

Appearance Review Commission

Meeting Minutes

September 21, 2022

A meeting of the Appearance Review Commission was held on Wednesday, September 21, 2022 at 7:30 p.m. in the Council Chambers at Deerfield Village Hall, 850 Waukegan Road. Acting Chairperson Daniel Moons called the meeting to order at 7:30 p.m.

Present:

Beth Chaitman  
Jason Golub  
Troy Mock  
Daniel Moons, Acting Chairperson  
Amy Schneider

Absent:

Lisa Dunn, Chairperson  
Sherry Flores

Also Present:

Liz Delevitt, Planning & Design Specialist  
Jeri Cotton, Secretary

Public Comment:

There was no Public Comment on non-agenda items.

Document Approval

Mr. Golub moved to approve the minutes from the August 22, 2022 Appearance Review Commission meeting. Ms. Chaitman seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Golub, Mock, Moons, Schneider (5)

NAYS: None (0)

Business:

1. 829 Waukegan Road, Modifications to Exterior Improvements and Signage

Justin Brown, Owner of 827 and 829 Waukegan Road was present. The 827 Building will be the Coder School and the 829 Building will be Top Issue, a sports memorabilia store. At the July 25<sup>th</sup> Appearance Review Commission meeting, the petitioners proposed a lift at the rear of the 829 Building to make it ADA compliant. They are returning to modify the proposal with a ramp along the south wall instead. The ramp would match the approved front entranceway with white stained wood railing and a grey flooring surface.

Mr. Brown explained they would like to add a business sign to the previously approved awning in addition to the ground sign. The awning will be black with white lettering that reads "Top Issue". Ms. Delevitt confirmed the 1'-9" high x 6"-4" wide sign complies with the Deerfield Zoning Ordinance. Mr. Brown noted the proposed matte black gooseneck lighting will be the same as what was approved for the 827 Building. Ms. Delevitt noted they will add directional signage in the parking lot. As long as it is non-illuminated and less than 2 square feet, the signage is considered exempt and will not need to be reviewed by the ARC.

Mr. Brown explained the engineering department requested the majority of the parking lot surfaces to remain impervious, which will be composed of asphalt grindings and have rubber stoppers for vehicles. They will repave a portion of the parking lot and driveway. They propose to relocate a row of existing shrubs and the air conditioning unit to the rear of the site to make room for the ramp. The Commissioners were okay with the proposed changes.

Mr. Mock asked about using a synthetic wood material for the ramp. Mr. Brown would prefer to use a synthetic material, but believes it may not match the entranceway. He will look into it and see if he can get the same look.

Mr. Golub moved to approve the exterior improvements and signage as presented. Ms. Schneider seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Golub, Mock, Moons, Schneider (5)

NAYS: None (0)

Ms. Delevitt noted Mr. Brown will appear before the Mayor and Board on October 3<sup>rd</sup> to request funding through the Village's Business Facade Rebate Program.

#### Items from Staff

Ms. Delevitt reported Dunkin' Donuts has removed their advertising signage. Both of the Starbucks umbrellas have signage on them. She is working on having them replaced with plain umbrellas. There are a number of banners throughout the Village, including Joe Donut, Hobby Lobby, and Bed Bath and Beyond. She made calls to the businesses to have the banners removed. Ms. Delevitt spoke with Chris Siavellis about violations at 711 Deerfield Road. She noted the vacant tenant space is being used for storage for Rosebud, and there is unfinished construction. He promised to follow up with the tenant.

Ms. Delevitt noted the building with Cherry Pit is looking to update their exterior and apply for the Business Facade Rebate Program. She noted Jewett Park Phase 2 and Shake Shack will come to the ARC next month. Shake Shack will go to the Plan Commission first. They are asking for a drive thru and several other items that are outside of the Deerfield Zoning Ordinance.

Items from the Commission

Mr. Golub noted the planters at Subway are amazing. Acting Chairperson Moons noted the gas station near Tony's Subs has nice planters as well.

Ms. Schneider asked about the Demetris/Scrambled unfinished ground sign. Ms. Delevitt explained they are in violation, because the stone base was never installed. She reached out to the sign Owner and sign company a couple months ago, but will follow up. Ms. Schneider noted the former sign location still has the rocks, which were supposed to be removed.

Adjournment:

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

The meeting was adjourned at 8:31 p.m. The next regular meeting of the Appearance Review Commission will be held on October 24, 2022 at 7:30 p.m.

Respectfully submitted,

Jeri Cotton  
Secretary