

MINUTES OF THE APPEARANCE REVIEW COMMISSION
April 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, Ken Chapin, Brad Meyer, Jennifer Tarello and Rich Seneczko.

Members Absent: None.

A quorum was established.

Village Staff Present: Johanna Bye, Associate Planner.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to approve the March 21, 2016, Appearance Review Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS:

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

Request is for approval of new lighting and signage.

Ms. Heather Fahrenkrog, Heather's Gym, presented new lighting and signage for 504 1st Street.

Ms. Fahrenkrog stated that the proposed gooseneck light fixture matches those on the main building.

Commissioner Meyer made a motion, seconded by Commissioner Chapin, to recommend the Village Board of Trustees approve the application for new lighting and signage at 504 1st Street, in accordance with the plans submitted.

Motion carried 5 - 0.

NEW BUSINESS:

**ARC 16-14 Heritage Signs, Ltd., Authorized Agent for Cook Adesso LLC
158 E. Cook Avenue**

Request is for approval of new signage.

Ms. Cindy Fitzpatrick, Heritage Signs, presented new signage for MainStreet Libertyville at 158 E. Cook Avenue.

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Ms. Fitzpatrick stated that they are proposing a two-sided, sandblasted wood sign to hang from the soffit of the building. She stated that the sign will be placed above a planter, not the walkway, so that there are no issues with the height.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 158 E. Cook Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 16-15 North Shore Sign Co., Authorized Agent for Don Hamil
125 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Ken Fogel, North Shore Sign, presented new signage for Jerry's Automotive at 125 S. Milwaukee Avenue.

Mr. Fogel stated that they are replacing the sign face of the existing pole sign. He stated that the background will be opaque with illuminated copy and logos.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 125 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 16-16 Poblocki Sign Company LLC, Authorized Agent for Advocate Condell
Medical Center
825 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Jim Maertz, Poblocki Sign Company, presented new signage for Advocate Condell Medical Center.

Chairman Robbins asked if the colors proposed match those used on existing signs within the campus. Mr. Maertz stated yes.

Commissioner Meyer asked if the applicant had seen the Staff comment regarding landscaping. Mr. Maertz stated that they will landscape around the base of the monument sign. He stated that they do not have a landscape plan yet, but presented a site plan that showed the location of proposed plantings. Commissioner Chapin stated that they do a quality job of landscaping the campus.

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Commissioner Chapin made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 825 S. Milwaukee Avenue, subject to the following condition: 1) the applicant submit a landscape plan for the base of the monument sign when applying for the permit.

Motion carried 5 - 0.

ARC 16-17 Doug Brzezinski, Applicant
1941 Industrial Drive

Request is for approval of new building facades.

Mr. Doug Brzezinski, Shur-Way, presented revised building facades for a new storage facility at 1941 Industrial Drive.

Mr. Brzezinski stated that a few changes were made to the building during construction. He stated that the window on the west side of the north façade was not installed as it was not needed. He stated that additional downspouts were added to the building. He stated that the base of the building (split-faced concrete blocks) was installed per the permit plans. Ms. Bye stated that the ARC plans showed this as poured concrete with patterned liner forms, but that it was approved as split-faced concrete when they came in for permits. Mr. Brzezinski stated that they are in the process of adding the lights to the building.

Chairman Robbins stated that the canopy is a different color than proposed and that the tie rods were not installed. He stated that he wanted the completed building to go back before the ARC to make sure all of the Commissioners had seen the changes and make sure they are on-board with what was built.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 1941 Industrial Drive, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 16-18 Balanced Environments, Authorized Agent for Scott Rosenbach
1800 Industrial Drive

Request is for approval of new landscaping and signage.

Mr. Jason Seebacker, Balanced Environments, and Ms. Sophie Skirucha, CNC Graphics, presented new landscaping and signage for 1800 Industrial Drive.

Ms. Skirucha stated that she appeared before the ARC last month for approval of a black and white reface of the existing monument sign. She stated that her client has decided to change the sign to blue and white. She stated that they have also provided a landscape plan for the base of the sign.

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Chairman Robbins stated that a lot of trees are proposed to be removed from along Route 45 and asked if there would be gaps. Mr. Seebacker stated that nine trees are proposed to be planted in that area.

Ms. Bye stated that 36 trees are proposed to be removed on the site and that 21 trees are to be planted. She stated that on commercial properties, one-for-one replacement is required for approval at the Staff level without the review of the ARC and Village Board. Mr. Seebacker stated that given the maturity of the landscaping on the site, he was hoping the proposed replacement plan would be okay. He stated they have already added additional plantings at the corner of Route 45 and Peterson Road.

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

Motion carried 5 - 0.

ARC 16-19 Gregg Handrich, Applicant
911 N. Milwaukee Avenue

Request is for approval of new building facades and signage.

Mr. Bob Bleck, Bleck & Bleck Architects, and Mr. Gregg Handrich, owner, presented new building facades and signage for 911 N. Milwaukee Avenue.

Mr. Bleck stated that they are changing the navy blue siding originally proposed for the new apartment building to a blue-gray color. He stated that they are still using khaki brown and white trim. He stated that the railing will be black. He stated that the brick will be Sioux City Ponderosa.

Mr. Bleck stated that the proposed monument sign will use the same brick as the building. He stated that the sign will have a limestone cap. He stated that they would like to have the apartment website and phone number on the sign.

Mr. Bleck stated that they are proposing a new location for the dumpster and to combine the trash for both apartment buildings. He stated that the dumpster enclosure will be solid wood.

Mr. Handrich stated that they are proposing a temporary new development announcement sign that will go up on the fence for the duration of construction. He stated that they would like to have the apartment building website and phone number on this sign as well. He stated that they do not have a staffed leasing office and that they need to give a way for people to get in touch with them. He stated that many of his competitors have their phone numbers on their signs and that the alternative is to have a real estate sign out when they have vacancies. Chairman Robbins stated that he is okay with the new development announcement sign having the website and phone number, but is concerned about setting a precedent with the permanent sign.

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Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 911 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for the new development announcement sign at 911 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for the permanent monument sign at 911 N. Milwaukee Avenue, subject to the following condition: 1) the website and phone number be eliminated from the sign.

Motion carried 5 - 0.

**ARC 16-20 Pearson, Brown & Associates, Inc., Authorized Agent for Stephen Aldridge
844 E. Rockland Road**

Request is for approval of new landscaping and lighting.

Ms. Amy Olson, Olson Landscape Architecture, and Mr. Angelo Zografos, Pearson, Brown & Associates, presented new landscaping and lighting for a new parking lot at 844 W. Rockland Road.

Commissioner Chapin asked about the London Plane Tree proposed. He stated that they have large leaves that can clog sewers. Ms. Olson stated that they have a large, contained site and only one London Plane proposed.

Ms. Bye asked about the height of the proposed light poles. Mr. Zografos stated that they would be ten feet tall.

Commissioner Seneczko made a motion, seconded by Commissioner Chapin, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and lighting at 844 E. Rockland Road, in accordance with the plans submitted.

Motion carried 5 - 0.

**ARC 16-21 Pearson, Brown & Associates, Inc., Authorized Agent for Bridge Point 94
LLC
851-937 E. Park Avenue**

Request is for approval of new landscaping.

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Ms. Amy Olson, Olson Landscape Architecture, and Mr. Angelo Zografos, Pearson, Brown & Associates, presented new landscaping for a new drive at 851-937 E. Park Avenue.

Mr. Zografos stated that the easement for the parking lot access is already in place, but that approval is required from the Village Board and potentially the Plan Commission for the change to the site plan.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at 851-937 E. Park Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 16-22 Jon P. Wallenkamp, Authorized Agent for Mass Properties LLC
1000 E. Park Avenue

Request is for approval of new building facades and lighting.

Mr. Joe Massarelli, Liberty Auto City, and Mr. John Schmidbauer, Kueny Architects, presented new building facades and lighting for a building addition at 1000 E. Park Avenue.

Mr. Massarelli stated that they are adding service bays for the Subaru dealership. He stated that the building has been designed to meet Subaru's requirements. He stated that what is proposed matches the existing building well.

Chairman Robbins asked if there were any additional rooftop mechanical units proposed. Mr. Massarelli stated no.

Mr. Massarelli stated that the height of the building may come down, if approved by Subaru.

Commissioner Seneczko asked about the finish of the service door. Mr. Massarelli stated that it will be all glass with metal framing, similar to the existing service doors.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades and lighting at 1000 E. Park Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 8:05 p.m.