

Appearance Review Commission

Meeting Minutes

July 9, 2018

A meeting of the Appearance Review Commission was held on Monday, July 9, 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

Lisa Dunn, Chairperson
Sherry Flores
Jason Golub
Elizabeth Low
Daniel Moons

Absent were:

Beth Chaitman

Also Present:

Liz Delevitt, Planning & Design Specialist
Jeri Cotton, Secretary

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Mr. Moons moved to approve the minutes from the May 21, 2018 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice.

Business:

1. Deerfield Village Centre, 775 Waukegan Road – Two 2nd Floor Roof Decks (Doors, Guardrail and Light Fixture)

Jonathan Dress, Architect with ML Group, explained the owner and building management proposes two (2) roof decks for the office suites with one on the south and one on the northeast. The roof decks would be 12' x 18' and would not be visible from the street. The materials would be light gray pavers with low profile, wood planter borders. Mr. Dress explained the building department requested guard rails, which would be white aluminum to match the adjacent apartment. Ch. Dunn questioned what would be visible from the street. Mr. Dress noted the white guard rail would be the only element visible from the street. They would have one emergency light pack above the

door, which is required by code. The proposed wall pack is minimal. Ms. Low questioned whether the roof decks could be expanded in the future, if they became popular. Mr. Dress explained they could not expand the roof decks without permission. He noted they will go through a structural analysis during the permitting process. Mr. Golub ensured they would not have umbrellas, tables and chairs. Mr. Dress explained the owners would not add umbrellas, tables or chairs. He noted the owner would enforce the Village's restrictions to what could be on the roof decks. Ms. Delevitt explained the petitioner would need to come back for approval of anything on the roof deck.

Ms. Low moved to approve the two 2nd floor roof decks at Deerfield Village Center, including the light pack, pavers and guard rails as presented. Ms. Flores seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

2. NorthShore University Health Systems, 49 S. Waukegan Road - Signage

Jeremy Hall, Integrated Facilities Solutions, Inc., explained they currently have three (3) wall signs on the building that they would like to modify. They propose adding "Medical Group" and "Immediate Care" to the signs. Mr. Hall explained the proposed changes would change the overall size of the signs, but they would be less than the previously approved sizes.

The commissioners discussed the west elevation sign. Mr. Hall explained the sign would go from 179.6 square feet to 178.9 square feet on the west elevation. The other two (2) elevations would also change slightly. The sign locations would be the same as the existing signs. Mr. Hall noted the sign construction would also be the same. Ms. Low questioned whether the wall would be restored. Mr. Hall explained any wall penetrations would be filled. Ch. Dunn questioned the lettering. Mr. Hall explained the lettering would be about the same size as the existing sign, because NorthShore has their brand standards. Ch. Dunn questioned whether the existing text is larger than the proposed text. Mr. Hall explained the current "N" is currently 2'-4" and will be 2'-0" high. He also mentioned only the copy will be illuminated, not the entire face of the sign.

Mr. Moons moved to approve the three (3) new signs for NorthShore University Health Systems as presented. Ms. Low seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

3. Stein Mart, 94 S. Waukegan Road – Pylon Sign Panels

Mr. Thuer with Signs of Distinction was present. Mr. Thuer explained they propose adding Stein Mart to the existing pylon signs on Lake Cook Road and Waukegan Road. The letters would be white with the capital letters being 1'-9 ³/₄" high and 9'-9" wide. The aluminum panels are 15'-0" wide and 2'-5 ³/₄" high. The commissioners believe the white looks good on the panel.

Ms. Flores moved to approve the pylon sign panels for Stein Mart as presented. Mr. Moons seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

4. Chick-Fil-A, 99 S. Waukegan Road – Redesign of Freestanding Canopy

Joe Vavrina with HR Green, representing Chick-Fil-A, was present. Mr. Vavrina explained that since the last meeting, they looked at reducing the mass and size of the canopy recognizing a mansard roof would not tie in with the building. They looked to reduce the width from 25'-2" to 24'-0" and the length from 44'-0" to 38'-0" for an overall size reduction of almost 20 percent. They changed some of the trees, which would provide year-round screening.

Ch. Dunn questioned how many vehicles would fit under the proposed canopy. Mr. Vavrina explained the canopy would fit two (2) cars. Ms. Low confirmed the petitioner's reasoning for wanting the canopy is to protect employees from the elements. Mr. Vavrina noted the employees would be under the canopy roughly from 11:00 am to 1:00 pm and from 4:00 pm to 6:00 pm. There would be a maximum of four (4) employees under the canopy at any time. Ms. Low is struggling with the reason to have a canopy as there is another restaurant down the street with a drive-thru that does not have a canopy for their employees. Mr. Vavrina believes this is what separates Chick-Fil-A from their competitors. Chick-Fil-A is trying to provide a first-class environment for their customers and team members. The canopy would provide heat in the winter and cooling in the summer. Mr. Golub noted the Board asked the petitioner to come back with a proposed canopy that does not look like a gas station canopy. Ch. Dunn noted this is a new proposal that does not have a white underside. They added brick and the colors tie in more with the building. Mr. Golub believes the mass is still there and is not in favor of the canopy. Ch. Dunn appreciates that the petitioners are trying very hard to get the canopy for the employees, but expressed concern that all of the residents would have to look at this structure 24 hours a day, 7 days per week vs. very few employees that would benefit from it. Mr. Vavrina believes there would be a benefit to the customers as well, as they would not have to face the elements.

Ms. Low moved to approve the redesign of the freestanding canopy for Chick-Fil-A as presented. Mr. Moons seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

NAYS: Dunn, Flores, Golub, Low, Moons (5)

5. Aligned Modern Health, 710 Deerfield Road – Roof Sign Re-Design

Andrew Engly, Dr. Ragog Alebiosu and Linda Stazak were present. Mr. Engly explained they reduced the size of the sign, based on the Commission's recommendation. Ms. Stazak explained they made the letters smaller and added a logo. The logo will be illuminated along with the letters. The logo 24" high and the aligned letters will be 1'-6¼" high. The words Modern Health will not be illuminated, but will be white letters on a black background.

Mr. Engly explained people found it very difficult to find their location because the awning sign did not provide enough visibility. Dr. Alebiosu explained they have had a number of issues with customers finding their location. Mr. Engly explained both doors are usable, and they could move the main entrance under the gable. Ch. Dunn asked about the size of the existing awning letters. Ms. Stazak explained the logo on the awning is 16" high and the letters are 12" high. She noted the awning sign is useless in the winter after 4:30 pm. She believes the proposed wall sign would provide better visibility. Ms. Low expressed concern about the visibility of the proposed wall sign during the day. Ms. Stazak explained the returns will be black, creating an outline that will pop off the white background. Mr. Engly believes their patients will recognize the word Aligned, even if the words Modern Health are not as visible. Mr. Golub is okay with the sign. Ch. Dunn noted the petitioner is able to use their west wall as well. Mr. Engly would like to consider the west wall in the future, but would like the proposed sign for brand identity. Ms. Stazak noted the west wall would only be visible to eastbound traffic. Ch. Dunn is not in favor of the rooftop sign as she does not think it is a better option. She believes the proposed sign would be less visible than the existing sign. Ch. Dunn questioned whether the window signage complies with the Village Ordinance.

Mr. Engly believes the gable would be the best location for the sign. Mr. Golub explained anything above the roof deck would not be allowed. Ch. Dunn noted that could be the reason that building has awning signs rather than wall or roof signs. Ms. Stazak does not believe the gable is part of the roof on the building. Mr. Golub does not believe the Village Code defines the roof deck well enough. Ms. Low expressed concern because there is a vent in the proposed sign area making the sign appear off center. Mr. Engly indicated the BZA suggested the possibility of a Text Amendment, but did not approve a variation. Ms. Flores would prefer awnings, as it is more consistent with the rest of the building. Ms. Low noted all businesses need to rely on more than a sign. She does not believe the proposed sign will solve the problem during the day. If the sign were to move forward, she would remove the words Modern Health as they are not visible. Mr. Engly explained they need the words Modern Health for their trademark. Mr. Moons believes if the petitioner wants to take the risk, he would support the proposed sign. Ms. Stazak indicated channel letters get better visibility than awning signs. Additionally, the increased size would help the sign visibility. Ms. Flores believes

the sign appears tight in the gable. Ms. Stazak explained there are 30 inches of space in the gable area, so it will be okay.

Mr. Golub moved to approve the Aligned Modern Health wall sign as presented. Ms. Flores seconded the motion. The motion did not pass by the following vote:

AYES: Golub, Moons (2)

NAYS: Dunn, Flores (2)

ABSTAIN: Low (1)

6. The Goddard School, 475 Lake Cook Road – Preliminary Review

Levi Ottwell, Goddard School Corporate, Boris Kholyavsky and Yohania Kovelman, both Franchisees and Dave Carbol, Project Architect were present. Mr. Carbol explained they have three (3) elevations with proposed signage. The signage has their standard logo made from high density urethane with building-mounted illumination. Ms. Low suggested looking at the rest of the center, as the signs are typically internally illuminated. Mr. Moons noted the proposed signs are within the allowed size. Mr. Ottwell explained the pylon sign panel may be revised, to be more consistent with their corporate logo. The commissioners noted the registered trademark should not be on any signs. Mr. Carbol noted there are a group of parking spaces that will be used for pick-up and drop-off. There will be four (4) post-mounted signs in front of these spaces. Ch. Dunn suggested the petitioner determine whether those signs need police or fire department approval.

The commissioners discussed the proposed fencing. Ch. Dunn noted the fence would be a black powder coated aluminum picket fence with a 3" gap. Mr. Ottwell noted the proposed fence is similar to the fence at the Sachs Center. Ms. Delevitt noted people can exit the playground but not enter the playground from the exterior. Ch. Dunn inquired about the adding a trash enclosure to the rear of the building. Mr. Ottwell stated that they are trying to coordinate with the building owners to add one. Mr. Moons ensured the parking spaces that will be removed to build the playground would not impact the number of spaces required for the shopping center. Ms. Low ensured there would be bollards between the parking lot and the building.

Items from the Commission

Ms. Flores reported the Italian Kitchen has their lunch special signage on the street. Ms. Delevitt contacted them and will follow up on it.

Ms. Delevitt spoke with the Fresh Thyme and they turned the pylon sign panels. The Village is trying to be accommodating with the wall sign, as Fresh Thyme is looking for another location to take the sign.

Ms. Flores asked about the Erik's sculptures. Ms. Delevitt will contact them again. Mr. Moons noted the Naf Naf Grill still has a flapping flexible conduit. Ms. Delevitt will contact them.

Items from the Staff

Ms. Delevitt asked if anyone would be available to attend the next Board of Trustees meeting to discuss Aligned Modern Health. Ch. Dunn will try to attend the meeting.

Adjournment

There being no further business or discussion, Mr. Golub moved to adjourn the meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:02 pm.

The next regular meeting of the Appearance Review Commission will be held on July 23, 2018 at 7:30 pm.

Respectfully submitted,

Jeri Cotton, Secretary