

## APPROVED

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
JUNE 25, 2019

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

Members Present: John Fitzgerald, Chair  
Kirsten Kingsley  
Ted Eckhardt  
Scott Seyer  
Jonathan Kubow

Members Absent: None

Also Present: Dan Olsen, Watermark Engineering for *McDonalds*  
Joe Kerchner, Lingle Design Group for *McDonalds*  
Joe Bibat, Town & Country Chicago Associates for *Raising Cane's*  
Jeff Cossel, Visconsi Companies for *Raising Cane's*  
Jeff Pountney, ADA Architects for *Raising Cane's*  
LuAron McCormack, *Raising Cane's*  
Steve Hautzinger, Staff Liaison

### REVIEW OF MEETING MINUTES FROM JUNE 11, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF JUNE 11, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. COMMERCIAL REVIEWDC#19-050 – McDonald's – 45 E. Golf Rd.

Joe Kerchner, representing *Lingle Design Group*, and Dan Olson, representing *Watermark Engineering*, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The existing McDonald's restaurant was approved and developed in 1996. The petitioner is currently proposing to update the interior and exterior of the restaurant, as well as modify the site to incorporate a second drive-through lane. This project requires Plan Commission review and Village Board approval to amend the existing Planned Unit Development and Land Use Variation to allow an additional drive-through lane. Because this project is going to the Plan Commission, the role of the Design Commission is limited to building and signage only.

The proposed exterior design is consistent with McDonald's current prototype standards. The existing mansard roof will be removed in its entirety and replaced with new EIFS walls. Fiber cement panels are proposed to highlight the building entrances, and corrugated metal is proposed as an accent at the top of the walls. The existing face brick and clear anodized aluminum storefronts will remain with minor modifications as needed. Overall, the proposed design has a fresh modern appearance. It will be a welcome improvement to the property that will fit in very well in this location.

The proposed wall signs are generally consistent with other McDonald's restaurants in Arlington Heights, with signage on the front wall and on the side wall above the entrance. However, this property is located in an O-T Zoning District where wall signage is not allowed. The existing building has one wall sign and one ground sign which were approved by variation in 1996. The new design includes two additional wall signs (three total) and a canopy sign which are not allowed. The existing ground sign will remain. The petitioner will either need to revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs to be reviewed based on hardship. A preliminary sign variation request has been received by the petitioner and will be a separate review with the Design Commission and final approval by the Village Board.

The existing building has multiple rooftop mechanical units, which will continue to be fully screened by the perimeter parapet walls. A new trash dumpster enclosure is proposed at the southeast corner of the site. The enclosure is proposed to be built with face brick to match the building.

Staff recommends approval of the proposed modifications to the existing restaurant, with a recommendation to either revise the proposed signage to comply with the previously approved variations, or request additional variations from Chapter 30 for the new signs.

The petitioner had no comments at this time.

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

Commissioner Kubow felt the proposed modifications were well designed and fantastic. He asked about any weather issues with the fiber cement panel that appears to go down to the ground where the 'M' is located, and the petitioner replied that the panel would stop 4-6 inches above the ground, and have landscaping in front of it. Commissioner Kubow also asked how the decibel level/sound from the drive-thru would be handled, since the site is adjacent to single-family homes. Mr. Hautzinger explained that the Village encourages having an adjustable volume control on drive-thru speakers, and the petitioner is proposing all new electronic drive-thru signage that the commissioners will have the opportunity to review separately in detail. Commissioner Kubow said that the drive-thru was set back far enough, and given that it is an existing condition on the site, there should be no issues with the sound. He also saw no issue with the sign variations, although he understood that signage would be reviewed separately.

Commissioner Seyer said that the proposed design was nice, and the existing building was in need of a refresh. He pointed out that the main entrance perspective does not match the plan; it shows parking where the drive-thru lane would be located. The petitioner agreed and clarified that the plan is correct and the rendering is incorrect.

Commissioner Seyer had no issue with it either way, and he liked the design and the materials being proposed. He was in favor of the design presented tonight, with the exception of the signage to be reviewed separately.

Commissioner Eckhardt had no issues with the design being proposed for the building. He was also in support of the signage as shown tonight moving forward, and he concurred with the comments made by the other commissioners.

Commissioner Kingsley agreed with the comments already made, and said that the design was nice and a good change for the building. She commented about the trash dumpster enclosure being separate from the building, and encouraged the petitioner to relocate it closer to the building if possible.

Chair Fitzgerald agreed with the comments already made and had no further comments.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *McDONALD'S* LOCATED AT 45 E. GOLF ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 6/3/19, 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. THE COMMISSIONERS EXPRESSED INITIAL SUPPORT OF THE POTENTIAL SIGNS AND SIGN VARIATION REQUEST.
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.

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