

MINUTES OF THE APPEARANCE REVIEW COMMISSION
August 20, 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, and Jennifer Tarello.

Members Absent: Brad Meyer and Rich Seneczko.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to approve the July 16, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 3 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 18-41 Josh Wallace, Authorized Agent for Lake County Department of Transportation
600 W. Winchester Road**

Request is for approval of new building facades.

Mr. Josh Wallace, representative for Lake County Department of Transportation, presented the proposed building facades for 600 W. Winchester Road. Mr. Wallace stated the proposal is to replace the existing salt dome conveyor. Chairman Robbins confirmed the conveyor will be an upgraded version of the existing conveyor system.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 600 W. Winchester Road, in accordance with the plans submitted.

Motion carried 3 - 0.

**ARC 18-42 North Shore Sign Co., Authorized Agent for William and Bridget Napleton
1050 S. Milwaukee Avenue**

Request is for approval of new signage.

Minutes of the August 20, 2018, Appearance Review Commission Meeting
Page 2 of 4

Mr. Matt Laska, representative for North Shore Sign Co., presented the proposed signage for 1050 S. Milwaukee Avenue. Mr. Laska stated there is an existing “Hummer” sign that will be replaced with the “Napleton Collision Center” sign. Chairman Robbins confirmed the letters will be illuminated and the backgrounds will be opaque. Commissioner Flader questioned if the vertical “Napleton” letters will be legible. Mr. Laska stated they have sketched out the letters and determined they will be legible.

Commissioner Flader made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 1050 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 18-43 Butterfield Park Center, LLC, Applicant
1117 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Daniel Pinchasov, representative for Butterfield Park Center, LLC, presented the proposed signage for 1117 S. Milwaukee Avenue. Mr. Pinchasov stated the scope of work is to paint the existing freestanding sign the same color as the building. Commissioner Flader confirmed the wood panels will be painted, while the brick will remain.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1117 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 18-44 Kenneth Sossong, Authorized Agent for BRIT-Libertyville LLC
600 N. US Highway 45

Request is for approval of new signage.

Mr. Kenneth Sossong, representative for BECO Management, presented the proposed signage 600 N. US Highway 45. Mr. Sossong stated the increased directional signage is necessary to address concerns for delivery drivers and visitors. Mr. Sossong stated the design of the directional signs will match the previously approved and existing signage on site. Mr. Sossong stated the canopies will be updated to reflect additional signage for visitors. Chairman Robbins confirmed the “East” and “West” colors on the canopy will be the same as the colors on the directional signs.

Commissioner Flader made a motion, seconded by Commissioner Tarello, to recommend the Zoning Board of Appeals approve the application for new signage at 600 N. US Highway 45, in accordance with the plans submitted.

Minutes of the August 20, 2018, Appearance Review Commission Meeting
Page 3 of 4

Motion carried 3 - 0.

ARC 18-45 John Sexton, Applicant
1900 USG Drive

Request is for approval of new landscaping and lighting.

Mr. John Sexton, building owner, and Mr. Andrew Uttan, representative for V3 Engineers, presented the proposed landscaping and lighting for 1900 USG Drive. Mr. Uttan stated the proposal is for twenty-one (21) parking stalls in front of the building at 1900 USG Drive. Mr. Uttan stated the berm will maintain a continuous height across the front of the parking lot to achieve the screening requirement. Mr. Uttan stated the color of the light poles and fixtures will be white to match the existing light poles on the rest of the property. Mr. Uttan stated the idea for the berm is to save as many trees as possible. Chairman Robbins questioned the viability of trees planted on a berm. Mr. Sexton stated they have planted trees on berms in other projects and the trees have been terrific.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping and lighting at 1900 USG Drive, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 18-46 Partners in Design Architects, Inc., Authorized Agent for SN Ventures, LLC
1240 N. Milwaukee Avenue

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

Mr. Paul Sterner, representative with Partners in Design Architects, Inc., presented the proposed building facades, landscaping, and lighting for 1240 N. Milwaukee Avenue. Mr. Sterner stated the proposal is for an addition on the previous Burger King site. Mr. Sterner stated the primary tenant will be Lakeside Dermatology, while an additional one or two spaces will be available in the rear portion of the building. Chairman Robbins questioned if signage will be coming at a later date. Mr. Sterner stated there is an existing freestanding sign on site that will be used and the other signage will be on the windows, only. Mr. Sterner stated the accent lighting on the building will match the trim color, which is an architectural bronze. Chairman Robbins questioned if clear glass will be used. Mr. Sterner stated clear glass will be used, except on the tower feature, which will be translucent.

Chairman Robbins questioned if the applicant was aware of Staff's comments regarding the landscape screening in the parking lot. Mr. Sterner confirmed he saw the comment and will have McCollum Associates address that issue.

Chairman Robbins questioned if there are any roof-top units on site. Mr. Sterner stated the roof-top units will be relocated to the rear of the building and be fully screened on all sides by the parapet wall.

Minutes of the August 20, 2018, Appearance Review Commission Meeting
Page 4 of 4

Commissioner Flader stated the North/West side of the property is full of perennials and noted a concern for how bare the area will look in the winter. Commissioner Flader recommended some Dense Yews or Boxwoods to retain some color and shape in the winter months. Mr. Sterner stated he will pass that information along to the landscape architect to revise. Commissioner Flader questioned if the rear tenants are slated for medical tenants. Mr. Sterner stated the space will be available for a use that is permitted with the C-3 Zoning District.

Commissioner Flader made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 1240 N. Milwaukee Avenue, subject to the following conditions: 1) Provide parking lot screening along the south side of the property, and 2) Include landscaping along the North/West corner of the property that will provide color and shape in the winter months.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 3 - 0.

Meeting adjourned at 7:23 p.m.