

Village of Deer Park
Building Review Board Minutes
April 7, 2008

CALL TO ORDER

The Building Review Board of the Village of Deer Park met on Monday, April 7, 2008 at the Village Office, 23570 W. Cuba Road, in the Village of Deer Park, in the counties of Lake and Cook, Illinois. President Gifford called the meeting to order at 7:00 p.m.

ROLL CALL AND DETERMINATION OF A QUORUM

Upon roll call, the following were present: President Scott Gifford, Members David Heidtke, Sandy Schroeder, Howard Thrun, and James Peterson. The following Building Review Board members were absent: None. President Gifford stated there was a quorum.

Other Village officials present were Clerk Meyle, and Administrator Connors. Also present were Erin Cigliano of Teska Associates, Nina Raey of Fancher Development Services for California Pizza Kitchen.

APPROVAL OF MINUTES

MOTION: by Mr. Thrun to approve and release the minutes for the June 4, 2007 Building Review Board meeting. Upon voice vote: YES: (4) / NO: (0) / ABSENT: (0). Motion carried 4/0

REVIEW OF THE DEER PARK TOWN CENTER CALIFORNIA PIZZA KITCHEN PATIO AWNING DESIGN

Ms. Raey presented California Pizza Kitchen's proposed patio re-design stating that the plan was to remove the existing awnings and install a larger canopy with wind screens and infrared heaters over the entire patio area so that the patio may be used in a greater variety of weather conditions.

Review Board members asked questions and a discussion ensued with the following points being made:

- ◆ The new windscreens will be solid plastic and will only be used as needed according to weather conditions; the windscreens will roll up when not in use.
- ◆ When the windscreens are not rolled down there will be a 6"- 12" gap between the canopy and the existing Plexiglas windshields.
- ◆ The canopy will be a permanent, year-round structure and will not be taken down and put up seasonally.
- ◆ With regard to maintenance of the awning and the possibility of color fading, Developers Diversified Realty monitors all of the awnings in the Town Center and notifies tenants when their awnings are not up to the required standards.
- ◆ Ventilation may be required for the infrared heaters as they are fueled via a gas line.
- ◆ The consensus of the Review Board was that having the support columns for the canopy anchored behind the existing brick wall is not aesthetically acceptable; the Board would like the anchoring of the columns to tie in with the brick wall in some way.
- ◆ The consensus of the Review Board was that it is not aesthetically acceptable to have the new windscreens roll down behind the existing Plexiglas all the way to the ground creating a doubling of screening materials; they would prefer that the design be adjusted so that the screens meet, but do not overlap.
- ◆ The two lights that currently illuminate the patio as well as the five lights that currently illuminate the existing awnings will be removed; lights of the same detail and design will be installed under the canopy to provide light for the patio.
- ◆ The patio area will not be used as a smoking area; California Pizza Kitchen is a non-smoking restaurant.

President Gifford asked if any of the Review Board members felt that the awning re-design was not a minor deviation; the consensus of the Review Board was that this is a minor deviation.

MOTION: by Mr. Heidtke to approve the awning design plans contingent upon California Pizza Kitchen providing details with regard to how the attachment of the canopy support columns will be worked in with the existing brick wall; how the canopy will be attached to the building through the brick veneer; how the new windscreen will meet, but not overlap, the existing Plexiglas; the exhaust requirements for the infrared heaters; and with the understanding that final approval from the Village Inspector must be received prior to starting the project.

Upon voice vote: YES: (4) / NO: (1) / ABSENT: (0). Motion carried 4/0

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REVIEW OF THE DEER PARK TOWN CENTER CENTURY THEATER ENTRANCE SIGNAGE

The Review Board discussed the Century Theater's request to place two signage elements on the existing Town Center monument sign and brick entrance sign.

President Gifford asked if any of the Review Board members felt that the theater signage was not a minor deviation; the consensus of the Review Board was that this is a minor deviation.

MOTION: by Mr. Thrun to approve Century Theater's request for entrance signage space with the understanding that Century Theater is a unique tenant with regard to the nature of their business; that they occupy the largest number of square feet within the Town Center; that no other tenant, besides the developer, will be permitted monument or entrance signage space; and that the approval is contingent upon Century Theater providing, and the Review Board reviewing and approving, the *light tomato red* and *blue* paint colors proposed for the typography. Upon voice vote: YES: (4) / NO: (0) / ABSENT: (0). Motion carried 4/0

MOTION: by Mr. Thrun to adjoin the meeting of the Building Review Board. Upon voice vote: YES: (4) / NO: (0) / ABSENT: (0). Motion carried 4/0

The Building Review Board meeting adjourned at 7:50pm.

H. Scott Gifford, Building Review Board Chairman
and Village President

Susan Meyle, Village Clerk