Agenda
Village of Arlington Heights
Design Commission
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 24, 2023
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. Minutes - 12/20/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. DC#22-086 - Dryden Elementary School Addition / School

B. DC#22-088 - Westgate Elementary School Addition / School

C. DC#22-077 - Consumers Credit Union - 950 E. Rand Rd. / Sign Variation

VII. OTHER BUSINESS

A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Design Commission
1/24/2023

Item: Minutes - 12/20/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes - 12/20/22	Minutes

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
DECEMBER 20, 2022

Chair Kubow called the meeting to order at 6:30 p.m.

Members Present:	Jonathan Kubow, Chair Ted Eckhardt John Fitzgerald Scott Seyer
Members Absent:	Kirsten Kingsley
Also Present:	Juan Gonzalez & Kiril Ivanov, DAEGroup Inc. for *EMH Motors* Drew Mitchell & Donald Tomei, Holladay Properties for *401 W. Golf Rd.* Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR NOVEMBER 15, 2022

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF NOVEMBER 15, 2022. COMMISSIONER ECKHARDT ABSTAINED. MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO SWITCH THE ORDER AND REVIEW DC#22-082, SELF-STORAGE FACILTY FIRST. ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 1. COMMERCIAL REVIEW

DC#22-082 – Self-Storage – 401 W. Golf Rd.

Don Tomei and **Drew Mitchell,** representing *Holladay Properties*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for a new three-story, self-storage building. This project does require Plan Commission review and Village Board approval. They are seeking a land use variation to allow the proposed storage facility along a major arterial road in the M2 zoning district, where this is not a permitted use. Since the project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The subject property fronts on Golf Road and was previously occupied by Animal Feeds & Needs. There are three buildings currently on the site consisting of one small single-family residential structure towards the front and two commercial buildings, one in the center of the site and another one at the rear of the site. The petitioner is proposing to demolish all three of these structures and completely redevelop the site with the new three-story storage building. This type of facility is not permitted along a major road, but Village Staff acknowledges this is a challenging site and is open to the proposed use at this location; however, it is important that the design of the building be compatible with the adjacent buildings along Golf Rd.

The new building is proposed to be constructed primarily with insulated tan metal panels, with gray accents. The design also includes a brown brick. Overall, Staff feels the front elevation is nicely designed and has nice curb appeal. The vertical stacked windows down the sides are a welcome detail on a building of this scale. The surrounding buildings are primarily single-story brick buildings, including office and retail buildings, as well as a church and a grocery store. There is also a single-family residential area across Golf Road. Staff is trying to be very careful about fitting this new building in with the context of these properties, therefore Staff is recommending to extend the brick full height partially down the sides of the building, so the front half of the building will be full height brick.

There are numerous rooftop mechanical units on this building, but the design includes a continuous parapet on all sides so the equipment is fully screened. Trash will be stored in the building, which is ideal. The proposed signage includes a wall sign on the front of the building, which is code-compliant and looks good; as well as a monument style ground sign, which would be adjacent to the entry drive into the site and includes a brick base to match the building.

Staff is in support of the proposed architectural design and recommends approval, with the comment that the Design Commission should evaluate the full-height brick.

Mr. Mitchell stated that self-storage is a critical asset class and not having a sufficient amount of self-storage in your community causes businesses to have to relocate sooner and doesn't allow people to age in place. They are excited to embark on a strategy to develop 10 of these new self-storage facilities in the Midwest over the next five years, with the first community to be Arlington Heights.

Mr. Tomei stated that he is the Project Manager for the proposed self-storage project at 401 W. Golf Road. In response to staff's comment to incorporate full height brick that extends to the drive-thru garage entryway, he presented a revised drawing to the commissioners that showed this change. He said that comments were previously received from Planning Staff in regards to

the Plan Commission review of this project, and they suggested shrinking the building 10 feet North-South, as well as 10 feet East-West, which simplified the plan and allows more of a landscape buffer around the perimeter. **Mr. Mitchell** added that they were drawn to this site because of the difficulty to develop viable commercial on it, and they are hoping to start this project this year if they can get through permitting.

Mr. Tomei stated that they are proposing a 100% climate controlled, three-story storage facility, with brick along the major facade. The insulated metal panel product is truly high-end and best in class. **Mr. Mitchell** stated this will be a great product, as they are aware there are extraordinarily high standards here in Arlington Heights and they want their first project in Illinois to be successful in this space.

Mr. Hautzinger stated that this building will likely be visible above the retail building that sits to the East, therefore extending the brick further down the east elevation to match the distance on the West elevation would be Staff's only comment on the revision presented tonight.

Chair Kubow asked if there was any public comment on this project, which there was none.

The commissioners summarized their comments. **Commissioner Fitzgerald** said the actual color sample of the metal panels are much nicer than what is shown in the renderings and should be much more neutral. He was not totally sold on the newest revision with the brick going all the way up, as it emphasizes that the back part of the structure looks like an after-thought or even like it is a different building. He suggested keeping the design as originally submitted, but add the dark gray corrugated metal panels to the two other outside corners to match the front corner of the building, to tie it all together. Overall, he felt the brick and the colors are very nice.

Commissioner Eckhardt concurred with Commissioner Fitzgerald and appreciated that the petitioner provided a revision tonight to Staff's recommendation. He felt the whole building needs to look like it is the whole building and not like the front and the rear was an addition later. From a ground view, the corners become important and he subscribed to the idea that Commissioner Fitzgerald suggested.

Commissioner Seyer agreed that it feels like two buildings if the brick is extended full height, as it looks like they ran out of brick and went with something else. He is not so sure about bringing the corrugated metal all the way to the ground, as he is concerned with the open cells at the ends and what the transition would be. He suggested maintaining the brick base all the way around, and just have the metal panels come down to the top of the brick base. He liked the idea of adding the corrugated metal accents at the outside corners, which is quite nice; however he wanted to keep the brick base the way it is, and at the front door he wanted there to be some brick to the left of the front door. He felt the brick should be kept all the way up to the underside of the entry canopy and not bring the metal panel down below the canopy.

Chair Kubow said these are fantastic recommendations from all three Commissioners, as they help tie the top, middle and base of the building throughout the entirety of all four sides.

Mr. Tomei said these ideas are great and he believes the six-foot tall brick knee wall wall could be extended to the edge of the building to create some symmetry and that the metal siding could come down and stop at the brick wall as suggested. **Mr. Mitchell** said that bringing that brick wall over does not make it look like they forgot about it and it is a separate building. He also suggested carrying the brick even further, but there might be alternating product then.

DRAFT

Mr. Hautzinger offered an additional option to consider, raising the brick base half height of the building wall, up to the mid-height dark accent stripe, instead of full height.

Commissioner Eckhardt noted that the renderings show asphalt up to the walls of the building, and he asked if there was a plan to include foundation plantings along the building. **Mr. Tomei** reported that the Planning Staff also made this comment, and they did shrink the building size to allow space for more landscaping.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER ECKHARDT, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR SELF-STORAGE TO BE LOCATED AT *401 W. GOLF ROAD*. THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 11/14/22, REVISED EXTERIOR ELEVATIONS RECEIVED 12/2/22, REVISED MATERIAL LIST RECEIVED 12/7/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATION AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A REQUIREMENT TO BRING THE BRICK UP TO THE UNDERSIDE OF THE CANOPY NEXT TO THE FRONT ENTRY ON THE MAIN FAÇADE, IN LIEU OF THE METAL PANEL.**
2. **A REQUIREMENT TO KEEP THE DESIGN AS SUBMITTED WITH THE BRICK BASE IN LIEU OF FULL HEIGHT BRICK.**
3. **A REQUIREMENT TO BRING THE METAL CORRUGATED PANEL DOWN AT THE TWO EXTERIOR NORTHWEST FACING CORNERS ON THE WEST SIDE OF THE BUILDING.**
4. **A REQUIREMENT TO CONTINUE THE BRICK BASE ON THE WEST SIDE OF THE BUILDING TO THE SOUTHERNMOST NORTHWEST OUTSIDE CORNER, AND WRAP THE BRICK AROUND THE CORNER SIMILAR TO THE NORTHEAST CORNER OF THE BUILDING APPROXIMATELY TO GRID LINE Z.**
5. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Commissioner Eckhardt supported the idea that the brick turning the corner, but he wanted to clarify how far to wrap it. **Mr. Hautzinger** said it would be match the distance of the typical metal panel corner detail, which is approximately 8'-8", and the commissioners agreed.

FITZGERALD, AYE; ECKHARDT, AYE; SEYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 2. COMMERCIAL REVIEW

DC#22-079 – EMH Motors – 955 W. Dundee Rd.

Juan Gonzalez and **Kiril Ivanov,** representing *DAEGroup Inc.* were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking approval of the architectural design for exterior modifications to an existing commercial building and corresponding site improvements. This project does not require Plan Commission review, so the Design Commission will be looking at all elements of the proposed design tonight including the site. The petitioner is proposing a complete renovation of an existing vacant commercial building, as well as site improvements to create a new automotive sales business. This site was previously a Chuck-E-Cheese restaurant and has been vacant for many years.

The existing site is in poor condition and the building is also in somewhat poor condition. The petitioner is planning to re-pave the existing parking lot in its entirety and re-stripe it, along with installing new parking lot light fixtures throughout. New landscaping is going to be provided throughout the site, including shade trees in the existing parking islands and a continuous landscape screen along Dundee Rd, which are both required by code.

Overall, the proposed site improvements and landscaping are going to be huge enhancements to this property. There are a few details however, that need to be resolved, including the shade trees on the landscape plan which are specified to be 2 ½- inch caliper where 4-inch caliper minimum is required by code. Also, regarding the parking lot layout, there is one issue with the floating cluster of parking spaces out towards the front of the building. There is currently a single row of parking and the petitioner has proposed to double that row of parking, however, the dimensions don't quite fit, and the parking spaces do not comply with the minimum requirements per code and the drive aisles around them do not either. Staff is also encouraging the petitioner to incorporate a landscape island to define the drive aisle, which Staff will be working with the petitioner on. **Mr. Hautzinger** also clarified that the renderings show some electric vehicle charging stations at the northwest corner of the site, however it is the owner's intent to provide and install these at some time in the future.

The architectural design overall has a great modern appearance and Staff feels it will fit well with the other commercial buildings and car dealerships along Dundee Rd. The exterior materials and colors work well together and overall have a very nice sleek appearance, and specifically, the decorative, red honeycombed metal panel detail is really unique and adds a lot of interest to the design. The honeycombed theme is continued in the interior design as well, which ties it all together.

Overall, Staff feels the design is very nicely done and will be a huge improvement to this property. In regards to rooftop mechanical screening, the building has a sort parapet wall which should screen the rooftop equipment. However, the petitioner has agreed to provide unit screens if it is determined to be necessary, once the equipment is installed. Along the back of the building, the petitioner did include a continuous metal panel screen to infill a gap on the existing building wall. The site has an existing outdoor trash corral behind the building, which is in good condition, and is proposed to remain as is. The petitioner is proposing one wall sign on the front of the building that complies with code and they also intend to provide a new ground sign adjacent to the entrance, however, it will not be done right away, but sometime in the future. At the rear of the building, the service bays have signage shown above them, which are allowed, but are limited to 6 sf maximum per code.

Overall, Staff feels this is a fantastic proposal and a great enhancement to this property. Aside from the few details that Staff needs to work out with the petitioner during permit on the site design, Staff recommends approval as submitted.

Mr. Gonzalez stated that the owner wants to use all of the budget towards Phase 1 of the project which includes a significant amount of work needed on the existing Chuck-E-Cheese building. In the future, they intend to put in additional parking and a ground sign, although the electric vehicle parking will come first. They are also connecting with a local signage business to design and produce the hexagon details as well as the signage.

The commissioners summarized their comments. **Commissioner Seyer** stated that he loves the aesthetic and thinks it will look really cool, however he questioned the number of materials being proposed. **Mr. Gonzalez** clarified the materials being proposed. **Commissioner Seyer** felt there might be one too many materials and asked how important the metal panels are at the outside corner of the building; maybe it should be the dark fiber cement instead. He also said that the wood on the south wall looks really cool, but maybe it should be turned 90 degrees to coincide with the horizontal theme. **Mr. Gonzalez** understood the concern, but they want to differentiate the service bays at the back of the building from the entrance of the building. **Commissioner Seyer** also felt the horizontal canopy should be metal to help tie everything in. He reiterated that he is very much in favor of the building, but wants to make sure the detailing is done well.

Commissioner Eckhardt asked where the honeycomb detail came from and **Mr. Gonzalez** stated that this business sells high-end import cars and the hexagon with the perforated metal gives that feel. **Commissioner Eckhardt** understood the major materials being proposed and was fine with them, and he liked that the canopy over the windows has the same details. He was in support of the proposed design and how the petitioner has taken a flat, boring building and made it nice and complicated and interesting.

Commissioner Fitzgerald liked the proposal as well, and he asked if the existing trash enclosure could be stained darker to match one of the colors on the building. He also said that he was okay with the way signage is currently being shown at the service bays on the back of the building.

Chair Kubow said the proposed design is a vast improvement from what is there now and he is in full support of this very unique design. He loved the look of the back of the building, specifically the grey vertical Hardi panels, and if the petitioner wants to simplify some of the materials, he would suggest using the grey vertical panels at the front corner of the building where the signage is located.

Chair Kubow asked if there was any public comment on this project, which there was none.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR EMH MOTORS LOCATED AT *955 W. DUNDEE ROAD*. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 11/1/22, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

DRAFT

1. **A RECOMMENDATION THAT THE PETITIONER CONSIDER ELIMINATING ONE EXTERIOR MATERIAL, GOING FROM FOUR TO THREE IN TOTAL, TO BE REVIEWED BY STAFF.**
2. **A REQUIREMENT THAT THE TRASH ENCLOSURE BE COLORIZED TO PICK UP ONE OF THE DARKER COLOR TONES ON THE BUILDING, TO BE REVIEWED BY STAFF.**
3. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

FITZGERALD, AYE; ECKHARDT, AYE; SEYER, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

ITEM 3. OTHER BUSINESS

Public Comment
There was no public present on the audience.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO ADJOURN THE MEETING AT 7:30 P.M.

SEYER, AYE; FITZGERALD, AYE; ECKHARDT, AYE; KUBOW, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

DRAFT

Design Commission
1/24/2023

Item: DC#22-086 - Dryden Elementary School Addition / School

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing elementary school.

Recommendation

It is recommended that the Design Commission approve the proposed architectural design for the addition to Dryden Elementary School located at 722 S. Dryden Place. This recommendation is based on the plans received 11/22/22, exterior elevations received 12/27/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:		**PETITION INFORMATION**:	
Project Name:	Dryden Elementary School	**DC Number:**	22-086
Project Address:	722 S. Dryden Place	**Petitioner Name:**	Don Hansen
Prepared By:	Steve Hautzinger	**Petitioner Address:**	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Date Prepared:	December 20, 2022	**Meeting Date:**	January 24, 2023

Requested Action(s):
Approval of the proposed architectural design for an addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary and Background:
In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within School District 25. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the new program, six of the elementary schools within the district require building additions.

Dryden Elementary School is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing four new classrooms, an expansion of the gymnasium, additional storage spaces, and an expansion of the administrative offices. The building addition is located at the southern end of the existing school.

Architectural Design:
Overall, the proposed architectural design is very nicely done to seamlessly fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the design aligns with the existing building height and geometry. The gymnasium expansion with clerestory windows follows the pattern of the existing design. The proposed box bay windows in each of new classrooms fit very well with the overall building design, but they add a new unique detail that adds interest to the project.

Mechanical Equipment Screening:
The proposed addition includes two new rooftop mechanical units, which are required to be screened from public view. The design includes a continuous masonry parapet wall to fully enclose the units, which is an ideal way to screen rooftop equipment.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Dryden Elementary School located at 722 S. Dryden Place. This recommendation is based on the plans received 11/22/22, exterior elevations received 12/27/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and

policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

December 20, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

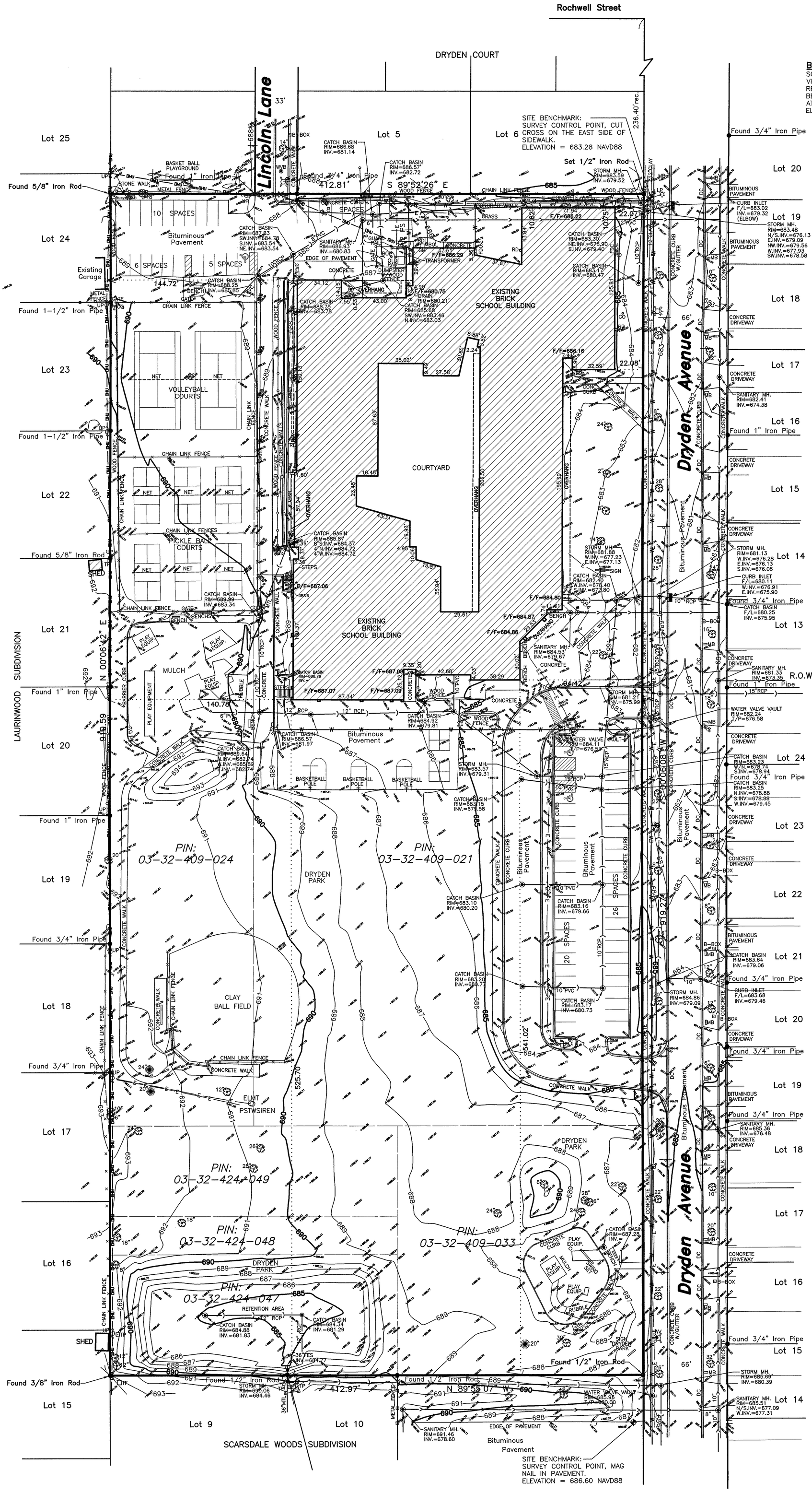
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-086

PLAT OF SURVEY
OF

DRYDEN SCHOOL AND DRYDEN PARK LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
722 S. DRYDEN PLACE, ARLINGTON HEIGHTS, IL
PARCEL AREA = 379,623 S.F.
PINS: 03-32-409-021
03-32-409-024
03-32-409-033
03-32-424-047
03-32-424-048
03-32-424-049

BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK RECOVERY SHEET
BENCHMARK DESIGNATION: 52
AT CAMBELL STREET AND WILKE ROAD.
ELEVATION= 707.58 NAVD88



LEGEND

BOL	= BOLLARD
UP	= UTILITY POLE
	= SIGN
MB	= MAILBOX
	= FIRE HYDRANT
RD	= ROOF DRAIN
TP	= TELEPHONE PEDESTAL
	= CURB INLET
	= FLARED END SECTION
LP	= LIGHT POLE
	= HANDICAP SYMBOL
CO	= CLEAN OUT
38"	= EXISTING TREE
OHU	= OVERHEAD LINE
E	= UNDERGROUND ELECTRIC
G	= UNDERGROUND GAS
>	= SANITARY SEWER
)	= STORM SEWER
	= FLAG POLE
GM	= GAS METER
DC	= DEPRESSED CURB

STATE OF ILLINOIS
COUNTY OF LAKE S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 3RD DAY OF OCTOBER, A.D. 20 22.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.
File No. 141-22
F14122.DWG

FIELDWORK COMPLETED: 09-29-2022
CLIENT NAME: Arlington Heights School District
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear. Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

LOCATION MAP

STR
STR Partners, LLC
350 West Ontario Street | Suite 200
Chicago, IL 60654
www.strpartners.com

DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

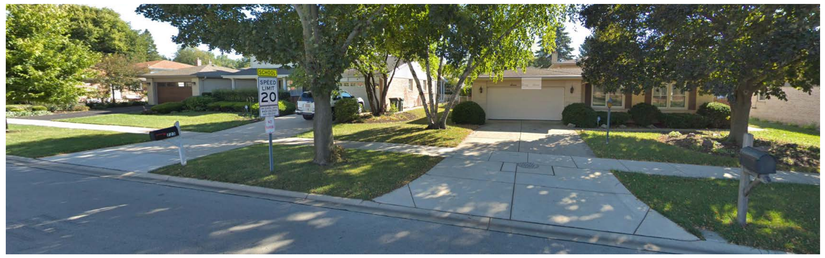
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

VIEW OF THE NORTHEAST CORNER OF THE SCHOOL

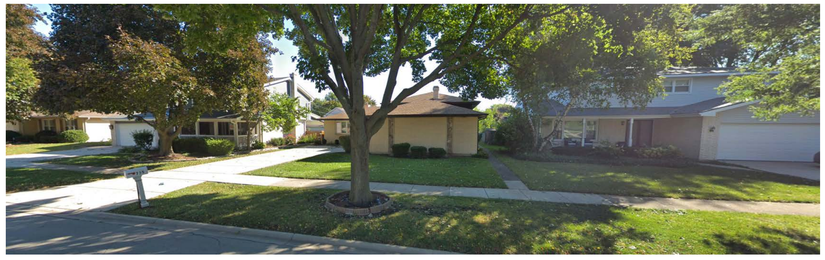
VIEW OF THE NORTHWEST CORNER OF THE SCHOOL

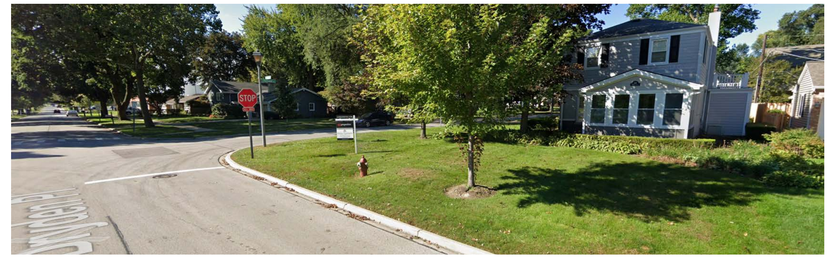
VIEW OF THE SOUTHEAST CORNER OF THE SCHOOL

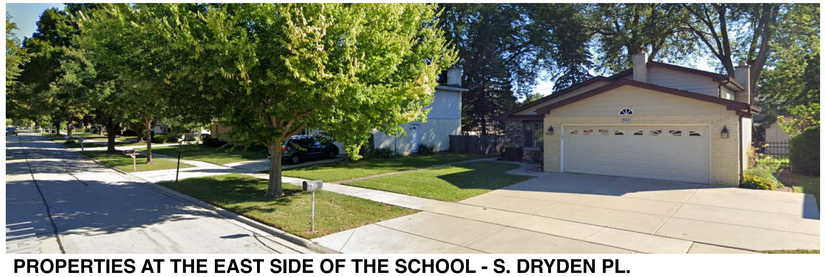
VIEW OF THE SOUTH SIDE OF THE SCHOOL



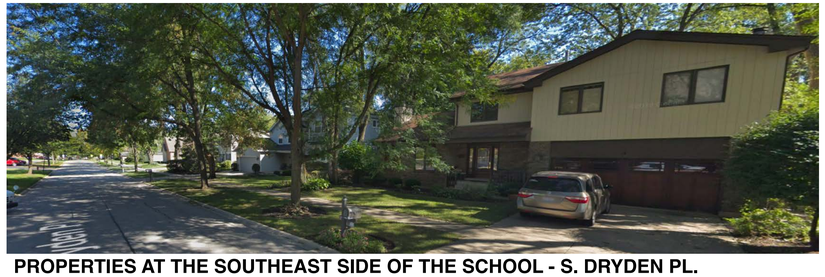
PROPERTIES AT THE SOUTHWEST SIDE OF THE SCHOOL - S. DRYDEN PL.







PROPERTIES AT THE EAST SIDE OF THE SCHOOL - S. DRYDEN PL.



PROPERTIES AT THE SOUTHEAST SIDE OF THE SCHOOL - S. DRYDEN PL.

PROPERTIES AT THE NORTHWEST SIDE OF THE SCHOOL - S. DRYDEN PL.

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

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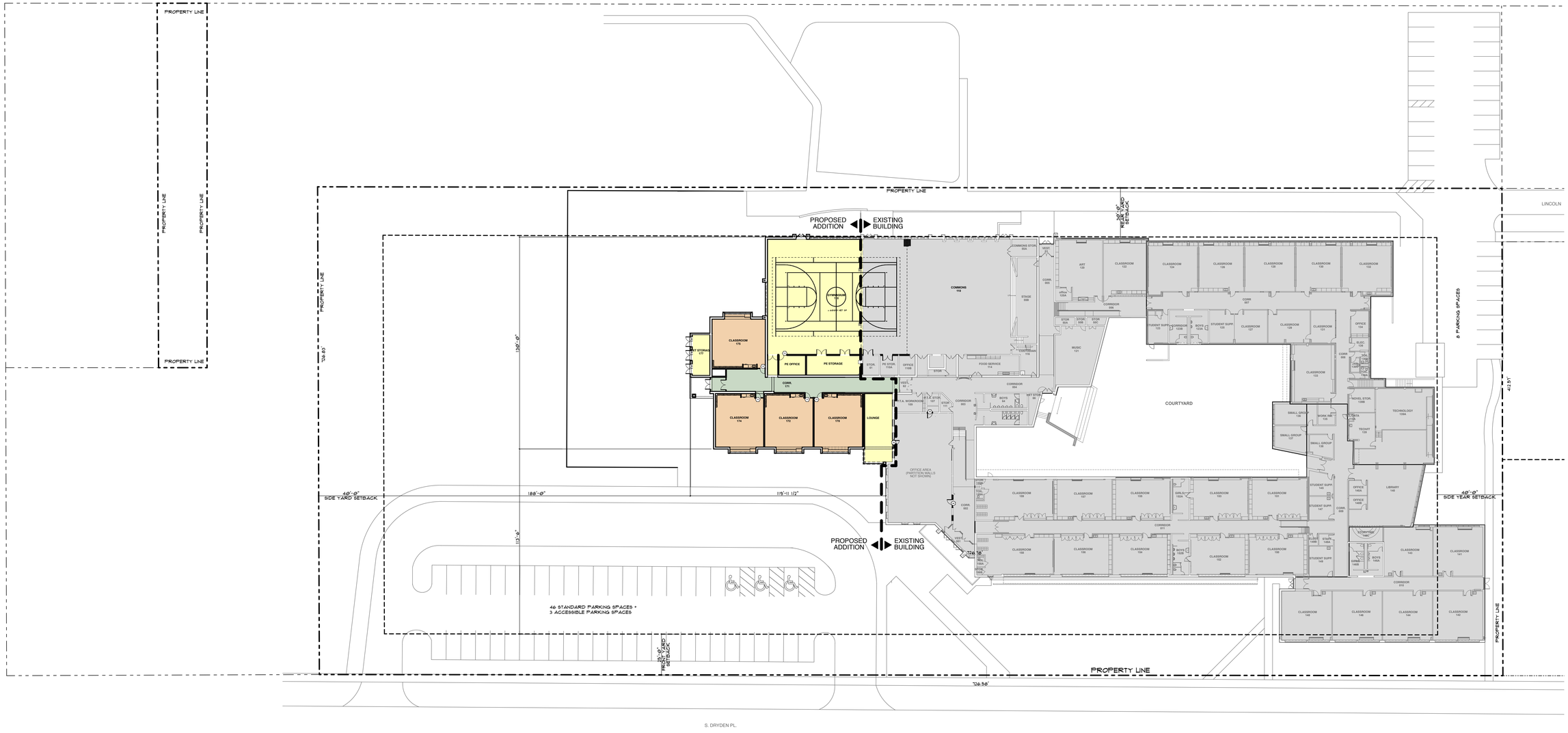

1 **SITE PLAN**
SCALE: 1" = 30'

0 30' 60'

N

SITE PLAN

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Chicago, IL 60654
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DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/22/22

1 EAST ELEVATION - FACING SOUTH DRYDEN PLACE

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

EXISTING BUILDING ELEVATIONS

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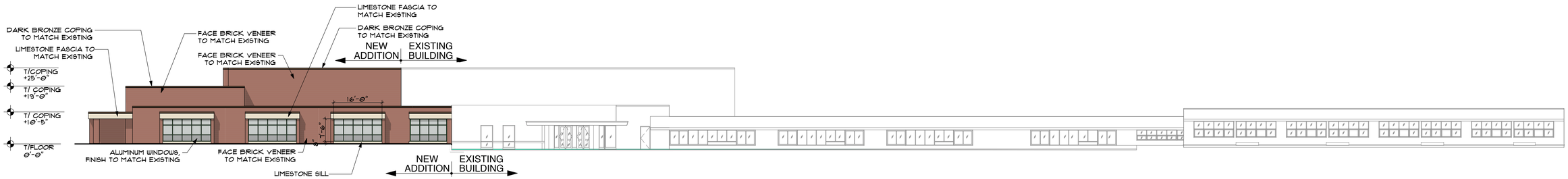
DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

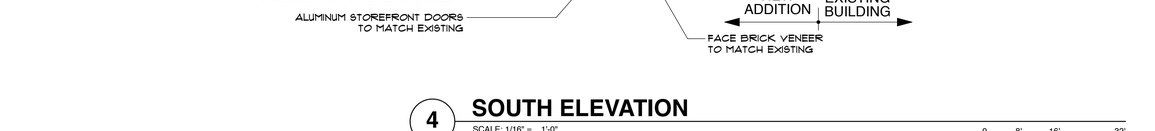
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/27/22



1 EAST ELEVATION - FACING SOUTH DRYDEN PLACE

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



2 NORTH ELEVATION

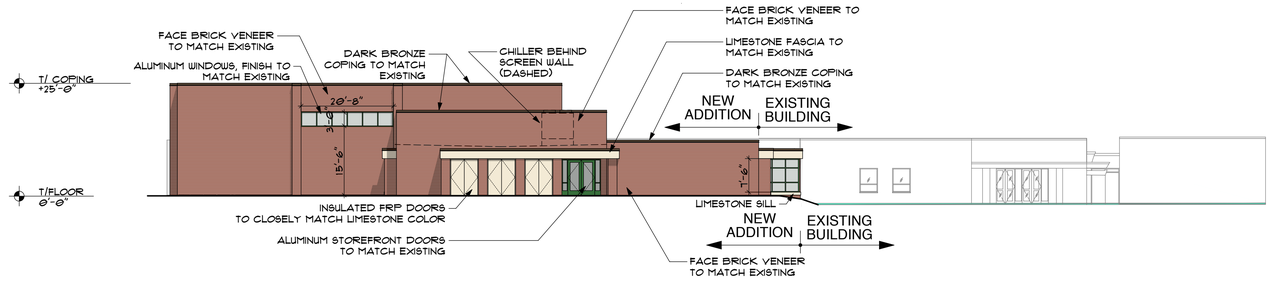
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

3 WEST ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'



4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED BUILDING ELEVATIONS

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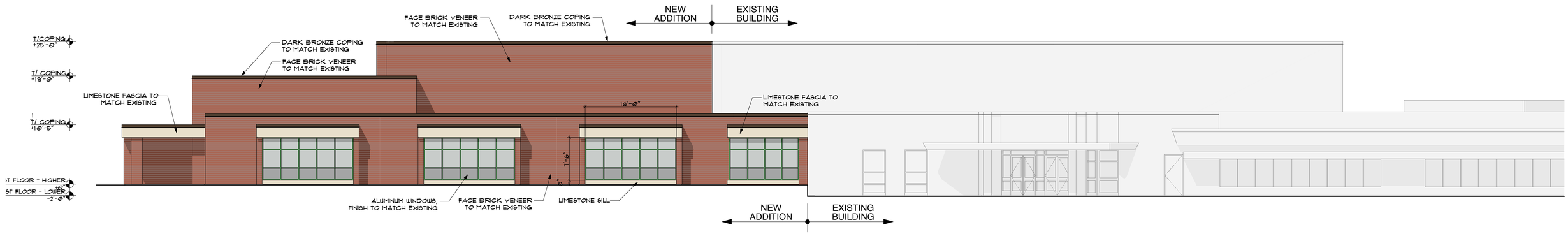
DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

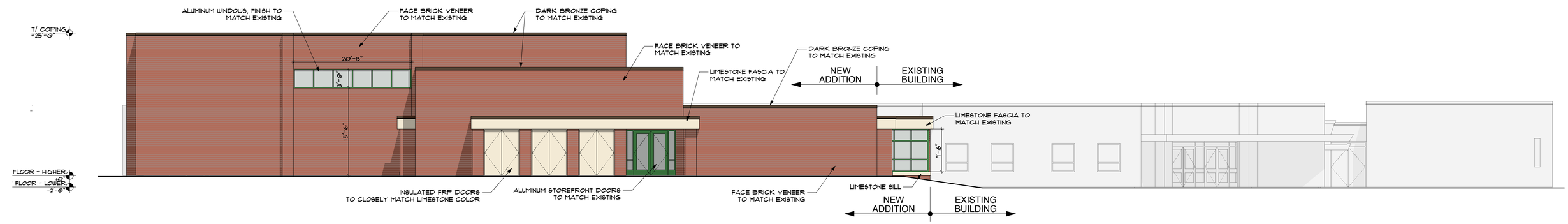
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/27/22



3 EXTERIOR ELEVATION - EAST (FACING S. DRYDEN PLACE)

SCALE: 1/8" = 1'-0"

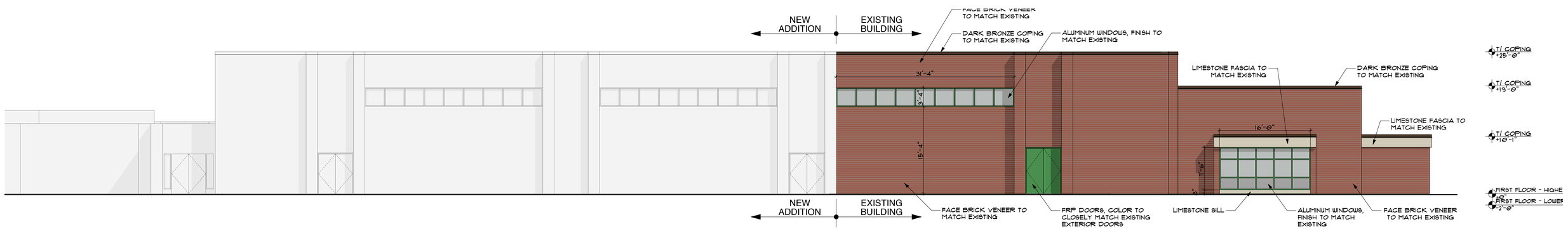
0 4' 8' 16'



2 EXTERIOR ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



1 EXTERIOR ELEVATION - WEST

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING ELEVATIONS

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DRYDEN ELEMENTARY SCHOOL ADDITION
722 S Dryden Place, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

MAJOR MATERIALS

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	November 21, 2022
PROJECT:	Dryden Elementary School
LOCATION:	722 S. Dryden Ave.

Field Brick:	Red Brick (matching existing) - 45% Red Smooth Modular, Glen-Gery Sioux City Brick / 55% Granite Red Modular, Glen-Gery Sioux City Brick
Fascia, Window Sills:	Limestone (matching existing)
Window Framing:	Hunter Green (matching existing)
Exterior Storefront:	Hunter Green (matching existing)
FRP Doors:	Finish color closely matching limestone color
Roof Coping:	Dark Bronze (matching existing)

Design Commission
1/24/2023

Item: DC#22-088 - Westgate Elementary School Addition / School

Department: Planning & Community Development

Requested Action

Approval of the proposed architectural design for an addition to an existing elementary school.

RECOMMENDATION

It is recommended that the Design Commission approve the proposed architectural design for the addition to Westgate Elementary School located at 500 S. Dwyer Avenue. This recommendation is based on the plans received 11/22/22, exterior elevations received 12/27/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Supporting Documents	Exhibits

S T A F F D E S I G N C O M M I S S I O N R E P O R T

PROJECT INFORMATION:

Project Name:	Westgate Elementary School
Project Address:	500 S. Dwyer Avenue
Prepared By:	Steve Hautzinger
Date Prepared:	December 20, 2022

PETITION INFORMATION:

DC Number:	22-088
Petitioner Name:	Don Hansen
Petitioner Address:	STR Partners LLC 350 W. Ontario Street, Suite 200 Chicago, IL 60654
Meeting Date:	January 24, 2023

Requested Action(s):
Approval of the proposed architectural design for an addition to an existing elementary school.

Design Commission Responsibility for Projects Being Reviewed by Plan Commission:
The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code.

This project requires Plan Commission review and Village Board approval for a Special Use Permit to allow a public school with the proposed addition in the R-3 One-Family Zoning District. A variation is also required to allow a 27 foot tall building, where 25 feet is the maximum allowed. Because this project is going to the Plan Commission, the role of the Design Commission is limited. The Design Commission's responsibility is as outlined in Chapter 28 of the Municipal Code, Section 14.2-1, which states:

"*For developments where a public hearing is necessary before the Plan Commission or Zoning Board of Appeals, the design review process should, if feasible, be completed by the time of the public hearing. Development proposals requiring rezoning, PUD or other Plan Commission approvals, shall be reviewed by the Design Commission* ***for building and signage only****."*

Summary and Background:
In June of 2022, the Arlington Heights School District 25 community passed a referendum to establish a full day Kindergarten program for all children within School District 25. The full day Kindergarten program is scheduled to begin at the start of the 2024/2025 school year. In order to accommodate the new program, six of the elementary schools within the district require building additions.

Westgate Elementary School, which is already at full capacity, is one of the six schools that needs additional space for the full day Kindergarten program. The petitioner is proposing ten new classrooms, a new gymnasium, storage spaces, an art room, and a small group room. The building addition is located at the southwest side of the existing school.

Architectural Design:
Overall, the proposed architectural design is very nicely done to seamlessly fit with the existing school. All exterior materials have been selected to match the existing materials and colors. The massing of the design fits with the existing building heights and geometry. The proposed design includes deep limestone fascias which is an important detail to match the existing architecture.

Mechanical Equipment Screening:
The proposed addition includes one new rooftop mechanical unit, which is required to be screened from public view. The design includes a continuous louvered mechanical screen to fully conceal the unit.

RECOMMENDATION:
It is recommended that the Design Commission **approve** the proposed architectural design for the addition to Westgate Elementary School located at 500 S. Dwyer Avenue. This recommendation is based on the plans received 11/22/22, exterior elevations received 12/27/22, Design Commission recommendations, compliance with all applicable Federal, State, and Village codes regulations and policies, the issuance of all required permits, and the following:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, sign code or building or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. It is the architect/owner/builder's responsibility to comply with the Design Commission approval and ensure that building permit plans and sign permit plans comply with all zoning code, building code and sign code requirements.

December 22, 2022

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

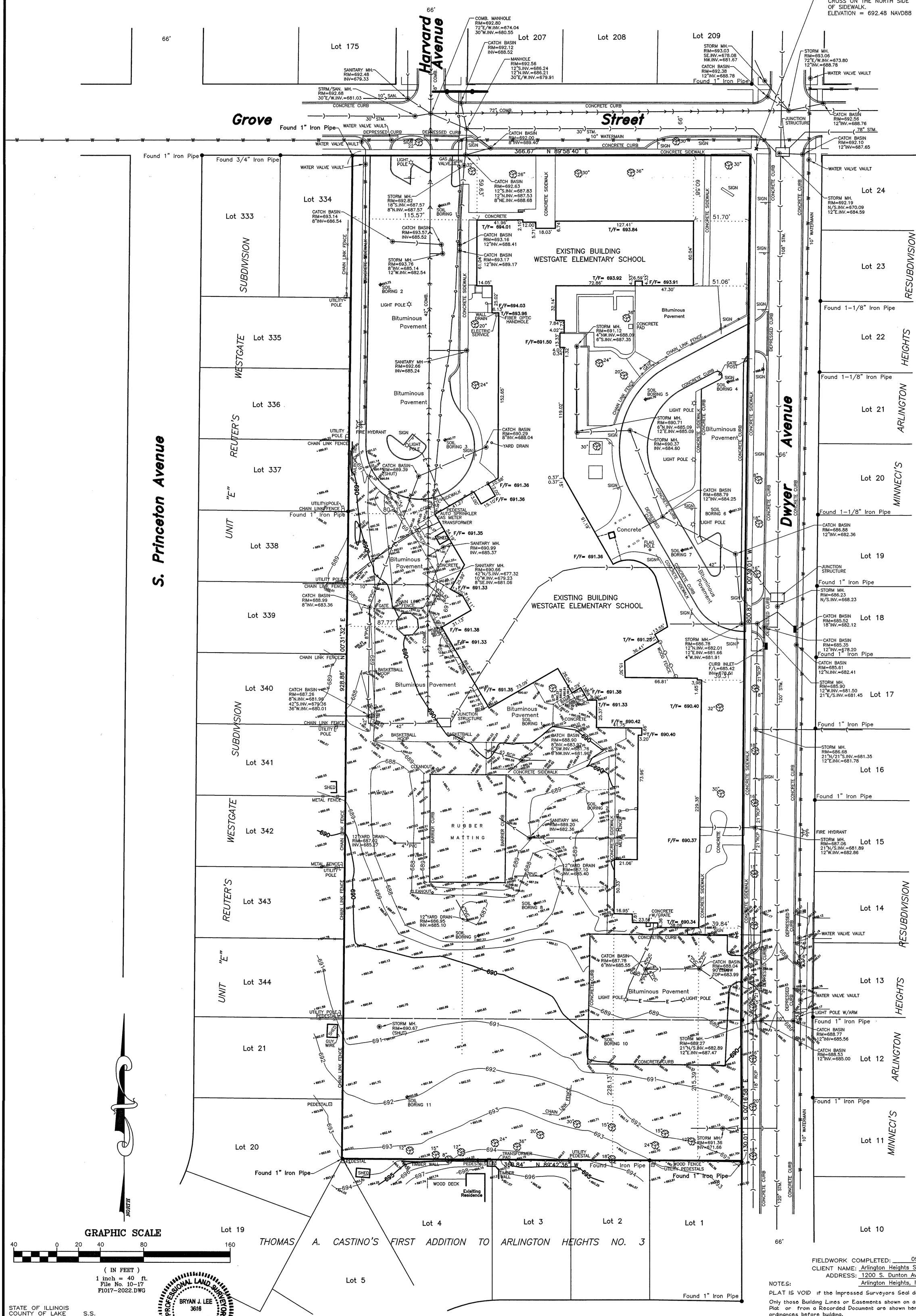
Cc: Charles Witherington Perkins, Director of Planning and Community Development, Bill Enright, Deputy Director of Planning and Community Development, Sam Hubbard, Development Planner, Petitioner, DC File 22-088

TOPOGRAPHICAL SURVEY
OF
WESTGATE ELEMENTARY SCHOOL

THE PREMISES COMMONLY KNOWN AS:
500 S DWYER AVENUE, ARLINGTON HEIGHTS, IL. 60005
PARCEL AREA = 341,246 S.F. (7.834 ACRES)
PIN: 03-31-100-022

BENCHMARK:
SOURCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS BENCHMARK RECOVERY SHEET
BENCHMARK DESIGNATION: 52
AT CAMBELL STREET AND WILKE ROAD.
ELEVATION= 707.58 NAVD88

SITE BENCHMARK:
SURVEY CONTROL POINT, CUT CROSS ON THE NORTH SIDE OF SIDEWALK.
ELEVATION = 692.48 NAVD88



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.
File No. 10-17
F1017-2022.DWG

STATE OF ILLINOIS
COUNTY OF LAKE S.S.
DATED: SEPTEMBER 27TH, 2022
PREPARED BY:

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22
PROFESSIONAL DESIGN FIRM NO. 184-002732

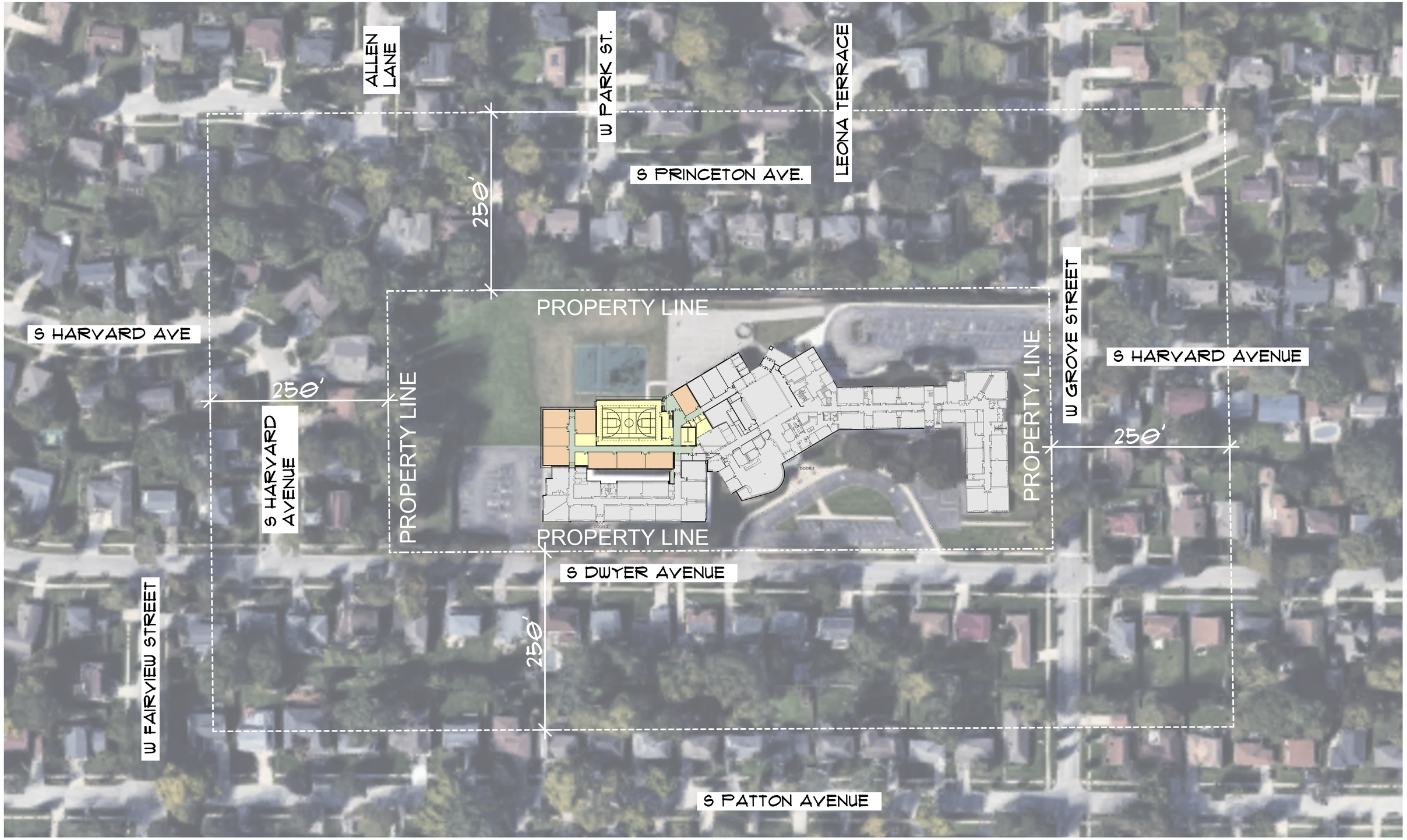
UNDERGROUND UTILITY LINE LEGEND
W W W = WATERMAIN
G G G = GAS
E E E = ELECTRIC
C C C = CABLE

UPDATED TOPOGRAPHICAL SURVEY 10-07-2022 B.J.L.

FIELDWORK COMPLETED: 09-22-2022
CLIENT NAME: Arlington Heights School District 25
ADDRESS: 1200 S. Dunton Avenue
Arlington Heights, IL. 60005

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980



LOCATION MAP

N

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Chicago, IL 60654
www.strpartners.com

WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

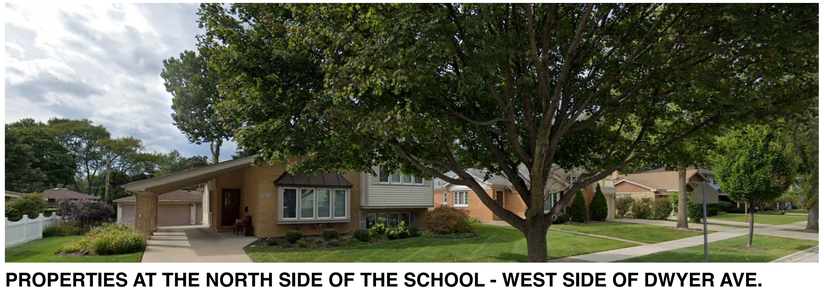
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

VIEW OF EAST SIDE OF THE SCHOOL

VIEW OF NORTHWEST CORNER OF THE SCHOOL

VIEW OF NORTHEAST CORNER OF THE SCHOOL

VIEW OF SOUTHEAST CORNER OF THE SCHOOL



PROPERTIES AT THE NORTH SIDE OF THE SCHOOL - WEST SIDE OF DWYER AVE.

PROPERTIES AT THE EAST SIDE OF THE SCHOOL

PROPERTIES AT THE SOUTH SIDE OF THE SCHOOL

IMAGES OF SUBJECT PROPERTY & SURROUNDING PROPERTIES

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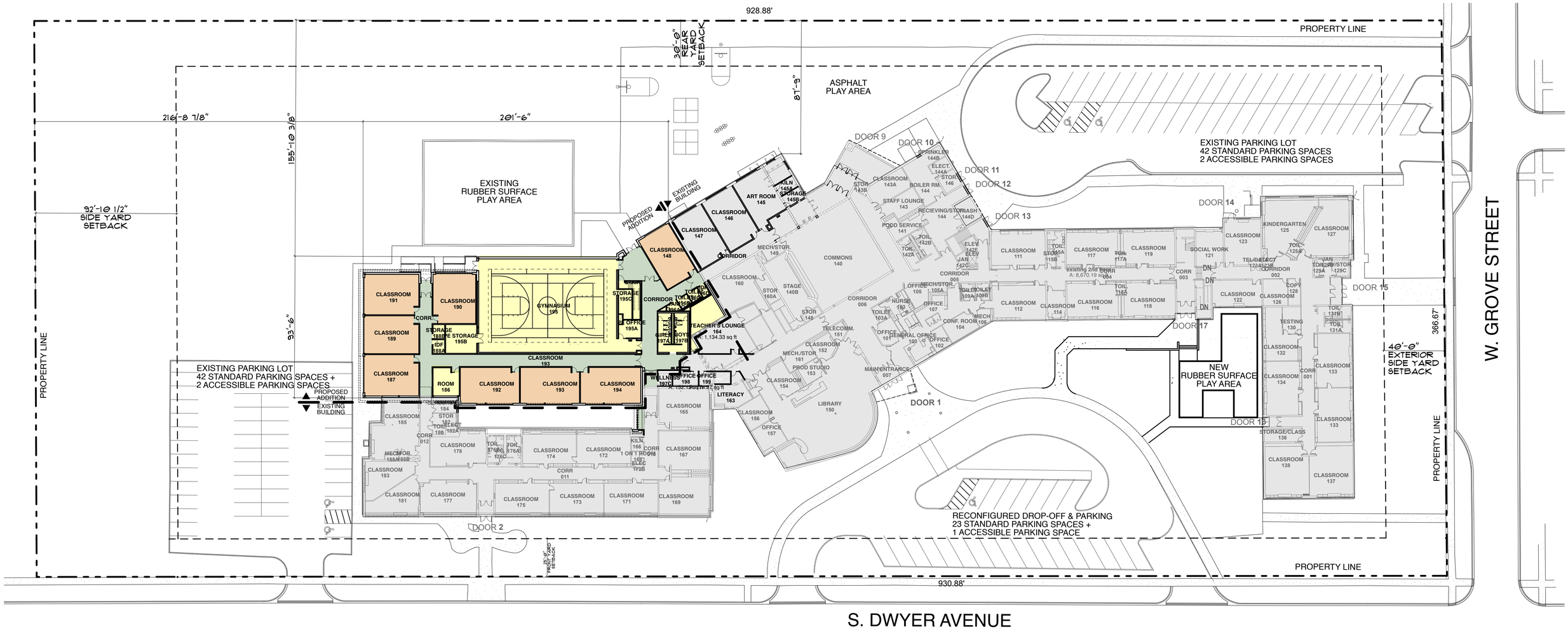
WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22



SITE PLAN

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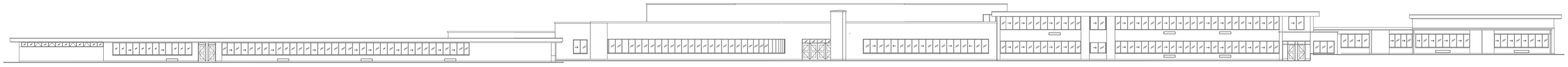
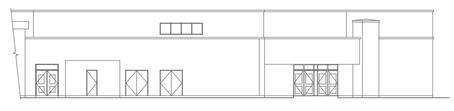
WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
11/21/22

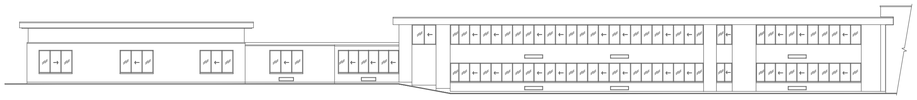


1 **EAST ELEVATION - FACING SOUTH DWYER STREET**
SCALE: 1" = 20'
0 10' 20' 40'

2 **NORTH ELEVATION - FACING WEST GROVE STREET**
SCALE: 1" = 20'
0 10' 20' 40'



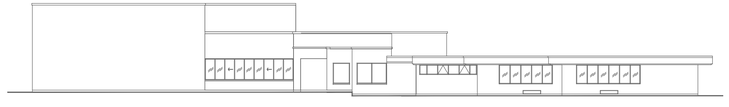
3 **NORTH ELEVATION - FACING THE SCHOOL'S WEST PARKING LOT**
SCALE: 1" = 20'
0 10' 20' 40'



4 **WEST ELEVATION - FACING THE SCHOOL'S WEST PARKING LOT**
SCALE: 1" = 20'
0 10' 20' 40'

NOTE: THE EXISTING GYM ELEVATION, AT ANGLE TO THE EXISTING SOUTH CLASSROOM WING, IS SHOWN AT TRUE SACLE. (ALL ELEVATIONS ARE SHOWN AT TRUE SCALE.)

5 **WEST ELEVATION - EXISTING GYM & SOUTH CLASSROOM WING**
SCALE: 1" = 20'
0 10' 20' 40'



6 **SOUTH ELEVATION**
SCALE: 1" = 20'
0 10' 20' 40'

EXISTING BUILDING ELEVATIONS

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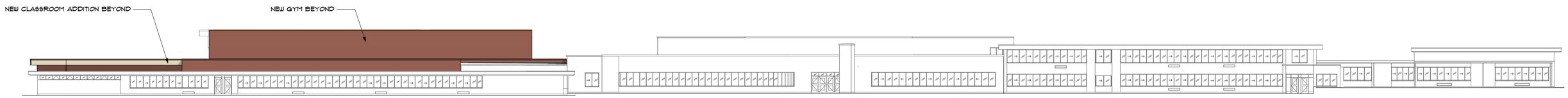
WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/27/12



1 EAST ELEVATION - FACING SOUTH DWYER STREET

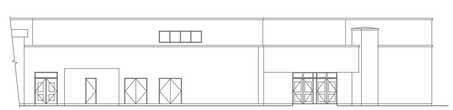
SCALE: 1" = 20'

0 10' 20' 40'

2 NORTH ELEVATION - FACING WEST GROVE STREET

SCALE: 1" = 20'

0 10' 20' 40'



3 NORTH ELEVATION - FACING THE SCHOOL'S WEST PARKING LOT

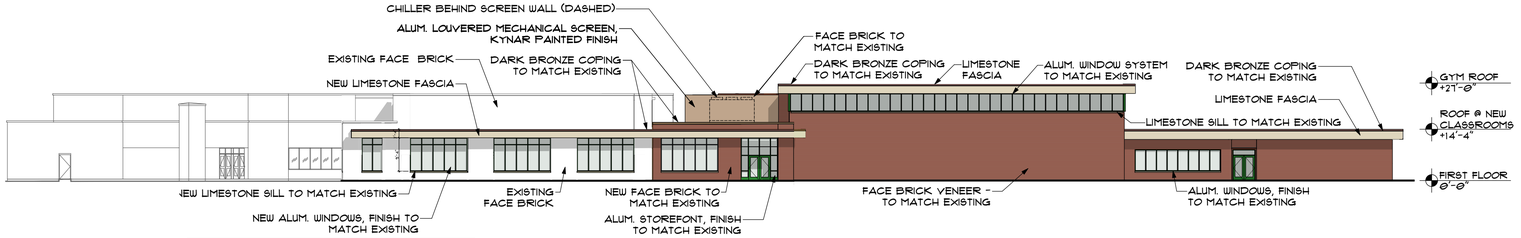
SCALE: 1" = 20'

0 10' 20' 40'

4 WEST ELEVATION - FACING THE SCHOOL'S WEST PARKING LOT

SCALE: 1" = 20'

0 10' 20' 40'

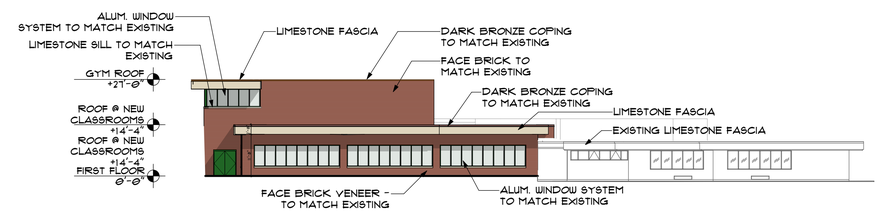


NOTE: THE EXISTING GYM ELEVATION, AT ANGLE TO THE EXISTING SOUTH CLASSROOM WING, IS SHOWN AT TRUE SACLE. (ALL ELEVATIONS ARE SHOWN AT TRUE SCALE.)

5 WEST ELEVATION - CONVERTED GYM & NEW GYM

SCALE: 1" = 20'

0 10' 20' 40'



6 SOUTH ELEVATION

SCALE: 1" = 20'

0 10' 20' 40'

PROPOSED BUILDING ELEVATIONS

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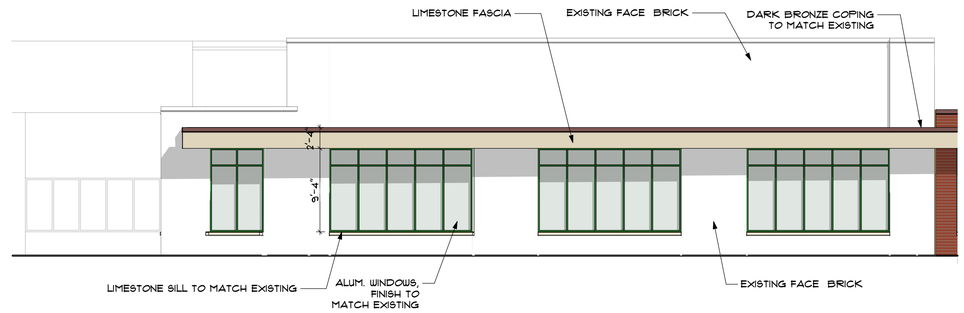
WESTGATE ELEMENTARY SCHOOL ADDITION AND RENOVATIONS
500 South Dwyer Avenue, Arlington Heights, IL 60005

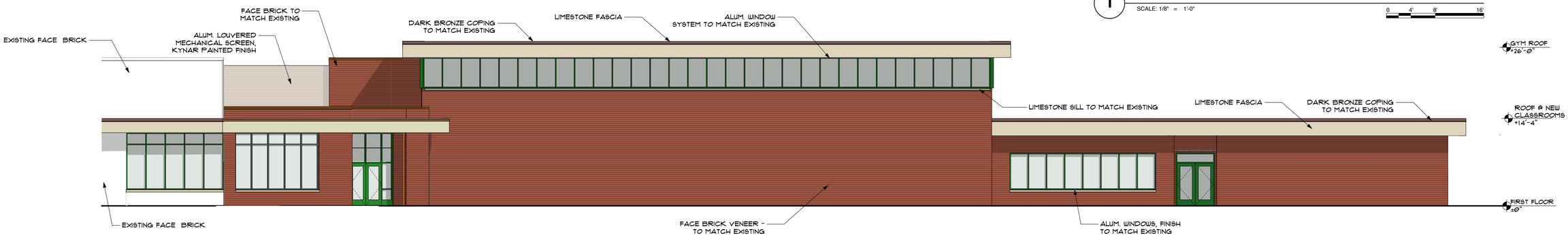
ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/27/12



1 WEST ELEVATION - OLD GYM

SCALE: 1/8" = 1'-0"

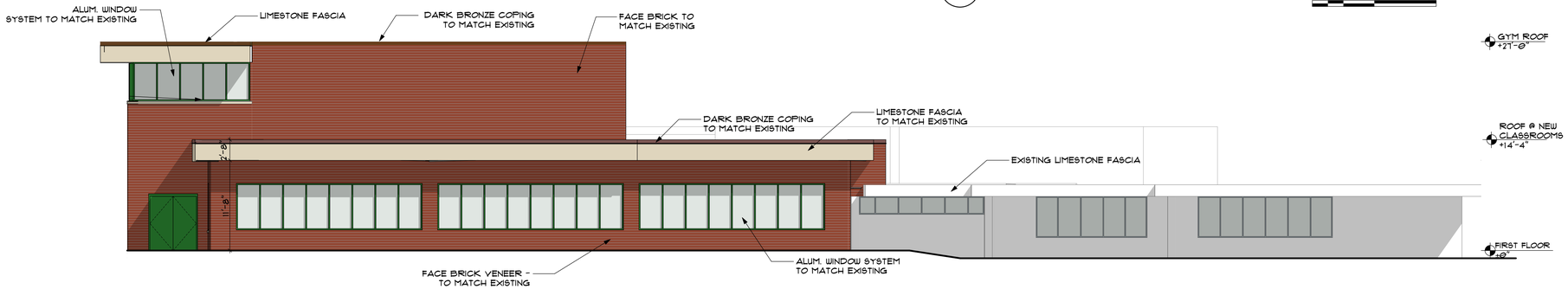
0 4' 8' 16'



2 WEST ELEVATION - NEW GYM

SCALE: 1/8" = 1'-0"

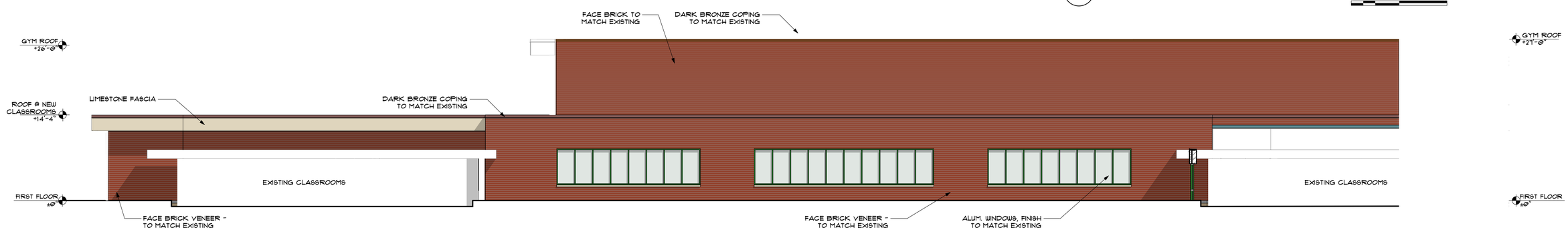
0 4' 8' 16'



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

0 4' 8' 16'



4 EAST ELEVATION - COURTYARD

SCALE: 1/8" = 1'-0"

0 4' 8' 16'

BUILDING ELEVATIONS

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ARLINGTON HEIGHTS SCHOOL DISTRICT 25
12/27/22

STR PARTNERS LLC
350 West Ontario Street
Suite 200
Chicago IL 60654
312.464.1444
www.strpartners.com

MATERIAL LIST

PETITIONER NAME:	Don Hansen, STR Partners LLC Architects
OWNER:	Arlington Heights School District 25 (Contact: Ryan Schulz)
DATE:	November 21, 2022
PROJECT:	Westgate Elementary School
LOCATION:	500 S. Dwyer Ave.

Field Brick:	Red Brick (matching existing) - 90% Red Smooth Modular, Glen-Gery Sioux City Brick / 10% Granite Red Modular, Glen-Gery Sioux City Brick
Fascia, Window Sills:	Limestone (matching existing)
Window Framing:	Hunter Green (matching existing)
Exterior Storefront:	Hunter Green (matching existing)
FRP Doors:	Hunter Green
Roof Coping:	Dark Bronze (matching existing)

Design Commission
1/24/2023

Item: DC#22-077 - Consumers Credit Union - 950 E. Rand Rd. / Sign Variation

Department: Planning & Community Development

Requested Action

A variation from Chapter 30, Section 30-302.a, to allow 8 ground signs, where 7 is the maximum allowed per a previously approved sign variation, and 6 is the maximum allowed per code (one for each building).

Recommendation

It is recommended that the Design Commission recommend denial to the Village Board for the following sign variations for Consumers Credit Union to be located at 950 E. Rand Road:

1. A variation from Chapter 30, Section 30-302.a, to allow 8 ground signs, where 7 is the maximum allowed per a previously approved sign variation, and 6 is the maximum allowed per code (one for each building).

This recommendation is based on the plans received 10/26/22, overall site signage plan received 1/3/23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. 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.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report

Supporting Documents

Exhibits

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name:	Consumers Credit Union – Sign Variation
Project Address:	950 E. Rand Road
Prepared By:	Steve Hautzinger
Date Prepared:	January 18, 2023

PETITION INFORMATION:

DC Number:	22-077
Petitioner Name:	Crystal Holowell
Petitioner Address:	Shive Hattery 57 Franklin Street, Suite 201 Valparaiso, IN 46383
Meeting Date:	January 24, 2023

Requested Action(s):

1. A variation from Chapter 30, Section 30-302.a, to allow 8 ground signs, where 7 is the maximum allowed per a previously approved sign variation, and 6 is the maximum allowed per code (one for each building).

ANALYSIS:

Summary:

The subject design is being forwarded to the Design Commission for review pursuant to Chapter 6 of the Municipal Code, specifically Section 6-501 (e)(1), which states that the Design Commission "shall review all Plan Commission, Zoning Board of Appeals, Building Permit and Sign Permit applications for new construction and those improvements which affect the architectural design of the building, site improvements or signage to determine whether it meets with the standards, requirements and purposes of the Design Guidelines and Chapter 30, Sign Regulations."

Consumers Credit Union is a new business at the Southpoint Shopping Center. They are currently building a new free-standing building on the site facing Rand Road. The new building is planned to have two code-compliant wall signs with the primary wall sign facing Rand Road, and a secondary smaller wall sign facing Jane Avenue. In addition to their wall signs, Consumers Credit Union is requesting a dedicated ground sign to be located adjacent to their new building facing Rand Road.

History/Background:

Per code, one ground sign is allowed per building. In 1989, a sign variation was approved to allow 6 ground signs at the Southpoint Shopping Center, where a maximum of 5 ground signs were allowed (due to 5 buildings on the site).

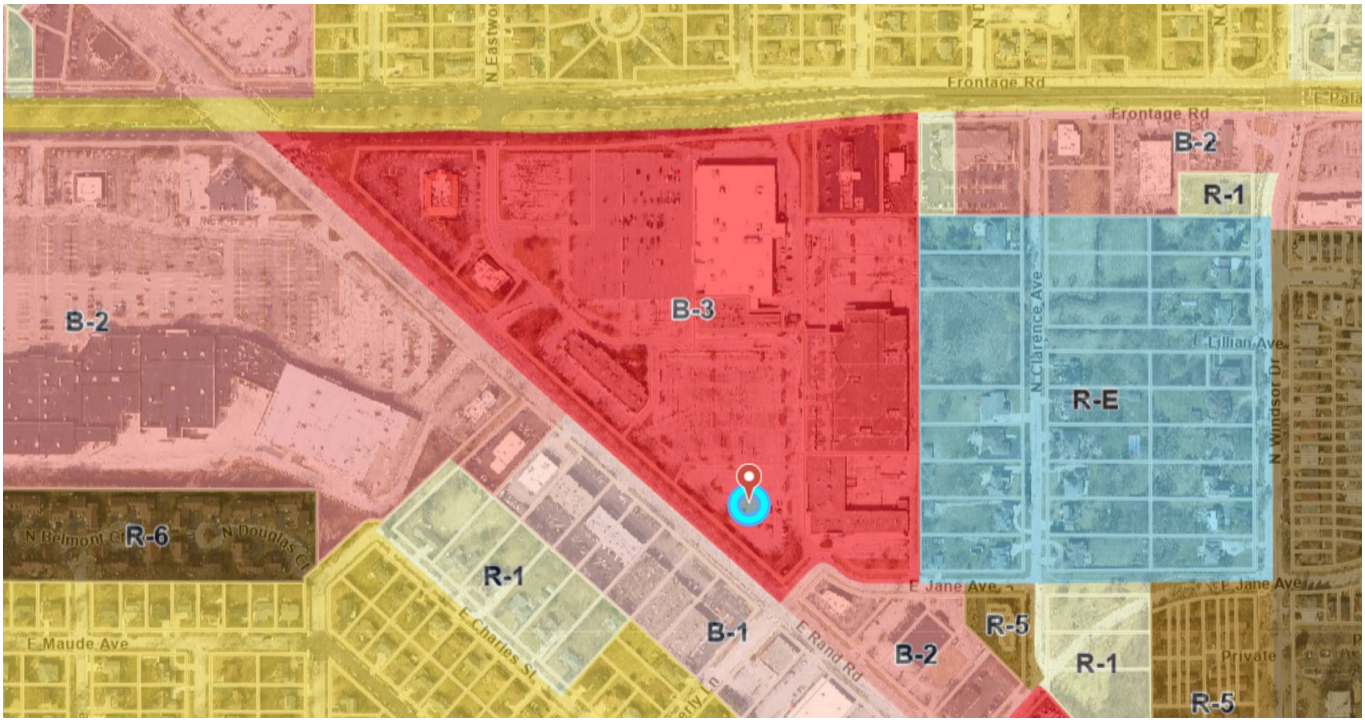
In June 2022, a sign variation was approved to allow a new dedicated ground sign for the new “At Home” retail store that is moving into the existing building formerly occupied by Bif Furniture, bringing the total number of ground signs at the Southpoint Shopping Center to 7.

The new Consumer Credit Union building currently under construction will bring the total number of buildings at the shopping center to 6, and the requested ground sign will bring the total number of ground signs to 8. A new variation is required to allow the proposed additional sign.

A new free-standing Chipotle restaurant building and a new free-standing multi-tenant retail building were also recently approved for construction at the Southpoint Shopping Center. These two new buildings will bring the total number of buildings at the shopping center to 8, but it is unknown at this time if those buildings will be requesting additional grounds signs, which will be reviewed as a separate future matter.

Please refer to Table 1 below for a complete summary of the existing and proposed ground signs.

Zoning Map:



Surrounding Land Uses:

Direction	*Existing Zoning*	*Existing Use*
Subject Property	B-3, General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center
North	R-3, One Family Dwelling District	Single-family neighborhood
South	B-1, Business District Limited Retail B-2, General Business District	Multiple commercial businesses Dunkin Baskin
East	R-E, One Family Dwelling District	Single-family neighborhood
West	B-2, General Business District	Town & Country Shopping Center

Table 1: Existing and Proposed Ground Signs Summary:

	GROUND SIGN / STREET FRONTAGE	SIZE (66 SF MAX ALLOWED)	OVERALL HEIGHT (16'-6" MAX ALLOWED)	REMARKS
1	Southpoint multi-tenant sign #1, facing Palatine Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
2	Southpoint multi-tenant sign #2, facing Rand Road	66 sf	16'-6"	Complies with code. Sign permit approved in 1989. Sign replacement permit approved in 2012.
3	Southpoint multi-tenant sign #3, facing Rand Road	66 sf	16'-6"	**Variation approved in 1989 to allow 6 ground signs, where 5 maximum were allowed**. Sign permit approved in 1989. Sign replacement permit approved in 2012.
4	Floor & Décor sign, facing Palatine Road	80 sf	15'-8"	Sign permit approved in 1986 for Cub Foods. Sign adopted by Floor & Décor in 2013.
5	Olive Garden sign, facing Rand Road	64 sf	16'-5"	Complies with code. Sign permit approved in 1989.
6	Chili's sign, facing Rand Road	36 sf	6'-6"	Complies with code. Sign permit approved in 1989.
7	"At Home" sign, facing Rand Road	65.5 sf	12'-0"	**Variation approved in June 2022 to allow 7 ground signs where 5 maximum were allowed.**
8	**Proposed Consumer Credit Union sign**, facing Rand Road	13 sf proposed	4'-4" proposed	Size and Height comply with code. **Variation required for quantity**.

Sign Variation Criteria:

The Village Sign Code, Chapter 30, Section 30-901 sets out the criteria for granting a sign variation.

a. *That the particular difficulty or peculiar hardship is not self-created by the Petitioner.*
b. *That the granting of said variation will not create a traffic hazard, a depreciation of nearby property values or otherwise be detrimental to the public health, safety, morals and welfare;*
c. *That the variation will serve to relieve the Petitioner from a difficulty attributable to the location, topography, circumstances on nearby properties or other peculiar hardship, and will not merely serve to provide the Petitioner with a competitive advantage over similar businesses;*
d. *That the variation will not alter the essential character of the locality;*
e. *That the Petitioner's business cannot reasonably function under the standards of this chapter.*

The petitioner has submitted a letter addressing the hardship criteria, which in summary states that the requested ground sign is needed to improve visibility for the business due to the mature trees along Rand Road which limit visibility of the building. The sign is designed to match the new building, and they feel it will be aesthetically pleasing to the area.

Staff Comments:

Staff is always cautious about sign blight and the amount of signage in the Village. The Consumer Credit Union building is planned to have a large wall sign facing Rand Road, with an additional smaller wall sign on the southeast wall facing Jane Avenue. The petitioner is concerned that the existing row of mature parkway trees along Rand Road will block visibility of their building and wall signs, but Staff feels that the tall height of the mature trees will allow clear visibility under the canopy of the trees. Additionally, the petitioner has reported that as part of Consumer Credit Union's lease agreement, they are allowed tenant panels on 2 of the 3 existing multi-tenant Southpoint Shopping Center signs (at the corner of Jane Ave & Rand Road and at Palatine Road. They do not have signage rights on the third multi-tenant sign north of their site along Rand Road).

Staff does not agree with the petitioner's claim that the business has a visibility hardship. The building is facing and parallel to Rand Road which will provide abundant visibility. The business will also have a tenant panel on the ground sign directly adjacent to their building at the corner of Jane Avenue. Since the hardship criteria for granting a sign variation are not met, Staff does not support this request.

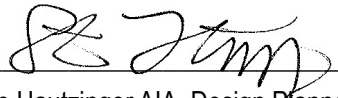
RECOMMENDATION

It is recommended that the Design Commission recommend **denial** to the Village Board for the following sign variations for *Consumers Credit Union* to be located at 950 E. Rand Road:

1. A variation from Chapter 30, Section 30-302.a, to allow 8 ground signs, where 7 is the maximum allowed per a previously approved sign variation, and 6 is the maximum allowed per code (one for each building).

This recommendation is based on the plans received 10/26/22, overall site signage plan received 1/3/23, Federal, State, and Village Codes, regulations, and policies, and the issuance of all required permits, and the following conditions:

1. This review deals with architectural design only and should not be construed to be an approval of, or to have any other impact on, any other zoning and/or land use issues or decisions that stem from zoning, building, signage or any other reviews. In addition to the normal technical review, permit drawings will be reviewed for consistency with the Design Commission and any other Commission or Board approval conditions. 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.



January 18, 2023

Steve Hautzinger AIA, Design Planner
Department of Planning & Community Development

c: Charles Witherington-Perkins, Director of Planning and Community Development, Petitioner, DC File 22-077

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

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.

Google Maps

Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 100 ft

PROJECT SITE

EXISTING BUILDING TO REMAIN

PT. OF PARCEL 2
Area= 70,096 S.F.

PT. OF PARCEL 3
Area= 93,245 S.F.
= 2.1406 Acres

Area= 31,775 S.F.

LOT 2
LOT 3
LOT 59
LOT 60
LOT 58

EXCEPTION TO PARCEL 3

POINT OF BEGINNING EXCEPTION TO PARCEL 2

POINT OF BEGINNING EXCEPTION TO PARCEL 3

S 89° 58' 12" W 305.66'

S 00° 01' 48" E 22.79'

S 47° 17' 49" W 62.50'

N 00° 01' 48" W 0.33'

S 89° 58' 12" W 120.14'

S 89° 58' 12" W 204.61'

N 00° 01' 11" W 265.12'

S 00° 01' 48" E 318.75'

S 89° 41' 42" E 147.59'

N 47° 48' 11" W 395.24'

S 42° 11' 49" E 77.07'

N 42° 11' 49" E 77.07'

S 47° 48' 11" E 38.75'

R=12.00' L=113.09' Ch.=101.82
Ch Brg. =S 87° 11' 49" W

R=75.00'
L=54.84'
Ch.=53.63'
Ch Brg.= S 68° 44' 57" E

S 42° 48' 11" E 312.35'

S 47° 48' 11" E 395.24'

R O A D

J A N E A V E N U E

G O L F V I E W H E I G H T S S U B D I V I S I O N

C A L L I N G T O N G L E N S

V A C A T E D P R A I R I E A V E N U E Per Doc. No. 88576174

V A C A T E D Nw Corner Lot 61

Back Of Curb Is 0.39'E

Back Of Curb Is 0.32'E

Back Of Curb Corner Is 0.12'N

Back Of Curb Corner Is 0.06'S

Back Of Curb Corner Is 4.14'W

Back Of Curb Corner Is 1.33'E

Back Of Walk Is 1.42'N & 1.42'W

Property Line Is Center Of 8" Party Wall

Bldg. Corner Is 0.33'S & 1.80'E

Bldg. Corner Is O.L. & 0.45'E

Bldg. Corner Is O.L. & 36.03'W

Fnd Iron Pipe At Corner

Set Iron Pipe

Retaining Wall Is 0.51'W

Fence Corner Is 0.56'W

Fence Corner Is 0.51'W

Fence Corner Is 0.73'N & 0.63'W

Fnd PK Nail

S. Line Of Lot 58 & N. Line Of Jane Ave.

S'ly'ly Most Corner Of Lot 3

Sw'ly'ly Line Of Lot 2 & NE'ly'ly Line Of Lot 3

Sw'ly'ly Line Of Lot 3 & NE'ly'ly Line Of Rand Road

25' Building Set Back Line Per Doc. No. 2709303-21

25' Building Set Back Line Per Doc. No. 2709303-21

10' Public Utility Easement Per Doc. No. 2709303-21

5' IBT & CE CO. Easement Per Doc. No. 89558367

10' IBT & CE CO. Easement Per Doc. No. 89558367

20' IBT & CE CO. Easement Per Doc. No. 89558367

HERETOFORE DEDICATED PER DOC. NO. 92512223 FOR PUBLIC STREET

Ingress - Egress & Utilities Easement Per Doc. No. 89042821 Amended per Doc. No. 89499221

Concrete Retaining Wall

Bituminous Pavement

Concrete Walk

Landscaped

Wood Fence

Conc. Refuge Area

Bldg Canopy

1.35'x2.35' Column (Typ.)

Trans Pad

Metal Sign

Light Pole

L.S. (Typ.)

Conc. Stalls

Back Of Walk Is 2.52'SW

Back Of Walk Is 1.18'SW

Back Of Curb Is 2.18'N

Conc. Walk

O/HW

Conc.

Bituminous Pavement

Bldg Canopy

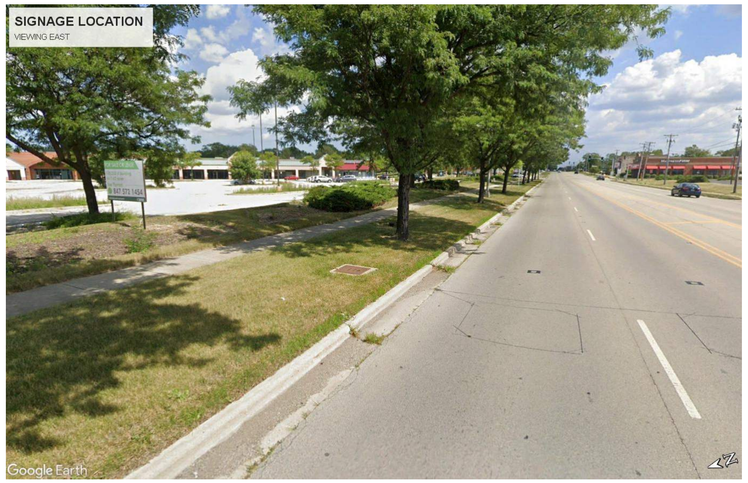
Bldg Canopy

Conc.

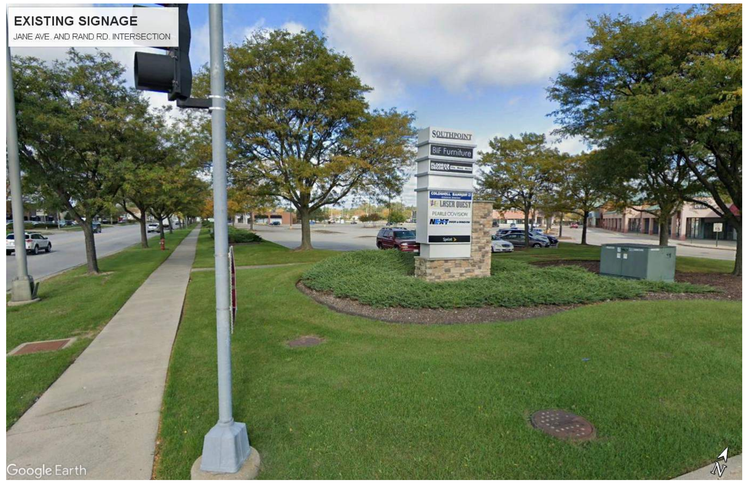
Bituminous Pavement

Bituminous Pavement

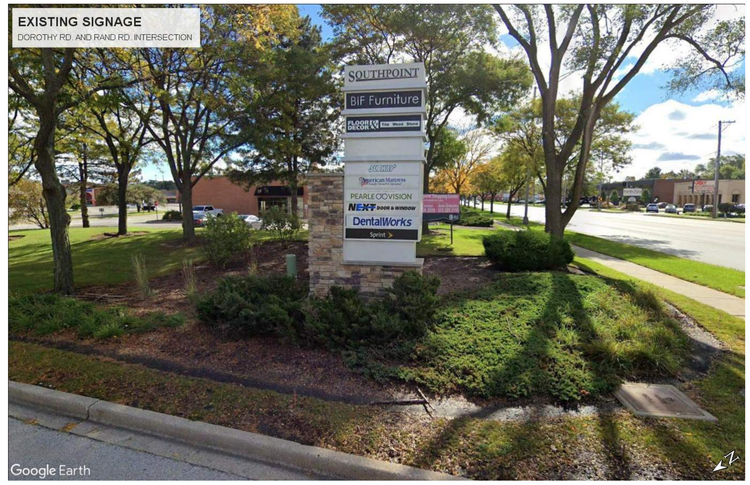
Bituminous Pavement



PROPOSED SIGN LOCATION
VIEWING EAST FROM RAND ROAD



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



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

PROPERTY SITE PHOTOS

EXHIBIT D

950 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

10/14/22
DESIGN COMMISSION
7211440

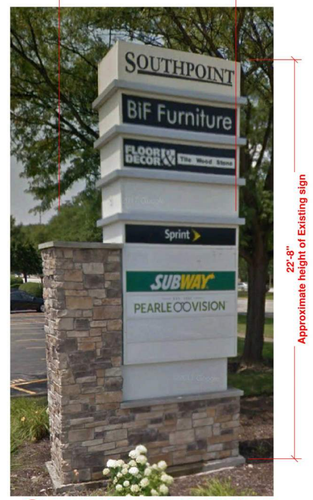
SHIVEHATTERY
ARCHITECTURE + ENGINEERING

Arlington Heights, Illinois
Google
Street View - Aug 2022
RE/MAX SUBURBAN
SOUTHPOINT CENTER REDEVELOPMENT
OUTLOTS and SHOP SPACE AVAILABLE
630.954.7512
630.954.7374

NORTH

OVERALL SITE PLAN
NOT TO SCALE

9'-0"
Approx. width of Existing sign



22'-8"
Approximate height of Existing sign

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

9'-10"
Approx. width of Existing sign

15'-8"
Approximate height of Existing sign

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

12'-0"
Approx. width of Existing sign

21'-2"
Approx. height of Existing sign

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

9'-0"
Approx. width of Existing sign

22'-8"
Approximate height of Existing sign

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

7'-10"
Approx. width of Existing sign

4'-6"
Approx. height of Existing sign

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

9'-10"
Approx. width of Existing sign

12'-0"
Approximate height of Existing sign

B FUTURE GROUND SIGN LOCATED ALONG RAND ROAD

8'-6"

4'-4"

J PROPOSED GROUND SIGN TO BE LOCATED ADJACENT RAND ROAD

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

9'-0"
Approx. width of Existing sign

22'-8"
Approximate height of Existing sign

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

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
440 North Wells Street, Suite 320 | Chicago, Illinois 60654
312.324.5500 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin
Illinois Firm Number: 184-000214
Expiration Date: 04/30/2023

SEAL

Consumers Credit Union - Arlington Heights

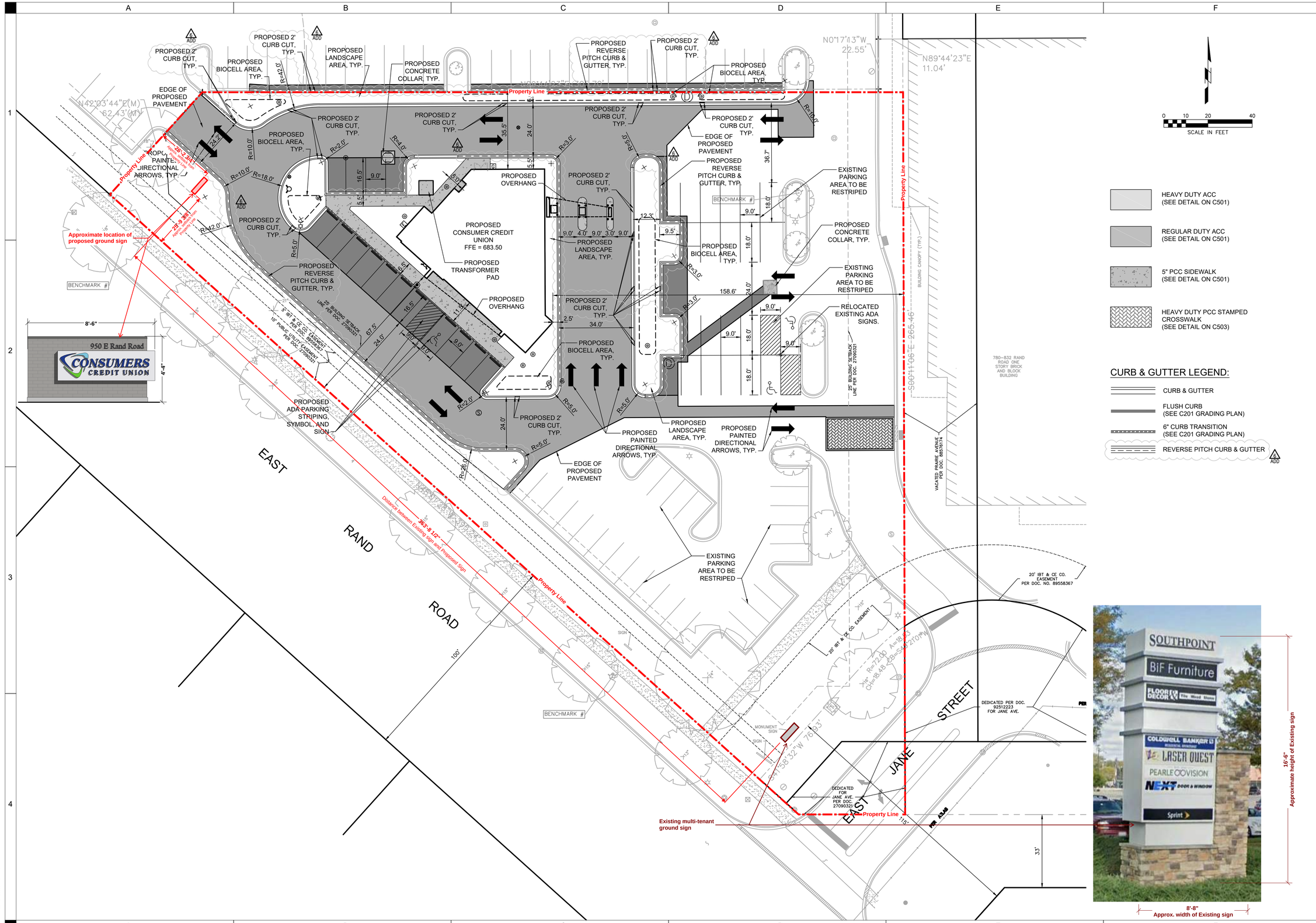
CONSUMERS CREDIT UNION
950 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

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

OVERALL SITE SIGNAGE

EXH-A

BIM 360://7211440-Consumers Credit Union/7211440-Cad.rvt
1/3/2023 1:25:19 PM
Autodesk Revit 2021



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440 North Wells Street, Suite 320 | Chicago, Illinois 60654
312.324.5500 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska
Illinois Firm Number: 184-000214

SEAL

CONSUMER CREDIT UNION

CONSUMER CREDIT UNION
950 E. RAND ROAD ARLINGTON HEIGHTS, IL

ADD 2	4/29/2022	ADDENDUM 02
ADD 3	5/20/2022	ADDENDUM 03
ADD 6	6/10/2022	MWRD 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

\\sh.shive-hattery.com\DATA\Projects\CH7211440\Deliverables\Drawings\1_Civil\C101 Site Plan.dwg
Printed: 6/13/2022 4:16:14 PM

EXTERIOR RENDERING

VIEW FROM RAND ROAD

EXHIBIT B

CONSUMERS CREDIT UNION

950 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

10/14/22

DESIGN COMMISSION

7211440

SCALE: NOT TO SCALE

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

EXTERIOR RENDERING

VIEW FROM SOUTHWEST

EXHIBIT H

CONSUMERS CREDIT UNION

780 E. RAND ROAD
ARLINGTON HEIGHTS, IL

Consumers Credit Union - Arlington Heights

12/03/21

DESIGN COMMISSION

7211440

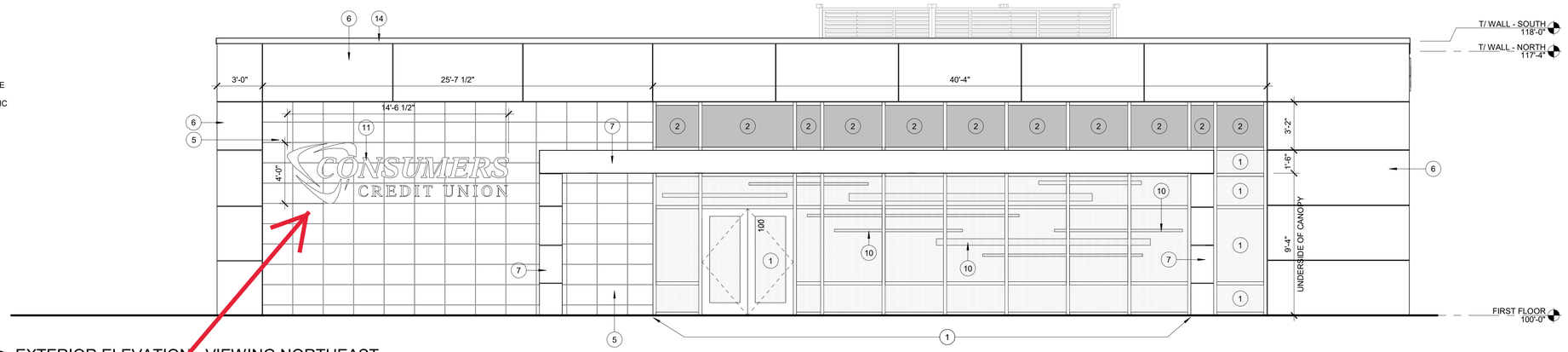
SCALE:

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

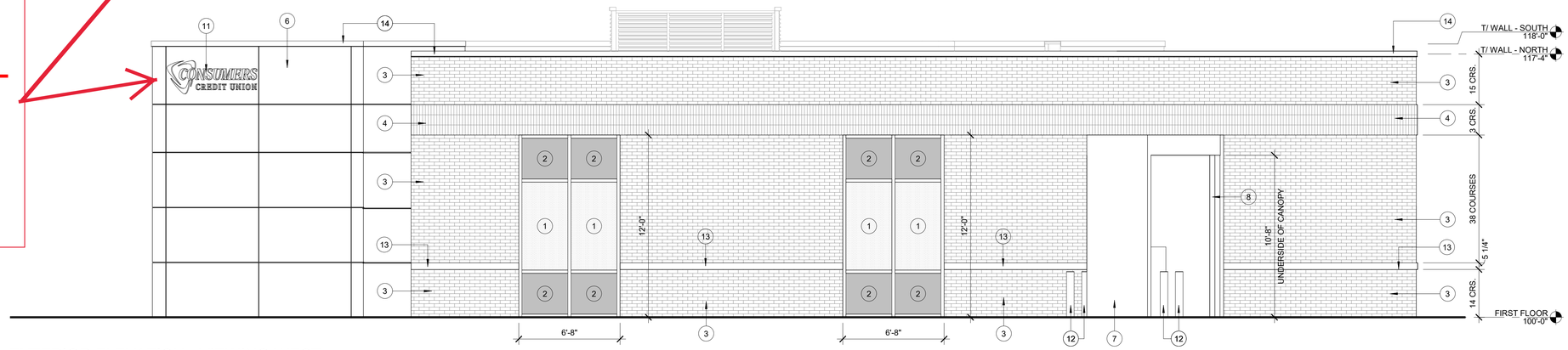
EXTERIOR ELEVATION LEGEND

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

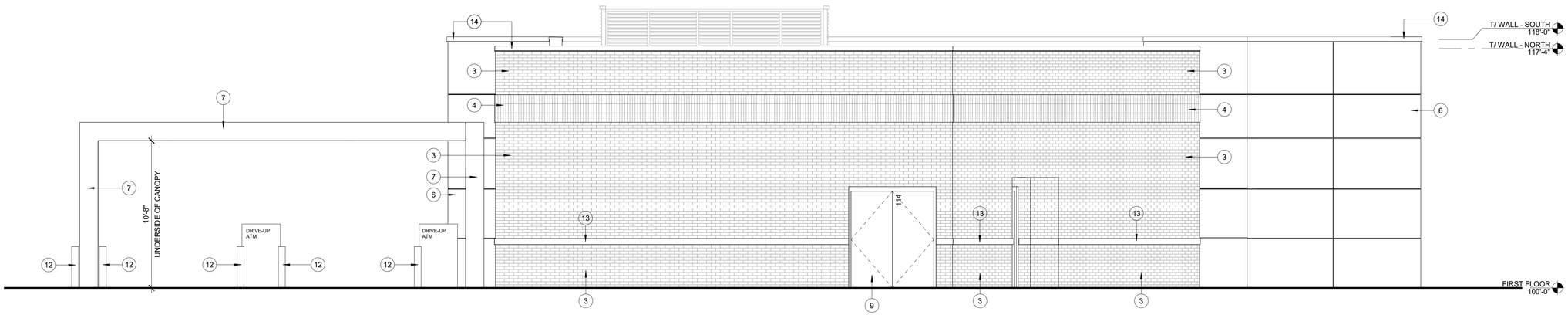
CODE COMPLIANT WALL SIGNS - FOR REFERENCE ONLY



A2 EXTERIOR ELEVATION - VIEWING NORTHEAST
1/4" = 1'-0" 0 6'



A3 EXTERIOR ELEVATION - VIEWING WEST
1/4" = 1'-0" 0 6'



A4 EXTERIOR ELEVATION - VIEWING SOUTH
1/4" = 1'-0" 0 6'

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
440 North Wells Street, Suite 320 | Chicago, Illinois 60654
312.324.5500 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin
Illinois Firm Number: 184-000214

Consumers Credit Union - Arlington Heights

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

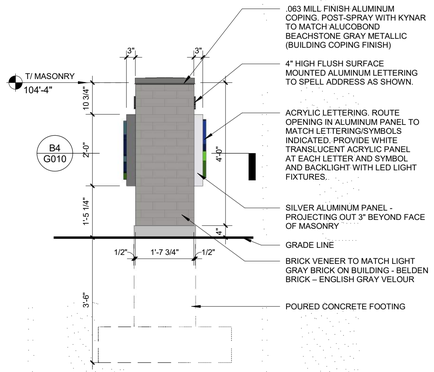
DRAWN: CH
APPROVED: JL
ISSUED FOR: DESIGN COMMISSION
DATE: 12/03/2021
PROJECT #: 7211440
FIELD BOOK:

EXTERIOR ELEVATIONS

A-2

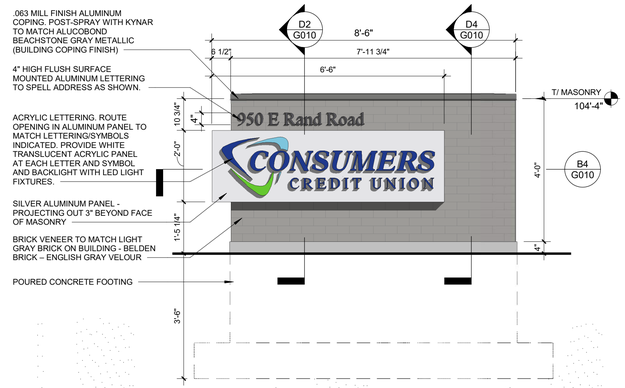
BIM 360://7211440 Consumers Credit Union/7211440_Arch.rvt
12/2/2021 2:46:33 PM

Autodesk Revit 2021



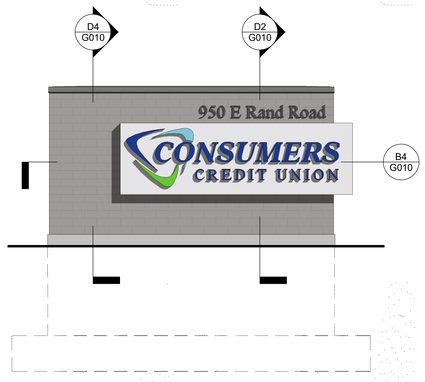
A2 EAST ELEVATION - GROUND SIGN

1/2" = 1'-0" 0 3'

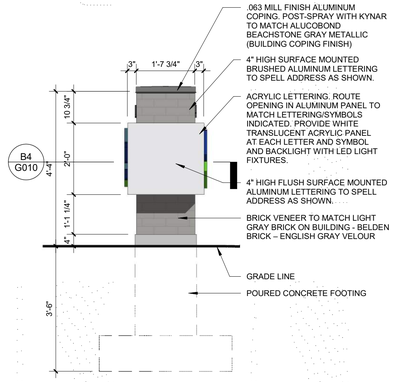


B2 SOUTH ELEVATION - GROUND SIGN

1/2" = 1'-0" 0 3'



*REFER TO SOUTH ELEVATION FOR NOTES AND DIMENSIONS

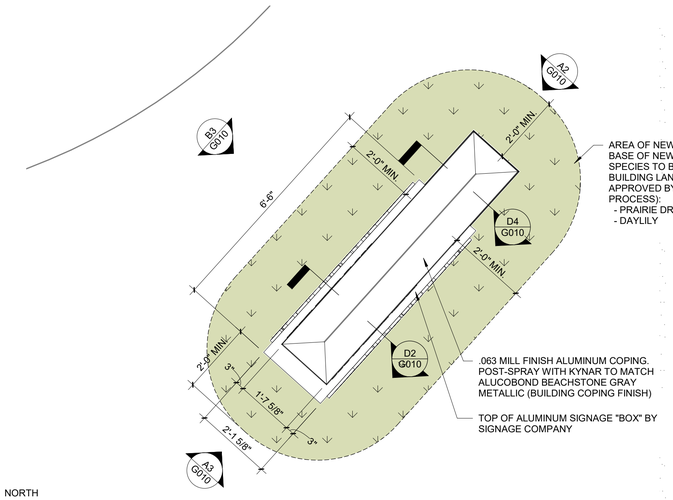


A3 WEST ELEVATION - GROUND SIGN

1/2" = 1'-0" 0 3'

B3 NORTH ELEVATION - GROUND SIGN

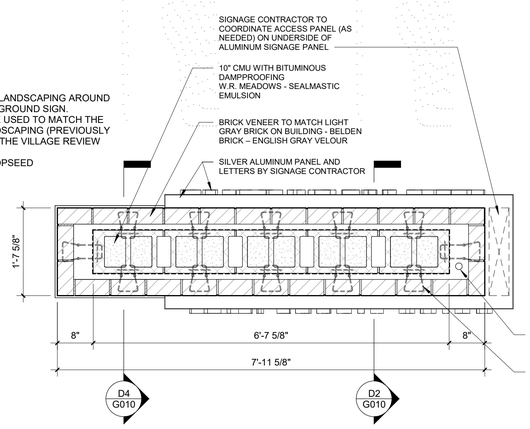
1/2" = 1'-0" 0 3'



NORTH

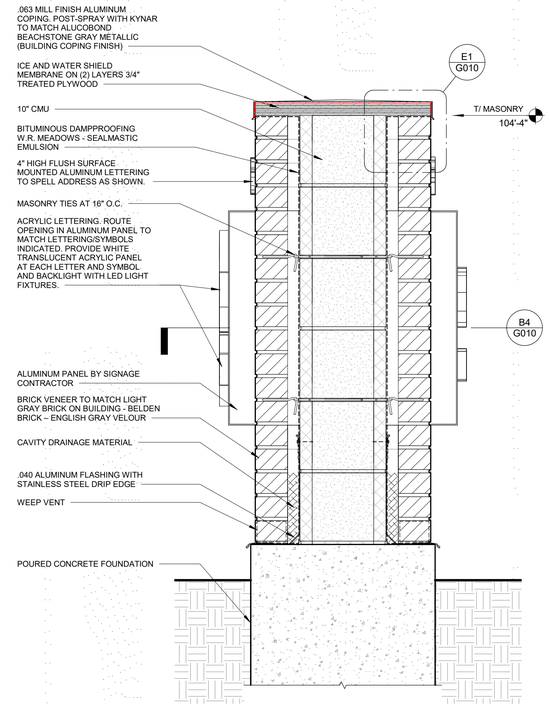
A4 PLAN - GROUND SIGN

1/2" = 1'-0" 0 3'



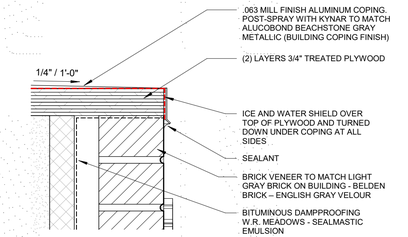
B4 PLAN DETAIL

3/4" = 1'-0" 0 2'



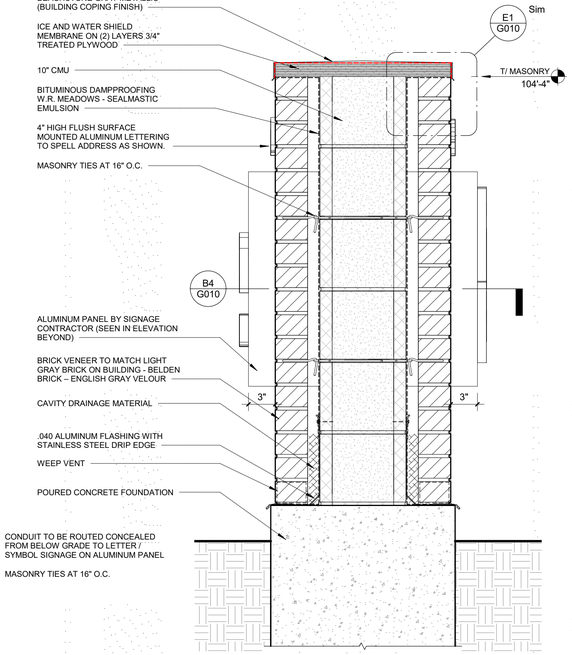
D2 SECTION DETAIL

1 1/2" = 1'-0" 0 1'



E1 SIGNAGE COPING DETAIL

3" = 1'-0" 0 6"



D4 SECTION DETAIL

1 1/2" = 1'-0" 0 1'

EXHIBIT C

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
440 North Wells Street, Suite 320 | Chicago, Illinois 60654
312.324.5500 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin
Illinois Firm Number: 184.000214
Expiration Date: 04/30/2023

SEAL

Consumers Credit Union - Arlington Heights

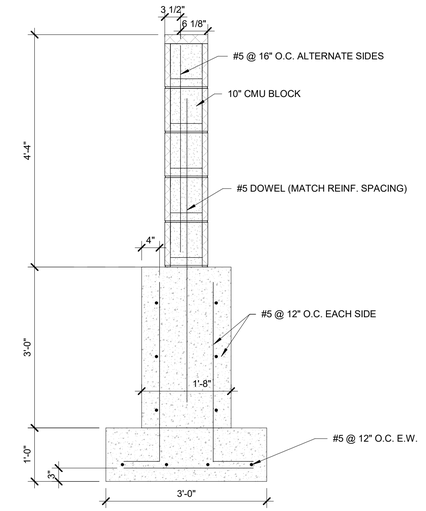
CONSUMERS CREDIT UNION
950 E. RAND ROAD
ARLINGTON HEIGHTS, IL 60004

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

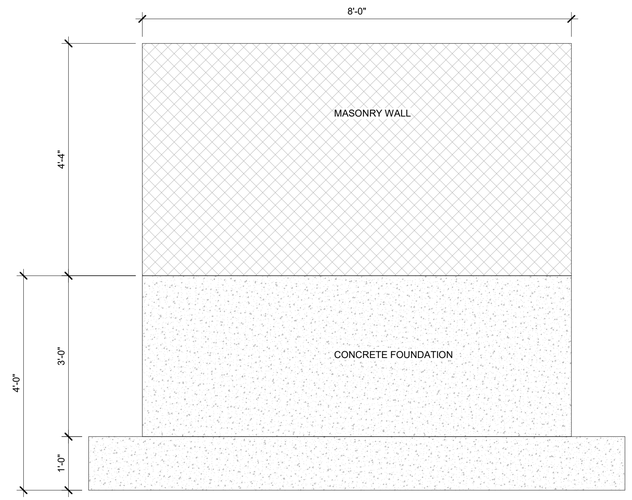
SIGNAGE PACKAGE

G010

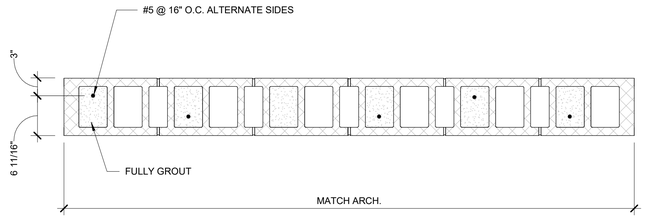
BIM 360://7211440 Consumers Credit Union/7211440_central.rvt
10/26/2022 2:37:47 PM
Autodesk Revit 2021



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"

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
Enter Office Number in Global Parameters
Phone | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin
Illinois Firm Number: 184-000214

CONSUMERS CREDIT UNION - ARLINGTON HEIGHTS

CONSUMERS CREDIT UNION
950 E RAND ROAD
ARLINGTON HEIGHTS, IL 60004

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

SIGN FOUNDATION WALL DETAILS

S504

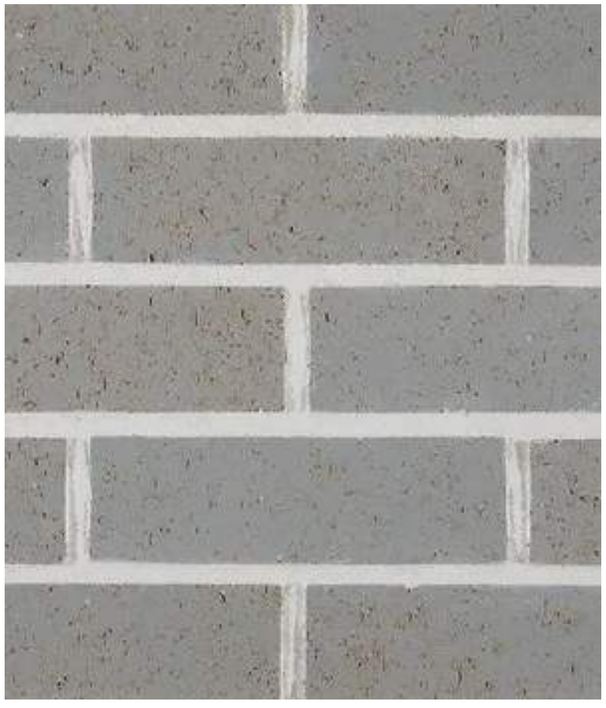
BIM 360://7211440 Consumers Credit Union/7211440_central.rvt
10/26/2022 2:13:42 PM
Autodesk Revit 2021

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

CONSUMERS CREDIT UNION SHIVEHATTERY ARCHITECTURE + ENGINEERING

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

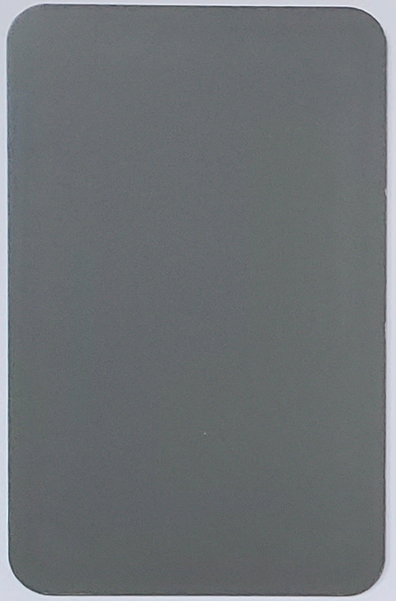
Exhibit E - Major Materials List:

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

CONSUMERS CREDIT UNION



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

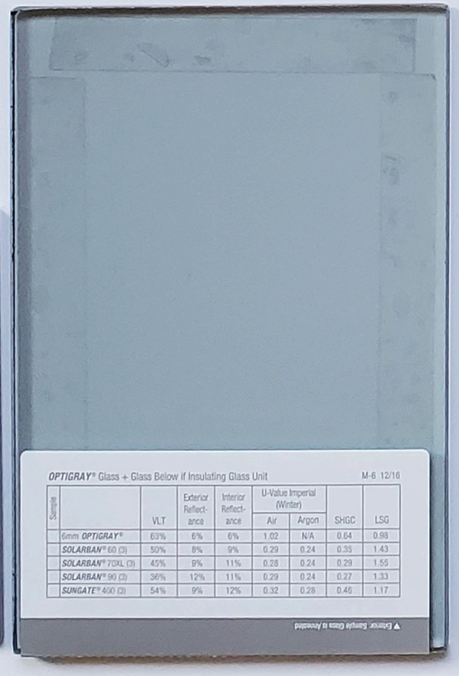
COMPOSITE METAL PANEL
(TYPE 3 - CANOPY ACCENT)
ALUCOBOND - ULTRAMARINE BLUE

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

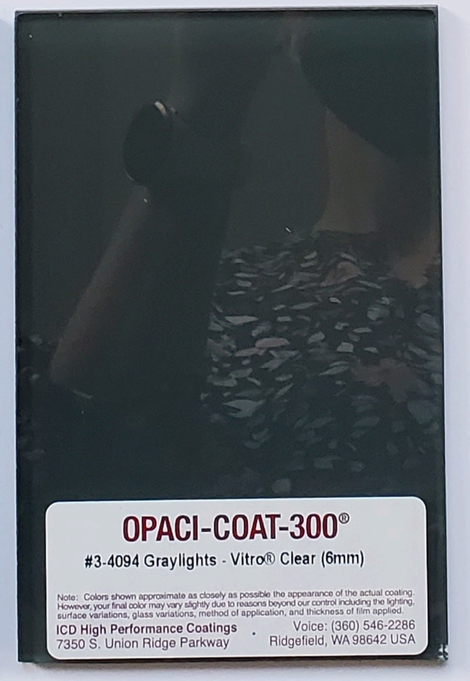
FACE BRICK (SOLDIER COURSE)
BELDEN BRICK - SMOKY GRAY VELOUR

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

ALUMINUM FRAMING
KAWNEER CLEAR ANODIZED (SILVER)



GLASS - CLEAR, LOW-E
VITRO / PPG OPTIGRAY



GLASS - SPANDREL
ICD #3-4094 GRAYLIGHTS

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

BUILDING MATERIAL BOARD - FOR REFERENCE ONLY

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

EXTERIOR MATERIALS BOARD

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

CONSUMERS CREDIT UNION

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

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):	Belden Brick – English Gray Velour
Face Brick (Soldier Course):	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:	Alucobond – Beachstone Gray Metallic
Composite Metal Panel – Type 2 Canopy:	Alucobond - Greyhound
Composite Metal Panel – Type 3 Canopy Accent:	Alucobond – Ultramarine Blue
Aluminum Framing:	Kawneer Clear Anodized (Silver)
Glass (Clear Low-E):	Vitro / PPG Optigray
Glass (Spandrel):	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