

DRAFT

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 6, 2017

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald

Members Absent: Kirsten Kingsley
Jonathan Kubow

Also Present: Michael Brito-Amador for *Mago Grill & Cantina*
Anthony Massarelli, Owner of *845 S. Bristol Ln.*
George Evangelopoulos, Architect for *845 S. Bristol Ln.*
Scott Nielsen, Fairfield Homes for *919 N. Fernandez Ave.*
Chris Russo, ALA Architects for *919 N. Fernandez Ave.*
Joe Labelle, Rize Properties for *948 N. Fernandez Ave.*
Chris Russo, ALA Architects for *948 N. Fernandez Ave.*
Brent Widler, Architect for *828 N. Forrest Ave.*
Megan Carlson, Owner of *828 N. Forrest Ave.*
Tomasz Augusta, Avas Atelier Design for *905 W. Maude Ave.*
Agnes Piersa, Owner of *905 W. Maude Ave.*
Kris Shirley, Brentwood Development for *1111 W. Maude Ave.*
Alex Pereira, UP Development for *Heart's Place*
Therese Thompson, Cordogan, Clark & Associates for *Heart's Place*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 14, 2017

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MARCH 14, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER FASOLO, TO MOVE PROJECT DC#17-025, MAGO GRILL & CANTINA, TO THE BEGINNING OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 1. SIGN VARIATION REVIEWDC#17-025 – Mago Grill & Cantina – 115 W. Campbell St.

Michael Brito-Amador, representing *Mago Grill & Cantina*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is seeking a variation from Chapter 30, section 30-201.h.4 Number, to allow two wall signs where only one is allowed, and a variation from Chapter 30, section 30-201.h.3 Wall Signs, to allow a 9 sf wall sign, where 0 sf is allowed. The existing Mago Grill & Cantina restaurant is located in the first floor of the Metropolis building in the Downtown. The Metropolis building has two tenant spaces facing Campbell Street that are separated in the middle by a main common building entrance. Mago currently occupies the west tenant space, and they have recently expanded into the east tenant space (formerly Z Spa). The existing Mago restaurant has two awnings above their storefront windows, and a 9 sf wall sign on the center brick pier. The petitioner is proposing to use the same signage on the new east side of their restaurant, where awnings are permitted by code, but a second wall sign for the same business on the same street frontage is not allowed.

The existing awnings are proposed to be updated with new graphics, which is nicely designed, and code compliant. The existing Mago wall sign has a brown background, and it is proposed to be refaced with a colorful new sign on a white background. The existing Z Spa wall sign is proposed to be updated with a matching white Mago sign. The petitioner has submitted a letter addressing the above criteria, with the primary hardship identified as the need to create signage reflecting that the two spaces are owned and operated by one individual business.

Staff agrees with the proposed variations for the following reasons:

- The shared common building entrance divides the restaurant into two halves which is a unique situation that is not self-created. The expanded restaurant is completely separated by the main building entrance and lobby. This situation is substantially different and unique from other establishments with only one street frontage.
- The proposed signage is nicely designed and fits the character of the Downtown.
- The size of the two wall signs combined is well under the allowable sign size for just one of the tenant spaces.

Staff recommends approval of the sign variation requests as proposed.

Mr. Amador had no comments to add to Staff's presentation.

Commissioner Fitzgerald was okay with the variation request because of the unusual situation with the restaurant being divided by a hallway. Commissioner Fasolo agreed with all of the comments made by Staff and recommended approval as submitted. Chair Eckhardt agreed with the comments made by the other commissioners.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

Joe Keefe, Executive Director for Metropolis Performing Arts Centre, said that they are also a first-floor tenant in the Metropolis building with Mago, and fully support the sign variation request being made. They feel the new signage will beautify the front of the building and will be a vast improvement to the previous signage.

There were no further comments.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER FITZGERALD, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE SIGN VARIATION REQUEST FOR *MAGO GRILL & CANTINA* LOCATED AT *115 W. CAMPBELL STREET*, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS RECEIVED 2/23/17, 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 VARIATION FROM CHAPTER 30, SECTION 30-201.h.4 *NUMBER*, TO ALLOW TWO WALL SIGNS WHERE ONLY ONE IS ALLOWED.
2. A VARIATION FROM CHAPTER 30, SECTION 30-201.h.3 *WALL SIGNS*, TO ALLOW A 9 SF WALL SIGN, WHERE 0 SF IS ALLOWED.
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, 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 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.
4. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

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