

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**January 18, 2016**

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

Members Present: Chairman John Robbins, Rich Seneczko and Jennifer Tarello.

Members Absent: Ken Chapin and Brad Meyer.

A quorum was established.

Village Staff Present: Johanna Bye, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the December 21, 2015, Appearance Review Commission meeting minutes.

Motion carried 3 - 0.

**OLD BUSINESS:**

**ARC 15-77 Campbell Construction JD Inc., Authorized Agent for Tony Milazzo  
803 E. Park Avenue**

**Request is for approval of new building facades.**

Mr. Tedd Meredith, Campbell Construction, presented new building facades for Culver's.

Mr. Meredith stated that the existing slate roof and cream brick facade will remain. He stated that the wood fascia will be painted an earth brown color and that the entrance column will be wrapped in cultured stone. He stated that new signage was already approved by the ARC at a previous meeting.

Chairman Robbins stated that he has seen many different styles of Culver's restaurants with many different colors used. Mr. Meredith stated that this style of building is particular to Libertyville based on the Village's design standards.

*Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 803 E. Park Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**NEW BUSINESS:**

**ARC 16-01 L Studio, Inc., Authorized Agent for Brad DeJong  
443 E. Park Avenue**

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**Request is for approval of a new awning.**

Ms. Laurie Tansey, L Studio, presented a new awning for 443 E. Park Avenue.

Ms. Tansey stated that this is a new awning for a new business.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for a new awning at 443 E. Park Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**ARC 16-02 Roch Tranel, Applicant**  
**1509 N. Milwaukee Avenue**

**Request is for approval of new building facades.**

Mr. Roch Tranel, Tranel Financial Group, presented new building facades for 1509 N. Milwaukee Avenue.

Mr. Tranel stated that they are removing the building's canopy structure. He stated that they will be patching the area with asphalt and adding parking spaces.

*Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 1509 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**ARC 16-03 Grant W. Currier, Linden Group, Authorized Agent for William Napleton**  
**1010 S. Milwaukee Avenue**

**Request is for approval of new building facades.**

Mr. Gabriel Hocking, Linden Group, presented new building facades for Napleton Ford.

Mr. Hocking stated that they are proposing a new front façade and that the rest of the building will be painted to match.

Mr. Hocking stated that the new façade will be seven to eight inches taller than the existing façade, so there should not be an issue with the screening of mechanical units. Chairman Robbins stated that the rooftop units need to be screened to their full height. Ms. Bye stated that alternatively, the units could be painted to match the façade.

Mr. Hocking stated that the rendering and architectural elevations look slightly different. He stated that there are two options for the front entry tower: one that is stand-alone (as presented in

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the rendering) and one that attaches to the building (as presented in the architectural elevations). He stated that they will be constructing an attached tower as per the architectural elevations.

Ms. Bye asked if the dumpsters were screened. Mr. Hocking stated that he was unsure, but that he would look into it and provide screening if needed.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 1010 S. Milwaukee Avenue, subject to the following condition: 1) The rooftop mechanical units be fully screened or painted to match the facade.*

*Motion carried 3 - 0.*

**ARC 16-04 Kenneth R. Sossong, Authorized Agent for BECO-Libertyville**  
**600 N. U.S. Highway 45**

**Request is for approval of new signage and landscaping.**

Mr. Mark Nelson, Wight & Co., and Mr. Ken Sossong, BECO, presented new signage and landscaping for Innovation Park.

Mr. Nelson stated that they are proposing monument signs at the three site entrances as well as a monument sign at the end of the main entrance drive aisle and a stone monument sign at the main entrance to the building. He stated that they are also proposing directional signs throughout the site.

Mr. Sossong stated that the monument signs will have opaque backgrounds with only the letters illuminating. He stated that the directional signs will not be illuminated. He stated that landscaping is proposed for the base of the monument signs.

Ms. Bye asked about the directional signs and if the ones for the leasing office would potential need to be moved or altered in the future. Mr. Sossong stated that he did not think so and that there were no current plans to change the directional signs in the future.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new signage and landscaping at 600 N. U.S. Highway 45, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**ARC 16-05 Paul Swanson, Authorized Agent for Ann Danner**  
**1801 Torrey Parkway**

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

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Mr. Paul Swanson, Paul Swanson Associates, presented new building facades, landscaping and lighting for three new townhome buildings at Victoria Park.

Mr. Swanson stated that he plans to buildout the three remaining undeveloped lots at Victoria Park. He stated that each building will have four units each. He stated that there will be ranch units on the ends and two-story units in the middle. He stated that the three buildings will all look the same.

Mr. Swanson stated that he is changing the interiors of the units based on current tastes and that the exterior has changed slightly as a result. He stated that instead of two single garage doors on the rear facades, there will be full two-car garages. He stated that there are more windows in the rear as well.

Mr. Swanson stated that the materials and colors are the same as the existing buildings. He stated that they do not make the same brick anymore, but that he will find a brick that comes as close as possible. Ms. Bye asked if he had specific color numbers for the paint to be used. Mr. Swanson stated no, but that he can have the colors matched exactly with a paint chip. Chairman Robbins stated that the brick will be hardest to match, based on differences in size, color and texture.

Mr. Swanson stated that he will landscape the foundations of the new buildings as per the originally approved Brickman landscape plan for Victoria Park. He stated that all major site landscaping has already been installed.

Mr. Swanson stated that they will install the same lights as those on the existing buildings. He stated that all of the site lighting has already been installed.

Chairman Robbins asked about the AC units. Mr. Swanson stated that they will be located in the back of the townhomes in a similar location as the existing buildings. He stated that they will be screened better.

Mr. Barry Kahn, Victoria Park resident and board member, stated that the proposal has received a positive response from residents.

*Commissioner Seneczko 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 1801 Torrey Parkway, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 3 - 0.

Meeting adjourned at 7:40 p.m.