

MINUTES OF THE APPEARANCE REVIEW COMMISSION
June 18, 2018

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 7:00 p.m. at the Village Hall.

Members Present: Chairman John Robbins, Tom Flader, Brad Meyer, Rich Seneczko, and Jennifer Tarello.

Members Absent: None.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to approve the May 21, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 5 - 0.

OLD BUSINESS:

**ARC 18-27 Kang Architects, Inc., Authorized Agent for Karen Citow
716 S. Milwaukee Avenue**

Request is for approval of new building facades, landscaping, lighting, and signage.

Mr. Sam Kang and Mr. Brad Kang, representatives with Kang Architects, presented the proposed building facades, landscaping, lighting, and signage at 716 S. Milwaukee Avenue. Mr. Sam Kang stated the proposed development is for Swigert Enterprises, who own the American Center for Neurosurgery and Corporate Wellness Partners. Mr. Sam Kang stated the existing site is vacant, while the new structure will be two-stories and have about 7,000 SF per floor. Mr. Sam Kang stated they will be keeping the existing parking area to the back of the property, and is smaller in size to accommodate landscape buffers and islands. Mr. Sam Kang stated the proposed building will have a smaller footprint than the previous building. Mr. Sam Kang stated the building material will be made of several EIFS materials and cultured stone at the corners of the building. Mr. Sam Kang stated the signage will be made out of stainless steel. Mr. Sam Kang stated the proposal has a few accent walls, and the Milwaukee Avenue façade will have a cultured stone base with EIFS material above. Mr. Sam Kang stated the windows will be aluminum storefront windows, and the signage will be placed along the south façade, entrance façade, and through a freestanding sign. Mr. Sam Kang noted a sign variation will be required for the number of signs on site. Mr. Sam Kang stated the primary entrance will serve both users of the building.

Commissioner Meyer questioned if there was a wood material on the facade. Mr. Sam Kang stated the accent wood material is a composite concrete, Nichiha product, with hidden fasteners. Mr. Sam Kang stated the color for the wood material will be a dark brown color to contrast the

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building. Commissioner Meyer questioned the color sample of what will be used. Mr. Sam Kang stated the inkjet plotter didn't show the proper color to be used, but explained the intent is to have more brownish, earth tones. Commissioner Meyer confirmed if the intent is to have one solid color with grain.

Commissioner Tarello requested to see the other color samples available. Mr. Sam Kang stated the two other color samples available will be match the cornice. Commissioner Tarello questioned if the lighting or texture is different between the two samples. Mr. Brad Kang stated the texture is different, as one is sandblasted and one is freestyle.

Commissioner Meyer questioned the color of the awnings and the coping. Mr. Sam Kang stated the awnings will be the same dark brown color. Commissioner Meyer questioned if the color for the awnings will match the Nichiha material. Mr. Sam Kang stated the final color has not been determined at the moment. Mr. Brad Kang stated there is a natural finish and a color finish option. Commissioner Meyer questioned which finish will be utilized. Mr. Brad Kang stated the intent is to match the natural look. Mr. Brad Kang stated they do not have a natural sample at the moment but can provide it at a future date. Chairman Robbins stated the color scheme feels stronger with the variation in color. Commissioner Meyer stated he liked the variations of the actual wood. Commissioner Tarello confirmed the darker color will be used for the coping.

Chairman Robbins questioned if there are three colors being used near the EIFS band. Chairman Robbins stated there is a belt course band near the second-story window head, and a color above and below each, and a limestone material for sills at the base. Chairman Robbins questioned if the lighter color at the window head will match the limestone color at the base. Mr. Sam Kang confirmed the limestone will be the same color. Chairman Robbins confirmed the aluminum on the windows will be the same color as the awning and the glass will be clear. Chairman Robbins questioned if there are cables supporting the canopies. Mr. Sam Kang stated there will be rods to support the canopies with aluminum metal underneath.

Chairman Robbins stated there is a lot of signage on this site. Chairman Robbins stated it was smart to not truncate the cornice on the pylon sign, but noted he is not sure it serves much value. Chairman Robbins questioned if all of the signage is necessary. Mr. Brad Kang stated the main reason to incorporate the signage is for users from the south, whereas the only other sign is the freestanding sign. Chairman Robbins stated the sign is far off the road, where it would be difficult to see from Milwaukee Avenue. Mr. Brad Kang stated the intent is to make an area that is not confusing for clients and patients.

Chairman Robbins stated there is a large topographical change exhibited in the elevations and questioned if retaining walls are necessary. Mr. Sam Kang stated there is one existing retaining wall on the northern property line, but noted the intent is to not have retaining walls. Mr. Brad Kang stated there will be some retaining walls for the stairs on the north side of the building. Mr. Brad Kang also noted that in initial conversations with their civil engineer, retaining walls may not be necessary. Chairman Robbins confirmed the existing retaining wall will stay.

Chairman Robbins questioned if the parapet walls will be high enough to screen the rooftop equipment. Mr. Sam Kang stated the parapet is about four feet and noted additional screening

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can be included as necessary. Chairman Robbins recommended raising the parapet wall a few more inches to ensure the mechanical units are screened sufficiently to avoid any additional screening requirements.

Commissioner Flader stated the landscape plan includes quite a bit of landscaping and trees, but lacks specifics. Commissioner Flader noted the Blackhill Spruce is next to the building but is not a typical foundation planting. Commissioner Flader noted the landscape plan does not match up with the perspectives shown in other exhibits. Commissioner Flader would like to see the bed lines and any retaining walls that will be installed. Commissioner Flader noted the Spirea planted along the building may not be a good choice along the foundation of the building either. Chairman Robbins questioned how the existing trees will be maintained with the grade change. Chairman Robbins agreed with Commissioner Flader in that the bed lines would be helpful. Chairman Robbins questioned the use of Privet Hedge along the exterior of the parking area. Commissioner Flader noted the Privet Hedge will lose its leaves in the wintertime, which would not allow for screening year-round. Chairman Robbins stated there are a few specimens between the buildings that may not see much daylight. Commissioner Flader stated a more detailed landscape plan would answer most of his questions.

Mr. Sam Kang stated the parking lot will be resurfaced so the grade will follow the existing conditions.

Commissioner Seneczko stated he does not like the sign on the south facade and noted it seems unnecessary. Chairman Robbins agreed with Commissioner Seneczko. Commissioner Seneczko questioned the feasibility of removing the sign on the south facade and stretching out the other signage. Commissioner Seneczko recommended submitting more accurate elevations with the colors to be used.

Chairman Robbins confirmed the Commission is okay with the color variations in wood tones. Chairman Robbins confirmed the color palette is okay, but there are more finesse items that should be cleaned up. Chairman Robbins noted these include clarity on the parapet height, the sign pylon, grading, and landscaping. Commissioner Flader liked the amount of landscaping and trees being proposed, but noted the bed designs will be important to include on a follow up submittal. Commissioner Flader stated the landscape plan should be completed and recommended Techny Arborvitae as a screening option instead of the Privet Hedge.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to continue the application for new building facades, landscaping, lighting, and signage at 716 S. Milwaukee to the July 16, 2018, Appearance Review Commission meeting.

Motion carried 5 - 0.

NEW BUSINESS:

**ARC 18-28 North Shore Sign Co., Authorized Agent for Winchester Valley
Condominium Board
375 Winchester Road**

Request is for approval of new signage.

Mr. Ken Fogel, representative for the North Shore Sign. Co., presented the proposed signage for 375 Winchester Road. Mr. Fogel stated the sign will be 15 feet from the property line with 12 SF of landscaping at the base. Chairman Robbins confirmed the signage will not be illuminated. Mr. Fogel noted the signage will have a reflective copy. Commissioner Meyer confirmed the posts will be white and the aluminum will be wrapped.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 375 Winchester Road, in accordance with the plans submitted.

Motion carried 5 - 0.

**ARC 18-29 Daniel Dugo and Christy Dugo-Rudie, Applicants
1022 N. Milwaukee Avenue**

Request is for approval of new fencing and landscaping.

The applicant has withdrawn their submittal.

**ARC 18-30 Liberty Towers Associates III, LP, Applicant
130 E. Cook Avenue**

Request is for approval of new landscaping.

Mr. Tim Welsh, representative for Liberty Towers Associates III, LP, presented the proposed landscaping for 130 E. Cook Avenue. Mr. Welsh stated there has been a few changes from the previous plan approved by the Village Board in early 2017. Mr. Welsh stated a few trees have been taken out, but more trees have been planted to accommodate them. Mr. Welsh noted one issue that has arisen is the screening of generators and existing mechanical units to the rear of the property. Mr. Welsh stated they have planted Arrowwood Viburnum around the generator. Mr. Welsh also stated there are two transformer boxes to the east of the generator and the existing screening was damaged and removed during construction. Mr. Welsh stated he was told by Staff that Arrowwood Viburnum will not work as a screening device since they lose their leaves in the winter months. Commissioner Flader confirmed Arrowwood Viburnum are deciduous. Mr. Welsh questioned if they can change the Arrowwood Viburnum to conifers to come into compliance. Commissioner Flader stated the only coniferous specimen that will accommodate the height of the units will be arborvitae.

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Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at 130 E. Cook Avenue, subject to the following conditions: 1) Arborvitae be planted as screening around the existing transformers and generator.

Motion carried 5 - 0.

ARC 18-31 Kenneth Sossong, Authorized Agent for BRIT-Libertyville, LLC
600 N. US Highway 45

Request is for approval of new landscaping.

Mr. Ken Sossong, representative for BRIT-Libertyville, LLC, presented the proposed landscaping for 600 N. US Highway 45. Mr. Sossong stated the scope of work is to raise the landscaping standards for a portion of the exterior building. Mr. Sossong stated the landscaping specimens include arborvitae and perennials. Mr. Sossong stated the landscaping will be an ongoing upgrade to the site. Chairman Robbins questioned if the concrete is plain concrete. Mr. Sossong stated there are two areas of stamped concrete in the nature lounges. Chairman Robbins confirmed the railing is pipe railing. Chairman Robbins confirmed there is no landscape lighting on site.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 600 N. US Highway 45, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 18-32 Bill Bishop, Authorized Agent for BRIT-Libertyville, LLC
600 N. US Highway 45, Suite E100

Request is for approval of new landscaping.

Mr. Bill Bishop, representative for Valent Biosciences, presented the proposed landscaping for 600 N. US Highway 45, Suite E100. Mr. Bishop stated the scope of work is for a landscaping in the courtyard between the day care and the greenhouse building. Commissioner Flader confirmed this is a large perennial walking path with more native plantings and shade trees. Chairman Robbins questioned the material of the seat walls. Mr. Bishop stated the seat walls will be made of Unilock and there will be concrete benches. Commissioner Flader noted the proposal is a nice design.

Commissioner Flader made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new landscaping at 600 N. US Highway 45, Suite E100, in accordance with the plans submitted.

Motion carried 5 - 0.

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ARC 18-33 Stephen Montalvo, Authorized Agent for BRIT-Libertyville, LLC
600 N. US Highway 45, Suite S150

Request is for approval of new signage.

Mr. Stephen Montalvo, representative for Valent Biosciences, presented the proposed signage for 600 N. US Highway 45, Suite S150. Mr. Montalvo stated the proposed scope of work is for a sign at the trucker's lounge shipping and receiving office. Mr. Montalvo stated the sign will be an aluminum panel sign. Mr. Montalvo stated he received a letter from Assistant Fire Chief Ken Komers to relocate the fire strobe to the bottom of the sign. Chairman Robbins confirmed the sign will not be illuminated. Mr. Montalvo confirmed and noted the sign will be an aluminum panel with a vinyl graphic.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 600 N. US Highway 45, Suite S150, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 18-34 Sergio Casillas, Authorized Agent for Ron Parsons
101 W. Rockland Road

Request is for approval of a temporary fence.

Mr. Sergio Casillas, representative for Dos Amigos Restaurant, presented the proposed temporary fence for 101 W. Rockland Road. Mr. Casillas stated the scope of work is for a small patio in the summertime and early fall. Mr. Casillas stated the temporary patio will have about four tables and sixteen chairs. Mr. Casillas stated the wooden fence can be stained or painted as advisable, with hanging flowering baskets on the fence. Chairman Robbins confirmed the timeframe for the patio will be summer and early fall.

Chairman Robbins questioned if this fence started out as a metal fence. Mr. Casillas stated his initial building permit including an example design instead of providing a specific material. Chairman Robbins questioned if the tables will have umbrellas. Mr. Casillas confirmed the tables will have umbrellas. Chairman Robbins questioned the viability of using potted plants or palm trees to create a more inviting space. Mr. Casillas stated there are already three tables outside on the sidewalk. Commissioner Meyer stated the potted plants sounds like a great idea. Mr. Casillas stated the money has already been spent on the sections of the fence. Commissioner Tarello confirmed all of the material has been purchased. Commissioner Flader recommended matching the color of the fence to the main building. Commissioner Tarello noted the natural wood color stuck out compared to the surroundings beforehand. Chairman Robbins stated the fence should be stained instead of painted. Commissioner Meyer noted the stain will last longer. Commissioner Seneczko recommends using a combination of the fencing and landscaping. Commissioner Seneczko noted it will help break up the area and not feel as enclosed. Chairman Robbins questioned the location of the handicap accessible ramp. Commissioner Seneczko noted the fence will need to maintain a five foot aisle since it abuts a handicap parking space.

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Commissioner Flader recommended removing the fence on the parking lot side of the fence and using potted plants as an enclosure instead. Chairman Robbins stated the rest of the fence will need to be stained to match the building.

Mr. Casillas stated his first choice would be to have the fence all the way around the patio area. Chairman Robbins and Commissioner Meyer stated the recommendation for the planters on one side is to help make the design better and more accommodating for patrons. Commissioner Seneczko noted the accessibility code will require a way to get into the area, as well.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for a temporary fence at 101 W. Rockland Road, subject to the following conditions: 1) allow 28' of fencing on the east side, 7' of fencing on the north side, and 4' of fencing on the west (parking lot) side; 2) fence is stained to match the building color; and 3) planters are installed on the remaining portion of the parking lot.

Motion carried 5 - 0.

ARC 18-35 Butterfield Park Center, LLC, Applicant
1117 S. Milwaukee Avenue

Request is for approval of new building facades.

Mr. Daniel Pinchasov, representative for Butterfield Park Center, LLC, presented the proposed building facades for 1117 S. Milwaukee Avenue. Chairman Robbins confirmed the primary scope of work is color changes to the building. Chairman Robbins noted there are several areas with wooden panels deteriorated. Mr. Pinchasov stated the panels will be replaced to match the existing. Chairman Robbins confirmed the window cladding will remain. Chairman Robbins noted several trees and landscaping specimens will need to be pruned to paint the wall. Commissioner Seneczko questioned the stucco colors to be used. Mr. Pinchasov showed the Commission which colors will be used. Commissioner Flader confirmed the scope of work includes painting the existing stucco.

Chairman Robbins noted a dumpster enclosure will be required for the dumpsters on site. Mr. Sandine stated there are a few different type of screening options available without returning to the Appearance Review Commission.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 1117 S. Milwaukee Avenue, subject to the following conditions: 1) the dumpsters be completely enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers from view from all adjoining properties and all streets.

Motion carried 5 - 0.

ARC 18-36 Butterfield Park Center, LLC, Applicant
1117 S. Milwaukee Avenue

Request is for approval of new landscaping.

Mr. Daniel Pinchasov, representative for Butterfield Park Center, LLC, presented the proposed landscaping for 1117 S. Milwaukee Avenue. Chairman Robbins stated he has no issues with the removal of the dead trees at this location but he is concerned with the potential gaps in the remaining landscaping. Chairman Robbins noted the existing rooftop units from Pauly Honda to the north are in plain sight at the moment and may get worse with the removal of these trees. Chairman Robbins noted a lot of the trees are coming out of the north and west property area, especially the single family to the west. Mr. Pinchasov stated he has pictures that shows the dense landscaping where people will not be able to see through the landscaping. Chairman Robbins disagreed, noting he was able to see through to the property along the north. Chairman Robbins stated the removal of nineteen specimens along the north property line will definitely open up the area. Chairman Robbins stated he has no objection to removing the dead specimens, but wants to have replacements available. Mr. Pinchasov stated he bought the property in foreclosure and noted there is a lot of work that needs to be done. Chairman Robbins stated the existing dead trees still provide screening via the trunks and limbs to obscure the view. Commissioner Flader stated there appears to be twenty feet to the north property line, which will make it difficult to get anything to grow in that area. Commissioner Flader stated a fence may be a better option. Chairman Robbins confirmed the landscaping to be removed is entirely along the perimeter. Mr. Pinchasov stated he has photographs along the residential side and that it is impossible to see any of the houses beyond the property line. Chairman Robbins stated the last thing is to have headlights going through the landscaping and into the houses on the other side of the property line. Commissioner Flader noted most of the trees on the north side will need to be trimmed to accommodate car clearance. Commissioner Flader recommended a fence or complete removal of the trees to provide the required amount of screening. Commissioner Meyer questioned the parking lot screening requirements based on the Zoning Code. Mr. Sandine stated a three foot arborvitae or fence is required along non-residential property lines and a six foot arborvitae or fence is required along residential property lines.

Chairman Robbins stated he has no issues with the removal of the dead trees. Chairman Robbins stated there is a berm on the west side that may provide additional screening. Commissioner Flader stated a fence may perform as a better screening option given the amount of growing space. Mr. Pinchasov stated the fence will not look good in that area. Chairman Robbins stated the screening is not something that is variable and either a fence or landscaping is required by the Zoning Code. Chairman Robbins suggested replacing the eighteen removals with plantings that are a minimum of three (3) feet tall. Commissioner Flader stated it is difficult to say if any landscaping will grow in the area until the pruning is complete. Commissioner Flader reiterated the removal of the dead trees will create more of an openness to the landscaping for headlights to shine onto the neighboring property. Commissioner Flader noted the Commission is handicapped on producing ideas until the dead trees are removed and a full landscape plan is in place. Commissioner Flader stated a full tree inventory is necessary to understand the amount and species of the existing trees.

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Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at 1117 S. Milwaukee Avenue, subject to the following conditions: 1) the dumpsters be completely enclosed by an opaque fence, wall, or densely planted evergreen hedge of a height sufficient to completely screen such containers from view from all adjoining properties and all streets; and 2) a full tree inventory and landscape plan is presented back to the Appearance Review Commission.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Seneczko questioned the status of the Archdiocese property. Mr. Sandine stated the project is still going through the legal process. Chairman Robbins questioned the reason for the earlier applicant to withdraw. Mr. Sandine stated the applicant found out the proposal would not work with the Building and Zoning Code criteria. Commissioner Flader questioned the proposal for the Libertyville Sports Complex area that was recently sold. Mr. Sandine stated he has not seen any formal plans but confirmed two earlier renditions included two industrial buildings.

Commissioner Meyer moved and Commissioner Flader seconded a motion to adjourn.

Motion carried 5 - 0.

Meeting adjourned at 9:01 p.m.