

MINUTES OF THE APPEARANCE REVIEW COMMISSION
July 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, and Rich Seneczko.

Members Absent: Jennifer Tarello.

A quorum was established.

Village Staff Present: Johanna Bye, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Chapin, to approve the June 20, 2016, Appearance Review Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS:

**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 Seneczko, 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 4 - 0.

NEW BUSINESS:

**ARC 16-34 Gold Coast Granite, Authorized Agent for Teresa Sutton
197 Peterson Road**

Request is for approval of new signage.

Mr. Ivan Najera, Gold Coast Granite, presented new wall and freestanding sign panels.

Mr. Najera stated that the sign box is existing and that they are replacing the panel.

Chairman Robbins asked if the applicant had seen the Staff comment regarding the opaque background. Mr. Najera stated yes and that they will make sure the sign background is opaque.

Minutes of the July 18, 2016, Appearance Review Commission Meeting
Page 2 of 4

Commissioner Meyer stated that the logo is not readable from a distance. Mr. Najera stated that he can remove the skyline from the sign. Chairman Robbins suggested that they continue this item until next month so that the applicant can think about a new design.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to continue the application for new signage at 197 Peterson Road to the August meeting of the ARC.

Motion carried 4 - 0.

ARC 16-35 R. M. Swanson Architects, Authorized Agent for K. Hovnanian Homes
625 W. Winchester Road

Request is for approval of new building facades and landscaping.

Mr. Rick Swanson, R.M. Swanson Architects, presented new building facades and landscaping for the Parkside townhome development at 625 W. Winchester Road.

Mr. Swanson stated that they have had to make changes to the townhomes as a result of the building code. He stated that they have removed the trellises from the rear balconies as they could not be spaced properly to meet building code. He stated that muntins on the sliding glass doors have been removed. He stated that they have shown the location of fireplace vents on the color renderings. He stated that fireplaces will only be available on three of the units.

Mr. Swanson stated that they did not want to use lattice to screen the AC units and will instead use a decorative PVC screening in a taupe color. He stated that the PVC screens will be located on two sides of the units and that the townhomes and landscaping will screen on the other sides.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades and landscaping at 625 W. Winchester Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-36 Samuels & Associates Partnership, Authorized Agent for Ann Danner
1801-1816 Torrey Parkway

Request is for approval of new building facades.

Mr. Jeff Samuels, Samuels & Associates Partnership, presented new building facades for three townhome buildings at 1801 Torrey Parkway.

Mr. Samuels stated that the buildings had previously been before the ARC, but that the elevations had changed as a result of finalizing the floorplans. He stated that the new facades are more in character with the existing townhomes.

Minutes of the July 18, 2016, Appearance Review Commission Meeting
Page 3 of 4

Chairman Robbins stated that the narrative makes reference to an “eyebrow” roofline, but that it is actually a Dutch gable. He stated that overall the changes are an improvement and that the rooflines are more cohesive.

Ms. Bye stated that the siding on the existing townhomes is white and taupe and asked Mr. Samuels to clarify what color they will use for the new buildings. He stated that they would like to go with taupe.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Zoning Board of Appeals approve the application for new building facades at 1801-1816 Torrey Parkway, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-37 DRH Cambridge Homes, Inc., Authorized Agent for Stacy Hopwood
127, 131, and 201 S. Stewart Avenue

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

Mr. David Munaretto, DR Horton, presented new building facades, landscaping and lighting for six new townhomes at 127, 131, and 201 S. Stewart Avenue.

Mr. Munaretto addressed the Staff comments from the report. He stated that they are proposing two, three-unit townhome buildings. He stated that lot coverage will not exceed what is permitted for both lots. He stated that the total height of the units, from grade, will be 31’4”. He stated that they can eliminate the third-story dormer or make it shorter so that it meets the Village’s “half-story” definition. He stated that he looked at the homes surrounding the site and that not many have porches. He stated that tree #6 will not be removed, though it is shown as removed on the tree preservation plan. He stated that trees #15 and #16 will be removed due to grading. He stated that trees #17 through #20 are where utilities and walks will be located.

Commissioner Chapin stated that the site will be bare in the winter without additional evergreens. He stated that they should not plant all deciduous trees.

Ms. Karen McGormley, 310 S. Stewart Avenue, stated there are a tremendous amount of porches in the area and that all of her neighbors have them. She stated that grading is a concern as the site is on a hill. She stated that she would like the townhomes to better blend with the neighborhood. She asked where the residents and visitors of the townhomes will park as there is no parking on the west side of the street. She asked where the garbage cans will be located. Mr. Munaretto stated that garbage cans will be required to be stored in the garages and taken out on trash day.

Commissioner Meyer stated that it’s a challenge to get porches on three units. He stated that he doesn’t love the design, but that he understands the constraints. He stated that they should remove the third-story dormer. He stated that there is no detail on the backside of the buildings. He stated that the trees should be planted far enough away from the buildings so that they do not grow into the structures.

Minutes of the July 18, 2016, Appearance Review Commission Meeting
Page 4 of 4

Chairman Robbins stated that this is a front porch neighborhood. He asked where the AC units will be located. Mr. Munaretto stated that they will be located on the sides of the buildings and will be screened by plants.

Chairman Robbins asked about the landscaping between the buildings and whether the area will get enough light. He stated that wrapping the stone around to the side of the building might help with the elevation facing Florence. He stated that the elevations don't work for him and that they seem to be trying to appeal to everybody with so many architectural styles used. He stated that the front facades are visually noisy, but that there is no detail on the sides and rear. Commissioner Seneczko agreed and stated that they should consider the full building instead of just the front.

Mr. Munaretto stated that they wanted each unit to have its own feel and that they didn't want a production-style townhome.

Commissioner Chapin made a motion, seconded by Commissioner Meyer, to continue the application for new building facades, landscaping and lighting at 127, 131, and 201 S. Stewart Avenue.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 8:20 p.m.