

Appearance Review Commission

Meeting Minutes

August 22, 2016

A meeting of the Appearance Review Commission was held on Monday, August 22, 2016 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Acting Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaitman
Lisa Dunn, Acting Chairperson
Sherry Flores
Jason Golub
Elizabeth Low

Absent was:

Daniel Moons

Also Present:

Jean Spagnoli, Village Planner
Jeri Cotton, Secretary

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Ms. Low moved to approve the minutes from the July 25, 2016 Appearance Review Commission meeting. Ms. Chaitman seconded the motion. The motion passed unanimously on a voice vote with Ms. Flores and Mr. Golub abstaining.

Business:

1. 636 Building, 636 Deerfield Road

- a. Follow up from June 13, 2016 Appearance Review Commission meeting
- b. Building Façade Revisions

Jonathan Berger, principal and Vinny David with Berger Asset Management and Werner Briske, principal and Martina Stoycheva, Intern Architect with Partners in Design Architects were present. Mr. Berger discussed the few items that have changed after the Board and Plan Commission meetings. Ms. Stoycheva explained they added variation to the foundation planting on the west side of the building. They added additional plant species. Based on some discovery after sandblasting the building they found limestone on the building's front facade.

They decided to keep the limestone instead of adding rubbed concrete. Another change, based on the tenant's needs on the southeast corner, is a single glass door instead of a double glass door. On the southwest corner, the overhead door was reduced from 14' to 12' wide so a vestibule can be built. Ms. Stoycheva showed technical drawings of the signage and how the letters and supports work together. Ms. Flores questioned whether signage with more than eight letters would be scaled down.

The commissioners discussed the proposed landscape plan. Mr. Briske explained they added Little Bluestem and Shenandoah Switch Grass to the Feather Reed Grass to add different heights and profiles. Acting Ch. Dunn questioned why the petitioner was removing trees. Ms. Stoycheva explained they are removing trees to add a sidewalk on three sides of the building.

Acting Ch. Dunn asked why the Commission received two sign criteria. Ms. Spagnoli explained one would be used just for tenants. Acting Ch. Dunn noted the sign package allows for any font which will be white in color. Ms. Stoycheva indicated tenants can have a logo with white plus two additional colors. Mr. Berger explained the proposed sign criteria comply with the Shopper's Court sign criteria. Ms. Flores indicated the signs could have a maximum stacking of two rows. Mr. Golub questioned whether the 3'x3' aluminum raceway should be painted to match the building. Mr. Briske noted most of the signs would be in front of glass. He believes the raceway would most likely be the color of the beam.

The commissioners did not have issues with the reduced size of the overhead door on the west façade, the single door on the southeast entry, or the petitioner using the limestone.

Mr. Golub moved to approve the updates and revisions for the 636 Deerfield Road building as presented in the memo dated August 17, 2016 as submitted. Ms. Low seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Low (5)

NAYS: None (0)

2. American Mattress, 360 Lake Cook Road – Wall Sign

Paul Kenna, President of American Signs LLC was present. Mr. Kenna explained they propose adding a sign on the east side of the store that doesn't meet the sign criteria for the center. The sign will be 29 square feet with Helvetica letters. Ms. Low noted the issue is to allow a side sign. Ms. Spagnoli explained the petitioner will also have to appear before the Plan Commission. The Zoning Ordinance would typically allow the additional sign, but the sign criteria for the center only allows one sign on the front elevation. The commissioners were okay with the side elevation sign. Ms. Low indicated the sign will be centered horizontally and vertically between the first set of windows. Mr. Kenna noted this sign would be 38" from the corner column, which is the same as the sign on the south elevation.

Ms. Chaitman moved to approve an American Mattress sign to be located on the east elevation per the drawing with a revision date of 7/20/2016. The sign will be on the same location on the façade as the sign on the south elevation. This is contingent on Board approval. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Low (5)

NAYS: None (0)

3. Mattress Firm, 57 Waukegan Road – Signage

Ken Bucyk, Sales with DeSign Group was present. Mr. Bucyk explained Mattress Firm has purchased Sleepy's and would like to update the signs. They would like to have two, flush mounted channel letter signs. There would be one sign over the entrance and the other facing Waukegan Road. They propose updating the tenant panels on the pylon signs.

Acting Ch. Dunn noted the proposed signs would be on the south and west elevations. The sign on the south elevation will have 22" high letters with the sign 18'10" long. The sign will be centered over the entrance to the store. The sign will have #2793 red acrylic faces with painted bronze returns and black trim caps. Ms. Low ensured the façade would be patched and painted before the new sign is installed. The commissioners discussed the sign on the west elevation. The sign will match the sign on the south elevation.

The commissioners discussed the proposed pylon tenant panel. Ms. Chaitman would prefer the tenant panel match the building sign. The commissioners agreed. Ms. Chaitman noted Cadwell's Corners pylon signs are restricted to one red color, which is PMS 200. Mr. Golub noted the color is the same, Cardinal Red as the corporate color. The commissioners do not want the cloud or the yellow swoosh on the tenant panel. The background panel would be white. Mr. Bucyk will modify the request and submit corrected drawings to Ms. Spagnoli.

Ms. Low moved to approve the wall signs for the south and west elevations. The signs will be 22" high and 18'10" long as submitted with #2793 red acrylic faces with painted bronze returns and black trim caps. The signs will be internally illuminated with red LEDs. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Low (5)

NAYS: None (0)

Ms. Flores moved to approve the pylon tenant panel signs on Lake Cook and Waukegan Roads. The color will be Cardinal Red letters to match PMS 200 on a new white panel with applied vinyl letters. The tenant panels will not have a cloud or swoosh. The letter height will be contingent upon fast track approval. Acting Ch. Dunn requested the letter height, overall panel height and negative space dimensions be included in the drawings. Ms. Low seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Low (5)

NAYS: None (0)

Items from the Commission

Ms. Low expressed concern about the old streetscape garbage containers rusting. They look bad next to the new recycling containers. Ms. Chaitman suggested making the old containers black so they are differentiated but still look nice. Mr. Golub suggested sending the old

containers to an auto body shop. Ms. Low cautioned that Deerfield Square matched the streetscape colors for their tables and benches.

Items from the Staff

Ms. Spagnoli showed a Just Tires directional sign for location on Lake Cook Road. Mr. Golub expressed concern that the curb would deteriorate if the sign pole is cored into the curb/retaining wall. Ms. Low would not want the curb to be destroyed. Ms. Chaitman questioned whether the sign could be located at the end of the grass. The commissioners do not believe the sign will be visible due to traffic. Ms. Low suggested Just Tires purchase a portion of the gas station property so they could properly locate the sign. Ms. Chaitman does not believe this sign would help the business. A motion to locate a directional sign in the curb failed by the following vote:

AYES: None (0)

NAYS: Chaitman, Golub, Low, Flores, Dunn (5)

The commissioners suggested Just Tires look for a better place for the sign. Ms. Low added if the sign is located in the curb and the curb deteriorates, the sign could fall in the roadway and be a hazard.

Ms. Spagnoli noted the Appearance Code may come back to the Board on September 19, 2016. Former Ch. Dick Coen will also be honored for his years of service.

Adjournment

There being no further business or discussion, Ms. Chaitman moved to adjourn the meeting. Ms. Low seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Jeri Cotton
Secretary