

MINUTES OF THE APPEARANCE REVIEW COMMISSION
May 16, 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, and Jennifer Tarello.

Members Absent: Rich Seneczko.

A quorum was established.

Village Staff Present: Johanna Bye, Associate Planner, and John P. Spoden, Director of Community Development.

Commissioner Chapin made a motion, seconded by Commissioner Meyer, to approve the April 18, 2016, Appearance Review Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**ARC 16-23 Sign-A-Rama Libertyville, Authorized Agent for Alberto Guido Oliverii
940 N. Milwaukee Avenue**

Request is for approval of new signage.

Mr. Jay Cash, Sign-A-Rama Libertyville, presented new signage for 940 N. Milwaukee Avenue.

Mr. Cash stated that they are proposing to reface an existing multi-tenant monument sign. He stated that the sign will have two separate panels so that they can be easily changed out if a tenant leaves and a new one moves in. He stated that they can add landscaping to the base of the sign.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 904 N. Milwaukee Avenue, subject to the following condition: 1) the applicant provide landscaping at the base of the sign.

Motion carried 4 - 0.

**ARC 16-24 North Shore Sign Co., Authorized Agent for William Napleton
1010 S. Milwaukee Avenue**

Request is for approval of new signage.

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Mr. Skip Spanjer, North Shore Sign, presented new signage for Napleton Ford at 1010 S. Milwaukee Avenue.

Mr. Spanjer stated that they are proposing to install two Napleton signs, two Ford badge signs, and one service sign. He stated that the building is set back quite a distance from Milwaukee Avenue so that they are proposing larger Napleton signs than existing. He stated that there is an existing Napleton sign with a Ford badge on the south façade, but that with the larger Napleton, they need to move the Ford badge to the south end of the west facade.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to recommend the Zoning Board of Appeals approve the application for new signage at 1010 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-25 Chapel of Libertyville, Applicant
1200 American Way

Request is for approval of new landscaping.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue ARC 16-25 to the June meeting of the Appearance Review Commission.

Motion carried 4 - 0.

ARC 16-26 Eric Leys, Authorized Agent for 1620, LLC
1620 S. Milwaukee Avenue

Request is for approval of new lighting.

Mr. Brannin Gries, Gries Architecture, presented new lighting for Acura Libertyville at 1620 S. Milwaukee Avenue.

Mr. Gries stated that they are proposing to replace the existing metal lights with LED lights in the same locations.

Ms. Bye stated that the footcandles cannot exceed two at the property lines. She stated that this is an issue at the north and south property lines. Mr. Gries stated that they can use shields or reduce the brightness of the lights to ensure this standard is met.

Commissioner Meyer stated that the light poles can be no taller than 25 feet from grade, including the base.

Commissioner Chapin made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new lighting at 1620 S. Milwaukee Avenue, subject to the following condition: 1) footcandles not exceed two at the lot lines.

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Motion carried 4 - 0.

ARC 16-27 Cafe Pomigliano, Authorized Agent for Cook Adesso, LLC
160 E. Cook Avenue

Request is for approval of new building facades.

Mr. Robert Lizzo, Lizzo & Associates, presented a new pergola for Cafe Pomigliano at 160 E. Cook Avenue.

Mr. Lizzo stated that they are proposing to install a cedar pergola over the existing patio to diffuse sunlight and reduce glare inside of the restaurant. He stated that the cedar will match existing wood on the building and the black pergola uprights will match the railings.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new building facades at 160 E. Cook Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-28 Advantage Consulting Engineering, Authorized Agent for Christopher S. Barry
700-998 E. Park Avenue

Request is for approval of new landscaping and lighting.

Mr. Bill Zalewski, Advantage Consulting Engineers, presented new landscaping and lighting for a parking lot at 700-998 E. Park Avenue.

Mr. Zalewski stated that he has seen staff comments from the report and that they can add additional landscaping to screen the parking spaces in the southeast corner of the site. He stated that he can adjust the base of the lights so that the total height does not exceed 25 feet from grade.

Chairman Robbins asked about the "low profile prairie" identified on the landscape plan for the east edge of the parking lot adjacent to the lake. Mr. Zalewski stated that this is an engineering requirement and that the exact type of natural plantings needs to be confirmed by the landscaper. He stated that the mix will help control runoff and capture pollutants as water flows towards the lake. Commissioner Chapin stated that a natural plant mix can be hard to keep healthy and in good condition. Mr. Zalewski stated that they will have a maintenance plan to ensure that everything survives. Chairman Robbins stated that this is fine as long as plant details and a maintenance plan are provided at permitting.

Commissioner Meyer made a motion, seconded by Commissioner Chapin, to recommend the Village Board of Trustees approve the application for new landscaping and lighting at 700-998

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E. Park Avenue, subject to the following condition: 1) details on the bioswale and a maintenance agreement are provided at permitting.

Motion carried 4 - 0.

ARC 16-29 GBA, PA, Authorized Agent for Matt Goode
1940 USG Drive

Request is for approval of new building facades and signage.

Ms. Sandra Bachamp, GBA, PA, presented new building facades and signage for AveXis at 1940 USG Drive.

Ms. Bachamp stated that one sign is proposed to be located on the glass door and one sign above the front window at the entrance.

Ms. Bachamp stated that they are proposing to locate a chiller outside in the loading dock area. She stated that they will also need to install a generator, which they would like to locate south of the chiller and not in the loading dock area. Ms. Bye stated that both units are required to be fully screened by a fence, wall, or landscaping and that they cannot be painted to match the facade. She stated that a fence or wall cannot be located closer to the street than the front building line of the structure. She stated that as proposed, the location of the generator is okay, but that the screening wall would need a variation for location.

Commissioner Meyer asked if the generator could be located on the roof. Ms. Bachamp stated that the roof cannot support additional equipment.

Ms. Bye stated that screening of ground-mounted units does not need to occur directly adjacent to the unit. Ms. Bachamp suggested that they plant evergreens in the middle island at the south end of the site to screen the units from USG Drive.

Chairman Robbins stated that the screening issues are with the zoning code and do not have to do with appearance. He stated that the extended wall cannot be approved without a variation, but that landscaping could be installed instead. He stated that he is not convinced that the proposed wall or landscaping will even fully screen the units from cars driving east on USG Drive.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades and signage at 1940 USG Drive, subject to the following conditions: 1) screening for the chiller and generator be approved at the Staff level, and 2) the screening wall addition be removed from the plans.

Motion carried 3 - 1, with Chairman Robbins voting against.

ARC 16-30 LV 2016, LLC by Roanoke Development LLC, Authorized Agent for the
Catholic Bishop of Chicago
901 N. Butterfield Road

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

Mr. Peter Kyte, the Roanoke Group, Mr. Robert Kinnucan, Kinnucan Tree Experts & Landscape Company, and Mr. Jason Ficht, JZMK Architects, presented new building façades, landscaping, lighting and signage for a new single-family home development at 901 N. Butterfield Road.

Mr. Kyte stated that they want to develop a product that is geared towards transitional buyers and young families. He stated that there is not a lot of this available in the market.

Mr. Kyte stated that most of the trees on the site are located in two areas. He stated that there is an abandoned nursery on the west side of the site. He stated that the trees in this area are not in good shape as a result of poor nursery practices and a lack of sunlight. He stated that there are native woods that they want to preserve in the southeast area of the site. He stated that they plan to add over 1,000 trees to the entire site.

Commissioner Chapin stated that he walked the site and that most trees are overgrown. He stated that there are very few trees that can reasonably or should be saved. He stated that 1,000 new trees is acceptable. Mr. Kyte stated that there are 38 trees that are salvageable, with most of them on the western edge of the site. He stated that they are trying to alter the site plan to see if these trees can be saved. Mr. Kinnucan stated that the salvageable trees are too large to be transplanted. Mr. Chuck Stewart, arborist for the Village, stated that there is a large oak on the Mundelein portion of the site that should be saved and worked around.

Mr. Ficht stated that all streets in the development will have sidewalks. He stated that parks will be incorporated into the development with homes focused around them. He stated that they are proposing a variety of housing types to meet the needs of buyers. He stated that the largest will be front-loaded single family homes between 2,380 and 2,880 square feet in size. He stated that they are proposing smaller single family homes at 2,000 to 2,100 square feet that will load in the rear through an alley. He stated that they are also proposing cluster single family homes with four units all sharing a driveway. He stated that these homes will be the smallest at 1,694 to 2,039 square feet. He stated that the home styles will include farmhouse, craftsman, Cape Cod and east coast traditional.

Mr. Kyte stated that the porches will be at least eight feet wide to ensure that they are usable. He stated that the yards will be small and low maintenance.

Commissioner Chapin asked if there would be a homeowners association. Mr. Kyte stated that yes, there would be an HOA as well as sub-associations to take care of the alleys.

Commissioner Chapin asked about parking for the parks. Mr. Ficht stated that there will be street parking.

Mr. Kyte stated that they will have enhanced landscaping along Butterfield Road to block the car lights. He stated that the main entry to the subdivision terminates at the park so that no lights are shining into homes. He stated that there may need to be extra landscaping at the street corners to protect homes from lights.

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Chairman Robbins asked about the size of trees to be planted. Mr. Kyte stated that they want to plant large trees for market reasons, but that smaller trees may do better in the long run. Commissioner Chapin stated that 3" trees or larger are hard to find. Mr. Kinnucan stated that ideally they would plant 3.5" trees and nothing smaller than 2.5". Commissioner Chapin recommended that they contract the growing of the trees that they need so that they know they will be available when the time comes.

Chairman Robbins asked about the site plan and cluster homes along Butterfield Road. Mr. Ficht stated that there is less of the cluster product per linear foot than with the other housing types. He stated that they will install a large privacy fence and substantial screening on both sides.

Commissioner Chapin excused himself from the meeting.

Chairman Robbins asked about the entrance to the development from Pine Meadows. Mr. Kyte stated that they would need to redo the parking lot. He stated that they hope to install a light at the Butterfield/Lake intersection.

Chairman Robbins asked about a median at the entrance to the site. Mr. Ficht stated that they did not want the entire entry street to be a boulevard for safety reasons. Chairman Robbins stated that there could be a median at the entrance only. He asked if oak trees would be planted at the entry. Mr. Kyte stated yes.

Chairman Robbins stated that the outdoor rooms identified on the plans result in a lot of impervious surface. He stated that the location of AC unit should be identified on the plans and thought be given to walks from the front to the back of the homes. He stated that these can also increase impervious surface.

Chairman Robbins asked about the four home styles. He stated that they don't seem to represent Libertyville. He stated that design guidelines need to be tight so that the architect has clear regulations for what can and cannot be done and can easily get through the permitting process. Mr. Kyte stated that they will refine the elevations.

Chairman Robbins asked about the style of the proposed fences and how they will be maintained. Mr. Kyte stated that fences are needed for privacy between lots. He stated that the association would take care of the fence along Butterfield Road and that the homeowners would each take care of their own fences.

Ms. Bye asked if the fence locations or patios could be changed by the homeowners. Mr. Kyte stated no and that there would be clear regulations.

Chairman Robbins stated that details need to be provided for all lights proposed.

Chairman Robbins stated that the majority of trees do not appear to be worth saving. He stated that the site plan is okay, but that he has questions about the architecture proposed. He stated that the ARC is not ready for conceptual approval just yet.

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Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new building facades, landscaping, lighting and signage at 901 N. Butterfield Road to the June 20, 2016 meeting of the ARC.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 3 - 0.

Meeting adjourned at 10:05 p.m.