

Appearance Review Commission

Meeting Minutes

May 21, 2018

A meeting of the Appearance Review Commission was held on Monday, May 21, 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
Daniel Moons

Absent was

Jason Golub
Elizabeth Low

Also Present:

Jean Spagnoli, Village Planner
Liz Delevitt, Planning and Design Specialist
Mary Glowacz, Secretary

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Ms. Chaitman moved to approve the minutes from the April 23, 2018 Appearance Review Commission meeting. Mr. Moons seconded the motion. The motion passed unanimously on a voice vote.

Business:

1. BP, 1 Waukegan Road: canopy/wall signs

Bob Haskins with Station Imaging, Inc. was present. Mr. Haskins explained that BP would like to add three (3) new canopy signs, all of which are within the parameters of the Deerfield Zoning Ordinance. Ms. Spagnoli commented that the ARC would determine if the signage is within the parameters of the Appearance Code. Ms. Flores pointed out that the graphics in the petitioner's materials appear to be distorted and asked if the graphics on the actual signage would have a condensed logo as is seen in the proposed graphics. Mr. Haskins explained that the images in the exhibits are slightly distorted because they were stretched out to show the area that the signage will cover on the canopy and assured that the actual signage would be clear and the logo would not be condensed. The logo will be featured in the center with the vinyl stripe decals on either side. Chairperson Dunn asked if the logo would still be 36 inches with 6 inches of negative space between the "Helios" and the stripes, and, if the logo would be 3 feet in diameter (36" by 36"). Mr. Haskins confirmed.

The commissioners' inquired about the dimensions of each side of the stripe. Mr. Haskins clarified that the stripes would be 26 inches tall and approximately 5 feet long on each side of the logo. Chairperson Dunn asked for confirmation that the stripe would be 26 inches tall with the total canopy height of 38 inches. And, that the entire stripe and the "Helios" will be centered horizontally and vertically on all three canopy sides. Mr. Haskins confirmed. Ms. Dunn asked if the front of the "Helios" is flat. Mr. Haskins explained that the face of the logo is flat but that the can is about 5 inches in depth to allow for the signage to be illuminated. Ms. Dunn asked for Village staff to confirm that the signage could be extended outwards. Ms. Spagnoli confirmed that this has been allowed and explained that in order for the sign to be illuminated it must be slightly extended out so that the lighting fits inside. Mr. Haskins clarified that the stripes are decals and the logo is illuminated and has a flat face. Chairperson Dunn asked for clarification on the color of the returns and the trim cap. Mr. Haskins commented that the returns and the trim cap are all cream colored. Ms. Flores asked if the spacing on both sides of the canopy will be the same. Mr. Haskins confirmed that the signage would be centered in the middle of the canopy with the same amount of space on either side of the logo for all three (3) canopy signs.

Mr. Moons moved to approve the BP canopy/wall signs as proposed. Mr. Fulmer seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Fulmer, Moons (5)
NAYS: None (0)

2. Bed Bath and Beyond, 96 S. Waukegan Road: Pylon Panel Signs

John Streetz with Doyle Signs Inc. was present. Mr. Streetz explained that the owners of Deerbrook Mall are requesting to add Bed Bath & Beyond to one of the existing pylon signs. Proposed is black perforated vinyl on the face of the letters, which is similar to the Men's Warehouse and Art Van Furniture signage that is on the existing panels. Chairperson Dunn asked if both sides of the panel sign are identical. Mr. Streetz confirmed. Chairperson Dunn asked what color the lettering would appear during the day versus at night. Mr. Streetz explained that the signage would appear black during the day and white at night. Chairperson Dunn also pointed out that the signage is in compliance with the sign criteria for Deerbrook Mall, which requires a 4 inch margin minimum around the text.

Ms. Flores asked if the proposed gray panels match the other existing gray panels. Mr. Streetz confirmed. Ms. Spagnoli commented that she tried to convince the petitioners to change the background color on the panels. And she pointed out the poor contrast of the gray background and the black lettering on the Men's Warehouse sign, which causes the signage to fade into the background. Mr. Streetz commented that ownership decided to stay with the gray panels. He explained that the issue with the Men's Warehouse sign is that the actual thickness of the characters are so thin that there isn't enough of the black perforated to cover the face which is why it blends in with the background. He also pointed out that the Art Van Furniture signage on the Lake Cook Road pylon sign consists of the black perforated vinyl with a thicker font and it's easily seen. He believes that the proposed Bed Bath & Beyond panel signs are a median of the Men's Warehouse and Art Van Furniture sign panels and will allow for clear visibility during the day and at night. Chairperson Dunn commented that she likes the simplicity of the sign with the use of only two (2) colors.

Mr. Fulmer moved to approve the pylon panel signs for Bed Bath & Beyond at 96 S. Waukegan Road. Mr. Moons seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Fulmer, Moons (5)
NAYS: None (0)

3. Deerbrook Pylon Signs: Design Modifications

John Streetz with Doyle Signs Inc. was present. Mr. Streetz explained that the proposed pylon sign design modifications are for the panels that read "Deerbrook". The signage will consist of the same size and style lettering as was previously approved, with a modification to the color and font. The depth of the letters will remain the same; however, they are proposing to remove the existing black letters and replace them with white letters that have brushed aluminum sides. Chairperson Dunn asked if the current letters also have 1 inch returns. Mr. Streetz confirmed. Ms. Flores asked why the Lake Cook pylon sign was currently missing a few letters. Mr. Streetz explained that ownership speculates that the letters fell off due to snow plows grazing the signage, but decided not to reinstall them due to discussions about modifying the existing signage.

Chairperson Dunn asked if the outlines of the old letters would be visible behind the new letters and if there would be holes in the panels. Mr. Streetz explained that since the existing signage is a recent installation there shouldn't be any coloring differences when the old signage is removed. He also explained that the holes will be patched with a resin that will closely match the existing wood background. He believes that the dark color of the wood will not show any evidence that the old letters were there and that the replacement lettering will cover up the majority of the mounting holes from the old letters with the remaining holes being patched well. Chairperson Dunn commented that the sign should look new and not like an old sign that has been patched up. Mr. Streetz commented that if the patch job was not to the satisfaction of the Village or the Board, they would agree to come back and replace all the panels with brand new panels. Chairperson Dunn commented that the commissioners may want to consider making that a condition.

Ms. Chaitman moved to approve the design modifications to the Deerbrook pylon signs with the stipulation that the panels look brand new after the letters have been replaced. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Fulmer, Moons (5)
NAYS: None (0)

4. 99 S. Waukegan Road, Chick-fil-A: Re-Design of Freestanding Canopy

Joseph Vavrina with HR Green was present. Mr. Vavrina explained that alterations were made to the freestanding canopy in order to enhance its look. Proposed is to have the columns encased in brick to match the building with a light tan brick on the upper part and a dark tan brick on the lower part. The look of the restaurant and the canopy now complement each other. The underside of the canopy has been changed from white to a tan, a neutral color. Additional fascia has also been added to the upper piece of the canopy to better blend in with the main structure versus the dark bronze that was originally proposed. Mr. Moons asked for confirmation that the location of the canopy is the same. Mr. Vavrina confirmed. Mr. Moons commented that he still has the same concerns about the canopy as he did before. For him, it's not the look of the canopy but the very existence of the canopy that he does not like. Mr. Fulmer commented that the primary changes are encasing the supports, painting the underside of the canopy roof

and changing the fascia to match the restaurant. Mr. Vavrina confirmed. Mr. Moons asked if there were any landscaping changes. Mr. Vavrina explained that additional trees and shrubs had already been added on the western side since the original proposal. The landscaping is pretty dense for that area with a lot of trees and shrubs on the Waukegan Road side to allow for year round screening of the freestanding canopy. There is also opportunity for additional screening on the Lake Cook Road side so the canopy would be less visible from the road. The goal of the re-design was to create cohesiveness between the freestanding structure and the main building instead of having a steel canopy. Mr. Fulmer asked if any Board members expressed concern about the landscaping. Ms. Spagnoli commented that she does not believe that the landscaping was addressed at the Board meeting.

Ms. Flores asked what the operational purpose of the canopy was. Mr. Vavrina explained that the purpose of the canopy was to provide shelter for team members that work outside taking orders in the drive-thru. Between peak hours at lunch and dinner there will be two to three team members taking orders in each drive-thru lane. Ms. Flores asked for confirmation that orders were not taken by talking into a speaker. Mr. Vavrina explained that during peak hours orders would be taken face-to-face by team members who physically come out to the drive-thru lanes. Payment is also taken at the drive-thru lanes. This allows for customers to simply pull up to the window and pick-up their food, which helps speed up the flow of traffic in the drive-thru. The canopy would provide a better working environment for team members by shielding them from inclement weather such as rain and snow. The heaters and fans would also respectively provide team members with relief from cold and warm temperatures. Mr. Fulmer asked if the expectation going forward was to include the freestanding canopy as a part of the design for all new Chick-fil-A locations. Mr. Vavrina confirmed that it would be standard and that existing Chick-fil-A locations would be retrofitted to add the canopy structures.

Ms. Flores asked if the menu boards would be on each lane. Mr. Vavrina confirmed. He also explained that having team members take orders outside enables them to take six (6) orders at a time, as opposed to just two (2) orders at the window. When team members are outside taking orders, the order points are shut down, so the only way to place your order is with one of the team members in the drive-thru lanes. Mr. Moons commented that the new design of the canopy does look better. Chairperson Dunn commented that the redesign simply dresses up the look of the canopy. She added that the canopy does not benefit customers since they're in their cars and aren't affected by the weather. Since inclement weather is not a regular factor, she does not see the canopy as an absolute necessity. She believes that the unappealing look of the canopy is more of a disservice to residents than employees' exposure to Illinois weather, which Midwesterners' must regularly adapt to. She does not see where the canopy fits in with the appearance of the Village of Deerfield. Mr. Vavrina asked if the issue was the aesthetics of the structure or the canopy itself. Chairperson Dunn explained that the freestanding structure was the issue as it is aesthetically unappealing and serves a very limited purpose. Mr. Vavrina asked what changes could be made. Chairperson Dunn commented that the issue is the size and the volume. The restaurant is on a small parcel of land so the structures are squeezed in there, with very little room for any landscaping.

Ms. Flores asked if orders would be placed through a speaker outside of peak hours. Mr. Vavrina confirmed that each of the order points would have a speaker in them. Mr. Vavrina asked for advice on what changes could be made to make the Village happy and asked if the commissioners' would like alterations to be made to the roof of the canopy. Mr. Moons suggested incorporating more of a pergola look to make the canopy more aesthetically pleasing. He thinks that the redesign still looks like a gas station canopy. Mr. Fulmer asked what the

spacing between the building and the canopy was. Mr. Vavrina said it was about 50 feet. Mr. Fulmer asked the commissioners if part of the concern was that the freestanding canopy looked isolated since it was not attached to the building. Chairperson Dunn confirmed that the detached structure was the issue as well as its large size. Mr. Vavrina commented that one way to make the structure look fancier would be to replace the flat roof with a slope-like roof structure. Chairperson Dunn commented that a sloped roof on the canopy would not match the design of the building. Mr. Moons commented that if there was a way to make the roof design modification cohesive with the overall look of the building then it may be an option. Mr. Vavrina commented that he was envisioning more of a slightly sloped roof type feature rather than a full gable type roof. Ms. Chaitman commented that the canopy was very large and suggested that an overhang on the side of the building would be a more appropriate design feature. She added that it's a massive design for a tight location but she does appreciate the design improvements that have been made. Mr. Vavrina commented that the look could be altered but reducing the size of the structure would likely be operationally obsolete for Chick-fil-A. Mr. Moons commented that he thinks that a smaller canopy with an improved look would still provide optimal protection for employees. Chairperson Dunn commented that it's a combination of the size and the look and that any design modification to the canopy should complement the design of the restaurant.

Ms. Flores motioned to approve the re-design of the freestanding canopy at 99 S. Waukegan Road, Chick-fil-A. Ms. Chaitman seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

NAYS: Dunn, Chaitman, Flores, Fulmer, Moons (5)

5. Aligned Modern Health, 710 Deerfield Road: Preliminary Review, Roof Sign, Second Sign and Projecting Sign

Andrew Ingley, Aligned Modern Health, and Lisa Staszak, Parvin-Clauss Sign Company were present. Ms. Staszak explained that Aligned Modern Health is proposing to install an illuminated set of channel letters on the roof gable as well as a blade sign on the brick pillar of the building. Both signs would be internally illuminated with LEDs. She stated that their design is meant to give the building a clean look by allowing the aesthetically appealing architecture of the windows on the building to be displayed without any visual impairment, as well as to increase the business's visibility by illuminating the signage. Ms. Spagnoli asked if Parvin-Clauss Sign Company installed the current temporary signage on the side of the building. Ms. Staszak confirmed. Ms. Spagnoli advised that the sign was not permitted and it was installed without a permit. Ms. Staszak apologized and explained that they misread the code for temporary signage regulations. She stated that the sign would be removed immediately.

Ms. Flores asked if the awning signage would remain. Ms. Staszak explained that the awning would be removed in order to give exposure to the windows. The roof sign and projecting sign would replace the existing signage. She explained that the proposed signage matches the signage at Aligned Modern Health's other locations. The roof sign and the double-sided blade sign is a part of their brand identity and helps with visibility for both driving and pedestrian traffic. Mr. Ingley commented that both their customers and Village council have commented that they're unable to identify their business by the existing awning signage. The awning unfortunately does not provide customers with adequate visibility and they are driving right by their location. The new proposed signage was designed to capture the east/west traffic on Deerfield Road and the north bound traffic on Waukegan Road. He also explained that the

Aligned 'apple symbol' is being used on the blade sign because the symbol is a part of Aligned Modern Health's brand identity, and it will help capture their customers' attention as they are looking for the building. Ms. Spagnoli advised that Aligned is also able to use twenty-percent of their window space for signage. Mr. Ingley commented that it's difficult to provide adequate lighting for window signage in order to capture drive-by traffics' attention. In his own experience, he is more prone to look at building signage when he is trying to find a business while driving. He commented that Aligned originally followed the Village's instruction to use an awning sign, but it has unfortunately not worked as well as they'd hoped. He also apologized for the temporary signage that was put up without Village approval and assured that it would be taken down immediately.

Mr. Fulmer asked for the name of the green color on the signage. Ms. Staszak explained that it's a pantone color, PMS 382, which is a bright green. Mr. Fulmer said there doesn't appear to be a tremendous amount of contrast with the white background and thought it may be difficult to see when moving at a high speed. Mr. Moons asked if the bright green was the standard color for Aligned Modern Health's logo. Mr. Ingley confirmed. Ms. Staszak commented that the contrast of the colors may not be highly visible in the image provided in their materials but assured the contrast on the actual signage would be sufficient. Ms. Chaitman asked about the green striping running along the bottom of their windows. Mr. Ingley explained that the striping was put up as an additional means to try to capture customers' attention, based on Village staffs' recommendation, but it has unfortunately not helped. He commented that the new signage that they are proposing is very expensive and he would have liked to stay with the awning signage, as it was a less expensive option. However, after much consideration, they have decided that new signage is necessary. Ms. Staszak commented that the business is located at a very busy intersection, and she thinks that placing the signage on the gable will provide the business with the most visibility.

Ms. Chaitman asked where their address was located on the building. Mr. Ingley commented that there was confusion with the Village's permitting office in regards to their address. Ms. Spagnoli explained that Aligned Modern Health formally requested an address change from 800 Waukegan Road, Unit B to 710 Deerfield Road, since their front entrance faces Deerfield Road. She granted their request, and therefore, their address was officially changed to 710 Deerfield Road. Mr. Moons asked for clarification on the number of signs being proposed. Ms. Spagnoli explained that two new signs are being proposed, the roof sign and the blade sign. Since only one sign per elevation is allowed, the ARC would need to grant approval for the second sign. She explained that the Board of Zoning Appeals (BZA) would also have to grant approval, since the proposal deviates from the allowable signage per the Zoning Ordinance. The petitioner is appearing before the BZA on June 19th, 2018. Both the recommendation from the ARC and the BZA will go to the Board at the same time.

Mr. Moons commented that Kid Snips has an existing blade sign. Ms. Flores commented that the ARC did not approve Chipotle's proposal for a blade sign. Ms. Spagnoli explained that the blade signs in that mall were negotiated as part of the package for that development and they are not illuminated. Mr. Moons asked if Bar Taco was granted a blade sign. Ms. Spagnoli confirmed that in lieu of a sign on one of the elevations, Bar Taco was granted a blade sign that it to be illuminated by a gooseneck fixture and not self-illuminated. Chairperson Dunn asked the commissioners for their opinions on the roof signage. Mr. Moons commented that the architecture of the building doesn't allow for the sign to be placed anywhere else on the building, and therefore, he approves of the roof sign. Ms. Flores agreed and added that the building appears to be on the same horizontal access as the building around the corner, so the signage

would be complimentary. Even though the Appearance Code does not permit roof signage, there is simply nowhere else to place the sign. Ms. Spagnoli commented that Fleet Feet has their signage on a canopy, so there is currently a consistency in the building with two canopy signs. Chairperson Dunn commented that Aligned Modern Health's proposed sign will not be over the actual main entrance door, whereas the existing canopy sign is above the door. Ms. Staszak confirmed and explained that there's not a space above the door where the proposed signage could be placed. Ms. Chaitman agreed that the petitioner is limited in where they can place their signage on the building which creates a hardship for the business. She also commented that the small lettering and style of the words "Modern Health" on their proposed signage may prove difficult to read while driving by, and although that's the style of their signage for their branding, it does not necessarily allow for high visibility. Mr. Fulmer agreed that there was limited opportunity on the face of the building to place signage and that the gable appeared to be the only feasible place to locate signage. Mr. Moons agreed with Ms. Spagnoli's point that consistency with the building's signage would be compromised.

Chairperson Dunn commented that she likes the character of the building and she thinks it looks nice without having signage on the rooftop. It has a lot more character than many of the newer building in town. She also pointed out that the petitioner had stated that they liked to have their signage placed right over their door so that customers know where to walk into; however, the proposed signage would be located a couple feet off of the main entrance. She stated that addresses are for people to find buildings and first time customers will likely need direction on how to find their building and where to park as there is no street parking. She is not in favor of the sign. She also does not think that the proposed 4 inch lettering is large enough to see. The ARC approved similar signage for a business down the street and she cannot read the signage as she drives by. Ms. Staszak commented that the 4 inch letters are only for the words "Modern Health" and the lettering is visible from up to 40 feet away. Mr. Ingly commented that their choice to use the far left door as their main entrance was to afford their customers the shortest walking distance from the parking lot to their front door since many of their customers come to them in pain. The words "Modern Health" are included in their signage in respect to their trademark, but the word "Aligned" is their primary identifier that their business is known for, and their customers will recognize it as they are looking for signage to identify the building. Ms. Chaitman commented that the commission prefers the disconnect switches to be behind the signage so that they're not visible. Ms. Spagnoli confirmed. Ms. Staszak assured the disconnect switches would be hidden.

Ms. Flores commented that the ARC did not approved Chipotles proposal for a blade sign and she likes to treat everyone fairly. Ms. Chaitman commented that upon first looking at the blade sign she could not identify what it was. She asked if the seeds on the apple were aligned because it is a chiropractic business. Mr. Ingly confirmed. Mr. Moons commented that he liked the design of the apple on the blade sign and recommended placing that design on window signage for their business. Ms. Chaitman commented that she would not approve the blade sign as an illuminated sign and isn't sure if it would help capture people's attention and identify the business. Mr. Moons commented that it is also a second sign. He is in favor of allowing the rooftop sign due to the hardship that the limitations of the face of the building create for placing signage, but he is not in favor of a second sign, especially as it is a projecting, illuminated sign.

Mr. Ingly commented that another option would be to include the apple as a part of the rooftop sign, which would still allow them to use their complete branding design on their signage, instead of having a separate blade sign for the apple design. The commission was receptive to this suggestion. Ms. Chaitman commented that their lettering would have to be smaller in order

to incorporate the apple design. Ms. Staszak commented that they could resize the signage and that the redesign would still have visible lettering. Ms. Chaitman asked if their clients identified the apple symbol as apart of Aligned Modern Health's brand identity. Mr. Ingly commented that ownerships' goal is to have customers associate the apple symbol as a part of their business's identity.

Ms. Spagnoli suggested that the ARC should vote on each of the proposals, as well as the new option that would have the apple design included in the rooftop sign. She explained that if the commission was in favor of the newly proposed design, the petitioner would have to send her the new design with measurements so that it could go through the fast track process. She also explained that the proposal would still have to be presented to the Board of Zoning Appeals as well.

Mr. Fulmer moved to approve the proposed roof sign, a 15 square foot wall sign to be erected upon the roof structure. Mr. Moons seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Fulmer, Moons (4)
NAYS: Dunn (1)

Ms. Chaitman moved to approve the proposed second sign (blade sign), a 8 square foot illuminated projecting sign on the south elevation. Ms. Flores seconded the motion. The motion did not pass by the following vote:

AYES: None (0)
NAYS: Chaitman, Dunn, Flores, Fulmer, Moons (5)

Ms. Spagnoli informed the petitioners that they should email her the option with the apple symbol as a part of the roof sign. She will then send the proposed design out to the commissioners to vote on. If the commission unanimously approves the new proposed design then the ARC's favorable recommendation will be sent to the Board. But if even one commissioner does not vote in favor of the sign, then it needs to come back to another ARC meeting. She recommended that the petitioners have the new proposed design ready in time for their BZA meeting on June 19th, 2018, so that both the ARC and BZA are voting on the same sign.

6. Red Roof Inn, 340 S. Waukegan Road: Signage Revisions

A representative for Red Roof Inn was present. The representative explained that the canopy, accent lighting, and the yellow lettering has been removed. The new signage will now have the same color scheme, red and white, as the existing signage. Chairperson Dunn commented that the changes to the ground pole sign included replacing the word "Inn" with the word "Plus" paired with a "plus symbol". The font type will also be changed. But the cabinet will not be changed. The representative confirmed. Chairperson Dunn asked about the possibility of the signage being faded with holes in the background as a residual effect of the old lettering being removed. The representative assured the commission that their signage vendor would take measures to ensure that any necessary touch ups, patching and painting would be completed during the installation process. It's their intention to ensure that the signage looks new. Chairperson Dunn commented that the commission may want to consider requiring the signage to look new as a condition of their approval. The representative commented that he would be

able to fulfill that condition. Ms. Flores commented that she likes the revisions that the petitioner has submitted. By changing the color of the lettering for the word "PLUS+" from yellow to red so that all the words are one color (red), it looks more unified. Chairperson Dunn commented that the word "Inn" is also being replaced by the word "PLUS+" on the east elevation wall sign. The lettering for the word "PLUS+" is 9 ft. 8 in. by 26 in. with a 1 in. black trim. Ms. Flores commented that the size of the lettering for "PLUS+" seems to be in proportion to the lettering that is being replaced. Chairperson Dunn pointed out that the west elevation wall sign is identical to the east elevation wall sign.

Mr. Moons asked how long the business has been in Deerfield. The representative responded that Red Roof Inn has been a part of the Village for thirty-plus years. Chairperson Dunn commented that the same standards would apply for all signage. The representative commented that ensuring that the signage was properly patched and looked aesthetically pleasing would not be an issue. Chairperson Dunn asked why the entire face for the entrance directional sign needed to be replaced. The representative explained that the sign is one piece so the entire sign would need to be replaced. The color of the replacement sign, regal red, would be the exact same color as the existing sign. Chairperson Dunn asked if the sign was illuminated. The representative confirmed. Chairperson Dunn asked if the lights were LED. The representative commented that the lighting was florescent, but it may be a possibility to upgrade to LED. This would be the perfect timing for that upgrade. Chairperson Dunn asked if hot spots would be an issue on the signage. Ms. Spagnoli commented that she's been told that a wider cabinet is needed to avoid hot spots and this sign has a narrower cabinet. The representative commented that Red Roof Inn has expressed interest in phasing out florescent lighting, since LED is more reliable. He does not anticipate any issues with hot spots.

Mr. Moons moved to approve the signage revisions at 340 S. Waukegan Road, Red Roof Inn, with the stipulation that the signage looks new. Ms. Flores seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Items from the Commission

Ms. Flores asked how long the Fresh Thyme sign was allowed to remain up, since the business has closed. Ms. Spagnoli responded that technically the sign is supposed to be removed as soon as the business closes, but it has not been enforced by the Village because of the burden on the landlord. She advised that the Village started to become more lenient about enforcing issues that affect landlords financially during the recession in 2008, but has seen the Village start to enforce these regulations once again in recent years. She assured the Commissioners that she would bring this issue up to administration again. Chairperson Dunn agreed that the signage should be removed since the business is no longer there.

Chairperson Dunn asked about the display in front of Italian Kitchen. Ms. Spagnoli advised that she contacted the landlord to find out when the new planters and sculptures were going to be installed on the property. The landlord responded that the planters are being shipped from the manufacturer on Wednesday, May 23rd, 2018 and they are hoping to have the planters installed the first week of June. The ten (10) sculpture airplanes that are going to be mounted on the wall of Erik's – Bike, Board, Ski store are scheduled to arrive mid-June. The current display in front of Italian Kitchen will be removed once the new planters and sculptures arrive and are installed.

Ms. Flores asked when City Barbeques was opening. Ms. Spagnoli advised that it opened today, Monday, May 21st, 2018.

Items from the Staff

There were no additional items from the staff.

Adjournment

There being no further business or discussion, the meeting was adjourned at 9:15 pm.

Respectfully submitted,

Mary Glowacz, Secretary