

Appearance Review Commission

Meeting Minutes

July 26, 2021

A meeting of the Appearance Review Commission was held on Monday, July 26, 2021 at 7:30 p.m. in the Council Chambers at Village Hall, 850 Waukegan Road. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaitman  
Lisa Dunn, Chairperson  
Sherry Flores  
Jason Golub

Absent was:

Troy Mock  
Daniel Moons  
Amy Schneider

Also Present:

Liz Delevitt, Planning & Design Specialist  
Andrew Lichterman, Assistant Village Manager  
Jeri Cotton, Secretary

Public Comment:

There was no Public Comment on non-agenda items.

Document Approval

Ms. Chaitman moved to approve the minutes from the June 28, 2021 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed unanimously on a voice vote.

Business:

1. Brunch Cafe, 250 Lake Cook Road – Trash Enclosure

Sean Devine, Asset Manager with Newcastle Properties for Cadwell's Corners was present. Mr. Devine explained they were granted a special use for a restaurant, but were required to put in a garbage corral in a location away from the residential properties. The trash enclosure was designed in accordance with the materials approved in the special use.

Ch. Dunn asked about the landscaping. Mr. Devine explained they will add arbor vitae behind the enclosure to provide a visual buffer from the church to the east. The trees will be 1-2 feet above the enclosure. Ch. Dunn expressed concern about the enclosure doors remaining shut. Mr. Devine believes the doors have a spring closure. The door material will be Trex decking in spiced rum color.

Mr. Golub moved to approve the trash enclosure and landscaping for Brunch Cafe as presented. Ms. Flores seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

### 2. Sweetgreen, 775 Waukegan Road – Opaque Windows

Michael Klingl, Consultant with JSD Professional Services, Inc., and Lauren Keenoy, Design Manager with Sweetgreen were present. Ms. Keenoy explained the restaurant is back with a revised proposal to install vinyl on their windows to conceal the restrooms and manager's office. They reduced the number of opaque windows from seven (7) to four (4) based on the ARC's feedback.

They proposed vinyl window coverings in an ombre gradient ranging from their corporate green (PMS 3305C) to white. The words, "Let Nature Lead" will run along the bottom in white. Ms. Flores asked about the gradient. Ms. Keenoy explained it will be darker green at the base and will fade to white at the top. Ms. Delevitt explained they reorganized the interior spaces to reduce the number of concealed windows. Ms. Flores noted the words would only be on the parking lot elevation. She asked if the vinyl would fade. Ms. Keenoy explained they have not had an issue with fading, but the vinyl could be replaced.

Ms. Flores moved to approve the Sweetgreen opaque windows as presented. Mr. Golub seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

### 3. Rosebud, 711 Waukegan Road – Sign Modifications and Building Improvements

Chris Siavelis with CRM Properties and Peter Harlan with Jackson Harlan Architects were present. Mr. Siavelis explained Rosebud has relocated to Deerfield Square. They painted the north elevation sign but are asking for some changes. Mr. Harlan explained they would like to add 4-inch letters below the Rosebud sign stating, "Alex Dana's Rosebud, est. 1976." They changed the awning size, removed the shutters and would like to revise the text.

Mr. Golub understands the tagline, but believes it seems odd as they have not been at this location since 1976. Mr. Harlan explained it will be a tagline that appears on all

Rosebud and Carmine locations. Ch Dunn is not a fan of the tagline, especially because the 4-inch letters will not be readable. She does not believe it is necessary. Mr. Golub noted the sign has been installed incorrectly. Ms. Chaitman agrees, noting the Commission traditionally tends to discourage taglines unless they help clarify the business.

Ch. Dunn noted the rose logo that was installed is different than what was approved. It is slightly smaller. The Commissioners are okay with the smaller size. Ch. Dunn believes the larger rose would look nicer, but is okay with it. Ch. Dunn noted the rose on the blade sign is also different. The Commissioners were okay with the blade sign.

The modified proposal did not have shutters on north and south windows and the awning size was reduced. Ms. Chaitman believes the larger awnings would look nicer, but does not believe the change looks bad. The previously approved awnings were 8' wide, while the existing awnings were 6' wide. The petitioner wants to keep the 6-foot wide awnings. The Commissioners were okay with the smaller awnings without the shutters. Mr. Golub does not believe there would be room for the shutters with the existing light fixtures. Mr. Harlan noted the new fixture at the restaurant entrance will be a downlight, rather than an uplight.

Ms. Delevitt explained the letter height on the north and south elevations is slightly bigger, but within the same rectangular border. The sign area is calculated by the rectangular border; therefore, it has not changed. Mr. Siavelis explained they still have the same amount of negative space around the letters. Ms. Delevitt noted Bartaco received an exception for larger lettering, so Rosebud is entitled to the exception as well.

Ms. Delevitt noted the structure from the mezzanine on the north elevation is exposed and should be to be covered. Mr. Siavelis explained they will replace the blinds with full size wood blinds or a prefinished panel, subject to any physical constraints. Ms. Delevitt asked Mr. Siavelis to circle back with her if that does not work. Mr. Siavelis would like to avoid adding film but understands it needs to be covered up.

Ms. Chaitman moved to approve the revised Rosebud signs without the tagline, no shutters and the awning size and light fixtures as presented. A solution for covering the exposed mezzanine structures would be added and approved by Staff if different than what was discussed at the meeting. Ms. Flores seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

Mr. Golub moved to approve the 4" tagline added to the north and south scripted Rosebud wall signs as presented. Ms. Chaitman seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

NAYS: Chaitman, Flores, Golub, Dunn (4)

Mr. Siavelis informed the Commission the petitioner plans to appeal to the Board of Trustees. Ms. Delevitt noted they will need to provide written notice of the appeal within 30 days of the meeting.

#### 4. McDonald's, 50 Waukegan Road – Exterior Changes

Steve Rizzo, Area Construction Manager with McDonald's and Paul Buikema, Attorney with Buikema Law Group were present. Mr. Buikema explained they plan on undergoing an extensive interior remodel including restrooms, dining area, crew room, equipment room and various other interior changes. On the exterior, they propose moving the existing south elevation vestibule from the middle of the building to the southeast corner and infilling two (2) window bays, which interfere with the interior changes. The new vestibule will have new windows and doors to match the existing. The current vestibule location is directly in front of the food pickup window for the drive-thru and is hazardous to patrons entering and exiting the restaurant. Mr. Rizzo explained the existing entry door on the side elevation is not being eliminated, but would be repurposed as a back-of-house door. Mr. Buikema explained all the materials would match the existing. Ch. Dunn noted the proposed exterior changes are minimal. The Commissioners are ok with the exterior changes. Mr. Golub likes the additional window at the front of the building facing Waukegan Road.

Ms. Flores moved to approve the McDonald's exterior changes as presented. Mr. Golub seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

#### Items from the Commission

Mr. Golub asked about the vacancy ground signs at Deerfield Square. Ms. Delevitt explained they are permitted to have some real estate signage.

The Commissioners discussed the AT&T murals. Ch. Dunn suggested having a contest for the new murals. Ms. Delevitt will speak with David Fitzgerald, the staff liaison for the Fine Arts Commission.

The Commissioners commented the new awning enclosure at Bobby's Deerfield looks very nice. Ms. Delevitt noticed it and agreed.

Items from Staff

Ms. Delevitt took the comments from the last meeting and is working with Jewel-Osco, who agreed to move the directional sign that was deemed dangerous and reduce their cart corral signage and parking space signage to comply with the 2 square foot requirement. She noted they hired a new signage company for these signs.

Ms. Delevitt met with Feet Fleet. They have a person in a new role that is in charge of their windows. She met with him and explained what can be done with window signage. The role shade advertisement will be removed at the end of the month. Ms. Delevitt will work with Aligned Modern Health as well.

River Trails Animal Hospital did not install the approved opaque vinyl. She is waiting for them to call her back with when they will install it.

Ms. Delevitt spoke with the Owner of Wild Roaster, and they are hoping to get a panel on the pylon sign and will remove the sticker that was put on the sign panel. She is still trying to contact NorthShore University Health Systems about their flag violation.

There is an upcoming Committee of the Whole meeting on Wednesday, July 28th at 3:30 PM. They will be discussing the possibility of streamlining some of the Board and Commission approvals. For the ARC, if a petition meets the sign criteria, Zoning Ordinance and Appearance Code it could be approved by Staff. Ms. Delevitt asked the Commissioners if they have anything to bring up at 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 8:35 pm. The next regular meeting of the Appearance Review Commission will be held on August 23, 2021 at 7:30 pm.

Respectfully submitted,

Jeri Cotton  
Secretary