

DRAFT

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
JUNE 23, 2015**

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

Members Present: Ted Eckhardt, Chair
John Fitzgerald
Jonathan Kubow
Alan Bombick

Members Absent: Anthony Fasolo

Also Present: Maqbool Khan for *Shell Gas Station*
Larry Jones, Kieffer & Co. for *Holiday Inn Express*
Bob Horne, Torburn Partners for *Northwest Crossings*
Steve Bauer, Meltzer, Purtil & Stelle LLC for *Northwest Crossings*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JUNE 9, 2015

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE MEETING MINUTES OF JUNE 9, 2015. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. SIGN VARIATION REVIEW

DC#15-067 – Holiday Inn Express – 2111 S. Arlington Heights Road

Mr. Larry Jones, representing *Kieffer & Co.* was present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The subject property is a newly established Holiday Inn Express hotel which is currently completing interior and exterior building renovations of the previous use as a Jameson Suites Hotel. The exterior renovations received Design Commission approval on September 24, 2013. The Holiday Inn Express is relocating from their previous location across the street at 2120 S. Arlington Heights Road, which has now been converted to a Comfort Inn hotel. The petitioner is proposing to re-use the existing “Holiday Inn Express” wall sign from the original location and install it at their new location.

The complete sign package at the subject site includes a new code compliant ground sign facing Arlington Heights Road, a new code compliant wall sign facing Arlington Heights Road, and the proposed re-used wall sign to be located above the main building entrance facing the parking area. Only one wall sign is allowed per street frontage, which is the reason for the previously approved and current sign variation requests. The original sign variation request was for Bradbury Suites Hotel to allow a second wall sign, 64 sf in size, located on the south wall of the building. The variation was approved in 1988, per Ordinance 88-53. At this time, Holiday Inn Express is requesting to amend the original variation to allow a 106.5 sf wall sign.

Mr. Hautzinger stated that the petitioner submitted a letter addressing the hardship criteria and Staff recommends approval of the proposed signage based on the following:

1. The main entrance of the hotel is on the south elevation, so the need for a sign to call attention to the building entrance is reasonable, and a variation was previously approved to allow a sign on the south wall.
2. Reuse of the existing sign is a good, sustainable practice which avoids the need to fabricate a new sign, and it fits nicely on the new façade.
3. A similar sign variation request was previously approved for the hotel across the street at 2120 S. Arlington Heights Road, which allowed a total of three wall signs where there is only one street frontage. Recently, sign permits have been approved for the new Comfort Inn hotel to have two wall signs at this location, one sign will face Arlington Heights Road and one sign will be on the south wall facing the parking area.
4. The total square footage of signage proposed (252.5 sf) is less than the total allowed by code (259 sf), including the previous sign variation approval.

Mr. Jones said they have worked with Staff regarding their comments presented tonight. He pointed out that they are under the total square footage allowed for the property, with the two

wall signs and one ground sign being proposed. He also reiterated that one of the existing wall signs is being re-used from the previous location across the street.

Commissioner Kubow had no problem with the variation request; the signs being proposed were clean, looked good and were within the total square footage allowed by code. He felt the wall signs were a necessity for the business and would be very helpful. He was in favor of the variation request.

Commissioner Bombick agreed and felt the large wall sign on the south elevation was essential from the expressway to be visible, and commented that the 'Jameson' sign was too small and hardly visible, even though it was justified towards the road on the south elevation.

Commissioner Fitzgerald agreed with everything said and in addition, he commented that the building was looking very nice.

Chair Eckhardt also agreed and pointed out that the proposed wall sign is comprised of three separate elements, with brick and air space in between each element, and because of how signs are measured in the sign code with one rectangle around the entire sign, he has no issue with the additional 40 sf being requested.

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER BOMBICK, TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF TRUSTEES, A SIGN VARIATION REQUEST FOR *HOLIDAY INN EXPRESS* LOCATED AT 2111 S. ARLINGTON HEIGHTS ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH PLANS RECEIVED 6/5/15, FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **A VARIATION TO AMEND A PREVIOUSLY APPROVED SIGN VARIATION TO ALLOW A 106.5 SF WALL SIGN ON THE SOUTH WALL FACING THE PARKING AREA, WHERE THE PREVIOUSLY APPROVED SIGN VARIATION ALLOWED A 64 SF WALL SIGN ON THE SOUTH WALL FACING THE PARKING AREA.**
2. **THIS REVIEW DEALS WITH THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR 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.**

Commissioner Kubow commented that re-use of the existing wall sign from the previous hotel

location was a fantastic idea.

**KUBOW, AYE; BOMBICK, AYE; FITZGERALD, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. THE MOTION CARRIED.**

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