

Appearance Review Commission

Meeting Minutes

September 27 2021

A meeting of the Appearance Review Commission was held on Monday, September 27, 2021 at 7:30 p.m. via Zoom. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were:

Beth Chaitman  
Lisa Dunn, Chairperson  
Sherry Flores (arrived 7:33 p.m.)  
Jason Golub  
Troy Mock  
Daniel Moons  
Amy Schneider

Also Present:

Liz Delevitt, Planning & Design Specialist (Present at Village Hall)  
Jeri Cotton, Secretary

Public Comment:

There was no Public Comment on non-agenda items on email, via Zoom or in person.

Document Approval

Ms. Flores moved to approve the minutes from the August 23, 2021 Appearance Review Commission meeting. Ms. Schneider seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Mock, Moons, Schneider, Dunn (7)

NAYS: None (0)

Business:

1. The Dog Stop, 495 Lake Cook Road – Opaque Windows

Jami Guthrie, Owner of The Dog Stop, explained they want to opaque the windows in the playrooms and kennel rooms. Visitors to the shopping center have been knocking on the windows to see the dogs, which has been a safety concern for both the dogs and the handlers. Outside factors, such as mail trucks, can trigger the animals as well. Sometimes the dogs mistake the clear windows for the outdoors and crash into them. Opaque windows will alleviate these challenges. They propose installing a translucent,

frosted vinyl to a total of 14 windows on the north, east and west elevations. The vinyl will be installed from the bottom of the windows to a common height 5 feet from the ground. Ms. Schneider asked why the vinyl is only going up 5 feet. Mr. Guthrie explained they want to block out the visual stimulation, while keeping the natural light. The frosted vinyl was selected to be as non-descript as possible and blend in with the building. Mr. Guthrie explained the windows facing the train tracks are not much of an issue. Ms. Flores noted one (1) window currently has a mirrored vinyl installed. Mr. Guthrie explained they would remove the mirrored vinyl before the new vinyl is installed. Ch. Dunn noted there is one (1) window on the west elevation that the petitioner is not requesting to be opaque. Mr. Guthrie explained that window is in the lobby. Ms. Schneider would prefer the opaque windows be carried throughout. Mr. Guthrie would be okay covering the remaining window. Mr. Mock asked if there is a common reason why businesses tend to request opaque windows. Ms. Delevitt explained when a new tenant moves into an existing space, it is sometimes difficult to reconfigure the space. The Commission considers each petition independently. Ch. Dunn believes this is a good solution.

Ms. Chaitman moved to approve the vinyl application on the windows for The Dog Stop as submitted, with the additional west elevation window added. The mirrored vinyl on east elevation will be removed prior to the installation of the new vinyl. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Mock, Moons, Schneider, Dunn (7)

NAYS: None (0)

## 2. Sweetgreen, 775 Waukegan Road – Mechanical Screening

Lindsay Coleman with CoreBuilt Contracting and Scott Tieken with FHA Architects were present. Ms. Coleman explained Sweetgreen is taking over the former Fanny May and Menchie's Frozen Yogurt tenant spaces. The current design calls for the mechanical equipment on the upper roof, but they are concerned about disrupting the upper floor tenants during installation and maintenance. They propose moving the mechanical equipment to the lower roof, directly above Sweetgreen. Currently there is an existing rooftop patio on the lower roof. They propose installing the rooftop units where an existing condenser unit was located for Menchie's and adding a 4' high screen around the equipment. They will also add two (2) exhaust fans, that are lower and will be screened by the parapet wall. From across Waukegan Road, the screening and equipment will not be visible. Less than one (1) foot of the screening would be visible from the parking lot. The visibility of the screening would be most prominent when coming north on Waukegan Road. Ms. Coleman recommended a ribbed horizontal metal screen in Hartford green, which matches the sign panels and window mullions on the building. Ms. Delevitt noted the originally proposed screen was much taller, and the petitioner agreed to lower the screen.

Ms. Flores asked if the mechanicals would be visible from the second floor. Ms. Coleman explained the existing condenser unit is currently not screened. She spoke with the

Landlord and the tenants, and they do not have any issues with the equipment as long as there is screening. Ms. Flores asked about the sound. Mr. Tieken explained the sound would be similar to a home unit. Ms. Schneider noted the second-floor spaces have sound proofing. Ms. Flores asked about the exhaust fans. Mr. Tieken explained the exhaust fans are screened by the parapet wall. Ms. Schneider noted the parapet is about 2 feet 7 inches. Ms. Coleman explained based on the sight line diagrams, less than 1 foot of the screening would be visible. Ms. Flores likes the green color, as it ties in with the building colors. Mr. Golub noted the existing condenser unit is barely visible and is 4 feet tall, which is the same height as the proposed mechanical screening. Ms. Schneider is okay with the proposal because only 1 foot would be visible. Mr. Golub suggested requiring the screening to be as high as the tallest piece of equipment. Mr. Tieken calculated the height of the condensing unit plus the curb height, and he believes it could be lower than 4 feet in height. Mr. Golub believes the mechanicals should be covered. If it is less than 48 inches or even 50 inches, he would be okay with it.

Ms. Schneider moved to approve the ribbed horizontal mechanical screening in Hartford Green for Sweetgreen as presented at 48 inches or matching the height of the unit if lower than 48 inches. Mr. Mock seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Mock, Moons, Schneider, Dunn (7)

NAYS: None (0)

### 3. Visit from Mayor Shapiro

Mayor Shapiro thanked the Commissioners for inviting him to the meeting. He asked about the challenges faced by the Commission. Ch. Dunn explained sometimes, petitioners come unprepared to the meetings. They do not have accurate drawings with dimensions, sign locations, etc. The Commission relies on accurate drawings to ensure signage is readable. Some petitioners do not want to hire sign companies until after they receive Village approval. This often causes them to return to the ARC with revisions.

Ms. Flores does not like when petitioners do not follow the rules and ask for forgiveness. Ms. Schneider noted some businesses frequently violate the rules. These petitioners believe they can just appeal to the Board, and they will get an approval. Ms. Flores believes those businesses should be penalized. Ch. Dunn noted Rosebud's tagline was denied by the ARC and then installed in violation. They were then approved by the Village Board on an appeal. Ms. Flores believes the Board should better support the Commission. Mayor Shapiro believes there has been some tension between the ARC and the Board, as the Board is not always consistent. He believes the Board should be more consistent. Ms. Flores noted the Board approved the Deerfield Appearance Code, which was revised in recent years. Ch. Dunn noted the ARC has a more limited scope and looks at the Appearance Code, while the Board has additional things to consider such as financial impact. Ms. Schneider noted the Commission also looks at the financial aspects of signage. Marshalls, for example, wanted a huge sign in Deerbrook Mall. The Commission approved a smaller sign, because they did not want the sign to interfere with

the anchor tenants in the shopping center. Mayor Shapiro noted the Commission has an important purpose in the Village. He noted there are instances where the Board and ARC agree and some where they do not agree. Everyone wants to make the Village better.

Mayor Shapiro discussed streamlining the ARC signage petitions in the future. He noted if the sign criteria and Codes are met, the Commission does not need to hear a petition at a meeting. These will be able to be approved by Staff. He suggested streamlining this process to prevent wasting everybody's time.

Mayor Shapiro would like to return in the future for another check-in. The Commissioners thought this would be a good idea.

#### Items from the Commission

Ms. Flores does not believe the HassleLess Mattress sign meets what was approved by the Commission. Ms. Delevitt noted the sign matches the approved ARC drawings, but they are a single line sign so it seems larger.

Mr. Golub noted the internal studs at Rosebud are still visible from Deerfield Road. Ms. Delevitt noted they have not completed their work. Ms. Flores reported they have two (2) yellow umbrellas in the patio area. Ms. Delevitt will look into it. She noted it may be part of their temporary outdoor dining approval, which is still in effect until the end of the year.

Ms. Schneider noted Demetris Greek Restaurant/Scrambled has not done anything to clean up their signs. Ms. Delevitt explained will they appear before the Plan Commission next month for their ground sign and then the Board of Trustees. Once they get everything wrapped up, they will have to remove their banner.

#### Items from Staff

Ms. Delevitt called Subway, Rosebud and Carson's Ribs about their banners. She drove by Mattress Firm but did not see the banners mentioned at the last meeting. Ms. Schneider noted the banners were in the back, but have been removed. Ms. Delevitt reached out to Bobby's Restaurant about finding a place to store their unused patio furniture. It is currently stacked along Deerfield Road. Ms. Flores noted their new canopy looks very good.

Ms. Delevitt reached out to Deerbrook Mall about the Jewel-Osco directional signs and the vacant T-Mobile store. They will repaint the T-Mobile elevation so the colors match. She noted that they need to come up with a solution moving forward, to hide their unused pylon panels. Other shopping centers are able to flip their unused panels, but this does not work for the Deerbrook Mall pylon signs.

Next month, Egg Harbor, Just Tires and a new business in Cadwell's Corners will appear before the Commission.

Public Comment:

There was no Public Comment on non-agenda items on email, via Zoom or in person.

Adjournment:

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

AYES: Chaitman, Flores, Golub, Mock, Moons, Schneider, Dunn (7)

NAYS: None (0)

The meeting was adjourned at 8:52 p.m. The next regular meeting of the Appearance Review Commission will be held on October 25, 2021 at 7:30 p.m.

Respectfully submitted,

Jeri Cotton  
Secretary