

Appearance Review Commission

Meeting Minutes

August 28, 2023

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A meeting of the Appearance Review Commission was held on Monday, August 28, 2023 at 7:30 p.m. Chairperson Sherry Flores called the meeting to order at 7:30 p.m.

Present were:

Beth Chaitman  
Amy Charlson  
Sherry Flores, Chairperson  
Dustin Goffron  
Jason Golub  
Troy Mock  
Daniel Moons

Also Present:

Liz Delevitt, Planning & Design Specialist  
Jeri Cotton, Secretary

Document Approval

Mr. Moons moved to approve the minutes from the July 24, 2023 Appearance Review Commission meeting with a minor correction. Mr. Mock seconded the motion. The motion passed unanimously on a voice vote with Ms. Charlson and Ch. Flores abstaining.

Public Comment:

There was no Public Comment on non-agenda items.

Business:

1. Hollywood Feed, 775 Waukegan Road – Wall Signs

Samantha Probizanski, Permit Coordinator and McKenna Leahy, Vice President of Modern Signs were present. Ms. Leahy explained that Pet People is changing its name to Hollywood Feed. They propose four (4) new front-lit, channel letter wall signs with yellow faces and red returns. Ms. Probizanski showed the color samples of the vinyl. She noted all of the Deerfield Village Centre signs have white faces with black returns. The business would prefer the yellow and red signs, but would match the other signage if necessary.

Mr. Moons believes if the entire shopping center has white signs, these signs should also be white. Mr. Goffron believes for consistency sake, they would look better in white. The

remaining Commissioners agree. Ms. Probizanski noted the returns and trim caps would be black with the faces white. The petitioner will provide updated drawings to reflect the change. Mr. Golub noted the backer panels may have to be replaced if they cannot be patched and repaired to a like-new condition.

Ms. Probizanski asked if the window signs could have color. Ms. Delevitt explained the Village has a Window Signage Ordinance. The ARC does not review or approve window signage unless it is outside of the Ordinance.

Mr. Moons moved to approve the wall signs for Hollywood Feed with white faces and black trim caps and returns. The backer panels will be painted and repaired or replaced. Ms. Chaitman seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Charlson, Goffron, Golub, Mock, Moons, Flores (7)

NAYS: None (0)

## 2. Floor & Decor, 96 S. Waukegan Road - Building Improvements and Signage, Preliminary Review

Joe Mayer and Brett Hickey, Engineers with Kimley-Horn, Julie Starzynski, Director of Construction and Design and Kathryn Bradford, Construction and Design Project Manager with Floor & Decor were present. Ms. Starzynski explained they are taking over the former Bed Bath & Beyond, Men's Warehouse and Carter's locations and would like to bring in their corporate identity while keeping the look and feel of the shopping center.

The proposed exterior would have full brick pilasters up to the top EIFS band with HardiePlank and brick bands below. The canopy color would be red, to match their branding. The Customer Pick-Up (CPU) area would have striping and signage. Ms. Starzynski noted some of the glazing locations will be changed to meet the interior floor plan needs. She explained they would like two (2) loading docks if possible, but may revise the plan to eliminate one.

Ms. Chaitman asked if there is an elevation showing the other tenants as the proposed colors seem to be colder. Ms. Starzynski noted the pick-up area is for larger orders only, and smaller orders will be picked up inside the store. Ch. Flores asked about the ArtVan Furniture exit doors adjacent to the CPU area. Ms. Delevitt indicated ArtVan Furniture is not currently occupied. The doors are for egress purposes, and the future tenant may need to relocate them. Mr. Mock questioned if there is an opportunity to have the CPU in the rear of the building. Ms. Starzynski noted the ramp would have to be about 40' long, and they have limited space in the back of the building. Mr. Golub suggested they build a ramp on the interior. Mr. Goffron noted there may be confusion in the rear if there were both customers pick-ups and deliveries. Mr. Mayer explained there are fire lanes and access points that need to be maintained, so they are very limited on space for vehicular turns.

Mr. Golub does not see the hardship on a 60,000 square foot store. Ms. Starzynski noted the customer pick-up is for vans and pickup trucks. Their typical store is 80,000 square feet so they are already tight on space. Mr. Goffron expressed concern, because there could be a queue up of vehicles. Ms. Starzynski noted they have dedicated waiting area parking spots. Customers call when they arrive and receive a text when their order is ready. Ms. Charlson believes the CPU location in the front of the building would pose safety concerns. Mr. Goffron asked if the parking spots in the CPU were standard size. Ms. Starzynski noted the bays are 17' long to accommodate a van or pickup truck.

Mr. Moons believes the elevations are an improvement. Mr. Goffron agrees. The Commissioners are okay with the red design elements. Ms. Delevitt noted they would need an exception to the Zoning Ordinance for the wall sign's placement over the roof deck and for the CPU's signage that is greater than 2 SF and illuminated. The Commissioners were ok with both of these.

The Commissioners discussed the pylon sign panels. Ms. Delevitt noted the sign criteria allows for only one trademarked color on the pylon panels. Ms. Starzynski noted the 2-color ampersand symbol is a registered trademark and part of their corporate branding. She would have to get approval from the executive team. The wall sign has a red vinyl box sign with the white ampersand. Mr. Moons noted there are additional words under the wall sign. Ms. Delevitt indicated the petitioner claims it is part of their registered trademarked name, but will need to provide proof before the final review.

Mr. Golub questioned any updates to the site lighting and landscaping. Mr. Mayer explained the parking lot will be maintained. There are significant plantings in the parking lots. They propose some improvements to the rear, including a new fence. They will ensure the lighting plan meets the requirements. Mr. Golub questioned whether the mall would be updating the parking lot lighting to match the LED lights at Jewel-Osco. Ms. Starzynski noted they would be fine upgrading the parking lot fixtures. She noted they will also have lighting under the top of the sign band and will be replacing the wall packs throughout the building. Ms. Delevitt noted the Appearance Code does not permit perimeter building lighting. The Commissioners suggested removing that lighting. Mr. Mock noted the existing lighting on the columns will be removed. Ms. Starzynski explained they will be putting wall packs back on the building.

Mr. Golub questioned the 9' strip of asphalt that will be removed. Mr. Mayer noted there used to be a full curb, but it is now 3-4 inches, so they are redoing the entire front sidewalk and reintroducing a full 6" curb and compressed curbs where needed. Mr. Golub asked about the striping. Mr. Mayer noted they would be repaving and striping. Ch. Flores asked about adding planters. Ms. Starzynski explained they did not propose planters due to damage caused by the heaviness of their carts. They will also be adding two (2) cart corrals. Mr. Golub noted they usually ask for planting strips, rather than raised planters. Ms. Starzynski will look into it.

### 3. Deerfield Square Residential Apartments, 728 Waukegan Road - Building Improvements

Jesper Dalskov, Architect with Stantec Architecture and Chris Siavelis with CRM Properties were present. Mr. Siavelis explained last year, the Commission approved external changes for the former Barnes and Noble building to have retail on the ground floor and offices above. Since then, they've reconsidered the second-floor use and are looking to add luxury apartments. Mr. Dalskov explained the north elevation of the building was revised to add operable windows and balconies for the units with swinging doors and glass railings. The materials will be the same. On the south elevation, they added two (2) additional windows, a continuous balcony structure and exterior doors from the units.

Mr. Siavelis noted that balconies in the Village Center are outside of the Appearance Code, but he explained the balconies are 546 feet from Deerfield Road, 325 feet from Waukegan Road and 197 feet from Osterman Avenue. Nine (9) of the units have private outdoor space, which is essential to lease. Mr. Siavelis noted this use follows Deerfield's Comprehensive Plan, and they would like permission for the balconies.

Ms. Chaitman questioned whether there will be reserved parking for the residential building. Mr. Siavelis explained that due to the retail leases, they cannot have reserved parking. The residents will have the flexibility on where to park. Ch. Flores asked about the covered parking. Mr. Siavelis explained that the covered parking is for the 740 Waukegan Road office and retail building. This location is not convenient for the residential building.

Ms. Charlson believes the distance of the balconies are far enough from the streets, but those in Deerfield Square will be able to see into people's lives. She is not sure this is appropriate, and the type of patio furniture may need to be regulated. Mr. Moons, Mr. Mock and Mr. Goffron are not concerned. Mr. Goffron is more concerned about the noise from the retailers. Mr. Siavelis explained the renters will be well aware of where they are renting. Mr. Mock noted this is similar to the apartments in Deerfield Village Centre. The difference is the amount of glass. Mr. Moons asked if pets would be allowed and where they would be walked. Mr. Siavelis believes pets would be allowed, because they do not want to limit prospective renters. Ch. Flores is not in favor of the balconies in the front.

Mr. Golub moved to approve the building improvements for the Deerfield Square residential apartments as submitted with additional rules and regulations added to the rental agreement to restrict items on the balconies. Mr. Mock seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Charlson, Goffron, Golub, Mock, Moons (6)

NAYS: Flores (1)

Items from the Staff:

Ms. Delevitt had the feather banner removed from Liquid Fusion. The truck issues at Deerbrook are finally being resolved. Ms. Delevitt introduced new Commissioner Amy Charlson.

Items from the Commission:

Ch. Flores reported Nothing Bundt Cakes had a feather banner and sandwich boards. Taco Vida has a tent canopy with their information in front of their restaurant. Ms. Charlson expressed concern over the interior displays visible from the windows at Kay's Foot Spa.

Adjournment

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

The meeting was adjourned at 9:03 pm.

The next Appearance Review Commission meeting will be September 18, 2023 at 7:30 pm.

Respectfully submitted,

Jeri Cotton  
Secretary