

Village of Deer Park
Building Review Board Minutes
March 1, 2007

CALL TO ORDER

The Building Review Board of the Village of Deer Park met on Thursday, March 1, 2007 at the Village Office, 23680 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 Gifford, Members Sandy Schroeder, Howard Thrun, and James Peterson. The following Building Review Board members were absent: David Heidtke. Other Village officials present were Clerk Meyle. Also present were Erin Cigliano of Teska Associates, Ray Elvey of the Deer Park Town Center, and Nick Effler and David Lepper of Crate & Barrel. President Gifford stated there was a quorum.

AGENDA

Review of the revised proposal for the façade of the Crate & Barrel Home Store at the Deer Park Town Center. The revisions were developed in response to recommendations made by the Review Board at the February 22, 2007.

REVIEW OF THE CRATE & BARREL REVISED PROPOSAL

President Gifford addressed Erin Cigliano asking her to share Teska Associates' review of the revised Crate & Barrel plans. Ms. Cigliano stated that their main concern with the proposal is the primarily white color scheme and that the addition of the beige shiplap to the proposal provides only minimal diversity to the overall color scheme. She stated that Teska would have liked to see more brown shades in the revised proposal.

President Gifford addressed Nick Effler giving him the opportunity to present the changes made to Crate & Barrel's proposal. Mr. Effler stated that in order to accommodate the Review Board's concern that the original white color scheme was too stark in comparison to the stores immediately adjacent to it, they had reduced the amount of white brick on the façade and replaced it with stained cedar siding. Mr. Effler stated that the addition of the cedar created more visual interest to the store while maintaining Crate & Barrel's signature look.

Mr. Effler displayed samples of the materials proposed for the Crate & Barrel façade and pointed out that there was diversity in color in the revised proposal's materials. Mr. Effler added that although the color scheme is still neutral, the addition of the cedar will add warmth to the façade integrating it into the rest of the Town Center.

Ms. Cigliano stated that she remains concerned that the Crate & Barrel building is set apart from the rest of the center, that it looks too different, and that it doesn't flow with the rest of the development. She added that she would like to see something in the design that brings the Crate & Barrel into line with the Deer Park Town Center image.

President Gifford stated that he likes the changes made to the proposal and that the introduction of the beige color along with the cedar on the façade helps blend the store in because these are not new to the Town Center.

Mr. Peterson stated that he likes the façade, but that he doesn't feel the color scheme matches with the color scheme that is currently predominant in the Town Center.

Mr. Effler stated that the wood siding and stain are typical of Crate & Barrel and that trying to match their materials to those already in the Town Center would be difficult. Mr. Effler gave the example that there are at least four different bricks used in the Town Center.

Mr. Schroeder stated that the revised proposal does not have a strong enough architectural tie into the Town Center and that it sticks out. Mr. Schroeder stated that he is concerned that the cedar will change color and be difficult to maintain and that he expected to see changes made that would make the Crate & Barrel more complimentary to rest of center. Mr. Schroeder suggested that awnings might help because many of the surrounding retailers have awnings and he can see from the photos provided that awnings have been used at many Crate & Barrel locations.

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President Gifford stated that the Review Board could require that the cedar siding be re-stained at any time if the color fades and that he liked the idea awnings, but that he couldn't see how awnings would fit into the design presented. President Gifford stated that he liked the introduction of the planters and landscaping.

Mr. Effler explained that the landscaping aspect of the plan includes the entrance planters and tree pits. He added that the entry had been moved back so that the Crate & Barrel wouldn't protrude from the adjoining tenants and that this change allowed plenty of footage for the walkway and curb cut for handicap accessibility. Mr. Thrun stated that he didn't see that change reflected in the plans he had. Mr. Effler reviewed the plans and photos with the Review Board showing them how the entry had been adjusted and pushed back.

Ms. Cigliano stated that she was concerned about the roof line. She explained that the Town Center currently has a cohesive roofline and that she would like to see that maintained. She added that she would like to see Crate & Barrel add some masonry bands, an overhang, or some other feature that would tie it into the existing architectural design of the Town Center.

President Gifford stated that a more traditional look predominates in the Town Center and Crate & Barrel brings in a more modern look. He stated that while we need to be careful about mixing styles, economic impact also needs to be considered because Crate & Barrel would be the largest store in the Town Center and it would take two store fronts. President Gifford stated that Crate & Barrel has made significant changes to meet the Review Board's requests with the goal of mixing their modern look with the Town Center's traditional architecture in a way that is complimentary.

Mr. Elvey stated that he liked the planters and landscaping pointing out that they would add significantly to the look of the entire Town Center at no cost to the Town Center because Crate & Barrel is responsible for maintaining the planters and the trees they put in. President Gifford asked if the planters would be maintained seasonally. Mr. Effler stated that the majority of the plants will be year round plants that change with the seasons, but that some additions would be made in the Christmas season.

Ms. Cigliano stated that she maintains that she would like to see further effort made by Crate & Barrel to bring in architectural features that compliment and flow with those already prevalent in the Town Center.

Mr. Thrun stated that he likes this design, that it is way above the design Crate & Barrel submitted before, and that it will bring a lot to the Town Center and impact the Village economically in a positive way.

MOTION: by Mr. Thrun to approve the building plan as presented with the condition that the schematic be followed that shows that the planter walls pushed back and the pillars moved forward so that the façade is flush with the adjoining stores. Upon voice vote: YES: (4) / NO: (0) / ABSENT: (1). Motion carried 4/0

MOTION: by Mr. Thrun to adjourn the meeting of the Building Review Board. Motion carried 4/0
Upon voice vote: YES: (4) / NO: (0) / ABSENT: (1)

The Building Review Board meeting adjourned at 7:45pm.

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

Susan Meyle, Village Clerk