

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 26, 2019

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

Members Present: John Fitzgerald, Chair
Scott Seyer
Kirsten Kingsley

Members Absent: Ted Eckhardt
Jonathan Kubow

Also Present: Jennifer Thorstenson, MRV Architects for *Dunkin'/Baskin Robbins*
Kevin Sherwin, Sherwin Construction for *Yamada America*
Marc McLaughlin and Scott Barenbrugge for *Taylor Morrison*
Mark Hopkins, HKM Architects for *Taylor Morrison*
Doug Wirth, BSB Design for *Urban Street*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 12, 2019

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF FEBRUARY 12, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

Chair Fitzgerald said that with only 3 of the 5 commissioners here tonight, a positive vote from all 3 commissioners is needed for a project to be approved. He also encouraged the commissioners to be more specific with their comments when using the laser pointer, so interpretation can be clear when the minutes are transcribed.

ITEM 1. SIGN VARIATION REVIEW

DC#19-007 – Dunkin’/Baskin Robbins – 105 W. Dundee Rd.

Jennifer Thorstenson, representing *MRV Architects*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is adding Baskin Robbins ice cream to an existing Dunkin’ Donuts restaurant. The exterior design of the building is being changed to include branding for both Baskin Robbins and Dunkin Donuts. As part of the exterior remodel, new wall signage is proposed. The new signage includes a code compliant combined “DUNKIN’ baskinBRobbins” wall sign above the main entrance facing Dundee Road. The petitioner is requesting sign variations to allow an additional Baskin Robbins logo sign facing Dundee Road, and an additional Dunkin’ logo sign on the west side of the building.

This request requires the following variations:

1. A variation from Chapter 30, section 30-402.a Number, to allow two wall signs on the north elevation, Dundee Road frontage, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a second 5.7 sf wall sign on the north elevation, Dundee Road frontage, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-402.a Number, to allow one wall sign on the west elevation, where zero wall signs are allowed.
4. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 17.28 sf wall sign on the west elevation, where zero sf is allowed.

In addition to the proposed wall signs, the petitioner is proposing to keep an existing ground sign facing Dundee Road. The existing ground sign will be updated with a new combined “DUNKIN’ baskinBRobbins” panel to match the new wall signs. It is recommended that the petitioner consider replacing the ground sign with a new decorative monument style ground sign to enhance the overall appearance of the property.

The proposed signage received preliminary Design Commission feedback during the review of the new exterior architectural design for the building on January 8, 2019. At that time, Staff encouraged the petitioner to have only one combined wall sign above the main entrance door to comply with code, which is consistent with other Dunkin/Baskin Robbins restaurants in Arlington Heights. However, the Design Commission expressed their support for the two additional wall signs because they felt they were important to the overall appearance and balance of the building facade.

The petitioner has submitted a letter addressing the hardship criteria, stating that the proposed signage is required based on current national prototype standards and to help with visibility since the existing building is set back behind the adjacent buildings. Staff does not object to the proposed wall signs due to the unique circumstance of having two separate business brands in the same building, as well as the hardships of working within the design constraints of an existing building and the existing building setback.

Staff recommends the Design Commission recommend approval to the Village Board of the proposed sign variation requests, with a recommendation to consider replacing the existing pole-mounted ground sign with a new decorative monument style ground sign to enhance the overall appearance of the property.

Ms. Thorstenson said that the signs were discussed in detail at the last Design Commission meeting, and the elevations were modified to reflect the comments made at that time.

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

Commissioner Kingsley was in support of the 3 wall signs being proposed because of the way the building is set back. She felt the ‘DD’ wall sign was needed because of the site lines, and how the building is tucked behind the gas

station, and because of the right-in right-out. She felt the proposed signage went nicely with the recently approved design changes to the building, and she was okay with the variation request. With regards to the existing ground sign, she agreed with Staff's suggestion to spruce it up and make it look nicer.

Commissioner Seyer was in favor of the sign variation requests and had nothing to add to Commissioner Kingsley's comments.

Chair Fitzgerald also agreed with the comments made.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *DUNKIN'/BASKIN ROBBINS* LOCATED AT 105 W. DUNDEE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW TWO WALL SIGNS ON THE NORTH ELEVATION, DUNDEE ROAD FRONTAGE, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A SECOND 5.7 SF WALL SIGN ON THE NORTH ELEVATION, DUNDEE ROAD FRONTAGE, WHERE 0 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW ONE WALL SIGN ON THE WEST ELEVATION, WHERE ZERO WALL SIGNS ARE ALLOWED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 17.28 SF WALL SIGN ON THE WEST ELEVATION, WHERE ZERO SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS DATED 11/28/18 AND RECEIVED 12/3/18, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A RECOMMENDATION THAT THE EXISTING GROUND SIGN BE UPDATED.
2. 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.

Mr. Hautzinger clarified that the motion for approval is a recommendation to the Village Board for final approval.

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