

DRAFT

MINUTES OF  
THE VILLAGE OF ARLINGTON HEIGHTS  
DESIGN COMMISSION MEETING  
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING  
33 S. ARLINGTON HEIGHTS RD.  
AUGUST 8, 2017

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

Members Present: Ted Eckhardt, Acting Chair  
Aaron Coon  
Kirsten Kingsley

Members Absent: John Fitzgerald  
Jonathan Kubow

Also Present: Robert Lisk, DRH Cambridge Homes for *225 S. Waterman Ave.*  
Don Meyers, Vital Signs USA for *Popeye's Restaurant*  
Mike Henderson, STR Partners for *Greenbrier School*  
Ryan Schultz, School District 25 for *Greenbrier School*  
Mark Hopkins, HKM Architects for *Sigwalt Apartments*  
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JULY 11, 2017

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF JULY 11, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO APPROVE THE MEETING MINUTES OF JULY 25, 2017. ALL WERE IN FAVOR. THE MOTION CARRIED.

**Acting Chair Eckhardt** explained that with 2 commissioners not here tonight, a unanimous vote from all 3 commissioners is required for approval of a project tonight. Petitioners have the option to continue their project to a future meeting when more commissioners are present.

ITEM 3. SIGN VARIATION REVIEWDC#17-086 – Popeye’s Restaurant – 7 W. Dundee Rd.

Don Meyers, representing *Vital Signs USA*, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. Popeye’s Restaurant recently completed an exterior renovation/update to their existing restaurant located at 7 W. Dundee Road. The renovation included demolition of an atrium seating area on the front of the building and façade updates consistent with Popeye’s new prototype standards. As part of the renovation, all signage is being updated to the current brand standards, including a wall sign on the front (north) façade facing Dundee Road, an existing ground sign update, and the requested wall sign on the west building wall.

The petitioner is seeking a variation from Chapter 30, section 30-402 Number, to allow one wall sign on the west side of the building, facing the parking area, where zero wall signs are allowed, and a variation from Chapter 30, section 30-403a Dimensions, to allow a 25 sf wall sign on the west side of the building, facing the parking area, where zero sf is allowed.

The existing wall sign on the west side of the building received a building permit in 1997, but a sign variation was never granted to allow the sign. Therefore, the existing sign is legal non-conforming, and per the sign code, it is not allowed to be replaced with a new sign. The existing sign is 31.5 sf, and the proposed new sign will be a smaller 25 sf sign.

The petitioner has submitted a letter stating that the west facing sign is crucial for visibility and for identifying the main entrance for their customers. Staff agrees that the proposed wall sign is useful to draw attention to the main entrance. The requested variation is similar to previously approved sign variations for similar businesses such as McDonald’s restaurant at 15 E. Dundee Road which received a sign variation approval in 2013 for a 14 sf wall sign on the side wall of the building adjacent to the entrance. A sign on Popeye’s west wall has existed for 20 years, and the new sign will be 6.5 sf smaller than the old sign. Staff recommends approval.

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

Mr. Meyers said that they are looking to put a sign at the main entrance on the west elevation. The sign will be non-illuminated and meets code for size.

Commissioner Coon liked the new signage better than the previous signage, and asked if the wall sconces above the sign serve to light the sign. Mr. Meyers replied that wall sconces are located around the building and also help to light the signage. Commissioner Kingsley agreed that the new signage is better designed than the previous signage, and she understood the hardship for needing signage at the entrance on the west elevation. She had no issue with the variation request. Acting Chair Eckhardt agreed with the other commissioners; the sign is fine and necessary as a wayfinding device. He also felt it was a better designed sign than the previous, and he was in support of the variation request.

**A MOTION WAS MADE BY COMMISSIONER KINGSLEY, SECONDED BY COMMISSIONER COON, TO RECOMMEND TO THE VILLAGE BOARD OF TRUSTEES, APPROVAL OF THE SIGN VARIATION REQUEST FOR POPEYE’S RESTAURANT LOCATED AT 7 W. DUNDEE ROAD, AS SUBMITTED. THIS RECOMMENDATION IS SUBJECT TO COMPLIANCE WITH THE PLANS DATED 3/6/17 AND RECEIVED 6/22/17, 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 30-402 NUMBER, TO ALLOW ONE WALL SIGN ON THE WEST SIDE OF THE BUILDING, FACING THE PARKING AREA, WHERE ZERO WALL SIGNS ARE ALLOWED.**

2. A VARIATION FROM CHAPTER 30, SECTION 30-403a *DIMENSIONS*, TO ALLOW A 25 SF WALL SIGN ON THE WEST SIDE OF THE BUILDING, FACING THE PARKING AREA, 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.

Mr. Hautzinger stated that sign variations require Village Board approval, and this is a recommendation to the Village Board to approve the sign variation request.

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