

MINUTES OF THE APPEARANCE REVIEW COMMISSION
March 21, 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, Ken Chapin, and Rich Seneczko.

Members Absent: Brad Meyer and Jennifer Tarello.

A quorum was established.

Village Staff Present: Johanna Bye, Associate Planner.

Commissioner Seneczko made a motion, seconded by Commissioner Chapin, to approve the February 15, 2016, Appearance Review Commission meeting minutes.

Motion carried 3 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ARC 16-09 CNC Graphics, Authorized Agent for Scott Rosenbach
1800 Industrial Drive**

Request is for approval of new signage.

Ms. Sophie Skirucha, CNC Graphics, presented a new sign panel for an existing monument sign at 1800 Industrial Drive.

Ms. Skirucha stated that they are re-facing an existing sign. She stated that the sign is non-illuminated.

Commissioner Seneczko made a motion, seconded by Commissioner Chapin, to recommend the Village Board of Trustees approve the application for new signage at 1800 Industrial Drive, in accordance with the plans submitted.

Motion carried 3 - 0.

**ARC 16-10 Heather Fahrenkrog, Authorized Agent for Cynthia Oswald-Pietrdaj
504 1st Street**

Request is for approval of new lighting and signage.

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Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to continue the application for new lighting and signage at 504 1st Street to the April 18, 2016 meeting of the ARC.

Motion carried 3 - 0.

ARC 16-11 Advocate Condell Medical Center, Applicant
801 S. Milwaukee Avenue

Request is for approval of new landscaping.

Mr. Austin Rennick, Advocate Condell Medical Center, presented a new landscape plan for Advocate Condell Medical Center.

Mr. Rennick stated that many dead or dying trees need to be removed from all over the campus. He stated that they will be removed immediately, but that replacement may not occur for another year. He stated that the replacement trees will not go in the same exact location as the trees to be removed. Ms. Bye stated that she can check with the Building Commissioner to see if the permit expiration can be extended in the event that replacement does not happen within a year.

Commissioner Chapin stated that they are proposing to remove over 300 inches of trees, but that there are only 90 inches of replacement trees. Ms. Bye stated that the ordinance requires one-for-one tree replacement and that each replacement tree needs to be at least 2.5 inches at planting. Chairman Robbins stated that it looks like they are in compliance with the code. Commissioner Chapin recommended that there be 180 inches of replacement trees at planting.

Chairman Robbins asked why the trees are dying. Commissioner Chapin stated that it is a combination of age and a lack of sunlight.

Commissioner Chapin asked if the petitioner could come back in a year with a new replacement plan once the trees are removed and the site reviewed. Chairman Robbins stated that the ARC could approve the plan with the condition that the size or amount of trees be increased. Commissioner Chapin stated that they should plant more, smaller trees as they will do better, instead of planting larger trees. Mr. Rennick stated that he will need to discuss the extra costs with the landscape contractor and Advocate Condell.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 801 S. Milwaukee Avenue, subject to the following condition: 1) the applicant review the site as trees are removed and look for opportunities to plant additional trees above the 46 required.

Motion carried 3 - 0.

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ARC 16-12 Mark Khayat, Applicant
481 Peterson Road

Request is for approval of new building facades.

Mr. Duane Laska, North Shore Signs, and Mr. Joe Peshut, Varia Design, presented new building facades for Austin's at 481 Peterson Road.

Mr. Laska stated that they are proposing to remodel the outdated exterior of the restaurant. He stated that they will add barnwood siding and stone to the building. He stated that the windows will be replaced. He stated that a new stone wall with a limestone cap will replace the fence surrounding the patio and that they will add a trellis and fireplace. He stated that the front doors will be replaced. He stated that they will come back with a proposal for new signage.

Chairman Robbins asked if any work will be done to the sides or rear of the building. Mr. Peshut stated that the west façade will get new stone.

Commissioner Seneczko asked about the canopy supports and if they could be made more substantial and proportional to the patio area. Mr. Peshut stated that they want to keep them as minimalist as possible. Commissioner Chapin stated that they could be boxed in cedar. Chairman Robbins stated that the cedar could go from the floor to the same height as the stone wall. Mr. Peshut stated that they could be made more decorative and from metal since there is so much stone and wood proposed. Commissioner Seneczko stated that they could be tied to the lamps.

Chairman Robbins asked if the materials on the east portion of the front façade could be reversed, so that the stone is in the front and the wood in the rear. Mr. Peshut stated that they had wanted the stone from the bar area to wrap around, but that they could consider this.

Commissioner Seneczko made a motion, seconded by Commissioner Chapin, to recommend the Village Board of Trustees approve the application for new building facades at 481 Peterson Road, subject to the following conditions: 1) the canopy supports be enhanced with something decorative to match the gooseneck fixtures, and 2) the applicant has the option to switch the locations of stone and brick on the facade.

Motion carried 3 - 0.

ARC 16-13 Robert Colosi, Authorized Agent for LSC Development of Libertyville LLC
760 E. Park Avenue

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

Mr. Robert Colosi, Auto Expo, and Mr. Jon Pekkarinen, AKL Architects, presented new building facades, landscaping, lighting and signage for Auto Expo at 760 E. Park Avenue.

Mr. Pekkarinen stated that the building orientation from north to south allows for the best flow on the site. He stated that the building facades will be precast concrete panels. He stated that the

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canopy will wrap around the building on three sides. He stated that most of the proposed lighting is on the building, with two light poles along the south edge of the parking lot.

Mr. Pekkarinen stated that the signs will be cast aluminum in black. He stated that the “Auto Expo” sign on the south façade is the only sign that will be illuminated. Commissioner Seneczko asked about the monument sign. Mr. Pekkarinen stated that there is no monument sign proposed and that it was accidentally shown on the engineering plans.

Commissioner Chapin stated that the nine boxwoods proposed on the landscaping plan will not take the salt from Route 176. He recommended that they plant a deciduous shrub that is dormant in the winter instead. Chairman Robbins asked about the screening requirements for the parking lot. Ms. Bye stated that the entire parking lot is required to be screened and recommended evergreens. Commissioner Chapin stated that they could use arborvitae, but that they would need to be wrapped for the first few years. He stated that viburnum dentatum may be a good choice for the west side of the parking lot and forsythia or dwarf lilacs on the east side of the parking lot.

Chairman Robbins asked about the struts on the canopy. Mr. Pekkarinen stated that they are leaning towards pre-manufactured aluminum struts. Chairman Robbins asked about the underside of the canopy. Mr. Pekkarinen stated that it will be ridged aluminum soffit material in a light silver color.

Ms. Bye asked about screening of rooftop units. Mr. Pekkarinen stated that the parapet would screen on the south and west sides. Ms. Bye stated that additional screening will be required from the north and east. She stated that screening will need to cover the full height of rooftop units and be painted to match the principal façade.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting and signage at 760 E. Park Avenue, subject to the following conditions: 1) additional parking lot screening be added on the east and west sides of the parking lot, 2) the shrubs on the south side of the parking lot be changed from boxwood to another species of the same density, and 3) the monument sign be eliminated from all plans.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 3 - 0.

Meeting adjourned at 8:10 p.m.