

Appearance Review Commission

Meeting Minutes

June 22, 2020

A meeting of the Appearance Review Commission was held virtually on Monday, June 22, 2020 at 7:30 p.m. Chairperson Lisa Dunn called the meeting to order remotely at 7:30 p.m.

Present were

Beth Chaitman  
Lisa Dunn, Chairperson  
Sherry Flores  
Jason Golub  
Daniel Moons

Absent were:

Troy Mock  
Amy Schneider

Also Present:

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

Public Comment:

There were no public comments on non-agenda items received prior to the meeting over email or by attendees of the meeting. There was no one at Village Hall for Public Comment.

Document Approval

Ms. Chaitman moved to approve the minutes from the May 18, 2020 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed unanimously on a vote:

AYES: Chaitman, Flores, Golub, Moons, Dunn (5)

NAYS: None (0)

Business:

1. Downtown Village Planters, C-1 District – New Planters

Justin Keenan, Assistant to the Director of Public Works, explained the existing urns look nice, but are not practical. The urns are only 4 inches deep in the center, which restricts

the growth of the plantings. Staff recommends replacing these urns with 2' wide x 7'-2" long x 2'-1" deep planter boxes. The proposed planter boxes look nicer and are easier to irrigate than the urns. There are 39 existing urns, which will be replaced with 27 rectangular planter boxes. Mr. Keenan explained at least two (2) urns get replaced each year because of breakage or people driving into them. The limestone on the existing urns is very expensive to replace.

The planter boxes will be watered by Public Works instead of having a self-irrigating system like in the urns. Mr. Keenan explained it is difficult to keep plants alive in the existing urns. Ms. Delevitt pointed out the four (4) urns near Deerfield Tire and Auto and the Shell station will utilize the existing 2x2 bollards without the urn due to space limitations. They will be repurposed to have plantings. Mr. Keenan explained the urn by the Shell station is frequently hit because of its location.

Mr. Golub confirmed the new planter boxes would go up and down Waukegan Road from the Shell station to the Deerfield Library and on Deerfield Road, west of Waukegan Road. Mr. Keenan explained three (3) new rectangular planter boxes were installed in front of Deerfield Village Centre as part of the Deerfield Road Reconstruction Project. The urns that were previously in front of the development did not receive enough sunlight for plantings to survive. They received positive feedback. He noted the proposed planter boxes are part of a three-year plan. Ms. Flores likes that the planter structures are not the focal point and believes it will make a nice presentation when people drive down the street.

Ms. Flores moved to approve the Downtown Village Planters as shown. Mr. Moons seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Moons, Dunn (5)

NAYS: None (0)

## 2. Deerfield Animal Care Center, 150 Waukegan Road – Revised Monument and Wall Signs

Nicholas Patera, Vice President with Teska Associates and Brian Lappin with LaGooZo Visual were present. Mr. Lappin explained this proposal is very similar to what was approved in 2017. They simplified the graphics on the monument sign by removing the tag line and logo from the sign face. Both wall signs contain the same content from the 2017 approved drawings, but the sizes are slightly different. Mr. Lappin explained the wall signs are both internally illuminated with aluminum faces and routed-out, push-through graphics. There is also a 2½" wide aluminum, teal colored border on the cabinet, which will frame out the sign.

Mr. Lappin explained the monument sign will also have aluminum faces with 9" high routed-out, push-through letters. The clear acrylic used for the letters allow light to transmit through the sides, giving it a halo effect. The address will also be illuminated on

the green column. The overall monument sign size is 8' wide x 6'-6" high x 12" deep. Ch. Dunn asked about the color of the LED illumination at night. Mr. Lappin explained the sign would illuminate gray with a white edge from the sign. "Animal Care" will illuminate in teal and the address will be white. The roof and bricks of the building will be the same colors as the sign.

Ms. Flores asked if "The Pet Experts" is a tagline. Mr. Lappin explained the phrase is a copy written tagline that is part of their identity. Ms. Delevitt clarified it is not part of their registered business name, but the sign was approved with the tagline in 2017. Ms. Chaitman asked if the LED illumination is different from what is allowed in Deerfield. Mr. Lappin explained the LED would be concealed to meet Village requirements.

Mr. Moons moved to approve Deerfield Animal Care Center revised monument and wall signs as presented. Mr. Golub seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Moons, Dunn (5)

NAYS: None (0)

### 3. River Trails Animal Hospital, 711 Waukegan Road – New Wall Signs

Jennifer Boenzi with Sign Central was present. Ms. Boenzi explained River Trails Animal Hospital is moving to Deerfield from its current location in the King's Kennels development in Riverwoods. The proposed wall signs have stayed within the Village guidelines. They are not changing any exterior colors or awnings. The signs will both have white, internally illuminated channel letters for their official name and logo. Ms. Delevitt explained this building is part of Deerfield Village Center PUD, which allows logos on their signage, but there is a height restriction of 24 inches for letters and logos.

Ch. Dunn asked if the backer panels were in good condition. Jennifer explained they would repaint the backer panels before installing the signs. Mr. Golub added the backer panels also need new caulk. Ms. Delevitt noted that restoring the backer panels can be added to the approval motion.

Ms. Delevitt noted the top of the lettering is located 1 foot above the roof deck to center the sign within the green panel. This height is within the 3-foot allowance that the Commission is allowed to approve. The Commissioners were okay with the lettering located 1 foot above the roof deck.

Mr. Golub moved to approve the two (2) wall signs for River Trails Animal Hospital as presented. The backer panels will be painted and re-caulked. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Moons, Dunn (5)

NAYS: None (0)

#### 4. Carson's Ribs, 200 Waukegan Road – Building and Site Improvements – Preliminary Review

Cullen DeCuna and Steven Kolber with Kolbrook Designs were present. Mr. Kolber explained they are back with a scaled back version of their original proposal from February. The new design has two (2) small additions to the front of the building for more seating and a new 2-story element in the back with storage and offices. They are also redoing the existing back of house operation to enlarge the kitchen and service area. Although the bar will get bigger, they will only gain four (4) seats in the dining room. They propose adding a convenience window for carry out orders and will have someone to assist with the traffic flow for the convenience window. Mr. Kolber went through the traffic flow and noted they would be changing some of the traffic to one-way to accommodate the convenience window.

Mr. Moons asked about the convenience window. Ms. Delevitt does not believe the convenience window can be used to pass food to customers in cars, as it does not have drive-thru approval. Mr. Kolber explained the challenges with a drive-thru is the noise and vehicle stacking. The food from the convenience window would be handed to the attendant who would bring the food to the customer's car. Ms. Delevitt explained she was informed this was a window solely to alert staff that a customer arrived to pick up their order, but it would not be used to pass food.

Ch. Dunn asked about the proposed patio design. Mr. DeCuna explained they would build a permanent enclosure for part of the patio that would open up into the outdoor space. They would be using space from the existing patio area to create the new space. Ms. Chaitman noted the submittal shows a patio with umbrellas, but not an enclosure. Mr. Kolber explained there would be an addition on part of the patio to push out 13 feet from the original building. There will be glass doors that open to the outdoor area with the existing fireplace.

Mr. Kolber explained they would be replacing some of the wood siding with cementitious panels, adding planter boxes along the exterior and vaulting the roof over the bar seating area to give it a more spacious feel. They propose changing the existing maroon painted brick to white. They will also add glazing to bring light into the spaces as well as additional roof screening on the west side. The 2-story space added to the rear of the building will clean up the trash enclosure area to make things more presentable.

Ch. Dunn noted the Appearance Code states that painting brick is discouraged. Mr. Moons explained the brick is currently painted and well-maintained. He did not have an issue with repainting the brick. Ms. Delevitt noted the ARC voted to allow The Dump to repaint their brick in 2017. Mr. Kolber ensured the Commission they would properly paint and prepare the brick to ensure the paint lasts. Ms. Flores noted the existing building has lights on top of the patio columns. Mr. Kolber explained the lights would be removed and the columns would be repainted or clad in the stone material on the elevations. New

lighting will be added to the exterior. Ms. Delevitt noted they will need to submit exterior building lighting for the Commission to review when they return.

The Commissioners discussed the proposed convenience window. Mr. Moons believes it looks like a drive-thru without menu boards or a payment window. He would like to know what the Village defines as a drive-thru. He noted nowadays most menus and payments are done on smartphones. Mr. Moons suggested this may be the future of drive-thru. Ms. Delevitt explained this project will be reviewed by the Plan Commission and Board of Trustees. Mr. Kolber noted this is not a drive-thru, but an expansion of curbside pickup.

The Commissioners believe the renovation is an improvement. Ch. Dunn is not a fan of the painted brick, but the building has had painted brick for a long time. Mr. Kolber explained they are adding stone to break it up the brick a bit. He believes the diversity of materials gives more flavor to the elevations. Mr. Golub requested the petitioners return with the paint specification. He also asked if there would be any repaving or restriping. Mr. Kolber explained they would be redoing the entire parking lot including repaving and restriping.

Ch. Dunn noted this is a preliminary review. When the petitioner comes back, they should have everything including the trash enclosures, lighting, wall packs, landscape plan, parking lot, etc.

#### Items from Staff:

Ms. Delevitt indicated the Village is still holding off on giving sign violations. Next month, the Commission will be hearing from an oral surgeon's office, possibly a parking lot reorganization in the C-2 District, a shed at McDonald's.

#### Public Comment

Ms. Delevitt and Mr. Lichterman indicated there was no Public Comment received during the meeting.

#### Adjournment:

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

AYES: Chaitman, Flores, Golub, Moons, Dunn (5)

NAYS: None (0)

The meeting was adjourned at 8:56 pm.

Appearance Review Commission

June 22, 2020

Page 6 of 6

The next regular meeting of the Appearance Review Commission will be held on July 27, 2020 at 7:30 pm.

Respectfully submitted,

Jeri Cotton  
Secretary