

Appearance Review Commission

Meeting Minutes

October 24, 2016

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A meeting of the Appearance Review Commission was held on Monday, October 24, 2016 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaitman  
Lisa Dunn, Chairperson  
Sherry Flores  
Jason Golub  
Elizabeth Low (arrived 8:10 pm)  
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. Chaitman moved to approve the minutes from the September 26, 2016 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice vote.

Business:

1. Whole Foods Market, 760 Waukegan Road: Second Sign

John Streetz with Doyle Signs Inc. and Chris Siavelis with CRM Properties were present. Mr. Streetz explained that after the preliminary review by the Appearance Review Commission, Whole Foods decided to propose a new 10' x 10' sign, but would like the current style logo. The proposed sign would be located over the main entrance of the store. He believes the color contrast between the proposed Whole Foods disc sign does not interfere with the larger, Whole Foods wall sign. Ms. Flores asked about a darker green color. Mr. Streetz believes the darker green looks better with the building architecture. The commissioners prefer the darker green color, PMS 7727C.

Mr Streetz indicated the white letters would illuminate with internal LEDs. The sign would be centered horizontally and vertically in a slightly higher location than the previous sign. Mr. Golub noted the sign would have one slightly larger support rather than two smaller supports. Mr. Streetz noted the sign cabinet would be 12" in depth.

Ms. Flores questioned the proposed height. From a structural standpoint, Mr. Streetz believes it makes more sense to attach the sign to the cap rather than the brick. Mr. Golub asked if the sign could be hung from the gable. Mr. Siavelis indicated ownership would not approve the sign hung from the gable.

Ms. Chaitman moved to approve the 10' x 10' sign for Whole Foods as submitted with the cabinet depth of 12" and the darker green, Kale color, PMS 7727C. Mr. Moons seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Moons (4)

NAYS: Golub (1)

## 2. 130 Waukegan Road: Fence

Heather Walters, Office Manager with Integrity Taekwondo, Inc. and Henry Kingwill property owner, were present. Mr. Kingwill has power washed, repainted, landscaped and restriped the property. They had an old, chain link fence. Mr. Kingwill would like to replace the fence with a red cedar fence with a horizontal lattice top. Ms. Spagnoli indicated the fence would be 3' high from the recorded 50' building line to the property line (next to the roadway) for visibility. The rest of the fence would be 6' high. Ch. Dunn noted the fence would be installed on the inside of the tree line along the south property line.

Mr. Moons moved to approve the fence as presented. The fence will be Western Red Cedar 6' lattice top and a 3' Western Red Cedar without a lattice top. The 3' fence will start at the recorded 50' building line. On the south side of the property, the fence will end before the sidewalk. Mr. Golub seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

## 3. McAlister's Deli, 663 Lake Cook Road: Building and Signage Improvements, Preliminary Review

Jason Comella, District Manager with McAlister's Deli was present. Mr. Comella explained they are asking for more visibility for their sign on Lake Cook Road.

Ch. Dunn noted the proposed wall sign on the north elevation is within the allowed area; however, they are proposing the location of the sign above the roof deck. The proposed sign will be face lit with green LED. The sign would be white during the day and illuminate green at night. The McAlister's sign would have gloss black trim caps and returns.

The commissioners discussed the proposed colors. Mr. Comella showed a picture from the Vernon Hills location, and the commissioners were concerned about the illumination. The light appears to come from the sides rather than the face of the letter. Mr. Comella explained the

letters are flush against the building. Ch. Dunn requested more specific information regarding the wall sign lighting.

The commissioners discussed the proposed elevation changes. Mr. Golub noted the parapet was raised so the sign could be more visible. Ms. Dunn requested drawings from the road, to ensure the increased parapet height would make the sign visible from Lake Cook Road.

The commissioners discussed the proposed colors. Ms. Chaitman believes the green background is very large. Ms. Flores thinks the color is ok, because it is not bright.

The commissioners discussed the proposed light fixtures that will be located between the awnings. The commissioners questioned where the light would shine. Mr. Golub noted there is conflicting lighting information between the cut sheet and what is shown on the architectural elevation.

The commissioners discussed the smaller sign on the east elevation. Ch. Dunn noted the Commission would need information for the lighting and illumination. Ms. Low questioned why the awning is smaller on the north elevation than the east elevation. Mr. Golub suggested having the Sign Company and architect attend the next meeting, so they could answer the Commission's questions.

The commissioners requested information about the physical light fixture, the view from Lake Cook Road to determine the visibility of the sign, the signage illumination, new pavement striping, landscaping, directional signs, site plan, directional signage, parking light lighting and illumination levels, outdoor eating area, furniture, umbrellas, etc.

The commissioners discussed the proposed pylon panel sign. Ms. Flores does not believe the signs will be readable. The petitioner also proposes replacing the TeddyFabz sign panels on the monument sign. Mr. Comella noted the panels would be illuminated. Ch. Dunn indicated the Commission needs detailed drawings on all signs.

Ch. Dunn suggested continuing further discussion on this petition to the November 14, 2016 Appearance Review Commission meeting. Ms. Low moved to table the preliminary review to the November 14, 2016 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice vote.

#### 4. Elect Vice Chairperson

Ms. Chaitman moved to nominate Elizabeth Low as Vice Chairperson of the Appearance Review Commission. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Low, Moons (6)

NAYS: None (0)

#### Items from the Commission

The commissioners discussed the Portillo's building. They expressed concern about the brick on the trash enclosure not matching the brick on the building. They also believe the front building appendage looks very large.

#### Items from the Staff

The next meeting will be November 14, 2016. The Commission will discuss the Biaggi's building. The commissioners expressed concern about demolishing the existing building and believe it should remain one single tenant. Ms. Flores noted there are a number of empty buildings and believes the landlord should concentrate on filling the existing open spaces.

Naf Naf Grill is proposed for the 636 Deerfield Road building. Align Chiropractic is proposing to share the building with Fleet Feet,

Ms. Spagnoli noted with the revised Rules of Procedure there needs to be a minimum of three negative votes for a petition to fail.

#### Adjournment

There being no further business or discussion, Ms. Low moved to adjourn the meeting. Mr. Golub seconded the motion. The motion passed on a voice vote.

The meeting was adjourned at 9:02 pm.

Respectfully submitted,

Jeri Cotton  
Secretary