

Appearance Review Commission

Meeting Minutes

March 21, 2016

A meeting of the Appearance Review Commission was held on Monday, March 21, 2016 at 7:00 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Chairman Dick Coen called the meeting to order at 7:00 p.m.

Present were

Dick Coen, Chairman

Beth Chaitman

Lisa Dunn, arrived 7:14 pm

Sherry Flores

Elizabeth Low

Absent was:

Jason Golub

Also Present:

Jean Spagnoli, Village Planner

Jeri Cotton, Secretary

Public Comment:

There was no Public Comment.

Business:

1. Roti Modern Mediterranean, 720 Waukegan Road – Outdoor Dining, Fencing and Furniture

Chris Siavelis with CRM Property Management representing Deerfield Square ownership was present. Mr. Siavelis explained Roti requested an outdoor seating area. Based on the submittal, Mr. Siavelis believes their request will meet the ADA. He explained they plan to serve alcohol, so the proposed railings are ADA compliant. Mr. Siavelis explained they propose Verdi green color square tables that will be 24" x 30". The rest of the center has round tables, but the furniture will match what has previously been approved for the Center.

Ms. Flores was concerned about the tight space. Ms. Spagnoli questioned whether the tree grates would be replaced. Mr. Siavelis explained they do not have tree grates in Deerfield Square; rather, the planting area would have a mulch bed. Ms. Flores expressed concern maneuvering strollers in the 5' wide sidewalk. Mr. Siavelis explained that from the northwest corner of the tree grate to the northeast section of the railing is 5'9-1/2". Ms. Spagnoli believes the furniture would be very tight within the fenced area. Mr. Siavelis explained this is compliant with restaurant standards. He

explained everything would be removed during the off season. Mr. Siavelis noted that there is a 5' wide walkway near the fountain. Ms. Low explained it is tight to get strollers around that area as well. Ms. Chaitman indicated this would be an inconvenience for patrons.

Ch. Coen suggested the commissioners look at the actual pieces being proposed. The commissioners are okay with the look of the railing, tables and armless chairs, as they are the same as what is currently being used in the rest of the center. Ms. Flores expressed concern about the rust on the existing fence material. Ch. Coen noted the fence and railings would be new.

Ch. Coen summarized that the Commission is okay with the furnishings and the color. He is not sure whether there is too much encroachment for ADA compliance. He noted the outdoor seating area is very close to Waukegan Road and expressed concerned about the tightness which will create a serpentine walking pattern. Ch. Coen wants to ensure the Village is comfortable that the site meets the Village Codes. He noted this is not ideal, but if it meets Code, he is okay with it. If it does not meet Code, he would not be okay with it.

Mr. Siavelis explained they need to have 5% accessibility seating, the gate is swinging toward the outer railing and there is a 5' turning radius. He noted the pedestal tables allow wheelchairs to go under the table while turning.

Ms. Low believes it will be an inconvenience to the pedestrians. She suggested adding a tree grate. Mr. Siavelis explained adding a tree grate would make this different than the rest of the center.

Ms. Dunn expressed concern about the area being pedestrian unfriendly. She noted the tables are on top of each other and the pedestrians walking will be right next to the tables as well. She also believes it is a safety concern as pedestrians will see how tight it is and choose to walk in the street. Ms. Chaitman agrees. Ms. Flores suggested reducing the number of tables which would move the fence.

Ms. Spagnoli related the Commission's recommendation to the Village Manager.

2. Appearance Code Update: Lighting Section, Illumination Levels Revisited

The commissioners discussed the average foot candle levels for commercial parking lots. They looked at the Code of Ordinances from Glenview, Highland Park, Schaumburg and Wheeling and compared them to what was proposed for Deerfield. Ms. Spagnoli indicated Schaumburg's Code of Ordinance meets the Illuminating Engineering Society of North America guidelines. She noted Sean Ehke attended a seminar that stated the current standards do not have enough illumination for the aging eye. Ch. Coen explained the average to minimum shows a more uniform spread throughout, and is very important. The Portillo's proposal has clustered fixtures, but the outlying area is illuminated too low.

Ch. Coen discussed the average foot candle for the various municipalities. He noted the average foot candle for gas stations is 30. Ch. Coen noted the Commission has approved higher foot candles for gas stations in the past. Ms. Spagnoli explained the average foot candle for Portillo's parking lot is 1.97 while Jewel is 5 and 2 for the rest of Deerbrook. Ms. Spagnoli believes the Code needs to match what the Commission is approving.

Ms. Dunn does not believe the average foot candle needs to be extremely bright. Ms. Spagnoli suggested changing the average foot candle to 2. Ms. Dunn believes it should not be higher than 2. Ch. Coen indicated Jewel will be like a beacon, with a foot candle of 5. The commissioners suggested the minimum foot candle should average 0.2. The commissioners believe the average minimum uniformity should be 4:1. The commissioners agreed the maximum foot candle average should be 2.

Ch. Coen noted Glenview states that previously approved photometric plans do not need to comply until more than 50 percent of the existing light fixtures, standards and/or elements are changed or removed. When additional lighting elements are proposed to an existing site, a lighting plan shall be required to demonstrate that lighting for the entire site shall, thereafter, be in compliance with the current Ordinance requirements. Ms. Dunn would prefer to make the landlords more accountable by requiring compliance when any additional lighting elements are proposed. Ch. Coen would be okay when 50 percent or more are updated. The commissioners agreed. Ms. Dunn suggested prohibiting parking lot floodlights. Ms. Spagnoli believes this is covered under glare. The commissioners agreed.

The commissioners discussed gas station canopy lighting. Ms. Low suggested specifying that exterior lighting plans are required. Ch. Coen suggested providing lighting plan specifics. Ms. Spagnoli explained the Appearance Code is more guidelines while the Zoning Ordinance has specific regulations. She will consult with the Village Attorney to determine where this information should be placed.

Items from Staff

Ms. Spagnoli and Barbara Rosborough met with Conserve Lake County. They have a proposal to recreate the list with parkway/parking lot trees at a cost of \$400. Ms. Dunn noted the Village needs to find out how long they will maintain that information on their website. They would review the landscape portion of the Village Appearance Code for \$600.

Adjournment

There being no further business or discussion, the meeting was adjourned at 8:15 pm.

Respectfully submitted,

Jeri Cotton
Secretary