

Appearance Review Commission

Meeting Minutes

February 24, 2020

A meeting of the Appearance Review Commission was held on Monday, February 24, 2020 at 7:30 p.m. at the Village Hall Conference Room, 850 Waukegan Road, Deerfield, Illinois. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaitman
Lisa Dunn, Chairperson
Sherry Flores
Jason Golub
Troy Mock
Amy Schneider

Absent were:

Daniel Moons

Also Present:

Liz Delevitt, Planning & Design Specialist
Jeri Cotton, Secretary

Public Comment:

There were no public comments on non-agenda items.

Document Approval

Ms. Flores moved to approve the minutes from the January 27, 2020 Appearance Review Commission meeting. Ms. Schneider seconded the motion. The motion passed unanimously on a vote.

Business:

1. Walgreens Pharmacy, 95 S. Waukegan Road - Exterior Changes and Signage

Brett Katz, President of Aries Real Estate, Timothy Harris, Client Services Manager of Kiefer | Starlite and Brittany Rosinski, Environmental Design Manager with Walgreens were present. Walgreens is looking to build approximately 2500 square feet of the 8000 square foot building adjacent to Chick-fil-A for a small format pharmacy. Mr. Katz noted the previously approved site, drainage and landscaping plans will not change. They are looking for two (2) building wall signs, LED illuminated "enter" and "exit" canopy mounted signs, directional signs and monument sign panels. The west and north elevation signs meet the sign criteria. The wall signs will have individually illuminated, red channel letters

with matte black returns. The north elevation drive thru canopy will have “enter” and “exit” illuminated signs, which will be white with black matte returns. The canopy will also have a non-illuminated yellow clearance panel. Also proposed are drive thru directional signs and four (4) monument sign panels.

The Commissioners discussed the wall signs. The north and west wall signs are identical. Mr. Harris noted the signs would be centered on the Walgreens Pharmacy storefront.

The Commissioners discussed the monument panels. Ch. Dunn indicated the red font color would require an exception, because the sign criteria restricts the color to white. Mr. Katz noted the Chick-fil-A sign also has red letters. Ms. Delevitt noted Chick-fil-A is the anchor tenant and the sign criteria permits them to have their corporate colors. The Commissioners questioned whether the reds would be the same. Mr. Katz was not sure. Mr. Harris noted they are asking for a blue box with the words “Drive Thru” on their Waukegan Road monument sign panels. Ch. Dunn questioned whether the blue box and words “Drive Thru” were allowed. Ms. Delevitt explained those items would require exceptions to the sign criteria and Zoning Ordinance granted by the Board. Mr. Harris noted every Walgreens store has the words “Drive Thru” as part of their signage. Ms. Delevitt mentioned the existing Deerfield Square Walgreens does not have the words “Drive Thru”. The Commissioners discussed the red color on the monument panels. They were concerned about having a red color that was different than Chick-fil-A as there could be as many as four (4) additional tenants. Ch. Dunn indicated the Panera Bread in Northbrook has a white drive thru sign on their pylon sign. Ms. Flores noted the Village previously did not allow McDonald’s to have a drive thru sign. Mr. Mock is not in favor of the blue behind the words “Drive Thru”. Mr. Golub is not in favor of the words “Drive Thru”. The Commissioners were concerned about the different red colors. Ms. Chaitman is okay with the red. She is not in favor of the blue box. Ms. Flores believes having the words “Drive Thru” on the monument sign is redundant. Mr. Harris noted this is a new concept for Walgreens. Ch. Dunn would prefer to follow the sign criteria with the white letters and no “Drive Thru” wording.

The Commissioners discussed the three (3) directional signs. The Deerfield Zoning Ordinance requires directional signs to be non-illuminated and no more than 2 SF. Mr. Harris explained the “enter” and “exit” signs would be illuminated. Ms. Delevitt noted similar signs at the Deerfield Square Walgreens are illuminated. Mr. Mock believes the signs need to be illuminated for visibility. The Commissioners are okay with these signs illuminated. The final directional signs are non-illuminated drive thru arrow signs with 0.063 aluminum faces. Mr. Mock believes the blue background should be white and the “Drive Thru” letters should be red. Mr. Golub believes both colors go with their branding. Ch. Dunn believes the signs should be just white and red. Ms. Schneider agrees.

Ms. Schneider believes the north elevation wall sign should be centered between the brick instead of the windows. Mr. Mock believes the sign should be centered between the windows as proposed. Ms. Schneider believes it looks off center between the windows. Mr. Katz noted they updated the location of the drive thru window on the north

elevation, shifting the vertical tower to the left. They added two (2) additional windows and two (2) brick clad panels backing an exam room. The west elevation shows the vertical divider panel shifting eight (8) feet to the left. Mr. Katz noted the light gray panels do not exist, but represent the locations of future tenant signage. Ms. Schneider noted the north elevation has the Walgreens sign centered over the windows rather than over the brick. Ms. Flores agreed. Mr. Mock believes the massing changed but the sign did not. He expressed concern about the north elevation and believes it should be centered over the brick, not the windows. On the west elevation, Mr. Mock noted the metal trim limits the possible height of the other tenant signs on the elevation.

Ms. Schneider moved to approve the updated building elevations, which include moving the drive thru window on the north elevation and shifting the vertical metal panel on the west elevation as presented on the drawing dated 2/20/2020. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Mock, Schneider (6)

NAYS: None (0)

Ms. Flores moved to approve the two (2) wall signs. The sign on the north elevation will be centered over the windows and the sign on the west elevation will be centered over the door. Each sign will be centered vertically on the brick massing as shown on the 2/20/2020 drawings, as proposed. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Mock, Schneider (6)

NAYS: None (0)

Mr. Golub moved to approve the four (4) monument sign panels as presented with a red font color and a blue background with the words "Drive Thru" on two (2) of the panels, subject to the Board granting the exceptions. Ms. Chaitman seconded the motion. The motion did not pass by the following vote:

AYES: None (0)

NAYS: Chaitman, Dunn, Flores, Golub, Mock, Schneider (6)

Ms. Schneider moved to approve the illuminated "enter" and "exit" signs and the non-illuminated clearance sign as presented. Mr. Mock seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Dunn, Flores, Golub, Mock, Schneider (6)

NAYS: None (0)

Ms. Schneider moved to approve the two (2) directional signs as presented with the blue box behind the words "Drive Thru". Ms. Flores seconded the motion. The motion did not pass by the following vote:

AYES: Chaitman, Golub (2)

NAYS: Dunn, Flores, Mock, Schneider (4)

Mr. Katz questioned whether making the red the same red as Chick-fil-A and dropping the words "Drive Thru" on the panel signs would make a difference. Ms. Flores would not be in favor of the words "Drive Thru" or the red color as she does not want to set a precedent. Ms. Schneider and Mr. Mock would not want the blue background but would be okay with the Chick-fil-A red. Mr. Golub is okay with any red color but is not in favor of the words "Drive Thru". Ms. Chaitman is ambivalent to the words "Drive Thru" and is okay with any red color. Ch. Dunn is not in favor of the red color.

Ms. Schneider moved to approve the Walgreens Pharmacy monument sign panels without the words "Drive Thru" and using the same red color as Chick-fil-A, subject to the Board granting the red on the monument signs. Mr. Mock seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Golub, Mock, Schneider (4)

NAYS: Dunn, Flores (2)

2. Carson's Ribs, 200 Waukegan Road - building and site improvements - Preliminary Review

Steven Kolber, Principal and Cullen DeCuna, Project Designer with Kolbrook Design were present. Mr. Kolber explained they are working to refresh Carson's Ribs. They propose expanding the existing facility by enclosing the existing outdoor patio to be used as a bar. The current bar will be turned into the main dining area. They propose changing the maroon painted brick to Sherwin Williams Ice Cube (SW6252) with a stone base wrapping around the building exterior. The new brick will be painted Ice Cube as well. The roof and fascia trim elements will be wrapped in aluminum with a matte black brake metal finish. The gables will be repaired and repainted. They are also adding a convenience window to the south elevation. Mr. Kolber noted they would not be adding signage directly to the building. They will come back to the Commission with a new monument sign as well as directional signage. The Commissioners like the exterior improvements. Ch. Dunn noted the petitioner needs to provide more information on the trash enclosure, lighting, photometrics, landscaping and awnings for the final approval. Mr. Golub suggested adding a directional sign to prevent going through the pickup lane as well as short term/curbside pickup signage. Mr. Kolber noted for carry out, employees will bring the food to parked cars. It is not a traditional drive thru.

Ch. Dunn asked about the rooftop mechanicals. Mr. Kolber explained the mechanicals will be screened. Ch. Dunn noted the Commission needs to see the line of sight on the drawings to ensure the mechanicals will be screened. Mr. Mock requested more

information on the portico. Ms. Schneider expressed concern because the carry out entrance does not have signage.

3. Sandwich Boards – Preliminary Discussion (continued)

Mr. Mock does not have an issue with sandwich boards, but the Commission needs to determine the size, location, quantity and when they can be displayed. Mr. Golub noted the location needs to comply with ADA requirements. Mr. Mock indicated sandwich boards cannot impede the ability to walk. Ms. Schneider believes the material needs to be regulated. She does not care for the plastic sandwich boards. Mr. Golub is not in favor, because he believes sandwich boards are for a more urban environment or for a walking district. Ms. Delevitt noted sandwich boards are not allowed currently, but there are more than 20 sandwich boards in the Village. The Commissioners discussed enforcement. Ms. Delevitt suggested the Village could send a letter to the business Owners. Ms. Flores believes it would be nice to have one central community events bulletin board, similar to Lake Forest. Ms. Delevitt noted that advertising for quasi-public events are permitted.

Items from the Commission:

Ms. Schneider indicated Taco Vida has a temporary paper sign on their front door directing customers to keep alcohol inside the restaurant. Ms. Delevitt noted they were instructed by the Village to keep alcohol consumption inside until their outdoor patio enclosure is built.

Ms. Schneider noted the 636 Deerfield Road Building is looking bad. Italian Kitchen has their art and posters on the windows. The adjacent dry cleaner has white mini blinds down all day, every day as well as window signage. Ms. Delevitt noted many dry cleaners rely on blinds to protect their garments from sun exposure. She will look into the window coverage.

Ch. Dunn noted that Kay Foot Spa looks a lot better now that they added vinyl to their windows. Mr. Golub noted Worldwide Liquors has a sign in their window that appears to be falling down.

Items from Staff:

Ms. Delevitt spoke with Jewel Osco about their flu shot banner, and they agreed to take it down. Panera Bread's feather banners were also removed. The feather banners at Mattress Firm are showing up again after they received a violation. Ms. Delevitt found out a weekend employee put them out by mistake. Village enforcement officials suggested they remove the banners from the store entirely.

The next ARC meeting is scheduled for March 16th. The Asian Foot Spa will be coming for a wall sign in Deerfield Park Plaza. Carson's Ribs are also returning for a final review, and a new business in the old Panera Bread space might be coming.

The Commission asked about receiving the material digitally instead using so much paper. Ms. Delevitt noted that in the past hard copies were preferred so drawings could be spread out and reviewed during meetings. She will inquire about the possibility of going digital.

Adjournment:

There being no further business or discussion, Mr. Golub moved to adjourn the meeting. Ms. Schneider seconded the motion. The motion passed unanimously on a voice vote. The meeting was adjourned at 9:30 pm.

The next regular meeting of the Appearance Review Commission will be held on March 16, 2020 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary