

Appearance Review Commission

Meeting Minutes

July 23, 2018

A meeting of the Appearance Review Commission was held on Monday, July 23, 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

Beth Chaitman
Lisa Dunn, Chairperson
Sherry Flores
Elizabeth Low

Absent were:

Jason Golub
Daniel Moons

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 July 9, 2018 Appearance Review Commission meeting. Ms. Low seconded the motion. Ms. Low made a minor change. The motion passed unanimously on a voice.

Business:

1. Freeze Fix, 740 Waukegan Road – Wall Sign

Emmy Rigali with Freeze Fix, Chris Siavelis with CRM Properties and Ron Ottinger with Rainbow Signs were present. Mr. Siavelis explained the space was formerly occupied by Fitness Together. They propose replacing the backer panel in the sandstone color and replacing the letters with individual Aztec Gold letters to match the other businesses in the building. Mr. Siavelis explained the sign would be located on the southeast façade. Ms. Chaitman asked what exactly Cryotherapy entails. Ms. Rigali explained that treatment consists of standing in a tank for three (3) minutes to reduce body inflammation.

Ms. Low moved to approve the wall sign for Freeze Fix as presented. The backer panel will be completely replaced. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Low (4)

NAYS: None (0)

2. Charles Ifergan Property, 380 W. Lake Cook Road – Sign Criteria

Precor Home Fitness, 360 W. Lake Cook Road – Preliminary Review of Wall Sign

Dusty Schlotfeldt, Vice President, Precor Home Fitness and Ron Ottinger were present. Mr. Ottinger explained the original sign criteria was set up using all block, capital letters with a remote electrical feed for each letter. American Mattress moved out and destroyed the storefront when their sign was removed. The entire wall needs to be taken apart to restore the wall. If another tenant moves out, the process would have to start over. Mr. Ottinger explained Precor is a national tenant with an italicized logo, who would like to use their branding on the wall sign. He explained they would like to add a black backer panel, which would help minimize the damage and simplify the process.

Ch. Dunn suggested looking at the modified sign criteria before considering the proposed sign. Ms. Flores questioned whether the future tenants would all have black backer panels. Mr. Ottinger suggests backer panels to potentially lesson damage with sign removal. Ms. Low noted it is not clear in the proposed criteria if backer panels are allowed. Ms. Delevitt noted it is not specified. Ch. Dunn noted there is an existing sign that would not match the proposed Precor sign, if backer panels are approved. The existing tenant would not be required to change their sign. He explained they tried to conform to the existing sign criteria but really want to use their logo. Ch. Dunn noted this is a small retail building, which is why the Commission requested only white letters to keep it uniform. The property owner wanted a clean, slick look. Ch. Dunn noted the blue logo would not be allowed in the current sign criteria.

The commissioners discussed the proposed sign criteria. In paragraph three (3), channel letters are not specified. Mr. Ottinger suggested changing the proposed criteria to include individual channel letters. Ms. Delevitt noted channel letters do not include logos. For clarity it was agreed that the criteria should mention channel letters. Ch. Dunn stated the mounting directions are confusing. Ms. Low suggested changing the verbiage of the mounting to specify a backer panel if that is desired. Ch. Dunn noted the current criteria states internally illuminated LED rather than low voltage LED. Mr. Ottinger noted that LED and low voltage LED is the same thing.

In paragraph four (4), the current sign criteria restricts the sign faces to white with black trim caps and returns. The proposed sign criteria does not limit the colors. Ch. Dunn asked the commissioners how they feel about allowing multiple colors. Ms. Delevitt noted that Deerbrook Mall limits their sign criteria to two (2) colors and that could be another option. Ch. Dunn prefers one (1) color only. Ms. Chaitman noted that allowing

multiple colors changes the look that the architect was going for. Mr. Ottinger noted the landlord wants Precor to get what they want.

In paragraph five (5), the only change is adding non-corrosive.

In paragraph seven (7), the current criteria requires a specific font (Helvetica) with a minimum letter height of 12" and a maximum letter height of 24", instead of 28" high in the proposed criteria. The maximum stacked height is 36". Ms. Delevitt notes that 28" is the maximum allowable for the Outlying Commercial District, but the sign criteria can be made more restrictive. Ms. Low noted the font was specified because of the small size of the development and keeping it unified. Mr. Schlotfeldt does not believe Mr. Ifergan was aware of the sign criteria restrictions and the limitation it puts on tenants. Mr. Ottinger explained he spoke with Ms. Spagnoli who requested the landlord change the criteria and bring it before the Commission. The commissioners were okay with the proposed 28" height.

In paragraph nine (9), there are no box signs or raceway mounted signage permitted. The commissioners were okay with this. Ch. Dunn suggested adding some verbiage to paragraph eleven (11) stating registered trademarks are not allowed on signs.

The commissioners discussed paragraphs 12-14. Ms. Delevitt noted paragraph fourteen (14) was added to allow small changes that the owner signs off on to be decided by the ARC.

Ms. Flores noted the proposed backer panel for Precor is 35" high. She believes backer panels should be a fixed height of 36" high. Ms. Flores noted with a 36" backer panel, the maximum height of a double-line sign needs to be smaller than 36 inches. Mr. Schlotfeldt suggested having a 28" maximum letter height regardless of whether there are one (1) or two (2) lines. Mr. Schlotfeldt questioned whether the Commission would approve a backer panel. Ch. Dunn suggested coming back with revisions that reflect tonight's discussion, with very specific information.

Mr. Schlotfeldt suggested changing the criteria to allow white plus one other color, so they could have their logo. Ms. Flores believes the blue blends in with the black backer panel, so she would prefer not having the logo. Mr. Ottinger indicated that if a second color was not allowed on the sign, the criteria should eliminate all logos. Ms. Low questioned the font on the proposed sign. Ms. Flores and Ms. Low do not have an issue with the font, as the white color would be standard. Ms. Delevitt noted that once the changes are made, she can add the revised sign criteria proposal on the August 27th ARC agenda. Mr. Ottinger inquired about putting up a temporary banner. Ms. Delevitt noted banners are not allowed per the Deerfield Zoning Ordinance, they need to be rigid, and they would need a temporary sign permit. She also noted that they need to remove their feather banner from their property as they are also prohibited.

3 Deerbrook Residential Development – Preliminary Review

Tait Pinnow, Vice President with DWS representing Deerbrook Mall, Matt Nix and Warren James with Reva Development, Michael Fitzgerald, Principal with OKW Architects and Kevin Clark, with The Lakota Group were present. Mr. James explained they propose 186 apartments and 60 townhomes for 246 total units. Mr. Fitzgerald believes this is a great opportunity for a residential property because of the existing Metra stop, adjacent roadways and pedestrian access. From a planning standpoint, they are turning their back on the negative aspects of the tollway and railroad. The 5-story apartment building sits along a 4-level parking garage that creates a buffer between the community and the Eden's spur. There are open, outdoor spaces including green space and a dog park that are enjoyed by the apartment tenants as well as the townhomes. The scale and architecture of the buildings have an impact on the composition of the community. Mr. Fitzgerald explained they made a conscious decision to have a flat roof on the apartment building to keep the scale down and create a contemporary expression. The townhomes will have a pitched roof condition to add mass and screen views from the upper floors of the apartment building. The 4-story parking structure will meet the needs of the apartment building.

Mr. Fitzgerald discussed the building's façade articulation. They propose a continuous masonry base that jumps up to two floors in certain locations. On top of the masonry, they propose two (2) fiber cement siding profiles: shiplap along most of the exterior and board and batten at the upper floor. The cornice line also jumps out to provide visual interest to the building. The taller parapets will naturally screen the rooftop mechanicals.

Mr. Fitzgerald explained they propose an earth tone clay brick in a range of colors to provide depth and break down the scale to add to the pedestrian feel at the ground level. They propose two (2) gray siding materials and a light gray trim color. The windows will be white fiberglass or vinyl windows. The railings will be a painted steel to match the darker gray siding and the bay windows will be trimmed to match the lighter siding. Mr. Fitzgerald noted they will have large mockups of the materials and will invite the commissioners to view the material mockups.

Mr. Fitzgerald explained the parking lot is at the southwest end of the building. It is very utilitarian. They propose using the same color palette as the other buildings but out of precast. The top of the parking deck, which is more visible, will have the siding material from the main elevation to highlight the entrance points.

Mr. Fitzgerald discussed the sixty (60) townhome units that are broken into nine (9) buildings. The typical building is a six (6) unit building with 3-story living. The ground floor is the entry, second floor is the main living area and the third floor is the bedrooms. The buildings' exteriors articulate a "townhome" look, with brick and two (2) sidings. The roof will be a pitched roof with asphalt shingles. The units will be entered via front

stairs, depending on the grade. The rear elevations will have a garage. The townhomes have the darker siding on the bottom and the lighter siding on the top, which is reverse of the apartments. The same design intent is carried throughout the other buildings. Building 3 and Building 11 are narrower and typically have 2 bedrooms rather than 3 bedrooms. Ms. Low inquired if the townhomes are for sale or rental. Mr. Fitzgerald noted that everything was rental.

Mr. Clark discussed the proposed landscaping. They want to create valuable landscape spaces that are connected throughout. There are five (5) courtyard spaces connected by a residential street. The landscaping is about the arrival and experience and breaking up the buildings with green amenity spaces. The main drive is known as "Chestnut Court" and brings people in the retail. It will have angled parking between the retail and the development, screening with a fence along the edge and landscape buffers. Landscaped medians are used to slow traffic down at the development's entrance. There are different types of outdoor spaces that are connected with stamped concrete walkways. The landscape plan includes shade trees, ornamental trees, shrubs and perennials. There are several outdoor amenities including a pool, fire pits, pergolas, etc. They are proposing a connection to the Metra with an access path. A wood fence screens behind the townhomes. Ms. Flores asked if there is a street behind the townhomes. Mr. Clark noted that it is a private drive to access the townhomes from the rear. There is a wire mesh with climbing vines screen perimeter fence on each side of the arrival drive.

Mr. Clark discussed the proposed signage plan. There will be a main entry monument sign off Waukegan Road and secondary monument sign off Lake Cook Road. The proposed monument signs will have a masonry base with an internally illuminated metal sign with push-thru letters. Pier Identifier signs are located on either side of the entry drive and other way finding signs exist throughout. They propose pedestrian-level lighting as well as bollard lights and sconces.

Ms. Chaitman questioned how garbage will be handled. Mr. James explained the townhomes will have their own receptacles. The apartment building has a trash area in the building that leads to a trash compactor. Ms. Low questioned what is different. Mr. James explained there are refinements and changes to the circulation as well as the townhomes. Ms. Delevitt noted that the perimeter has changed slightly. Mr. Fitzgerald explained the dog park was expanded to the embankment creating a barrier to cut-thru traffic. Ch. Dunn ensured residents could exit to Lake Cook Road. Mr. James added they have the ability to install a gate, if cut-thru traffic becomes an issue. Ms. Dunn believes the number of units increased. Mr. Nix explained they received feedback from the Plan Commission to meet different price points. The total square footage did not change. Mr. James noted they also had some 1600 square foot units that were made smaller. All of the townhomes have dedicated parking for two (2) vehicles. Mr. James explained the parking is at 2.0, which at the high end of the requirement. They pulled some spaces away from the visitor parking to expand the green space. Ch. Dunn questioned if there is a fence around the pool courtyard. Mr. Clark explained the pool

itself has an ornamental fence, but the courtyard has a landscaped as a buffer. The direct access point to the Sachs center was also discussed.

Ms. Low asked about snow removal. Mr. James explained they would use the dog park for snow storage or remove it from the site. The ramp will be heated. Mr. James noted they have provisions for a snow shoot for the parking garage. Ch. Dunn questioned whether bike racks are planned. Mr. Fitzgerald explained they have a large bike storage room. The petitioners agreed that bike racks are a good idea, especially near the pool. Ms. Delevitt asked whether the stamped concrete would be extended to the Metra. Mr. James explained it would. He noted the decorative areas will be stamped asphalt. Ch. Dunn noted the Commission would need to approve the concrete as they did with the train station. Ms. Flores asked about the possibility of people being dropped off at the shopping center to ride the Metra. Mr. James stated that they have extended the fences on both sides of the pathway to prevent this location from becoming a drop off location. Ms. Low explained the Village Code prefers native plantings. She expressed concern about the perimeter fence screening due to salt spray. Ms. Low noted this is frequently unsuccessful in most applications in the area. Mr. Clark explained picking the right mix of salt-tolerant vines is the key. Ch. Dunn questioned whether the Metra lighting would be on all night. Mr. Nix explained the lighting will be illuminated during the time the Metra is running. Ms. Low believes this is a location that may be good for public art.

Ch. Dunn questioned how the petitioners came up with the size of the monument signs. The main monument sign is proposed at 38.5 square feet and the secondary monument is proposed at 45.96 square feet, while the largest monument sign in the Village is 41.25 square feet. Ms. Delevitt explained that the way the Village calculates sign areas to include the sign wording and the logo contributes to the area being larger. Ms. Delevitt mentioned that another Chestnut Street exists in the Village which might cause confusion.

Items from the Commission

Ms. Flores asked about the Italian Kitchen. Ms. Delevitt went and walked the site and sent Jonathan Berger an email regarding the planters, airplane sculptures and Naf Naf conduit. Ms. Flores inquired about the unapproved vestibule, tables, umbrellas and sandwich board which are on their patio. Ms. Delevitt noted the Naf Naf Grill conduit has been changed but asked Mr. Berger in her email why the conduit has not been moved out of view. She is waiting for his response on these items.

Items from the Staff

Ms. Delevitt explained Chick-Fil-A is appealing the Commission's denial of the canopy. Aligned Modern Health also has to appear before the Board. Staff will work on a definition of a roof. Both petitions will appear before the Trustees on August 6, 2018. Ms. Low inquired about getting a 7th commission member added to the ARC. Ms. Delevitt mentioned it's in the works.

Adjournment

There being no further business or discussion, Ms. Low moved to adjourn the meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:48 pm.

The next regular meeting of the Appearance Review Commission will be held on August 27, 2018 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary