

Appearance Review Commission

Meeting Minutes

May 22, 2023

A meeting of the Appearance Review Commission was held on Monday, May 22, 2023 at 7:30 p.m. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were:

Lisa Dunn, Chairperson  
Sherry Flores  
Jason Golub  
Troy Mock (arrived 7:36 pm)  
Daniel Moons  
Amy Schneider

Absent were:

Beth Chaitman

Also Present:

Liz Delevitt, Planning & Design Specialist

Document Approval

Mr. Mock moved to approve the minutes from the April 24, 2023 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice vote.

Public Comment:

There was no Public Comment on non-agenda items.

Business:

1. Zengeler Cleaners, 1452 Waukegan Road – Wall Sign

Skip Spanjer, Sales Manager with North Shore Sign, explained Zengeler Cleaners is updating their branding and would like to replace their wall sign. The new sign will be composed of individually illuminated, reverse-lit channel letters with a white backer panel fixed to the wall. He noted, the “Z” will have a white LED behind it, but is shown on the drawings as a red LED. Mr. Spanjer explained they want to keep the existing pylon sign at this time. The proposed sign will be centered vertically on the wall. The sign will not have a raceway, and the white panel will be mounted directly on the white wall of the building. Mr. Spanjer noted the existing wall has a lot of imperfections, which is the reason for the backer panel. Ch. Dunn noted the backer panel would be considered a building

element rather than signage. The Commissioners believe this sign will look good. Mr. Moons wanted to make sure the wall behind the sign is repaired and painted. Mr. Spanjer explained the holes would be sealed, but would not be painted until after the sign is installed. Ch. Dunn noted the Commission requires the wall to be repaired prior to installation.

Mr. Moons moved to approve the Zengeler Cleaners sign as presented. The wall will need to be restored to a like-new condition to match the existing exterior. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Flores, Golub, Mock, Moons, Schneider, Dunn (6)

NAYS: None (0)

## 2. Jewett Park Renovation, Phase 2 – Final Review

Executive Director Jeff Nehila and Director of Parks, Jay Zahn from the Deerfield Park District were present. Mr. Nehila explained, they introduced the plan last fall to the Commission, but they needed clarification on certain features. The major components include a plaza area, natural area, concert pavilion, playground area, challenge course and family game area. Mr. Nehila explained, they received a substantial grant, which is a great help to the Park District. He noted this is Phase 2 of the master plan. The only remaining update will be the playground in back of Jewett Park Community Center geared for ages 5-12. This will be completed at a later date.

Mr. Nehila explained there was much thought that went into the accessibility of the park. An ADA ramp will be located near the library to access the park from the east. The concert area will feature a seat wall adjacent to the ramp with views of the new amphitheater. The playground area has a colorful structure with four (4) large slides and many accessible features. He explained there are elevated portions of the ground with ramps, so kids in wheelchairs can utilize portions of the structure. There is also a smaller structure for children ages 2-5 with accessible portions. The sound garden (music equipment), merry-go-round and various swings are also accessible. The surface will be fully rubberized for safety.

Mr. Nehila gave a brief description of the remaining play areas. He noted, the family game area will have the ping pong and baggo equipment relocated from Deerspring Pool. A new bocce court with a turf surface will be installed and shade structures will be scattered throughout. The gaga pit was relocated to the family game area since the last review. The challenge course is a new area to the park, which will be geared to kids 13 and up. It will be similar to a ninja course with obstacles, running and jumping.

The natural area was discussed. The north entrance will have a stamped concrete walkway and granite trails. The council ring is a gathering space for learning. It will be for scouts and other smaller groups. They propose some pollinator and natural planting gardens with educational signage as well as a picnic shelter. The exact quantities and

plantings have not been determined yet, but a planting list was provided. The plantings will be similar to other parks in Deerfield. Mr. Nehila noted only a single tree (honey locust) will be removed from the plan, but will be replaced by several others. The gardens will be at grade level. Two (2) park signs are also included in the project. The signs will be made out of high-density urethane and similar to the other park signs in the Village.

The plaza area was also updated since the last review. It will have benches, a fountain and game tables. The benches will match the existing benches throughout the park. Mr. Nehila explained they wanted to make this portion of the park more passive. The fountain will have a 3' round sphere with water recirculating from the round base.

Mr. Moons asked if the Park District plans to purchase the remaining residence adjacent to the property. Mr. Nehila explained the house is not for sale, but they hope to one day purchase it. Ms. Schneider asked about the life-span of the amphitheater. Mr. Nehila believes it should last 20 years. Ch. Dunn asked if the concerts at the Floral Park would move to the new amphitheater. Mr. Nehila explained they plan to keep many activities in their current locations, but this will enable the Park District and Chamber of Commerce to add new activities. Mr. Golub asked when they plan to start construction. Mr. Nehila noted they hope to go out to bid in July and start construction this fall. They anticipate completion around June 1, 2024.

Mr. Mock moved to approve the Jewett Park Renovations – Phase 2 as presented. Ms. Schneider seconded the motion. The motion passed by the following vote:

AYES: Flores, Golub, Mock, Moons, Schneider, Dunn (6)

NAYS: None (0)

#### Items from the Staff:

Ms. Delevitt followed up on a number of violations including the trash enclosure for Starbucks Coffee at Deerbrook Mall, advertisements at The Goddard School and Brunch Cafe's raceway sign. The Chick-fil-A monument sign panels will be repainted. Ms. Delevitt met with the new Owners of Worldwide Liquor, which will be renamed Deerfield Bottle Shop. They intend to clean up their window displays to comply with the Deerfield Window Ordinance. They hope to make the store more upscale than it was. Deerfield Village Center is looking to add a second trash enclosure in their parking lot. Their current enclosure does not have enough room for their compost bins.

The second candidate for the Business Facade Rebate Program (former Barnes and Noble) will be under agreement with the Village soon. The third candidate (Walter's Tailor Shop and Cherry Pit Cafe) will appear before the Village Board at an upcoming meeting.

Ch. Dunn asked for an update on the overnight truck parking at Deerbrook Mall. Ms. Delevitt reported that the "No Overnight Parking" signs were supposed to be installed earlier this month. Mr. Mock suggested they have a designated area in the back for truck

parking. Ms. Delevitt believes Ownership does not wish to have any overnight truck parking.

Items from the Commission:

Ms. Flores noted the umbrellas at Noodles & Company have signage. Ms. Delevitt will reach out to them. Ms. Flores noted the parking lot behind Fleet Feet has a lot of pot holes, and the traffic flow does not make sense. Mr. Moons noted the Lindeman Parking Lot belongs to the Village, and the small parking area behind it belongs to the church. Ms. Delevitt noted there is a master plan to renovate the downtown's northwest quadrant that would include the Lindeman Parking Lot. Ms. Schneider noted the Brick and Mortar window signs completely cover their windows. Ms. Delevitt explained they will be opening soon and will remove their window signs. Ms. Flores noted Top Fitness Store is closed. Ms. Schneider reported the window signage for the new boba tea shop inside Dear Franks covers more than 20 percent of their window. In addition, they still have the old wall sign.

Adjournment

There being no further business or discussion, Mr. Moons moved to adjourn the meeting. Mr. Schneider seconded the motion. The motion passed unanimously on a voice vote.

The meeting was adjourned at 8:30 pm.

The next Appearance Review Commission meeting will be June 26, 2023 at 7:30 pm.

Respectfully submitted,

Jeri Cotton  
Secretary