

DRAFT

MINUTES OF THE VILLAGE OF ARLINGTON HEIGHTS DESIGN COMMISSION

HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 13, 2023

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

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

Members Absent: Jonathan Kubow, Chair

Also Present: Robert Lisk, Lisk Homes for *739 N. Belmont Ave.*
Ken Bucyk, Design Group Signage for *Chipotle Mexican Grill*
Steve Hautzinger, Planning Staff

REVIEW OF MEETING MINUTES FOR MAY 23, 2023

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER SEYER,
TO APPROVE THE MEETING MINUTES OF MAY 23, 2023. ALL WERE IN FAVOR. MOTION
CARRIED.

ITEM 2. SIGN VARIATION REVIEW**DC#23-021 – Chipotle Mexican Grille – 711 E. Palatine Rd.**

Ken Bucyk, representing *Design Group Signage*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Chipotle is currently in the process of constructing a new restaurant building at 711 E. Palatine Road, located within the Southpoint Shopping Center. The building faces Palatine Road. Per code, only one wall sign is allowed per street frontage, and a code compliant wall sign is currently installed on the north wall of the building facing Palatine Road. The petitioner is requesting a variation to allow a second wall sign on the west side of the building facing Chipotle's parking area. The petitioner has submitted a letter stating that the proposed west facing wall sign is necessary to improve the visibility of the restaurant primarily to people and cars traveling through the Southpoint Shopping Center along the main internal access drive.

Staff does not object to the proposed additional wall sign due to the unique location of this building with customers approaching the restaurant from different directions. Additionally, the proposed wall sign is modest in size based on the size of the building, and the requested variation is similar to other recently approved variations for similar restaurant businesses such as Taco Bell at 1530 W. Algonquin Road, McDonald's restaurant at 45 E. Golf Road, McDonald's restaurant at 15 E. Dundee Road, and Popeyes restaurant at 7 W. Dundee Road. The only comment on the design is that the sign looks off balance and crowded into the corner of the west elevation as currently proposed. Staff recommends approval of the sign variation request, with a recommendation that the sign be centered above the west storefront windows for a more balanced appearance.

Mr. Bucyk saw no problem with moving the wall sign, however, he thought the sign would look better if it was the same distance from the corner of the building as the existing wall sign on the front, which would be off-center on the storefront, slightly closer to Palatine Road. He said that when approaching the building from the south, if you miss the turn behind the building, then you end up on the Palatine frontage road. Therefore, the additional wall sign is needed to prevent this.

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

Commissioner Fitzgerald was in support of a second wall sign and liked the petitioner's suggestion to move the sign on the west elevation to be the same distance from the corner of the building as the wall sign on the north elevation.

Commissioner Kingsley said it was really important to have a second wall sign on this building and she was in support of the variation request. She was okay with the wall sign being located where it is currently proposed, because the site lines are good and the sign location indicates where the front door is. She appreciated the petitioner's suggestion to move the wall sign closer to the edge of the building to be consistent with the other wall sign, but that would result in the sign being slightly off-centered; therefore, she preferred the wall sign to be where it is proposed, otherwise it should be centered.

Commissioner Seyer agreed with the need for a second wall sign and recommended the location of the sign be studied to determine the maximum visibility from both Rand Road and from Palatine Road.

Acting Chair Eckhardt said the purpose of the second wall sign is that it be seen by visitors to the restaurant. He liked the suggestion about the equal distance from the corner, but he agreed with Commissioner Seyer's comment that the best sight line location for the wall sign should be studied and determined.

Mr. Bucyk preferred the sign location as submitted because the adjacent Olive Garden building is closer to Palatine Road. However, the sign on the west is more for the internal road through the shopping center, he preferred the second wall sign be equally spaced with the front; however, most important to them is that there is a second wall.

A MOTION WAS MADE BY COMMISSIONER SEYER, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE FOLLOWING SIGN VARIATION FOR *CHIPOTLE MEXICAN GRILL* LOCATED AT 711 E. PALATINE ROAD:

1. A VARIATION FROM CHAPTER 30, SECTION 30-402.A NUMBER, TO ALLOW A 38 SQUARE FOOT WALL SIGN ON THE WEST WALL OF THE BUILDING FACING THE PARKING AREA, WHERE NONE IS PERMITTED.

THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS RECEIVED 4/24/23, FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, AND THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE PLACEMENT OF THE WALL SIGN BE STUDIED TO DETERMINE THE MAXIMUM VISIBILITY FROM BOTH RAND ROAD & FROM PALATINE ROAD.
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.

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

Mr. Hautzinger advised the petitioner that the Design Commission is a recommending body to the Village Board for sign variations, and the project still requires final review by the Village Board. He will coordinate with the petitioner about the scheduling of that Village Board review.