

Appearance Review Commission

Meeting Minutes

January 28, 2019

A meeting of the Appearance Review Commission was held on Monday, January 28, 2019 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Ch. Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaitman
Lisa Dunn, Chairperson
Sherry Flores
Elizabeth Low
Daniel Moons

Absent were:

Jason Golub
Amy Schneider

Also Present:

Liz Delevitt, Planning & Design Specialist
Minutes transcribed by recording.

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Ms. Flores moved to approve the minutes from the December 17, 2018 Appearance Review Commission meeting. Ms. Low seconded the motion. The motion passed unanimously on a voice.

Business:

1. First Presbyterian Church of Deerfield, 824 Waukegan Road – New Roof

Sean Ehlke – Ehlke Lonigro Architects, Architect and church member, Charles Norwesh – Norcon, Inc., Principal and church member and Ben White – Seven Oaks Design Build, Principal and church member were present. Mr. Ehlke explained the flat roof on the south wing of the church has a number of leaks and minimal insulation. The proposed project would remove the roof, deteriorated limestone coping and add a new gabled roof that is complimentary to the facility. The new roof will have an 18-inch projecting eave and will be covered in shingles to match the existing shingles on the west side of the church. There will be two (2) exposed downspouts on the north and

south elevations and a gable end wall on the west elevation that is constructed of matching face brick with prefabricated wood trusses. They will construct a 4-foot wide walkway in the attic interior that allows access through the space. Additionally, they will add proper insulation underneath the trusses to meet the energy code. Mr. Ehlke noted that storage in the attic space will not be permitted.

Mr. Ehlke presented a history of the church along with images of the church. He noted the bell tower is iconic for the church and discussed the roof plan. The elevations show the two (2) end walls. The bottoms of the end walls are above the roof deck. Mr. Ehlke showed samples of the proposed three (3) brick blend as well as the existing brick. The downspouts will be tin and zinc coated copper to match the adjacent building.

Ms. Flores noted the project is an improvement to the facility and that quadrant of Deerfield. The Commissioners agreed. Ms. Low questioned the finish of the access doors. Mr. Ehlke explained they are painted metal doors. Mr. Ehlke noted there will be a light outside the roof doors as well as a fire alarm pull at each door. There will be a vented soffit and continuous ridge vent. Ms. Low questioned whether the HVAC unit on the west end of the building would be visible from the Village parking lot. Mr. Ehlke explained it would be visible from the east and west, but the roof would have a 6:12 pitch, which would conceal most of the HVAC unit on the east side. Mr. Ehlke believes it will be slightly visible from the west end of the Village parking lot. The fin tubes on the HVAC units must be left open to allow proper air flow. Ms. Low believes it will be less apparent than it is now.

Ms. Flores moved to approve the new roof for the First Presbyterian Church of Deerfield as presented. Mr. Moons seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Mr. Ehlke noted it was a very pleasant experience working with the Ms. Delevitt, the Village and the Commission.

2. Village Hall, 200 Waukegan Road – Landscape Plan

Rebecca Depa, Designer with Milieu Landscaping, Andrew Lichterman, Assistant Village Manager and Justin Keenan, Assistant to the Director of Public Works were present. Mr. Lichterman explained the landscape elements were installed in 2007. There are grading, drainage and maintenance issues and some of the plant materials are reaching the end of their lives. Staff worked with Trustee Oppenheim, a landscape architect, to create the proposed plan.

Mr. Moons noted the landscape beds are slightly larger. Mr. Keenan added the beds are curvilinear to soften the building and will complement the art. Mr. Lichterman explained the front yard is used for a number of Village events and they want it to be a showpiece. Mr. Moons inquired if the design will look good during all seasons. Ms. Depa noted seasonality and the sun and shade requirements were a huge piece of the

landscape planting selection. They will have areas reserved for colorful, seasonal plantings and also a variety of perennials and grasses that will be visible all year round. Ms. Low asked about winter interest. Ms. Depa noted they are bringing in a layer of looser, low growing evergreens to highlight the statues. Ms. Low asked about the grading issues. Mr. Keenan explained erosion has killed some of the planting areas. Mr. Lichterman noted they are not adding any lighting or hardscape improvements. Ms. Low questioned whether the library will be adding additional plantings. She noted the proposed planting improvements to Village Hall will make that area appear bare. Mr. Lichterman will have a conversation with the library to inform them of the improvements.

Mr. Moons moved to approve the landscape plan for Village Hall as presented. Ms. Low seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

3. Kay Foot Spa, 671 Waukegan Road – New Signs

Kai Lui, Owner of Kay Foot Spa and Phoebe Peterson with Fast Signs were present. Ms. Peterson explained they propose replacing the existing routed-out Baskin Robbins signs with the Kay Foot Spa signs on the sign panels above the west and south facing windows. She indicated they would examine whether electrical work would need to be done once the weather breaks. Ms. Delevitt noted she has driven by the center numerous times and none of the business signs have been illuminated. Ms. Peterson suggested a ballast could be out or the electric bill may not have been paid. Mr. Moons questioned the illumination at night. Ms. Peterson explained the white Plexiglas will illuminate at night while the black would not illuminate. It will be a soft, diffused illumination. Ms. Low questioned whether the awning would be repaired. Ms. Lui will ask the landlord to repair the awning. Ms. Low would like the awning, which is ripped in numerous places, to be repaired or replaced. Ch. Dunn questioned whether the two (2) signs are identical. Ms. Peterson explained the signs are curved on either the left or the right. Ms. Delevitt indicated the sign materials are the same as the adjacent tenants. Ms. Peterson noted the aluminum can be either a matte or gloss finish, but the adjacent tenants have a matte finish for their signage. She explained the aluminum is .063 aluminum, which is not sign grade, because it is for a fabricated box sign with welded corners and would not be in the wind. Ms. Chaitman noted the submittal states satin black finish. Ms. Peterson noted matte finish is the technical term for the aluminum finish, but it is the same.

Ms. Low moved to approve the new signs for Kay Foot Spa with the notation that the aluminum is .063 aluminum with a matte finish. Ms. Flores seconded the motion. Ms. Low noted the awning fabric should be repaired or replaced. The motion passed by the following vote:

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

NAYS: None (0)

4. Jewett Park Renovation – Phase 1 Final Review

Jeff Nehila, Executive Director of the Deerfield Park District was present. Ms. Delevitt explained there were a few changes since the last meeting. Mr. Nehila explained the existing flag pole was 25-feet high, but the flag pole snapped in the wind and became 20-feet high when put back in the ground. They would like the flag pole to be back at 25-feet instead of 20-feet high. Mr. Nehila explained the other change was the re-orientation of the Veteran's Memorial. They initially planned on facing the granite slabs north, but the American Legion suggested re-orientating the granite so it faces southwest. This will provide better accessibility for the veterans. Ch. Dunn believes the southwest orientation makes a lot of sense.

Ms. Flores moved to approve the Jewett Park Renovation - Phase 1, final review. Mr. Moons seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

5. Panera Bread, 385 Lake Cook Road – Building and Signage Final Review

Mikey Naucas, Senior Design Manager with Panera Bread and Dan Hanson with Mid-America Asset Management were present. Randy Allen with Panera Bread was present via phone.

Mr. Naucas discussed the proposed modifications since the November Appearance Review Commission and Plan Commission meetings. He explained that the changes are in response to the ARC's concerns over the elevation articulation, condensing unit heights and visibility and exterior lighting. On the front elevation, they propose raising the Parklex wood siding material up the full height of the elevation to address the request for a greater articulation of the façade. By raising the Parklex material it provides a visual break in the façade. Mr. Naucas explained the proposed building configuration fits with their new simple and straightforward branding and it is what feels most comfortable to their customers as their "neighborhood bakery café." Ms. Flores questioned the logo. Mr. Naucas explained they do not have a new logo with their current branding; however, there are a number of evolving signs. Mr. Naucas noted the proposed sign is their current ideation. Ms. Low noted Deerfield has its own image and brand and does not need what other municipalities have. She suggested the changes to the building are minimal and do not bring enough uniqueness to the building. Mr. Naucas believes there are different building forms and materials in the design to break up the building into smaller elements. The proposed updates conform to his interpretation of the Deerfield Appearance Code. Mr. Naucas explained they are deliberate on how their buildings are perceived by their guests with comfortable entry points that have full height glazing and seating areas with smaller punched openings. He mentioned that Panera Bread was given the palette of materials from the beginning of the project by the shopping center and have worked with that to create a building that would be successful to their brand. Mr. Naucas explained their core customer wants something that is less flashy where they can feel at home. They created a modern and

comfortable interior. The exterior design is an extension of what they are doing on the interior.

Ch. Dunn asked about the changes to the roofline. Mr. Naucas explained they addressed the visibility of the rooftop units. They lowered the datum of the roof structure to account for an 18 inch curb and lower the visibility of the rooftop units. Ms. Delevitt noted the comment from the last meeting was, "The building volume is boxy and lacks variation in the roofline. This is outside of the Deerfield Appearance Code."

Mr. Moons appreciates all the changes that have been proposed. He thinks the building looks good with the simple signage. Ms. Delevitt noted there were a few minor changes from the original sign proposal. The original had white letters with darker insets on all four (4) elevations and this version shows one (1) elevation with darker letters and a white inset. The sign size on that elevation also increased slightly but is within the allowable size. Mr. Naucass noted the contrast change was an oversight by the architect, and this is part of their standard signage package to make the signs pop. Ms. Delevitt explained the Commission can make a recommendation for the signage, but cannot approve it due to the multi-dimensional nature of the signage.

Ms. Chaitman appreciates the changes and understands the branding. She respects the petitioner's need to continue with their brand and not add design components because the building is too boxy. Ms. Chaitman does not believe the building rendering does the building justice. Ms. Low explained the Village has tasked the Commission with upholding the Deerfield Appearance Code for all buildings in the Village. Mr. Naucass noted the franchisee is investing a lot in the building and wants to remain in Deerfield for a long time. The interior of the restaurant will be fantastic for the community. Mr. Allen added they are also adding a new product line. Mr. Naucass noted their artisan bakery is unique to their brand. The new design has a focus on their bakery, and they believe the restaurant will drive new customers.

Ch. Dunn thanked the petitioner for adding the exterior lighting. Mr. Naucass noted the gooseneck fixtures work well with the awnings. They also added some sconces that will cast light between the windows of the building at night. Ch. Dunn understands the inside will look very nice, but she expressed concern that the building's exterior is too plain. Mr. Allen explained they are a franchisee with more than 160 restaurants and are tied to the brand with what they are permitted to do. Panera Bread as a brand wants the focus to be on the inside of the restaurant and have that conveyed through their exterior design. Mr. Naucass explained part of their rebranding is to remove the artificial ingredients from their food, and they are trying to match the honesty of their food with a simple, straightforward building design.

Ms. Low questioned the eight (8) foot tall handicapped and rapid pick-up signs. Mr. Naucass explained they would lower the signs if required. Ms. Low would like those signs to match the other businesses in the center. Ms. Delevitt will look into the height standards. Ms. Delevitt noted that the Commission has already approved the Landscape Plan including the outdoor furniture, Photometric Plan and Pylon Signage. A vote will be needed for the remaining building elements.

Mr. Moons moved to approve the exterior elevation for Panera Bread as presented. The signs for handicapped and rapid pick-up will be modified to mirror the other signs in the center. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Moons (3)

NAYS: Low, Dunn (2)

Ms. Low moved to approve the exterior lighting for Panera Bread as submitted. Ms. Chaitman seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Ms. Chaitman moved to send a favorable recommendation to the Board for the exterior signage as shown on pages 18 thru 21 of the drawings. Ms. Low seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Items from Staff:

Ms. Flores noted that the sign behind Whole Foods is missing part of its cover.

Ms. Delevitt contacted Aura Nails about their sign changing from MG Nails to just "Nails" when the new owner took over. They received a violation letter and will need to come before the Commission with new signage.

Ms. Delevitt contacted the Deerfield Park Plaza owners about the mismatched paint behind the Bubble Joy sign, but has not yet heard back.

Ms. Flores asked about the large window sign at Precor Home Fitness. Ms. Delevitt noted they have a temporary sign and she will contact them once their permanent sign is installed to remove the window sign.

Ms. Delevitt noted Chick-Fil-A has contacted the Village about starting construction on their building this spring. Ms. Low noted their new Sarasota, Florida location does not have a canopy. The property is much larger than the Deerfield location.

The Commissioners discussed the ArtVan Furniture billboard truck that was seen over the weekend advertising in various parking lots.

The Commissioners discussed Bar Taco. Ms. Delevitt believes they are getting close to opening.

Adjournment:

There being no further business or discussion, Mr. Moons moved to adjourn the meeting. Ms. Flores seconded the motion. The motion passed unanimously. The meeting was adjourned at 9:28 pm.

The next regular meeting of the Appearance Review Commission will be held on February 25, 2019 at 7:30 pm.

Respectfully submitted,

Jeri Cotton, Secretary