

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 10, 2019

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

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

Members Absent: None

Also Present: Peter McGovern, T.P. Carpentry for *1614 N. Chestnut Ave.*
Steve Gawlik, S.G. Architects for *1614 N. Chestnut Ave.*
Mariusz Jamroz, Owner of *811 S. Arlington Heights Rd.*
Thomas Budzik, Architect for *607 E. Davis St.*
Michael Ericksen, Owner of *607 E. Davis St.*
Michelle Forsys, Omega Sign & Lighting for *Taco Bell*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 24, 2019

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 24, 2019. COMMISSIONERS ECKHARDT & KINGSLEY ABSTAINED. MOTION CARRIED.

ITEM 4. SIGN VARIATION REVIEWDC#19-071 – Taco Bell – 1530 W. Algonquin Rd.

Michelle Forys, representing *Omega Sign & Lighting*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Taco Bell recently completed a complete redevelopment of their existing property at 1530 W. Algonquin Road including the construction of a new building, a new parking area and new landscaping. The scope of the project includes all new signage including a new code-compliant ground sign, a code-compliant wall sign on the front (south) facade facing Algonquin Road, and the proposed wall sign on the east wall of the building above the main entrance facing the parking area, which requires a variation because the property only has one street frontage and only one wall sign is allowed per street frontage. The petitioner has submitted a letter stating that the east facing sign is necessary for identifying the main entrance for their customers.

Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to recently approved variations for other similar restaurant businesses with the main entrances located on the side of the building, such as the McDonald's restaurant at 45 E. Golf Road, McDonald's restaurant at 15 E. Dundee Road, and Popeye's restaurant at 7 W. Dundee Road.

Staff recommends the Design Commission recommend approval to the Village Board of the sign variation request for Taco Bell. Mr. Hautzinger added that all sign variation requests are reviewed for final approval by the Village Board.

Ms. Forys had no comments at this time.

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

Commissioner Eckhardt was completely in favor of the sign variation request and felt the signs were tasteful, to scale, and actually quite modest in size. Commissioner Kingsley agreed and said that there is a hardship because of the way the road is shaped, and she felt the sign would help a lot. Commissioner Kubow said the design was fantastic and he was in support of the variation. Commissioner Seyer agreed with the comments made by the other commissioners. Chair Fitzgerald agreed with everything said as well.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR *TACO BELL* LOCATED AT 1530 W. ALGONQUIN ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A, TO ALLOW A 27.7 SF WALL SIGN ON THE EAST WALL OF THE BUILDING FACING THE PARKING AREA WHERE NONE IS PERMITTED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 9/5/19, ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, 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, 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.

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

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