

Appearance Review Commission

Meeting Minutes

May 24, 2021

A meeting of the Appearance Review Commission was held electronically on Monday, May 24, 2021 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
Daniel Moons
Amy Schneider

Absent were:

Beth Chaitman
Troy Mock

Also Present:

Liz Delevitt, Planning & Design Specialist (present at Village Hall)
Jeri Cotton, Secretary
Andrew Lichterman, Assistant Village Manager (present at Village Hall)

Public Comment:

There were no emails received before the meeting and no one present at Village Hall for Public Comment.

Document Approval

Mr. Moons moved to approve the minutes from the April 26, 2021 Appearance Review Commission meeting. Ms. Flores seconded the motion. Ch. Dunn made some minor corrections. The motion passed by the following vote:

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

NAYS: None (0)

Business:

1. Harriet's Garden, 850 Waukegan Road – Landscape Plan

Andrew Lichterman, Assistant Village Manager and Trustee and Landscape Architect, Mary Oppenheim, were present. Mr. Lichterman reported on May 3, 2021 the Village

Board revealed a conceptual plan to honor former Mayor Harriet Rosenthal for 36 years of service for the Village. She served as Mayor, a Trustee, a member of the Plan Commission and on many task forces. Trustee Oppenheim explained this is a living tribute that will continue to grow and change throughout the years. The landscaping includes a garden, a seating area and a walkway through the sculptures. This is a way to slow people down so they can engage with others. This is an intimate space that is naturalistic with natural stone steppers and plantings to add more interest to the area.

Mr. Lichterman noted the Village is seeking input from the Commission. Ms. Flores asked if residents will know they can walk on the property. Trustee Oppenheim explained there will be a plaque on the wall near the garden and another near the seating area to let people know the garden is for the community to enjoy. Ms. Flores asked about the timing of the floral blooms. Trustee Oppenheim explained the goal is to have something blooming from March through October, while leaving the foliage over the winter. The Commissioners believe the plan looks nice and the concept is a great idea. The timing is to get the plantings done this summer and have a dedication in the fall.

Ms. Flores moved to approve the Harriet's Garden Landscape Plan as presented. Ms. Schneider seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

2. Cadwell's Corners, Lake Cook & Waukegan Roads – Decorative Windows

Sean Devine, Asset Manager with Newcastle Properties for Cadwell's Corners and Ilija Pod, Property Manager, were present. Mr. Pod explained the metal and glass windows were rusted and need to be replaced with a new window system. They plan to wrap the existing structural columns with new sheet metal and install new storefront windows to match the rest of the shopping center. The new detail will blend into the facade and be aesthetically pleasing. The Commissioners believe it is a good solution. Mr. Golub ensured the glass would be clear. Mr. Pod noted the maintenance would be minimized and the anodized steel should last 10-15 years.

Mr. Golub moved to approve the decorative windows for Cadwell's Corners as presented. Mr. Moons seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

3. Bobby's Deerfield, 695 Deerfield Road – New Patio Awning

Steve Normandy, Owner of Acme Awning Company explained the want to add a better-looking outdoor environment for eating on the patio and remove the Covid-19 igloos. People want to eat outside and there is a lot of usable space in the area. The awning

matches the fabric and color of the adjacent awnings. The awning would stay up all year long and is designed to hold 25 pounds of snow per square foot. Ch. Dunn asked about the advantage of the awning over individual umbrellas. Mr. Normandy explained it is a permanent structure and will not blow away. Ch. Dunn asked how the Commissioners felt about the long canopy. The Commissioners like the appearance and believe it is more functional than what is out there now. Ms. Delevitt ensured the temporary seating and heaters would be removed. Mr. Normandy indicated they have been removed already.

Ms. Schneider moved to approve Bobby's new outdoor patio awning as proposed. Ms. Flores seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

4. Marshall's, 94 S. Waukegan Road – Building Improvements, Wall Signs and Pylon Panels

Josh Conroy, Peter Theodore and Edgar Minero, Architects and Developers with Cambers & Theodore, John Zoerner, Vice President at Mid-America Real Estate Corporation, and Frank Lambert with South Water Signs were present. Mr. Theodore explained they want to modernize and increase the presence of the storefront in the former Stein Mart location. The design is a clean look with a widened sign band. They have made some major concessions in their proposal to conform with Village standards, including removing their colored stripes and blade signs. Marshalls is a strong tenant, and they are excited to have them in the center. Mr. Theodore explained they are losing three (3) storefront windows due to the interior layout. Marshalls typical signage is 265 square feet in most of their stores. The proposed China White and Cobalt Blue signage is 165 square feet and will not go higher than the adjacent tenant. They propose adding two (2) accent lights that will flank the building, above the columns for ambient lighting,

Mr. Theodore explained the proposed pylon sign panels are located below the Jewel-Osco panels. The gray background will be consistent with other tenants. The Marshalls blue lettering will be internally illuminated.

The Commissioners discussed the proposed storefront window changes and like the way the storefront looks. They discussed the built-up backer panel. Mr. Golub asked about the 73-foot wide backer panel. Mr. Conroy explained they wanted it to look symmetrical and more aligned with the Marshalls store prototype, so they expanded the panel one (1) additional bay on both sides. Mr. Theodore added they lined up the backer panel with the columns. Mr. Golub noted it is similar to the Bed Bath and Beyond backer panel in height. Ms. Delevitt explained it is slightly shorter than the Bed Bath and Beyond backer panel. Mr. Theodore noted they want the panel to be prominent because it is offset from the street. Mr. Golub believes it is too large. The Commissioners discussed the sign size and location and were okay with it. Mr. Golub noted this sign is a lot simpler than other

Marshalls signs. Mr. Theodore noted colored bands and blade signs were removed from the proposal as they are considered signage by Village standards. He does not believe the blue accent bands should be designated as signage. He thinks it would add color, animation and a sense of scale to the storefront. Ms. Flores would not be in favor of the bands. She likes the white space around the Marshalls logo. Ms. Schneider believes the white backer panel is out of scale and appears like a big white box. Mr. Theodore noted if the box were made smaller, it would go down one (1) bay on both sides and would not be aesthetically pleasing. Mr. Moons believes the backer panel would blend in because the building is so far off the road. He believes covering the old façade is positive and agrees the sign looks better without the blue bands.

Ms. Delevitt asked how the Commissioners feel about the cornice being removed. Mr. Theodore explained they are moving away from the embellished details as they are going for a clean, modern look. He noted Bed Bath and Beyond is the only tenant with an embellishment, and it looks dated. The Commissioners agree. Ms. Schneider asked if there is anything in the sign criteria about the backer panel size. Ms. Delevitt explained the Commission needs to determine if its size looks reasonable in proportion to the building. Mr. Theodore noted the Jewel-Osco signage is substantially larger. Ms. Schneider believes the future tenant sign between Marshalls and Jewel-Osco will look off. Mr. Moons thinks the proposed backer panel will look too large. Ch. Dunn believes the new tenant sign will look very small next to the large backer panel. She asked if the sign itself is the same length as the Stein Mart sign. Mr. Theodore explained the letters are 6' tall and Stein Mart's were 4' tall. The Marshalls tenant space is smaller than Stein Mart's. Mr. Theodore explained Marshalls initially requested 265 square feet and brought the sign down to 185 square feet.

Mr. Conroy noted there is a slight grade change on the site. The height will not be as tall as the space to the south. Ch. Dunn is not in favor of the built-up backer panel, as it is making the center as a whole ununiform. Mr. Moons showed a mock-up of the sign shortened by one (1) bay on each side. The Commissioners would prefer the backer panel be brought in. Mr. Theodore asked if the letter size could remain the same. Ms. Delevitt explained the allowable square footage for their wall sign would not change. It is up to the Commissioners to look at the size of the sign in proportion to the building.

The Commissioners discussed the two (2) proposed lights. Ms. Schneider asked if the backer panel were moved, if the lights would move. Mr. Theodore explained the lights would be moved. Mr. Golub asked if the lights would be up and down illumination. He expressed concern that the new lights were just above the gooseneck lights. Mr. Theodore explained the gooseneck lights below the proposed two (2) new lights would be removed. The rest of the gooseneck lights would remain.

The Commissioners discussed the proposed pylon sign panels. Ch. Dunn noted the gray background would match the other pylon panels. Ms. Flores asked about the contrast. Mr. Theodore noted they have push-through letters with white returns. Mr. Zoerner, explained he represents the Owner's construction management and the timeline is

extremely tight. Marshalls has asked the Owners to give what they are asking for or they may move on. Mr. Zoerner noted the remaining space is very small and would not justify anything remotely close to the proposed sign area for Marshalls. Mr. Moons noted any decision made by the Commission could be appealed to the Board of Trustees. Mr. Zoerner expressed concern that the proposed changes by the ARC may cause Marshalls to pull out of the deal.

Ms. Schneider moved to approve Marshalls storefront, wall sign, exterior lighting and pylon panels as presented, excluding the backer panel. Mr. Moons seconded the motion. The motion passed by the following vote:

AYES: Flores, Golub, Moons, Schneider, Dunn (5)
NAYS: None (0)

Ms. Schneider moved to approve the 73 feet wide by 22 feet high backer panel as presented. Ms. Flores seconded the motion. The motion did not pass by the following vote:

AYES: None (0)
NAYS: Flores, Golub, Moons, Schneider, Dunn (5)

Mr. Moons moved to approve the backer panel as presented, but only as wide as four (4) column bays, subject to the final drawing approved by Village Staff and Ch. Dunn. Ms. Schneider seconded the motion. The motion passed by the following vote:

AYES: Flores, Golub, Moons, Schneider, Dunn (5)
NAYS: None (0)

5. Deerfield Square Residential, 833 Deerfield Road – Building Revisions

Chris Siavelis, Dave Malk and Jeff Malk with CRM Properties and Devon Patterson with SCB Architects were present. Mr. Jeff Malk explained the plan is slightly different than what was previously discussed, because they added an additional floor to accommodate 50 units, including additional affordable units. Mr. Patterson explained the building will have six (6) stories instead of five (5) stories. The height of the nearby office building is 71 feet, and the proposed residential building is 72.5 feet.

Ch. Dunn asked how the proposed building fits in with the Appearance Code. Mr. Moons noted the Plan Commission voted against the higher building. Mr. Malk explained the Board of Trustees requested an increase in affordable housing, so they needed more units to offset the added expense. The Plan Commission's vote was 3-4. Ch. Dunn was not in favor of the first proposal and is not in favor of the increased height of the building. She does not believe it fits in with the character of downtown Deerfield or the Appearance Code. She believes the proposed building is a big box and does not fit in with the adjacent properties. This is a tall building that will block sunlight and views of Jewett Park. Mr.

Moons noted the Commissioners looked at the building design and features at a final review in November. Ms. Delevitt noted the ARC voted 4-2 in favor of the proposal. There were concerns brought up at that time about the appearance of the building. Ms. Schneider does not believe the building is consistent with the architectural style and size of the adjacent properties. Mr. Golub cannot support the taller building, as it looks too big. The grading changes on Deerfield Road make this building look even larger. Ms. Flores agrees. She thought it was tall before, even when compared to the office building. She does not believe it fits in with the character of the adjacent properties. Mr. Malk noted there is a six (6) foot difference in the grade, so it is actually taller.

Mr. Moons moved to approve the building revisions for Deerfield Square Residential as presented. Mr. Golub seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

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

Ms. Flores moved to deny the building revisions for Deerfield Square Residential as presented. Ms. Schneider seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Ms. Delevitt noted the petitioner can appeal the ARC's decision to the Board of Trustees within 30 days.

Items from the Commission

Ms. Flores asked if Italian Kitchen is allowed to have white canopies, or if they need to be approved. Mr. Lichterman explained they are still operating under the outdoor dining administrative approval, which is set to expire at the end of June, unless it gets extended. Ms. Delevitt noted Jimmy Thai was also approved under the administrative approval. Ms. Flores asked about the Mattress Firm banners. Ms. Delevitt will look into it, as they are a repeat offender.

Ms. Schneider noted City Barbeque has sandwich board signs along Lake Cook Road. Ms. Flores added Starbucks also has sandwich boards along Lake Cook Road. Mr. Lichterman indicated the Village has not approved anything for them.

Ms. Flores asked about Fleet Feet. Ms. Delevitt noted it is a roll shade. Ch. Dunn noted the police usually do not like if storefronts are covered up. Ms. Delevitt explained it is perforated. Ch. Dunn noted they are advertising a specific brand.

Ms. Schneider added Panera appears to be over the allowed window signage allotment. Ms. Delevitt noted Mod Pizza is also on her list.

Ms. Flores noted the garbage cans at Starbucks on Waukegan and Deerfield are overflowing with garbage. She believes someone needs to maintain it.

Items from Staff

Ms. Delevitt spoke with Premier Marshall Arts, who removed their banner. She contacted Scrambled about covering their monument sign and little signs on their lawn. They are scheduled to appear before the Commission, but they know they have to remove their banner.

Ms. Delevitt noted EI Traditional closed and left their banner up.

Public Comment

Ms. Delevitt and Mr. Lichterman indicated there was no Public Comment received during the meeting.

Adjournment:

There being no further business or discussion, Ms. Flores moved to adjourn the meeting. Ms. Schneider seconded the motion. The motion by the following vote:

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

NAYS: None (0)

The meeting was adjourned at 9:38 pm. The next regular meeting of the Appearance Review Commission will be held on June 28, 2021 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary