

Appearance Review Commission

Meeting Minutes

February 27, 2023

A meeting of the Appearance Review Commission was held on Monday, February 27, 2023 at 7:30 p.m. Vice Chairperson Sherry Flores called the meeting to order at 7:30 p.m.

Present were:

Beth Chaitman
Sherry Flores
Jason Golub
Amy Schneider

Absent were:

Lisa Dunn, Chairperson
Troy Mock
Daniel Moons

Also Present:

Liz Delevitt, Planning & Design Specialist

Document Approval

Ms. Schneider moved to approve the minutes from the December 19, 2022 and January 23, 2023 Appearance Review Commission meetings. Mr. Golub seconded the motion. The motion passed unanimously on a voice vote.

Public Comment:

There was no Public Comment on non-agenda items.

Business:

1. State Senator Julie Morrison, 400 Lake Cook Road – Wall Sign

Aaron Hering with Signorama explained State Senator Julie Morrison is moving to a new location. She would like to reuse her existing channel letters on a raceway that will be painted to match the wood shingles behind the sign. She would like to also add an angled bracket above the letters with the State of Illinois seal mounted on it. Ms. Delevitt explained Deerfield does not approve raceways, but the former State Farm Insurance sign had a raceway in this location before the Appearance Code took effect. In 2002, when A Plus Massages was looking to move into this tenant space, it was also determined that mounting a sign without a raceway would cause damage to the roof.

Ms. Schneider noted the State of Illinois seal and channel letters would be illuminated. Mr. Golub understands the hardship considering the architecture of the building. Ms. Flores questioned how close the raceway would match the shingles. Mr. Hering explained the Turkish Coffee color is as close as they could find. Ms. Delevitt explained the roof is currently a reddish-orange color. The Commissioners believe the raceway will match at least one color of the roof. Ms. Chaitman questioned the location of the sign. Ms. Delevitt explained the sign will align with the existing tenant signs. Mr. Hering explained there are existing holes from the prior raceway, so they will reuse the existing holes.

Ms. Schneider moved to approve the sign for State Senator Julie Morrison as presented on a Turkish Coffee color raceway, reusing the existing raceway location. Ms. Chaitman seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Schneider (4)

NAYS: None (0)

2. Shake Shack, 560 Waukegan Road – Exterior Material Changes

Mitch Goltz with GW Properties, representing Shake Shack, was present. He explained, everything was approved at the last meeting, with the exception of the final building materials. Shake Shack agreed to replace the Iron Gray James Hardie Board with Charcoal MetroBrick, a thin brick veneer used in their other locations. They also increased the parapet height and removed the mechanical screening to meet the Commission's request.

Ms. Schneider asked about the northwest elevation as the finish on the back sides of the parapet walls are not noted. Ms. Delevitt noted that the angled walls make it so the sides of the parapet wall are visible from the road. Mr. Goltz believes it is set back enough on the elevation and would not be visible. Mr. Golub believes it should be a called-out, finish material, not roofing. Ms. Schneider asked about the tile near the front entrance door and window and to the right. Mr. Goltz noted the tiling was scaled back when the masonry was added.

Mr. Golub moved to approve the exterior material changes for Shake Shack as proposed with a finish material called out on the back sides of the parapet walls. Ms. Schneider seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Schneider (4)

NAYS: None (0)

Items from the Staff:

Ms. Delevitt noted the Sweetgreen window vinyl has been installed. She reached out to the property manager about their compost bins in the parking lot, but hasn't heard back. She also spoke with the property manager at Deerbrook Mall about the overnight truck parking. They hired a towing company and are working with the Village to add signage. Ms. Schneider believes it's a car transport company that is parking overnight in the lots.

Ms. Delevitt noted next month a handyman service business will be going into Deerfield Park Plaza. She hopes they will be ready to come to the Commission in March. She added Aloha Poke Co. is a new restaurant opening near Italian Kitchen. Their wall sign was administratively approved.

Ms. Delevitt mentioned the Plan Commission had a meeting to discuss annexing the Baxter property into the Village. She noted the Park District is interested in occupying a portion of the property for a sporting complex.

Items from the Commission:

Ms. Schneider asked whether Dunkin' Donuts needs to fix their trash enclosure as the doors are always open. Ms. Delevitt will go look at it. Mr. Golub mentioned that Athleta appears to be opening in Deerfield Square. Ms. Delevitt noted their signs were also administratively approved.

Adjournment:

There being no further business or discussion, Ms. Schneider moved to adjourn the meeting. Ms. Chaitman seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 8:09 p.m. The next regular meeting of the Appearance Review Commission will be held on Monday, March 20, 2023 at 7:30 p.m.

Respectfully submitted,

Jeri Cotton
Secretary