

Appearance Review Commission

Meeting Minutes

February 25, 2019

A meeting of the Appearance Review Commission was held on Monday, February 25, 2019 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Acting Chairperson Daniel Moons called the meeting to order at 7:32 p.m.

Present were

Beth Chaitman
Sherry Flores
Daniel Moons, Acting Chairperson
Amy Schneider

Absent were:

Lisa Dunn
Jason Golub
Elizabeth Low

Also Present:

Liz Delevitt, Planning & Design Specialist
Jeri Cotton, Secretary

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Ms. Flores moved to approve the minutes from the January 28, 2019 Appearance Review Commission meeting. Ms. Chaitman seconded the motion. The motion passed unanimously on a voice.

Business:

1. TSMGI, 775 Waukegan Road – Wall Sign

Jordan Bressler, President and CEO and Judy Messer, Office Manager with The Specialized Marketing Group, Inc. (TSMGI) were present. Mr. Bressler explained they moved into the former PrimeSource space about two (2) years ago and would like to have a sign. Ms. Delevitt explained this shopping center is the only center in Deerfield that allows a second floor tenant to have a sign. She indicated the other second floor tenant does not want the sign for themselves. The landlord signed off on the sign. Ch. Moons noted the proposed sign meets the sign criteria for the shopping center. Ms. Flores questioned whether the color is allowed. Ms. Delevitt explained color is allowed in the

center. Menchie's and Sprint both have color on their signs. Ch. Moons noted the sign will be centered on the brick sign panel above the Pet People sign.

Ms. Flores moved to approve the sign for TSMGI as submitted. Ms. Schneider seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

2. Deerbrook Residential Development, New Construction – Final Review

Warren James and Matt Nix, Principals with Reva Development Partners, Michael Fitzgerald, Principal with OKW Architects and Scott Freres, Principal with The Lakota Group were present. Mr. Freres discussed the updated site plan. The general overview of the project is the same as presented in July. The Village wanted pedestrian connectivity to Deerbrook Mall and the Metra station. They improved the connection to the Sachs Center with a defined crosswalk and paving. There are a number of crosswalk improvements throughout the project. Additional directional signs were added to help pedestrians navigate to neighboring properties.

The main entrance drive was renamed "Deerbrook Court". Mr. Freres noted there are a number of black dashed lines on their plans that indicate a canopy of Tivoli lighting to form a connection between the retail and residential. This type of lighting creates a great ambience and character.

The east end of the project will have a defined dog park enclosed with a vinyl coated, galvanized, chain link fence. Larger and smaller dogs will be in separate areas. The grading of the project was changed to have barrier-free access throughout the green spaces. The interior courtyards have different personalities. The East Courtyard will be more active with a pool, decorative pavers, a fire table and outdoor cooking area. The West Courtyard is quieter with smaller seating areas, open green space for sports and an elaborate rock garden. An additional small garden is located to the west with access to the townhomes. The pedestrian access to the Metra is near the West Garden.

Mr. Freres explained the four (4) fence types used in the project. A solid wood fence to be located in the back service area, a green screen fence to be located behind the townhomes, the vinyl coated, chain link fence near the dog park and a black ornamental fence by the pool area.

Mr. Freres discussed some of the landscaping features. He explained a wing wall was added to the parking structure with landscaping to block the view of the highway from the main entrance drive. There are many covered structures in the landscaping areas including an open air pergola and green walls to provide a sense of enclosure within the outdoor spaces.

They propose two (2) key entrance signs: east and west. The east main entrance sign will sit in the middle island with piers on either end of the street. The secondary entrance sign will be on the west end of the site. The signs will have internally illuminated, halo lit letters. They also have metal directional or “wayfinding” signs throughout the site.

Mr. Fitzgerald discussed the architectural changes to the project. He explained the entrance view was changed by adding the wing wall to the garage and the grade was dropped at the East Courtyard to make it barrier-free. Mr. Moons asked about the purpose of the grade change. Mr. Fitzgerald explained they evaluated the ADA accessibility and modified the architecture to make it more accessible. Previously, Building 3 had its entrance at the 2nd floor, but now it's at grade level. Mr. James explained there is still a grade change at townhome Building 11 due to the grading near the railroad tracks. This building is entered at the second level. Mr. Fitzgerald explained they tweaked the windows to be consistent with standard manufacturer sizes. The materials were updated, but they would like to mock-up the building and the Commission to view it onsite. Ms. Delevitt noted that voting on materials needed to happen tonight. Mr. James explained they have selected a color family to be considered tonight. Mr. Fitzgerald indicated a metal roofing material was added in a few locations.

The parking garage was developed further. The previous open garage concept did not provide enough ventilation to meet the Code. In order to achieve proper ventilation, the garage needed more enclosure and a mechanical ventilation system. They closed off the entrance ramp that will face the highway with precast panels stained to match the rest of the buildings. The stair tower is precast concrete made with form liners and stained to look like brick and siding. Ch. Moons suggested adding additional brick to the closed off back wall. Mr. Fitzgerald explained they put the money and attention to where it will benefit the residents. Ms. Schneider noted the tollway has a fence, but they would not add an additional fence. Mr. Fitzgerald noted the tollway is at 40 feet.

Mr. Freres discussed the pavers. They are looking at using paver patterns that are appropriate for their use. For vehicular applications, a herringbone pattern will most likely be used, because it stays locked even with constant wheel turning motion. In the courtyards many of the walkways will have pavers of a different scale or pattern because of the curves. Asphalt and concrete will be used in heavy traffic areas.

The Commissioners discussed the fence near the Metra station. Mr. James explained they would be adding a second fence adjacent to existing Metra fence to create the 8'-0" wide walkway. The fences prevent this area from becoming a drop-off location for Metra riders.

The Commissioners discussed the outdoor lighting. They propose a dark sky compliant light fixture family from Sternberg for appropriate light distribution shown on the photometric plan. The light poles will be at 12.5' high and the bollards at 4' high. The wall sconces for the apartment building are designed to will match the pole fixtures. The petitioners do not have the locations of the wall sconces at this time, but they plan to put

them at entranceways on the ground floor level. Ms. Schneider asked about the life of the Tivoli lights and their locations. Mr. Freres noted they are LED lights and will last about ten (10) years. They will be located overhead at the main entrance drive, and in the roundabout median by the main building entrance. Ch. Moons noted there are some lights that were not included in the presentation, including townhouse coach lights. These need to be submitted later for approval.

The Commissioners discussed the proposed furniture. Mr. Freres explained they have not finalized the courtyard furniture, but they propose contemporary, clean and simple furniture with an occasional pop of color to contrast the neutral building colors. The furniture will have the look of those proposed in the images. Ms. Delevitt noted that the benches, bike racks and trash receptacles found on the perimeter of the site will be the exact ones shown in the drawings.

The Commissioners discussed the proposed landscaping. Mr. Freres explained they are focused on a variety of deciduous and evergreen trees that are highly durable and low maintenance. An irrigation system will be installed as well. The courtyard plantings will have ground level plantings and shrubbery near the resident windows and larger trees at the edge of the courtyards. Ornamental plantings will also be used throughout the development. Many of the trees along the entrance drive will be uplit to highlight them at night. Mr. Freres noted specifications and exact locations for the tree uplights were not included in the drawings. They are happy to submit them at a later time for approval. Ch. Moons indicated the petitioners have shown a landscape range rather than a specific quantity plan. The Commissioners were okay with that.

The Commissioners discussed the proposed signage. Ms. Schneider asked if there will be any signage along Lake Cook Road or Waukegan Road. Mr. Nix noted they have not submitted for any signage on the main roads. Both monument signs will have internally illuminated, push-thru letters. The fronts of the letters will be opaque and the sides clear acrylic to push light out the sides and create a halo effect. The sign background color will be gray and the letter faces either a brushed aluminum or light gray. The petitioners do not have the design finalized and will come back with the actual letter colors, logo and illumination details; however, Mr. James asked if the sign materials, scale and locations could be approved. The Commissioners discussed that the petitioners would also return for the coach sconces and the landscape uplight locations.

Ms. Delevitt read questions that were submitted by Ch. Dunn. She asked about specifics on the mechanical screens. Mr. Fitzgerald noted the parapet will cover the mechanicals. If not completely covered, they will have a mechanical screen finished to match the darker gray. She asked if the proposed landscaping have any plantings on the Village list of prohibited species. Mr. Freres noted none were on the list. The other questions have been covered.

Ms. Schneider moved to approve the Deerbrook Residential Development project as presented with the following exclusions; the coach sconces, the letters, logos and colors

of the monument and wayfinding signs and landscape upright locations. The monument signs are only approved for location, material and scale. Ms. Chaitman seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Items from the Commission:

Ms. Flores noted Zupas has a temporary window sign. Ms. Delevitt believes it is within the allowed 20 percent but will look into it. Ms. Schneider indicated ArtVan Furniture is using small yard signs along Waukegan Road announcing a furniture sale. Ms. Delevitt will contact them. Ms. Flores noted the Blackies sign panel is still on the monument sign. Ms. Delevitt noted when the new Goddard monument panel is installed; the old business panels are going to be removed.

Items from Staff:

Ms. Delevitt noted the next meeting is in three (3) weeks due to spring break. CosmoProf took their posters down after receiving a violation letter.

Adjournment:

There being no further business or discussion, Ms. Schneider moved to adjourn the meeting. Ms. Chaitman seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:35 pm.

The next regular meeting of the Appearance Review Commission will be held on March 18, 2019 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary