

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MAY 24, 2022

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

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

Members Absent: Scott Seyer

Also Present: Jack Scapin, Owner of *1206 N. Harvard Ave.*
Robby Whitehead, Olympic Signs for 85 W. Algonquin Rd.
Geraldine Cretacci, Owner of *March Animal Hospital*
Steve Hautzinger, Planning Staff Liaison

REVIEW OF MEETING MINUTES FOR APRIL 12, 2022

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE MEETING MINUTES OF APRIL 12, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEW**DC#22-022 – 85 W. Algonquin Rd.**

Robby Whitehead, representing *Olympik Signs* was present on behalf of the project.

Mr. Hautzinger summarized Staff comments. This is a sign variation request to allow a new wall sign. The subject property is an existing six-story office building located between the I-90 tollway on the south, and Algonquin Road on the north. Per Chapter 30 sign code, for multi-story buildings with a shared common entrance, only one wall sign is allowed at the top of the building per street frontage. The subject property already has a “Derick Dermatology” wall sign located at the top of the building on the southeast wall facing the I-90 tollway. The petitioner is proposing a wall sign for American Community Bank to be located at the top of the building on the southwest wall facing the I-90 tollway. American Community Bank will be on the fifth floor with 7,000 sf of office space to start and options to potentially expand. Since only one wall sign is allowed per code, a sign variation is required to allow two wall signs facing the I-90 tollway.

1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

The petitioner has submitted a letter addressing the sign variation criteria, stating that American Community Bank needs the wall sign to identify their business and their location. They feel the orientation of the building creates a unique hardship, and the wall sign is within the character of the building and surrounding similar buildings and signage.

Staff agrees that the angled orientation of the building is a unique situation which creates two walls with good visibility from the I-90 tollway. Staff also agrees that the proposed wall sign fits well with the character of the building and the surrounding context. The square footage of the proposed sign complies with 25% of the signable wall area, and Staff has no objections.

Staff recommends the Design Commission recommend **approval** to the Village Board for the following sign variations for 85 W. Algonquin Road:

1. A variation from Chapter 30, section 30-402.b Number, to allow two wall signs at the top of the building facing the I-90 tollway, where only one wall sign is allowed per street frontage.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 208.1 sf wall sign facing the I-90 tollway, where 0 sf is allowed.

This recommendation is subject to compliance with the plans received 4/22/22, Federal, State, and Village Codes, regulations, and policies, and 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, 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 architect/homeowner/builder’s responsibility to comply with the Design Commission approval and ensure that building permit plans comply with all zoning code, building permit and signage

requirements.

Mr. Whitehead said that he represents Olympik Signs which is a 40-year old sign company that does a lot of work in this community. The existing building is unique in the way it is orientated with the street frontage and they are trying to get some exposure from I-90 and to the community. The wall sign being proposed is similar to other signs in the area.

The commissioners summarized their comments. **Commissioner Kingsley** saw the hardship for the petitioner and felt there was no issue with having a second wall sign on the building, it would only help. She said the wall sign was nicely designed and proportioned, although she suggested making the sign left-justified on the building to give more separation from the existing Derick Dermatology wall sign. **Commissioner Kingsley** felt the proposed wall sign will be an asset for the new client in the building. **Commissioner Eckhardt** was fine with the proposed new wall sign and variations requested. **Commissioner Fitzgerald** was also fine with the wall sign because of the angle of the building along I-90. **Chair Kubow** agreed and had no further comments.

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

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR 85 W. ALGONQUIN ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.B NUMBER, TO ALLOW TWO WALL SIGNS AT THE TOP OF THE BUILDING FACING THE I-90 TOLLWAY, WHERE ONLY ONE WALL SIGN IS ALLOWED PER STREET FRONTAGE.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 208.1 SF WALL SIGN FACING THE I-90 TOLLWAY, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 4/22/22, 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, 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.

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

Mr. Hautzinger said that Staff will be in contact with the petitioner regarding the scheduling of the variation request before the Village Board, which will be the next step.