

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
OCTOBER 12, 2021

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

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

Members Absent: Kirsten Kingsley

Also Present: Richard Silverman, MJK Real Estate *for Chipotle*
Mark Battista, Rohrman Auto Group *for Lexus of Arlington*
Lucian Lange, Reitan Architects *for Lexus of Arlington*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FOR SEPTEMBER 28, 2021

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 28, 2021. ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger apologized for the technical issues with the Village's overhead projector, making it impossible to project the documents and drawings for the projects being reviewed tonight. He added that paper copies of the documents and drawings were available for viewing.

ITEM 1. COMMERCIAL RE-REVIEWDC#21-056 – Chipotle – 600 E. Rand Rd.

Richard Silverman, representing *MJK Real Estate*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new free-standing Chipotle fast casual restaurant at the Southpoint shopping center. This project was reviewed by the Design Commission on September 28, 2021, at which time the Design Commission CONTINUED the project for re-review due to concerns regarding the proposed design.

Mr. Hautzinger summarized comments and feedback from the September 28 meeting. The proposed design is based on Chipotle's prototype drive-through building design. However, overall, it is quite plain and lacking detail. Staff recommended additional design development to create additional architectural interest. Examples of similar completed Chipotle restaurants were provided for reference. Staff suggested incorporating the continuous wrapping storefront feature as seen on the Chipotle in Plano, Texas. A continuous canopy shade feature was also suggested as a possible design feature. The Design Commissioners agreed that the design was lacking, especially the front (north) elevation, and further design development was required, with the following comments:

- The pilasters between the storefront windows look too heavy. The continuous wrapping storefront detail as seen in Plano, Texas and Countryside, Illinois was encouraged.
- It was suggested to bring the upper wall material down in some locations to add interest to the design.
- It is expected that four wall signs will not be approved, so additional detailing of the upper walls was encouraged especially on the walls that will not have signage.

In response to the Design Commission's comments on September 28, the petitioner made the following changes to the design:

- The upper wall material has been changed from EIFS to a modular fiber cement panel system by Nichiha, and the material has been brought down to grade at the southwest corner of the building.
- The EIFS piers between the windows have been omitted, and a continuous wrapping storefront system has been added.
- Two of the four proposed wall signs have been omitted.
- The doors on the rear of the building have been changed to aluminum with glass to match the storefronts.

Staff felt that the change to Nichiha wall panels is a nice upgrade from EIFS that adds detail and interest to the design. Additionally, the narrow piers at the storefront create the appearance of a continuous wrapping storefront which is also a nice design enhancement. Overall, the design looks much better than the previous submittal. The only comment on the revised design is that the upper wall material extending down at the southwest corner has an odd proportion. It is recommended to extend the upper wall material down to grade in the middle of each side wall, leaving the rear corners and rear wall as dark EIFS, similar to the Chipotle restaurant in Countryside, Illinois.

The revised design is now showing only two wall signs. Per code, only one wall sign is allowed per street frontage, so the second wall sign is not allowed. However, sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants.

With these comments, Staff recommends approval of the design.

Chair Kubow asked if the petitioner had any comments at this time. Mr. Silverman thanked the commissioners for looking at the design again for the new Chipotle building. They want the building upgraded from an architectural standpoint by changing materials, more storefront, more glass, more architectural features. He still believed that Chipotle will be requesting 4 signs for the building, which is why the building is still designed the way it is. He was open to any questions from the commissioners.

Mr. Hautzinger said the petitioner provided an additional revision today, which was printed and given to the commissioners tonight. This revision includes a change to the way the upper wall material is coming down; it now comes down the sides instead of in the back corner. Staff felt this was a better solution and recommends approval of that option. **Mr. Silverman** clarified that they are asking for approval of the latest revision that includes the change of where the panels come down.

The commissioners summarized their comments. **Commissioner Eckhardt** greatly appreciated the revisions that were made in response to the commissioners' previous comments, and the upgrade of material to the cement panels. He really liked that change. He also agreed with Staff on the most recent revision to the pattern of the fiber cement panels that now turn the corner nicely. He asked Staff if the commissioners should be commenting tonight on the signs shown on the building. **Mr. Hautzinger** said a formal sign variation request has not been received yet; however, the commissioners could provide preliminary feedback tonight on the signs being shown. He clarified that one wall sign is allowed per code, and any additional wall signs will require variations. **Commissioner Eckhardt** reiterated that he liked the revised building design presented tonight, and felt that having only one sign on a free-standing building like this would be a hardship. He had no issue with the building having 2 wall signs.

Commissioner Fitzgerald liked the changes that were made to the design and felt the building looked great. He was fine with the submitted design or the revision received tonight.

Commissioner Seyer appreciated the petitioner listening to the commissioners' comments and making the changes being presented. He liked the change in material and also the change in the storefront. He strongly preferred the building design shown in the drawings received and dated today, October 12, 2021.

Chair Kubow agreed with the comments made, and really appreciated the petitioner turning the design around so quickly and taking into account the comments previously made by the commissioners. He commended Staff again for their comments on the revised design and the additional revision made by the petitioner as a result, which he felt was a vast improvement. He loved the panels that come down the middle of the storefront, and said that the Nichiha panel system is a solid product and good decision long term. He had no further comments.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER SEYER, TO RECOMMEND APPROVAL OF THE PROPOSED ARCHITECTURAL DESIGN FOR *CHIPOTLE* LOCATED AT 600 E. RAND ROAD. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE REVISED ELEVATIONS AND RENDERINGS DATED AND RECEIVED 10/12/21, 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. 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.

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