

APPROVED

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 27, 2022

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

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

Members Absent: Jonathan Kubow, Chair

Also Present: Keith Ginnodo, Kingsley-Ginnodo Architects for *817 N. Hickory Ave.*
Jacob Dewey, Owner of *817 N. Hickory Ave.*
Bobbi Taylor, Warren Johnson Architects for *2071 & 2081 N. Ridge Ave.*
Carmela Menna, Omega Sign for *At Home*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR SEPTEMBER 13, 2022

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 13, 2022. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 3. SIGN VARIATION REVIEW**DC#22-055 – At Home Store – 750 E. Rand Rd.**

Carmela Menna, representing *Omega Sign* was present on behalf of the project.

Mr. Hautzinger presented Staff comments. At Home is a new retail store moving into the vacant space formerly occupied by Bif Furniture at the Southpoint Shopping Center. The existing building will be completely remodeled with a new facade, which was approved by the Design Commission on April 12, 2022. At this time, the petitioner is planning new wall signs for the building including a primary "At Home" wall sign above the main entrance, a secondary "At Home" wall sign on the north wall, a "The Home Décor Superstore" wall sign, and four illuminated logo wall sconces which are also considered to be wall signs. Per Chapter 30 sign code, only one wall sign is allowed due to only one street frontage, so the following variations are required to allow the additional wall signage:

1. A variation from Chapter 30, section 30-402.a Number, to allow six wall signs on the west wall of the building facing Rand Road, where only one wall sign is allowed.
2. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 104 sf wall sign on the west wall of the building facing Rand Road, where 0 sf is allowed.
3. A variation from Chapter 30, section 30-403.a Dimensions, to allow four 5.8 sf logo light sconce wall signs on the west wall of the building facing Rand Road, where 0 sf is allowed.
4. A variation from Chapter 30, section 30-402.a Number, to allow one wall signs on the north wall of the building facing Palatine Road, where zero wall signs are allowed.
5. A variation from Chapter 30, section 30-403.a Dimensions, to allow a 143 sf wall sign on the north wall of the building facing Rand Road, where 0 sf is allowed.

The petitioner has submitted a letter stating the need for the additional signage is primarily due to visibility concerns from the surrounding roads.

Overall, Staff feels that the proposed wall signs are nicely designed and fit comfortably on the large building. The proposed 143 sf wall sign on the north wall of the building will have very limited visibility, but Staff does not object to the sign if the petitioner feels it will be helpful. Staff also does not object to the four logo light sconces, which are subtle and add interest to the overall storefront design. After comparing the proposed wall signs to other similar large retail stores in the area, Staff feels that the requested amount of signage is appropriate for the size of the store and setback from the road, especially considering that the 143 sf wall sign on the north wall will have such limited visibility. Staff recommends approval as submitted.

Ms. Menna said that the petitioner asked her to reiterate how excited they are to be coming to Arlington Heights and this location, and they are hopeful that more businesses will come to this area of the shopping center. She welcomed questions and comments from the commissioners.

The commissioners summarized their comments. **Commissioner Fitzgerald** said that the signs are nicely designed and the light fixtures are whimsical, which is one of the reasons why there are variations. He liked the sign over the main entrance and he completely understands the need for the wall sign on the north elevation because the building is set back so far from the street. He asked if there would be a monument sign along the road for the new store, or a tenant sign added to the existing ground sign for the shopping center, and Ms. Menna replied that the landlord is handling the request for a new monument sign, and new tenant panels will be added to the 3 existing ground signs. **Commissioner Fitzgerald** asked Staff for clarification that the second sign proposed on the front facade is in keeping with other stores in the area, and Mr. Hautzinger said that overall, the signage proposed for At Home does not stand out as being out of line with signage for similar large stores in Arlington Heights. Some other stores also have supplemental secondary wall signage such as Floor & Décor which has "Tile – Wood - Stone" signs. The total square footage of wall signage requested is reasonable, especially considering that the sign on the north wall will have suvh limited visibility.

Commissioner Fitzgerald said he was okay with the variations because this is a very unusual corner and the building is not parallel to the street, which makes it difficult to see from Palatine Road. **Commissioner Kingsley** agreed with everything said by Commissioner Fitzgerald. **Commissioner Seyer** agreed as well, but added that he is concerned about the color temperature of the lighting for the signs, because white letters with the wrong temperature lighting will look awful. He asked if the Village has requirement for the color temperature of lighting for signage and **Mr. Hautzinger** replied that he is only aware of a brightness limitation for signage in the code. **Ms. Menna** said the signage will have standard LED lights that are more of a cool light that will bring out the brightness of a white. **Commissioner Seyer** said that color temperatures above 6000k will start to look blue, and he wants to protect that the white letters of the signage will look good. **Acting Chair Eckhardt** suggested adding this concern to the motion. **Ms. Menna** said the signage being proposed will be provided by At Home and will be fabricated to comply with their national brand standards, which every At Home store is required to have.

Acting Chair Eckhardt concurred with the commissioners on their comments, and he asked if the little blue At Home sconces will blink or have movement in any way, and **Ms. Menna** said no.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION REQUEST FOR AT HOME LOCATED AT 750 E. RAND ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW SIX WALL SIGNS ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE ONLY ONE WALL SIGN IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 104 SF WALL SIGN ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.
3. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW FOUR 5.8 SF LOGO LIGHT SCONCE WALL SIGNS ON THE WEST WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.
4. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW ONE WALL SIGNS ON THE NORTH WALL OF THE BUILDING FACING PALATINE ROAD, WHERE ZERO WALL SIGNS ARE ALLOWED.
5. A VARIATION FROM CHAPTER 30, SECTION 30-403.A DIMENSIONS, TO ALLOW A 143 SF WALL SIGN ON THE NORTH WALL OF THE BUILDING FACING RAND ROAD, WHERE 0 SF IS ALLOWED.

THIS RECOMMENDATION IS BASED ON THE PLANS RECEIVED 7/21/22, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING CONDITIONS:

1. A CONFIRMATION THAT THE LIGHTING QUALITY AND COLOR WILL MATCH THAT OF 'AT HOME' STANDARDS, SUBMITTING TO STAFF A PHOTO OF EXISTING INSTALLATIONS THAT MEET THAT STANDARD OF APPROVAL.
2. 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.

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

SEYER, AYE; KINGSLEY, AYE; FITZGERALD, AYE; ECKHARDT, AYE.

ALL WERE IN FAVOR. MOTION CARRIED.

Mr. Hautzinger said that this approval is a recommendation to the Village Board, which is the final review and approval for sign variations. Staff will work with the petitioner to schedule that meeting.

ITEM 4. OTHER BUSINESS

Acting Chair Eckhardt said that the Alan Bombick award presentation is scheduled for October 25, 2022, and Mayor Hayes and Trustee Schwingbeck have confirmed their attendance. He asked Staff to reach out to other Village Trustees with the invitation.

Public Comment

There was no public comment from the audience.

Commissioner Seyer said that the order of review with regards to public comment appears to have changed recently, with the commissioners' comments being given before the public comment. He preferred to hear what the public has to say about projects first, which sometimes include things he has not thought of, before the commissioners give their comments. The other commissioners agreed and Acting Chair Eckhardt said he could see it going either way. Mr. Hautzinger said that the general meeting structure for Design Commission meetings has the public comment after the commissioners comments; however, a change of order could be made if Chair Kubow agrees. He felt that the goal of the current format is to have one public comment session.

Mr. Moen suggested making the motion first, with any recommendations or requirements, then public comments followed by commissioner comments. It would be a lot quicker than a lot of discussion to try to craft the perfect motion.

Acting Chair Eckhardt understood Mr. Moen's suggestion, but felt that it could cause confusion. Commissioner Kingsley said that for her it would be really difficult as a commissioner to put a motion on the table without hearing the public first, and she liked the order of comments suggested by Commissioner Seyer tonight. Mr. Hautzinger said that often there are components of a motion that develop through the discussion that commissioners have leading up to making a motion, so he recommended continuing to make the motion at the end of the discussions. Commissioner Seyer felt the majority of public present at these meetings come with an issue to raise, and he wanted to hear their comments before the commissioners render an opinion. Acting Chair Eckhardt asked Staff to talk with Village legal counsel regarding the meeting sequence. His preference at this time was to go in the direction of public comment before commissioner comments.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER KINGSLEY, TO
ADJOURN THE MEETING AT 7:40 P.M.

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