

Appearance Review Commission

Meeting Minutes

July 27, 2020

A meeting of the Appearance Review Commission was held electronically on Monday, July 27, 2020 at 7:30 p.m. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

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

Absent was:

Troy Mock

Also Present:

Liz Delevitt, Planning & Design Specialist
Jeri Cotton, Secretary

Public Comment:

There were no public comments on non-agenda items that were received prior to the meeting. There was no one present at Village Hall for Public Comment.

Document Approval

Ms. Flores moved to approve the minutes from the June 22, 2020 Appearance Review Commission meeting. Mr. Golub seconded the motion. The motion passed unanimously on a vote:

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

NAYS: None (0)

Business:

1. River Trails Animal Hospital, 711 Waukegan Road – Opaque Windows

Ken Just with RWE Design Build was present. Mr. Just explained the animal hospital has exam rooms and restrooms along the perimeter of the building that need to be blocked for privacy. They hope to opaque the windows in those rooms with a double-layer film backed with white opaque. From the outside, it would have a mirror effect and from the inside the windows would appear white. The 2nd layer of film blocks the windows at night

but is not visible from the outside. Mr. Just explained they would use this treatment on all the windows instead of white blinds.

Ch. Dunn asked about the differences between the two (2) samples provided. Mr. Just explained one (1) sample has a silver tint and one (1) sample has a gold tint. Ch. Dunn noted the Deerfield Appearance Code discourages mirrored or reflective tinted windows at the pedestrian level. Ms. Delevitt explained Subway was granted approval to opaque a window using a dark non-reflective film in 2014. The Subway film appears reflective from the outside because light does not go all the way through the window. Mr. Just explained the reflective tint prevents the windows from absorbing too much heat. Ch. Dunn asked if the reverse side of the sample would be similar to the Subway dark tint. Mr. Just believes it would be. Ms. Delevitt ensured the tint would be on the inside of the window. Mr. Just asked about the previously approved window film for Massage Heights. Ms. Delevitt explained it was a graphic, not a mirrored finish.

Ms. Flores is concerned about the light reflection creating blind spots for drivers. She is not a fan of the mirrored tint, because it is on street level. Mr. Golub believes the existing glass is also reflective by nature. He would be okay with it because, most of the windows face the parking lot. Ms. Chaitman asked if the mirrored reflective material is preferred, because it provides more privacy. Mr. Just explained that privacy is obtained by the opaqueness of the film. He believes these films will make the glass last longer. Ms. Delevitt asked if a dark, non-reflective tint would have the same effect. Mr. Just explained it would still be reflective. Ms. Schneider believes the mirrored film looks good on the outside. She prefers this to blinds. Mr. Moons is okay with the proposal.

Ms. Schneider moved to approve the opaque windows for River Trails Animal Hospital as presented with the RN07 mirrored film facing the window exterior and the Snow White film on the interior. Both films will be installed on the inside face of the windows. Ms. Chaitman seconded the motion. The motion passed by the following vote:

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

NAYS: Flores, Dunn (2)

2. T-Mobile, 775 Waukegan Road – New Wall Signs

The petitioner was not present via Zoom or at Village Hall, so the petition was held to the next meeting.

3. Mario Tricoci Salon & Spa, 720 Waukegan Road – New Wall Sign and Tenant Identification Signs

Chris Gotham from Mario Tricoci Salon & Spa and Chris Siavelis from CRM Properties were present. Mario Tricoci will be located at the former Mynd Spa & Salon location. They propose 24" high letters with the overall sign at 3'-7½" high x 18'-1 3/8" wide. They also propose two (2) identification signs flanking the main entrance to replace the Mynd

identification signs. The previous signs were removed and the limestone was power washed, but they found the silicone from the previous signs was permanently adhered onto the limestone. Adding new identification signs look better than the silicone remnants on the limestone. They will also add "Mario Tricoci" on the east and west elevation windows, which is allowed. Ms. Delevitt ensured the window signs meet the code and do not require approval.

Ch. Dunn noted the entrance wall sign height is permitted, because the previous variance applies to this tenant. The Commissioners like the proposed signs. Ms. Flores asked about the Mynd custom door handles. Mr. Siavelis explained they would be removed and regular door handles would be installed.

Mr. Siavelis confirmed the tenant identification panels would be the same size as what is being replaced. Mr. Golub asked about the logo. Mr. Gotham explained it is their secondary logo, which will be on some of their branded products as well as their retail bags. The marketing team believes this is forward thinking and less redundant.

Ms. Flores moved to approve the new wall sign and tenant Identification panels as presented. Mr. Golub seconded the motion. The motion passed by the following vote:

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

NAYS: None (0)

4. Deerfield Square Residential, 833 Deerfield Road – New Construction, Preliminary Review

Jeff Malk and Chris Siavelis with CRM Properties and Devon Patterson and Brian Romanelli with SCB Architects were present. Mr. Malk explained they want to redevelop the building at 833 Deerfield Road, which houses Rhapsody Cafe and the former Warehouse Eatery. They propose a 5-story luxury residential development with 40 units. Four (4) floors would be residential and one (1) floor would be parking. There will be a variety of amenities including a dog run, sculpture garden, bicycle storage and 96 parking stalls (32 inside and 64 outside). The project will have the same footprint as the existing building, including the existing retaining wall. Mr. Malk explained the retail game is changing and they feel this is the best approach to keep downtown Deerfield vibrant and successful. Their goal is to create a live, work, play environment for many years to come.

Devon Patterson, architect with SCB, explained the existing parking lot would remain. The proposed building will complement the surrounding architecture. The brick color and texture will be the same as the existing retail. The existing retaining wall will remain and be added to. Much of the landscape in the parkway will remain and additional plantings will be added. They propose a drop-off circle at the front of the building, along with a new landscape area with benches and sculptures. Mr. Patterson explained they are also looking to add a small monument sign on the site.

Mr. Patterson explained they used some of the materials from the newer Deerfield Square building to tie in the architecture. They propose introducing a darker mullion as well as semitransparent glass with a 20% greenish tint. The materials would go down to the ground level. The overall height of the building would be slightly taller than allowed. Trash would be taken care of inside the building.

Mr. Siavelis explained they would provide sample boards in the future. He noted the internet made shopping center Owners rethink their shopping centers while Covid-19 has made shopping center Owners reinvent them. They feel this is a critical point for Deerfield.

Ms. Flores likes the idea but is concerned about the number of windows. She suggested bringing in more architectural elements from the Deerfield Square buildings such as the gable roofs. Mr. Siavelis explained windows help with leasing. Ms. Schneider does not believe the proposed building ties in with the architecture of the rest of Deerfield Square. She expressed concern about the balconies facing Deerfield Road, accumulating belongings and becoming an eyesore.

Ch. Dunn likes the idea of repurposing the space. She believes it would be wonderful having people living so close to Deerfield Square and likes the convenience for commuters. Ch. Dunn believes the overall look of the building is boxy, similar to an office building. She does not feel the exterior needs to match the rest of the shopping center, because it is residential and not retail. Ch. Dunn understands the desire for balconies, but recognizes the view is not great. She understands future tenants may want balconies and hopes they are well maintained. Mr. Malk noted the large window also help bring light into the apartment units. He believes the north facing units will have a nice view of the park across the street. Ch. Dunn is concerned that the trash will now be located inside the building and may create unpleasant odors. Mr. Patterson explained they will have a trash chute with a compactor in an enclosed area so odors will not migrate throughout the building. He also noted that residential trash odors are less potent than restaurant odors.

Ms. Delevitt noted the proposed building height would require an exception (variance) granted from the Board. Ms. Flores inquired if the proposed height is taller than the office building in Deerfield Square. Mr. Siavelis explained the office building is taller because of the tall gables. Mr. Patterson explained they propose 10-foot floor to ceiling height for all of the units. There is not a penthouse in this project. He noted the building height is 58 feet plus mechanicals [61 feet].

Ms. Schneider believes the building should blend in better, similar to the residential building in Deerfield Village Center. Mr. Moons does not believe this building has to tie in with the rest of Deerfield Square, as it is not connected to the commercial in the same way as Deerfield Village Centre. Mr. Malk explained Deerfield Square has ten (10) separate buildings and each has their own uniqueness. Ms. Flores would like more character in the design of the building. It building reminds her of an office building. She loves Deerfield Square with its different finishes and believes that is what is missing from

the design. Mr. Golub likes the idea and design of the project, but he believes it has more of an urban feel and questioned whether it fits into Deerfield. Mr. Malk explained the new outlot building with BarTaco and Café Zupas helped urbanize Downtown Deerfield. The architecture drew a lot from urban concepts and the Owners felt people living in the city are attracted to this. Ms. Delevitt questioned the target demographic. Mr. Malk explained it is a wide range from young professionals who do not want to live in the city to empty nesters wanting a smaller footprint to divorced dads.

Ch. Dunn explained this is a preliminary review. Ms. Delevitt noted the Commission needs a more complete set of drawings with detailed lighting, signage and landscape drawings. She also requested drawings of the rooftop mechanicals showing lines of sight.

Items from Staff:

Ms. Delevitt noted next month, the Commission will review Carson's Ribs for a final review. They will bring their updated lighting plan to the Board to proceed at their own risk for the parking lot fixtures. The Commission will also review signage for an oral surgeon's office coming to 700 Osterman Avenue. T-Mobile will hopefully return to the ARC as well.

Jewel-Osco is considering a new "drive and go" curbside pick-up sign. They are looking for a window sign. Depending on the size, it may be coming to ARC.

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. Moons moved to adjourn the meeting. Ms. Chaitman seconded the motion. The motion by the following vote:

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

NAYS: None (0)

The meeting was adjourned at 8:33 pm.

The next regular meeting of the Appearance Review Commission will be held on August 24, 2020 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary