

## STAFF DESIGN COMMISSION REPORT

### PROJECT INFORMATION:

**Project Name:** Raising Cane's  
**Project Address:** 225 E. Palatine Road  
**Prepared By:** Steve Hautzinger

**Date Prepared:** June 18, 2019

### PETITION INFORMATION:

**DC Number:** 19-047  
**Petitioner Name:** Gregory Barrow  
**Petitioner Address:** Town & Country Chicago Associates  
30050 Chagrin Blvd, Suite 360  
Pepper Pike, OH 44124  
**Meeting Date:** June 25, 2019

### Requested Action(s):

Approval of the proposed architectural design for a new restaurant building.

### 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 to amend the existing Planned Unit Development for Town and Country shopping center, as well as Special Use approval for a restaurant with a drive-through. 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:

The petitioner is proposing to build a new free standing Raising Cane's fast casual restaurant at the Town & Country shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road between BMO Harris Bank and the Verizon store. The restaurant will have indoor dining, outdoor dining, and a drive through. The scope of the project includes redevelopment of the site with new parking and landscaping.

### Architectural Design:

The proposed design is based on prototype branding for Raising Cane's. The design has a fresh modern appearance that is generally consistent with other fast casual restaurants in this area. The exterior materials and colors are nicely coordinated, and the black outdoor dining canopy has an inviting appeal. The red number "1" on the face of the entry tower is considered a large wall sign, so it is not allowed by code, and will either need to be omitted or a hardship demonstrated to justify a sign variation.

Overall, the architectural design is nicely done, and will fit in well in this location

### Signage:

In addition to the large number "1" wall sign, the proposed design includes three more wall signs and one ground that do not comply with Chapter 30 sign code. This building has one street frontage, so only one wall sign is allowed, with a maximum size of 25% of the wall that it is mounted on. The proposed wall mural is not allowed to be painted directly on the building wall.

One 6-foot tall ground sign is proposed, however the location of the sign is not shown on the site plan. Raising Cane's will be part of the Town & Country shopping center, and Town & Country already has three code-compliant multi-tenant ground signs. Additional ground signs are not allowed. The adjacent Verizon store has a small ground that was approved by variation in 1981.

The signage will either need to be revised, or sign variations requested as a separate application to be reviewed based on hardship.

**Rooftop Mechanical Unit Screening:**

The proposed building has multiple rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous equipment screen which is nicely coordinated with the building design.

One minor concern is the rooftop guard rail on the back of the building that sticks up above the wall. Since the back of the building will be highly visible from the Town & Country parking lot, it is recommended that an alternative solution be studied to better fit with the building design.

**Trash Dumpster Screening:**

A trash dumpster enclosure is proposed at the southwest corner of the site. The enclosure is proposed to be built with split-face CMU in a "Texas Buff" color to complement the colors of the building, with a black standing seam flat roof.

**RECOMMENDATION:**

It is recommended that the Design Commission **approve** the proposed architectural design for Raising Cane's located at 225 E. Palatine Road. This recommendation is subject to compliance with the plans received 5/22/19, exterior elevations and roof plan received 6/14/19, 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. Explore alternative solutions to eliminate the rooftop guard rail.
2. Either revise the proposed signage package to comply with Chapter 30 sign code, or request sign variations.
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, 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.

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June 18, 2019

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, Jake Schmidt, Assistant Planner, Petitioner, DC File 19-047