

Appearance Review Commission

Meeting Minutes

March 26, 2018

A meeting of the Appearance Review Commission was held on Monday, March 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 7:30 p.m.

Present were

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

Absent was:

Jason Golub

Also Present:

Jean Spagnoli, Village Planner  
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 February 26, 2018 Appearance Review Commission meeting. Mr. Fulmer seconded the motion. The motion passed unanimously on a voice.

Business:

1. Taco Vida, 569 Lake Cook Road – Signage

Freddy Sanchez, Chef Owner and Susan Munic, Catering Coordinator Owner with Taco Vida and Ken Pywell, Owner of Deerfield Signarama were present. Ms. Munic had a restaurant in Northfield and wanted to open a restaurant in Deerfield. They chose the former Cookers location and are very excited to be in Deerfield. Mr. Sanchez has been an Executive Chef for 35 years and has a proven concept for good Mexican food.

Mr. Pywell explained they would like an illuminated wall sign over the restaurant as well as individual sign panels on the monument sign. The illuminated sign would have 24”

channel letters and reflect the gray (PMS 430) and hot pink (PMS 213) colors so the sign pops. The font is specialized and was specifically developed for Taco Vida. Ms. Flores believes the cross section of the "A" is tight and may not be readable. Mr. Pywell would be in favor of techniques to improve the sign visibility. Mr. Moons explained the commissioners makes suggestions because they see a lot of signs. Ms. Low expressed concern about the visibility of the gray color on the neutral background, especially because the letters are so thin. Mr. Pywell believes the gray is dark enough to provide enough contrast. Ch. Dunn is excited the business is coming to Deerfield but is also concerned about the visibility of the gray sign and the thinness of the letter strokes. Mr. Pywell noted the standard stroke width of a letter is 3"; the proposed font is 2" wide. Mr. Sanchez will work with Mr. Pywell to come up with a wider letter. Mr. Moons noted the petitioner could submit drawings showing a wider font for fast track consideration. Mr. Sanchez will also consider a darker gray to provide more contrast. Ms. Flores cautioned the petitioners about the cross stroke in the "A", as the space above the cross stroke may disappear making the "A" unreadable. The petitioners will submit a revised wall sign for fast track consideration.

The commissioners believe the panels for the monument sign are good.

Ms. Low moved to approve the monument sign panels for Taco Vida as presented on March 26, 2018. Ms. Flores seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

## 2. Sachs Recreation Center, 455 Lake Cook Road – Exterior Siding

Jeff Nehila, Executive Director of Deerfield Park District, John Bosman, Construction Manager with Camosy Construction and Jeremy Hall with Partners in Design Architects were present. Mr. Nehila requested exterior siding on the east wall of the Sachs Center. The existing masonry sections are painted CMU, and there has been a bit of water damage. They came up with a couple options for the 22' high wall including EIFS and engineered hardwood siding. Ms. Low ensured the brick would remain on south end; the issue is the masonry. They want to waterproof and cover the CMU masonry. Mr. Hall noted the EIFS would be easier to install. The east wall will not be visible to the public. Mr. Moons is okay using EIFS on this elevation. Ms. Low questioned whether there is any difference to the long term maintenance. Mr. Nehila explained there is no difference. The commissioners were okay with EIFS in this location.

Mr. Moons moved to approve the updates to the east wall of the Sachs Recreational Center with EIFS, as proposed. Mr. Fulmer seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

### 3. Northwestern Medical, 350 S. Waukegan Road – Ground Sign

Adrian Mois, Portfolio Manager with South Water Signs, was present. Mr. Mois proposes a 6'8" x 5'6-1/4" illuminated monument (ground) sign to be located on Waukegan Road. He noted they also want to redo their wall signs. Ch. Dunn noted this was proposed in 2012, but never installed. She explained the proposed sign depth is 18" while the allowed depth is 12". The Commission can approve up to 20" depth as staff recognized that the ARC recommended the change which will soon be added to the Zoning Ordinance. Mr. Mois explained a 12" depth sign would cause hot spots.

Mr. Mois distributed a proposed landscape plan to go around the sign. Mr. Fulmer explained the proposed Day Lily plantings will have approximately 3 weeks of color and will turn yellow in the winter. He believes it would be nice to have some evergreen. Mr. Fulmer suggested the ornamental grasses be changed. The commissioners would like to consider approving the sign contingent upon an approved landscaping plan.

Mr. Fulmer moved to approve the Northwestern Medical ground signage as proposed contingent upon approval of a landscape plan. Ms. Flores seconded the motion. Mr. Mois will send an updated landscape plan for fast track consideration. The motion passed by the following vote:

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

NAYS: None (0)

### Items from the Commission

Ms. Flores expressed concern about the large planters in front of Italian Kitchen.

### Items from the Staff

Ms. Spagnoli noted the Ristorante Abruzzo post sign was removed.

### Adjournment

There being no further business or discussion, Mr. Moons moved to adjourn the meeting. Ms. Low seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:37 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