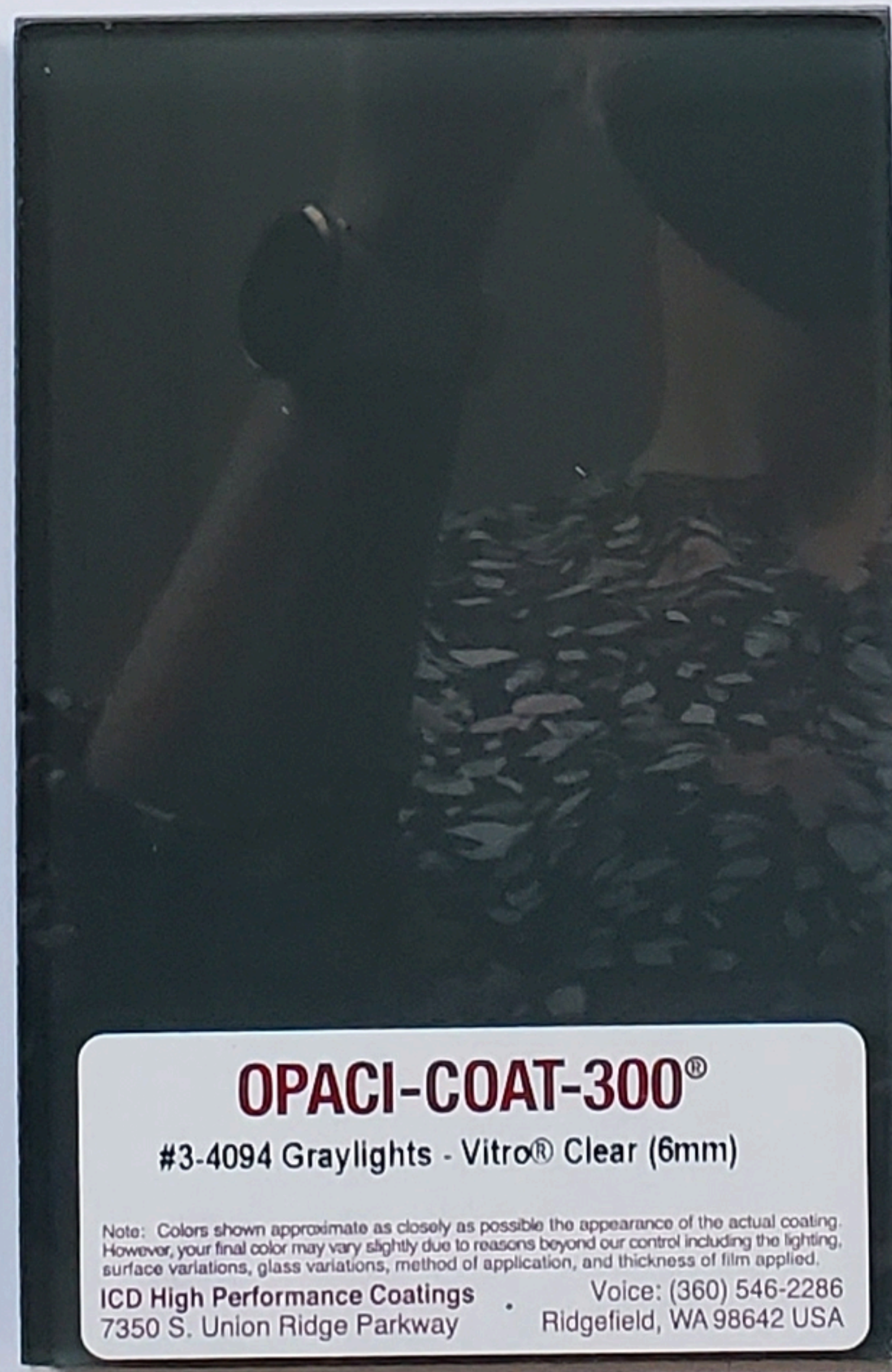
ALUMINUM FRAMING
KAWNEER CLEAR ANODIZED (SILVER)



OPTIGRAY® Glass + Glass Below if Insulating Glass Unit M-6 12/16

Sample	VLT	Exterior Reflectance	Interior Reflectance	U-Value Imperial (Winters)			
				Air	Argon	SHGC	LSG
6mm OPTIGRAY®	63%	6%	6%	1.02	N/A	0.64	0.98
SOLARBAN® 60 (3)	50%	8%	9%	0.29	0.24	0.35	1.43
SOLARBAN® 70XL (3)	45%	9%	11%	0.28	0.24	0.29	1.55
SOLARBAN® 90 (3)	36%	12%	11%	0.29	0.24	0.27	1.33
SUNGATE® 400 (3)	54%	9%	12%	0.32	0.28	0.46	1.17

GLASS - CLEAR, LOW-E
VITRO / PPG OPTIGRAY



OPACI-COAT-300®
#3-4094 Graylights - Vitro® Clear (6mm)
Note: Colors shown approximate as closely as possible the appearance of the actual coating. However, your final color may vary slightly due to reasons beyond our control including the lighting, surface variations, glass variations, method of application, and thickness of film applied.
ICD High Performance Coatings Voice: (360) 546-2286
7350 S. Union Ridge Parkway Ridgefield, WA 98642 USA

GLASS - SPANDREL
ICD #3-4094 GRAYLIGHTS



CAST STONE VENEER AND
HORIZONTAL BANDING
FRANKLIN STONE - SMOOTH FACE -
MONUMENT WHITE

SHIVEHATTERY
ARCHITECTURE+ENGINEERING

EXTERIOR MATERIALS BOARD

CONSUMERS CREDIT UNION
780 E. RAND ROAD
ARLINGTON HEIGHTS, ILLINOIS

December 3, 2021

Petitioner Name: Crystal Holowell (Shive-Hattery)

Date: December 3, 2021

Project: Consumers Credit Union (P.I.N. # 03-20-200-012)

Location: 780 E. Rand Road, Arlington Heights, IL

Major Materials List:

Face Brick (Running Bond):
Face Brick (Soldier Course):

Belden Brick – English Gray Velour
Belden Brick – Smoky Gray Velour

Cast Stone Veneer:

Franklin Stone – Monument White –
Smooth Face - 16” High x 24” Wide

Horizontal Accent Band:

Franklin Stone – Monument White –
Smooth Face – 5” H x 5” D x 48” L

Composite Metal Panel – Type 1 Wall:
Composite Metal Panel – Type 2 Canopy:
Composite Metal Panel – Type 3 Canopy Accent:

Alucobond – Beachstone Gray Metallic
Alucobond - Greyhound
Alucobond – Ultramarine Blue

Aluminum Framing:
Glass (Clear Low-E):
Glass (Spandrel):

Kawneer Clear Anodized (Silver)
Vitro / PPG Optigray
ICD #3-4094 Graylights (Basis of Design)

Galvanized Insulated Steel Door and Frame:

Color to match Face Brick (Running Bond)

Applied Glass Film:

Final design and colors to be determined.
This is shown as a placeholder.

Rooftop Screen:

Cityscapes Envisor – Louver –
Color: Shadow Gray

**BUILDING MATERIAL LIST -
FOR REFERENCE ONLY**

