

Appearance Review Commission

Meeting Minutes

February 26, 2018

A meeting of the Appearance Review Commission was held on Monday, February 26, 2018 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 7:33 p.m.

Present were

Lisa Dunn, Chairperson
Sherry Flores
Tony Fulmer
Jason Golub

Absent were:

Beth Chaitman
Elizabeth Low
Daniel Moons

Also Present:

Jean Spagnoli, Village Planner
Jeri Cotton, Secretary

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Mr. Fulmer moved to approve the minutes from the January 22, 2018 Appearance Review Commission meeting. Mr. Golub seconded the motion. The motion passed unanimously on a voice.

Business:

1. T-Mobile, 110 S. Waukegan Road – Wall Signs

Eric Smith, Vice President of Neon Prism Electric Sign, was present. Mr. Smith proposed a replacement wall sign on the front and rear elevations. The existing wall signs are illuminated with neon and T-Mobile would like to replace the signs with LED flush mount letters. Mr. Smith explained the existing sign is 14' long and the new sign is 14.1' long. The height and depth are the same. The new signs will be centered over the front door and the EIFS will be repaired and painted. The existing signs are faded red and the new signs will have a magenta vinyl film over the clear acrylic face. The trim caps are magenta and the returns are black.

Mr. Fulmer moved to approve the T-Mobile wall signs as presented. The old lights will be replaced with LED, flush mounted letters. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

2. Massage Heights, 711 Waukegan Road

Carole Holland, Managing Partner of Massage Heights and Eric Carlson with ECA Architects and Planners were present.

a. Wall Signs

Mr. Carlson explained they propose LED illuminated channel letters. The commissioners discussed the north sign that is 24'6" in length and would have a gold and blue logo. Ms. Flores questioned whether the graphic was outlined in white. Ms. Holland explained the graphic is not outlined, but there is a bit of white light showing through. The 4" deep white acrylic letters will have black returns and trim caps.

The commissioners discussed the proposed corner sign. Ch. Dunn noted the sign is located 8" above the roof deck. Mr. Carlson explained the sign is centered within the panel. If it were 8" lower, it would not be centered. Ms. Spagnoli indicated there is also a canopy, which makes the sign more difficult to read when it is lower. The words Body + Face would be 6" in height. Ms. Flores noted the font is thin and questioned whether the words Body + Face would be readable. Ms. Dunn suggested removing the words Body + Face and making the words Massage Heights larger. The commissioners were okay having the sign 8" above the roof deck. They would prefer removing the words Body + Face. Ms. Holland agreed. The petitioners will provide revised drawings for fast track consideration.

The commissioners discussed the proposed west elevation sign. Ch. Dunn questioned having three sign so close. The commissioners were okay with having three signs, as they were on three elevations. Ch. Dunn questioned the smaller borders negative space. Mr. Fulmer suggested removing the words Body + Face on that sign, to allow larger borders. Ms. Holland agreed and will submit revised drawings.

b. Windows – Opaque and Redundancy

Ms. Holland explained the Plan Commission said the proposed artwork would not meet the Village window sign criteria. She suggested removing the proposed artwork (mural) and making the window yellow opaque. Ms. Holland explained all artwork needs to be approved by the Massage Heights corporate offices. Ch. Dunn ensured the artwork would be brought before the Commission prior to being installed. Mr. Carlson explained the windows need to be covered, because there are massage rooms behind the windows. He questioned what the Commission would prefer. Ch. Dunn indicated the window sign criteria does not favor opaque windows. She suggested having a

promotional display with a wall behind the window. Ms. Holland explained that would make the rooms smaller. Ms. Spagnoli suggested making the windows appear as frosted glass. Ch. Dunn suggested drapes. Mr. Carlson noted the first double set of windows and 2/3 of the next set of windows need to be covered. The other windows are a storage area and a kitchen, which allow some flexibility. Ms. Flores suggested having the access wall painted, so it appears as a backdrop with a decal on the outside of the window. She suggested the wall color could be soft to compliment the logo. Mr. Carlson noted there are multiple colors on the façade, including blue awnings, a green sign background with white letters, limestone and red brick. He suggested possibly having a beige color paint. Mr. Carlson and Ms. Holland liked that suggestion. Mr. Golub asked if there is any way for the office and couples massage room to be flipped so the office is against the window. Ms. Holland explained the office needs to be located where it is for security reasons. Ms. Holland explained they would submit new drawings.

3. 99 S. Waukegan Road Redevelopment, final review:

Brett Katz, President of Aries Real Estate, Mike Fitzgerald, Architect with OKW Architects, Josh Levy, President of Levco Development, Kathryn Maxwell Talty with K M Talty Design and Joe Vavrina, HR Green were present. The petitioners discussed the items that changed or required clarification from the last meeting.

Site Lighting

Mr. Levy explained the site lighting was revised to provide zero bleeding (zero foot candle) on Waukegan Road and on the neighboring residential property.

Elevation and Materials

Mr. Fitzgerald showed the proposed materials. The west elevation is comprised of 1/3 brick and 2/3 fiber cement ribbing. The east façade, they propose a cast stone base and an EIFS product to simulate brick. The EIFS product would be backed with a reinforcing, high impact mesh. Mr. Fitzgerald showed a sample of the EIFS product that creates a sense of true brick with a mortar joint and a fake face brick to match the proposed real brick. This material would also turn the corner on the north and south sides, along with the cast stone base. Mr. Fitzgerald explained there are a number of layers of high density and tensile strength fiber mesh, which would make it virtually impact free. It would be 8' above grade to make it indestructible. Above the 8', they would use the standard EIFS material. Mr. Fitzgerald explained the material would be used on the rear elevation and would have the appearance of brick. He believes this material has a better aesthetic than a precast. Ms. Flores asked for an address of a nearby location that utilizes this material. Mr. Golub questioned why the EIFS would not be used on the entire building, so it all matches. Ms. Spagnoli read the Appearance Code, which prohibits EIFS from being used as the primary material and requires the same materials be used on all elevations that are visible to the public. Mr. Fitzgerald indicated the east elevation is the service area. He does not anticipate any patrons using doors on the east façade. Mr. Fitzgerald does not believe the EIFS is the primary

material. From a cost standpoint, this project cannot support brick around the entire building. They are trying to get a durable material with a high quality appearance.

Mr. Katz spoke with the sign manufacturer about the ground sign depth. The manufacturer explained that the LED and internal post requires the depth to be at least 2' to avoid shadows. Ch. Dunn noted the Trustees granted the 24" depth.

Landscaping Plan

Ms. Talty tried to create enough variety within the plant species while using materials that would be tolerant to the parking lot situation. She also looked for plantings that are readily available. There will be some additional landscape around the multi-tenant building, including the possibility of pots. The perimeter landscaping is shown in great detail. Ms. Talty explained they added vines to cover some of the fence. She specified a plant material that could tolerate partial shade/partial sun conditions. Plants along the perimeter are strategically placed to screen the drive-thru from the residential. She used plants that have multi-seasonal value, including low evergreens. The majority of the plants have flowering qualities or fall color. The lawn areas were reduced as much as possible, for watering purposes.

Mr. Fulmer made some suggestions on specific planting materials. He noted they are having trouble with some of the listed planting materials. Ms. Talty will look at alternate materials. Ch. Dunn questioned the gap along the fence on the southern portion. Ms. Talty strategically concentrated the trees. Mr. Levy noted the plantings appear a lot fuller.

Freestanding Canopy

Mr. Vavrina showed perspective drawings including a birds-eye view. He explained the canopy is intended not to stand out. Ch. Dunn still believes the canopy looks like a gas station. The trees are not always going to be in bloom and she does not like the concept of the canopy, especially wedged between the two buildings. Mr. Golub noted other Chick-Fil-A locations do not have the large 56' long overhead cover that stick out 11' off the building. Mr. Vavrina explained the other locations will be retrofit with the large canopy. Mr. Fulmer questioned why the underside of the canopy is white, and calls a lot of attention to itself. Mr. Vavrina explained that is for team member safety. The other parts of the canopy are dark bronze and blend in with the façade. Mr. Vavrina explained the location of the canopy is tucked in the rear and not visible from Waukegan Road.

Directional Signage

Mr. Katz provided proposed directional signage, which are 2' square and non-illuminated to comply with the Sign Ordinance. There would be 2 double sided and 2 single signs that are 6' high. Ms. Spagnoli questioned how the sign would appear with a vertical arrow. Mr. Katz suggested turning the southernmost sign and moving it 5' to the south. Ms. Flores believes the signs are too high. Ms. Spagnoli noted most directional signage is 4' in height. The petitioners would like the signs lowered, so the height is

similar to Starbucks across the street. Ch. Dunn suggested having the signs off Waukegan Road at 6' and the signs closer to the drive thru at 4' in height.

Sign Criteria

Mr. Katz explained the only colored sign on the monument sign will be Chick-Fil-A in red. The other signs will be white. The building signs will allow tenant color identity. The commissioners were okay with the proposed sign criteria.

Summary

Ch. Dunn summarized what the suggestions including the primary building material be brick. Mr. Levy noted it is difficult to tell that the EIFS material is not real brick. It will look nice, and is in the rear of the building. If they need to use brick on the back of the building, they will need to change the materials in the front of the building.

Mr. Golub moved to approve the site lighting as presented, subject to the petitioner providing information on the 3 sheets that were cut off in the packet. Mr. Fulmer seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

Ms. Flores moved to approve the EIFS as presented with the simulated brick in the rear of the building, pursuant to the drawings provided. Mr. Golub seconded the motion. The motion did not pass by the following vote:

AYES: Fulmer

NAYS: Dunn, Flores, Golub

Mr. Fulmer moved to approve the freestanding canopy as presented in the plans. Ms. Flores seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

NAYS: Dunn, Flores, Fulmer, Golub (4)

Mr. Golub moved to approve the ground sign depth at 2' as presented. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

Mr. Fulmer moved to approve the landscaping plan as presented, pursuant to consideration of the suggestions made. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

Ms. Flores moved to approve the directional signs as presented. Mr. Fulmer seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

NAYS: Dunn, Flores, Fulmer, Golub (4)

Mr. Golub moved to approve the directional signs as presented with the height of the signs off Waukegan Road at 6' and the height of the two northern directional signs at 4'. The directional arrow will be pointed upward on both signs on the east elevation. Mr. Fulmer seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

Mr. Golub moved to approve the sign criteria as presented. Mr. Fulmer seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

Mr. Fulmer moved to approve the overall development as presented on 12/11/2017, with the exceptions of what was voted on tonight. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Dunn, Flores, Fulmer, Golub (4)

NAYS: None (0)

Items from the Commission

Mr. Golub believes the Exxon Gas Station LED lights are too bright.

The Naf Naf Grill sign conduit is hanging.

Ch. Dunn indicated MG Nails removed part of their sign.

Ms. Flores noted the Ristorante Abruzzo sign has not been removed.

Ch. Dunn noted there was a very good Transit-Oriented Development (TOD) article in the Tribune.

Adjournment

There being no further business or discussion, Ms. Flores moved to adjourn the meeting. Mr. Fulmer seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:40 pm.

The next regular meeting of the Appearance Review Commission will be held on March 26, 2018 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary