

STAFF DESIGN COMMISSION REPORT

PROJECT INFORMATION:

Project Name: Chipotle
Project Address: 600 E. Rand Road
Prepared By: Steve Hautzinger

Date Prepared: September 21, 2021

PETITION INFORMATION:

DC Number: 21-056
Petitioner Name: Richard Silverman
Petitioner Address: MJR Southpoint Real Estate Housing
1622 Willow Road, Suite 201
Northfield, IL 60093
Meeting Date: September 28, 2021

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 the Southpoint 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 Chipotle fast casual restaurant at the Southpoint shopping center. The proposed restaurant will be located in an existing parking area facing Palatine Road, adjacent to the existing Olive Garden restaurant. 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, landscaping, and an adjacent future outlot building.

Architectural Design:

The proposed design is based on Chipotle's prototype drive-through building design. Overall, the proposed design is quite plain and lacking detail. Additional design development is recommended to add additional architectural interest. Examples of similar completed Chipotle restaurants have been provided for reference. Both of the examples have an overall simple appearance, but the design of the building in Plano, Texas includes a continuous wrapping storefront feature that adds architectural interest to the design. A continuous canopy shade feature could also be considered as an additional design feature.

Signage:

The proposed design includes four wall signs, one on each wall of the building. Per code, only one wall sign is allowed per street frontage, so the three additional wall signs are not allowed. Sign variations have previously been approved to allow a second wall sign at similar drive-through restaurants, but four wall signs is excessive.

Mechanical Equipment Screening:

The proposed building has two rooftop mechanical units, which are required to be fully screened from public view. The building design includes a continuous parapet wall which is an ideal way to screen the rooftop equipment. Utility meters on the west wall will be screened from view landscaping.

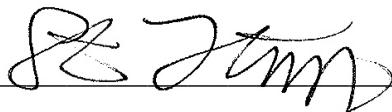
Trash Dumpster Screening:

One trash dumpster enclosure is proposed to be built behind the building with gray colored split-face CMU and gray PVC gates. The gray colored materials coordinate well with the proposed gray EIFS building.

RECOMMENDATION:

It is recommended that the Design Commission **evaluate** the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the plans received 9/14/21, material list received 7/31/21, material samples received 8/30/21, 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. Additional design development is recommended to add more architectural interest to the design. Consider incorporating a continuous wrapping storefront feature as seen on the example project in Plano, Texas. A continuous canopy shade feature could also be considered as an additional design feature.
2. Either revise the proposed wall signs 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.



September 21, 2021

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, Sam Hubbard, Development Planner, Petitioner, DC File 21-056