

Appearance Review Commission

Meeting Minutes

September 18, 2023

A meeting of the Appearance Review Commission was held on Monday, September 18, 2023 at 7:30 p.m. Chairperson Sherry Flores called the meeting to order at 7:30 p.m.

Present were:

Beth Chaitman
Amy Charlson
Sherry Flores, Chairperson
Dustin Goffron
Jason Golub
Daniel Moons

Absent was:

Troy Mock

Also Present:

Liz Delevitt, Planning & Design Specialist

Document Approval

Ms. Chaitman moved to approve the minutes from the August 28, 2023 Appearance Review Commission meeting. 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. Floor & Decor, 96 S. Waukegan Road - Building Improvements and Signage, Final Review

Brett Hickey, Engineer with Kimley-Horn and Summer Zimmers, Development Associate with Centerpoint Integrated Solutions were present. Julie Starzynski, Director of Construction and Design, and Kathryn Bradford, Construction and Design Project Manager with Floor & Decor were also present.

Ms. Zimmers explained since the last meeting, they have added a landscaping strip along the front elevation. The Customer Pick-Up Unit (CPU) was updated with additional safety measures based on Plan Commission's recommendations. The loading dock was also

updated to have one dock in the existing location and a second dock further south on the elevation.

Ch. Flores believes the new planting beds across the front look nice. Mr. Hickey noted the planting beds are six (6) feet wide with raised curbs to protect them from carts. Ms. Delevitt explained the plantings include New Jersey Tea Shrubs and Gro-Low Fragrant Sumacs, both native plantings in Illinois. She noted the Village typically prefers year-round greenery wherever possible. Ms. Starzynski noted the shrubs have white flowers and are somewhat dormant in the winter. Mr. Hickey explained they are not proposing an irrigation system. He believes the proposed plantings require very little maintenance. Mr. Golub noted the common areas, including the parking lot, are maintained by the landlord.

The Commissioners discussed the front wall sign. The words “Wood • Tile • Stone” were removed from the sign, and the size was decreased slightly. The Commissioners were okay with the changes. Ms. Delevitt noted the sign location is proposed at 6’-4” above the roof deck so it can be centered in the sign backer panel. The Commissioners prefer the sign centered to look proportional in the space and recommend approval of the zoning exception. Ms. Delevitt noted the proposed “Customer Pick-Up” directional sign also requires an exception, because its area is greater than 2 square feet and illuminated. It will have individual channel letters. The Commissioners were in favor of that sign too.

The Commissioners discussed the pylon panels. The panels would go on Pylon 3 and Pylon 5. Ms. Starzynski noted they would have four (4) full length panels. The pylon panels were updated to be one trademark color, per the Deerbrook Mall Sign Criteria. The color was changed from red to white since the last review, and the ampersand symbol changed to a push-through square. The Commissioners were okay with the panels.

Ms. Delevitt reported the Plan Commission met and recommended all additional directional signs be reduced in size. The petitioners are revising the directional signs, and they will be 2 square feet or less. These will be exempt signage and not reviewed.

The Commissioners discussed the proposed Customer Pick-Up Unit (CPU). Mr. Hickey explained they extended the cross-hash striping through the sidewalk and added crosswalk striping along the eastern edge of the sidewalk. This will visually alert pedestrians. There will be a visual and audible beacon that will be triggered when a vehicle enters the area. Ms. Starzynski noted the audible beacon would match a pedestrian crosswalk decibel. The beacon could also be triggered by an employee remotely. Mr. Hickey noted they are proposing additional signage including “Caution Watch for Vehicles” and “Yield Here to Pedestrians”. They also added a convex mirror on the north side of the CPU bay. Mr. Goffron believes this is safer than what was proposed last month. Mr. Golub believes it is an odd setup for a retail store as it is the true definition of a loading dock. He does not think it makes sense in the middle of a retail center. Mr. Golub noted Chapter 8 of the Zoning Ordinance prohibits loading berths in front of commercial buildings. The necessity for flashing lights, mirrors and beacons

make it inappropriate in front of a retail building. Mr. Golub noted this would negatively impact the future ArtVan Furniture tenant as it is adjacent to their egress door. Mr. Golub explained it also does not meet portions of the Appearance Code where it discusses pedestrian and vehicular safety/circulation as well as screening of loading areas/zones and the negative impact of adjacent properties. He read the portions of the Appearance Code as it is in the Commission's purview. Mr. Hickey explained product pick-up occurs inside the CPU, which is technically inside the building's footprint. Deliveries to the store by large trucks will be made at the loading docks in the rear. Ms. Starzynski noted they have looked into moving the pick-up area, but it would require a 55-foot ramp, and they do not have room for it. She noted most of the deliveries occur overnight. Customer pick-up typically occurs between 7-9 am and 4-5 pm.

The Commissioners discussed the proposed photometric plan. Ms. Zimmers explained they propose to match the parking lot brightness of Jewel-Osco. Ms. Delevitt provided a history of the Jewel-Osco photometrics. After their parking lot was approved in 2015, the Commission updated the Appearance Code to limit the average brightness to 2 footcandles (fc) or less. The average brightness of Jewel is 4.46 fc. Ms. Starzynski explained they would like to match Jewel-Osco, because some of their employees will be working overnight and park in the front of the building. She suggested having varying brightness. Ms. Delevitt noted parking lot lighting is typically even. Ms. Starzynski explained their typical average brightness is 3 fc. Ch. Flores noted it will be dark for customers in the winter, based on their hours of operation. Ms. Charlson noted other establishments contend with overnight employee work and safety concerns. Marshalls does not have overnight employees. Ms. Starzynski noted Marshalls brightness is about 4 fc. Mr. Goffron does not see the point of it being 4 fc. Ms. Delevitt noted Jewel-Osco may need to be brought into compliance if they make future changes. Mr. Moons believes 2 fc is enough, and the other tenants will have to comply in the future. Ms. Charlson and Ms. Chaitman agree. Mr. Golub noted Mid-America had planned to upgrade the parking lot lighting as the mall became renovated. All areas, outside of Jewel-Osco, should be somewhat uniform.

Mr. Moons moved to approve the building improvements and signage for Floor & Decor, pending all zoning exceptions, with the exclusion of the Customer Pick-Up Unit and the parking lot average brightness brought down to 2 fc. Mr. Goffron seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Charlson, Goffron, Golub, Moons, Flores (6)

NAYS: None (0)

Ms. Charlson noted the Plan Commission has sent a favorable recommendation to the Board of Trustees on the location of the Customer Pick-Up Unit (CPU) and asked if the ARC could request the Plan Commission reconsider their recommendation based on the ARC's decision. Ms. Delevitt noted the ARC does not base their vote on the same criteria as the Plan Commission. If the proposal does not pass, the petitioner can appeal the

decision to the Board of Trustees. The Commissioners are concerned about safety as well as the appearance of the proposed CPU in front of the building.

Mr. Moons moved to approve the Customer Pick-Up Unit (CPU), including the added safety measures, as presented for Floor and Decor. Mr. Goffron seconded the motion. The motion did not pass by the following vote:

AYES: Moons, Goffron (2)

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

The Commissioners would prefer the CPU to be relocated to the back of the building. Ms. Starzynski has tried to comply with this request but has not found a viable solution to include a 55-foot ramp and two (2) loading docks. She noted this location is about 20,000 square feet smaller than their normal stores. Mr. Golub suggested taking some of the former ArtVan furniture space. Ms. Starzynski explained that was not offered to them.

Items from the Staff:

Ms. Delevitt is working on getting the Brunch Cafe sign replaced as it was installed wrong.

Items from the Commission:

Mr. Golub noted the Upper Crust Bagel building is being painted. Ms. Delevitt explained Marshall Mall has a number of building violations, and they are looking to correct them. Mr. Golub asked if they could apply for a Business Facade Rebate Program. Ms. Delevitt noted they would need to propose changes to the building and come to the Commission for approval to qualify.

Adjournment

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

The meeting was adjourned at 8:43 pm.

The next Appearance Review Commission meeting will be October 23, 2023 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary