

## STAFF DESIGN COMMISSION REPORT RE-REVIEW

### PROJECT INFORMATION:

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

**Date Prepared:** September 21, 2021  
**Date Revised:** October 6, 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  
**Re-Review Meeting Date:** October 12, 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.

### September 28, 2021 Design Commission Meeting:

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. Staff reported that the proposed design is based on Chipotle's prototype drive-through building design. However, overall, the proposed design 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 as follows:

- 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.

**Project Update:**

In response to the Design Commission's comments on September 8, the petitioner has 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 Comments:**

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.



Image 1. Chipotle restaurant in Countryside, Illinois.

**Signage:**

The revised design includes 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.

**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.

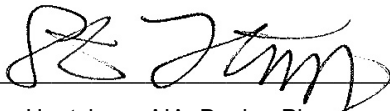
**Trash Dumpster Screening:**

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 **approve** the proposed architectural design for Chipotle located at 600 E. Rand Road. This recommendation is subject to compliance with the revised elevations and renderings received 10/4/21, 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. A requirement to revise the upper wall material extending down to grade to be 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.
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.



October 6, 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