

MINUTES OF THE APPEARANCE REVIEW COMMISSION
June 20, 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.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to approve the May 16, 2016, Appearance Review Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS:

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

Request is for approval of new landscaping.

Mr. Mike Scott, Chapel of Libertyville, presented new landscaping for 1200 American Way.

Mr. Scott stated that they would like to remove two trees that have grown up against the building and are overgrown.

Commissioner Chapin asked if they considered transplanting the trees. Mr. Scott stated that they asked their arborist about this, but that they are too close to the building to successfully remove.

Chairman Robbins stated that the building is helped by the trees and is less stark with them. Mr. Scott stated that they can replace each tree with something ornamental. Commissioner Chapin recommended that they plant two serviceberries, which can grow to 12 to 14 feet.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at 1200 American Way, subject to the following condition: 1) the applicant replace the two trees to be removed with an ornamental tree from the approved species list.

Motion carried 4 - 0.

**ARC 16-30 LV 2016, LLC by Roanoke Development LLC, Authorized Agent for the
Catholic Bishop of Chicago**

901 N. Butterfield Road

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

Commissioner Meyer made a motion, seconded by Commissioner Chapin, to move the item to the end of the agenda.

Motion carried 4 - 0.

Mr. Peter Kyte, the Roanoke Group, Mr. Jason Ficht, JZMK Architects, and Larry, landscape architect, 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 are hoping to receive conceptual and final approval from the ARC on the same night. He stated that they would like to have their floorplans, elevations and landscaping details all finalized prior to going to the Plan Commission. He stated that they have all elevations for the alley homes, but not yet for the larger single family homes. He stated that he would like to come back with design guidelines and a monotony code.

Mr. Kyte stated that they have eliminated the courtyard cluster homes that were previously proposed to abut Butterfield Road. He stated that they were worried about guest parking and that it's a product not really seen yet in the Midwest. He stated that they had concerns over the buffer from Butterfield. He stated that they have replaced this product with the single family product. He stated that this has allowed for deeper lots and more separation between the structures and Butterfield. He stated that density has come down as a result.

Mr. Kyte stated that they may dedicate land to LCDOT along Butterfield and that this may affect plantings and the fence location. He stated that currently there is a sidewalk directly adjacent to Butterfield, but that they would like to put the sidewalk within the development for safety reasons. He stated that they would like pedestrians to go north through the development to the proposed new intersection at Butterfield and Lake for crossing to the east side of the street.

Larry stated that they are proposing a fence, conifers and salt-tolerant plants for along Butterfield. He stated that plantings would be on both sides of the fence. He stated that ornamental trees would not be used in the buffer, but on the individual lots. He stated that they were not yet sure what type of fence they would use. Ms. Bye asked if there was an opportunity to install a wall structure instead of a fence.

Mr. Kyte stated that patio sizes will be established for all lots and that they cannot be increased in the future.

Mr. Ficht stated that the entry drive is 80 feet wide. He stated that there are trees on both sides of the sidewalk in the public right-of-way. He stated that they will be using tapers to slow traffic and improve safety for pedestrians. Larry stated that smaller trees will be used on the inside of the parkway and larger trees behind them for a hierarchy of trees. He stated that trees will be spaced 30 feet on center. He stated that they may use a combination of elms and maples.

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Commissioner Chapin stated that large trees are in short supply. Larry stated that they may contract grow.

Commissioner Chapin excused himself from the meeting.

Mr. Kyte stated that they updated the floor plans for the alley-load product. Mr. Ficht stated that there are three floor plans with three different architectural styles. He stated that all floor plans have an eight-foot porch so that they are usable by residents. He stated that they want to be realistic in terms of what trees are planted on the lots since they are small and not everything will do well. He stated that each structure has an open and a closed side for increased privacy between units. Chairman Robbins stated that he does not have a problem with the blank walls.

Mr. Ficht presented the three different styles of the alley-load product. Commissioner Meyer asked about the overhangs. Mr. Ficht stated that they are seeing tighter overhangs these days, but that they are not opposed to making them deeper. Commissioner Meyer stated that he likes them to be at least a foot. Chairman Robbins questioned whether all of the shutters are needed. Commissioner Tarello stated that the single shutters on windows were not ideal.

Chairman Robbins stated that they should make sure to show all window wells, AC units, etc. on the site plans so that there are no questions about where they will be located. He stated that overall he thought they were in good shape.

Mr. Kyte stated that they will come back to the ARC with the following: a lighting plan; details on the proposed light fixtures; details on the entry monument and signage; full elevations and landscaping; parking and fence details.

Chairman Robbins stated that they should be clear what the path material will be in the natural area to the south. Mr. Kyte stated that they may take the path portion out as a result of access and grading issues. Chairman Robbins stated to be clear about everything.

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 a later meeting of the ARC.

Motion carried 3 - 0.

NEW BUSINESS:

**ARC 16-31 Wexler/Kollman P.C., Ltd., Authorized Agent for Vincent Arpino
109 W. Maple Avenue**

Request is for approval of new building facades.

Mr. Mike Kollman, Wexler/Kollman, presented new building facades for 109 W. Maple Avenue.

Mr. Kollman stated that they are proposing to add solar panels to the south roof of the building.

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Chairman Robbins stated that there is no precedent set for the review of solar panels on commercial buildings. He stated that he has no issues with this proposal.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 109 W. Maple Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-32 Thomas Plohr, Authorized Agent for Libertyville Country Club Condo Association
815-865 Country Club Drive

Request is for approval of new landscaping.

Mr. Thomas Plohr and Ms. Antonietta Simonian, Libertyville Country Club Condo Association, presented new landscaping for Libertyville Country Club.

Mr. Plohr stated that they would like to remove 12 crabapple trees from the front of the townhomes. He stated that the trees are located above sewer lines and that the roots are growing into the sewer system. He stated that the existing plantings at the base of the trees will be moved to other areas and that they will plant grass where the trees were located. He stated that some of the trees are dead anyway. Commissioner Chapin stated that these trees start declining about 20 years after planting. Ms. Simonian stated that there are large trees in the parkway that will remain.

Commissioner Chapin made a motion, seconded by Commissioner Meyer, to recommend the Zoning Board of Appeals approve the application for new landscaping at 815-865 Country Club Drive, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-33 David Luaces, DVM, Authorized Agent for Eviegay T. Granner
1214 W. Park Avenue

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

Mr. Mike Matthys, Linden Group, Mr. Jason Sanderson, RWE Management, and Mr. David Luaces, Care Animal Hospital, presented new building facades, landscaping, lighting and signage for a new veterinary office at 1214 W. Park Avenue.

Mr. Matthys stated that Mr. Luaces currently has two veterinary practices that he plans to combine at the new location. He stated that they are seeking a Text Amendment and Special Use Permit to allow for the use in this zoning district. He stated that they also require variations for the total number of parking spaces, the encroachment of the parking lot into the required corner side yard setback, and for the encroachment of the drive aisle into the required perimeter landscaped open space.

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Mr. Matthys stated that they are proposing a residential architecture for the building. He stated that they are proposing an inviting front porch. He stated that they are proposing fiber cement siding in a grey-green color with cream trim. He stated that a portion of the front roof will be copper metal. He stated that the accent stone veneer will be a grey and buff tone.

Mr. Matthys stated that they are proposing wall signs for the south and east facades. He stated that the monument sign proposed for off of Park Avenue will have an aluminum face with push-through letters so that only the copy is illuminated when lit.

Commissioner Chapin stated that the landscaping looks good. He stated that they may want to contact Lake County to clean up the parcel to the east.

Commissioner Meyer stated that he likes the residential look and porch.

Chairman Robbins stated that he has an issue with the east and west facades and that they appear to not be addressed. He stated that the parking is on the west side of the building and that this side of the building looks like a blank wall. He stated that there are missed opportunities on the east and west facades. He stated that the porch does not have enough depth to really make it usable. He stated that he is troubled by the lack of parking and that if the lot is filled, customers will park on the residential streets. He stated that he is not in favor of the parking lot encroaching into the required setback and would not want to set a precedent for other new development on Park Avenue. He stated that he is ok with the signage, landscaping, and colors and materials of the building. He stated that any rooftop units will need to be fully screened.

Commissioner Chapin suggested that the west façade be enhanced in some way. Mr. Matthys stated that they could potentially add another roof element that has some detail to it. He stated that there is no room for additional plantings or to step out the building in some way.

Ms. Bye stated that Staff has concerns over the entrance and exit off of Park Avenue, since she was not clear as to whether IDOT had approved this. Mr. Sanderson stated that IDOT could potentially approve this curb cut, so long as there was also an entrance and exit off of the side street.

Commissioner Chapin made a motion, seconded by Commissioner Meyer, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting and signage at 1214 W. Park Avenue, subject to the following condition: 1) the applicant receives approval for all variances.

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

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 3 - 0.

Meeting adjourned at 10:00 p.m.