

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 13, 2018

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

Members Present: John Fitzgerald, Chair
Kirsten Kingsley
Jonathan Kubow

Members Absent: Ted Eckhardt
Scott Seyer

Also Present: Shaun Harris, South Water Signs for *H&R Block*
Mario Valentini, MRV Architects Inc. for *Taco Bell*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM AUGUST 28, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF AUGUST 28, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEWDC#18-081 – H&R Block - 1040 S. Arlington Heights Rd.

Shaun Harris, representing *South Water Signs*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. H&R Block is located in a two-story, multi-tenant office building, and they partially occupy the first and second floors. They are proposing to install an “H&R Block” wall sign on each side of the building, facing north and facing south. One sign is allowed per code, but a variation is required for the second wall sign. The signs are proposed to be the same size and design, and will be internally illuminated.

The petitioner has submitted a letter stating that two wall signs (one on each side of the building) are required for visibility, because a wall sign on the front of the building would not be visible. Furthermore, the letter explains that a ground sign is not possible due to the tight site constraints.

Staff has reviewed the proposed sign variation request and agrees that the design of the front facade is not accommodating for placement of wall signage. Visibility of signage on the front wall would be limited, and this hardship is not self-created. Allowing the proposed wall signs will serve to relieve the petitioner from a difficulty attributable to this unique location and building setback. The proposed wall signs are nicely designed, and they fit comfortably on the side walls. Staff does not object to the proposed signs, but recommends that if the variation is granted, it should include a condition that no other wall signage shall be allowed on this building.

Chair Fitzgerald asked if there was any public comment and there was no response from the audience.

Commissioner Kingsley agreed with all of Staff’s recommendations and had no problem with the variation request. She asked if the raceway color would match the brick, and Mr. Harris said that it would. Commissioner Kingsley had no other comments.

Commissioner Kubow agreed completely; the proposed signage is nicely designed and would be helpful at this location. He asked about the hours for the internal illumination of the signage, and Mr. Harris said that the signage would meet Village regulations in terms of hours of illumination. Mr. Hautzinger clarified that code requirements for illuminated signs located on a lot adjacent to or immediately across the street from any residential district are that the signs must be turned off at all times between the hours of 11 p.m. and 7 a.m. and the petitioner is not seeking a variation from this requirement. Commissioner Kubow also agreed with Staff’s requirement to prohibit any other wall signage on the building.

Chair Fitzgerald agreed with the comments made so far, and he suggested the green block on both sides of the building be moved slightly to be centered under the windows, since the building is so perfectly symmetrical. Commissioners Kingsley and Kubow agreed with the suggestion. Chair Fitzgerald also agreed with Staff’s requirement to prohibit any other wall signs on the building.

Commissioner Kingsley commented that the illumination of the signs should not exceed the Village parameters for backlit signs.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER KUBOW, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, OF THE FOLLOWING SIGN VARIATION REQUEST FOR H&R BLOCK LOCATED AT 1040 S. ARLINGTON HEIGHTS ROAD.:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402 NUMBER, TO ALLOW ONE WALL SIGN ON THE SIDE OF THE BUILDING, WHERE ZERO WALL SIGNS ARE ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403a DIMENSIONS, TO ALLOW A 30.8 SF WALL SIGN ON THE SIDE OF THE BUILDING, WHERE ZERO SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 10/3/17 AND RECEIVED 8/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A REQUIREMENT TO CENTER THE SQUARE LOGO UNDER THE WINDOW ON EACH SIDE OF THE BUILDING.
2. TO PROHIBIT ANY OTHER WALL SIGNS ON THE BUILDING.
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 RESPONSIBILITY 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.

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

Mr. Hautzinger advised the petitioner that the Village Board has final approval on all sign variations, with the Design Commission being a recommending body. He will work with the petitioner to schedule the sign variation request with the Village Board at the next available meeting.