

MINUTES OF THE APPEARANCE REVIEW COMMISSION
August 15, 2016

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 7:05 p.m. at Village Hall.

Members Present: Chairman John Robbins, Brad Meyer, Rich Seneczko, and Jennifer Tarello.

Members Absent: Ken Chapin.

A quorum was established.

Village Staff Present: Johanna Bye, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to approve the July 18, 2016, Appearance Review Commission meeting minutes, amended as follows:

Page 2, Paragraph 4: Change “muttons” to “muntins” and “back” to “glass”.

Page 4, Paragraph 2: Add “visually” before “noisy”.

Motion carried 4 - 0.

OLD BUSINESS:

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

Request is for approval of new signage.

Mr. Eliseo Orellana, Associated Graphics, presented new wall and freestanding sign panels for Gold Coast Granite.

Mr. Orellana stated that the skyline has been removed from the sign. He stated that the sign background will be opaque.

Commissioner Meyer stated that he is still unsure if this is the best sign for the business. Chairman Robbins stated that the sign is slightly more legible from a distance.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 197 Peterson Road, 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**

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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 stated that the site plan has changed and that the driveway off of Florence Court is in a different location. He stated that they are going back to the Plan Commission for approval of preliminary plat of subdivision.

Mr. Munaretto stated that the sense from the last meeting was that the elevations were too busy. He stated that they have simplified the elevations and eliminated the brick. He stated that they have added stone to the south elevations along Florence Court. He stated that the rear elevations have not changed. He stated that they have not yet made changes to the landscape plan. He stated that they will need to change landscaping in the rear as a result of the change to the site plan.

Commissioner Seneczko stated that the changes are an improvement, but that he is still concerned about the lack of porches. Chairman Robbins stated that porches are critical to the integration of the units with the neighborhood. He asked about the location of ac units and stated that this might change landscaping.

Mr. Munaretto stated that they did not take a cookie-cutter approach to the design of the buildings and that he drove through Libertyville to look at the style and architecture of successful townhome developments. Chairman Robbins stated that the rear facades are blank walls and that they could still make changes to dress up these elevations. He suggested adding muntins to the sliding glass doors. He stated that the shutters are still an issue. He stated that he would like to see floorplans for the townhomes.

Ms. Deb Galvin, 155 Sunnyside Place, presented a photo-shopped rendering of the units on the site. She stated that they have a lot more mass than initially appears. She stated that the townhomes are denser than anything around them. She stated that they don't have the feel of the rest of the neighborhood. She presented examples of successful townhomes in Libertyville and asked that the rooflines be set back.

Mr. Steve Valdez, 220 Florence Court, stated that the townhome designs do not fit with the neighborhood. He stated that six new townhome units will add traffic to Florence Court.

A resident from audience asked about guest parking. She asked about the rain gardens and what happens to them after they freeze in the winter and then thaw in the spring. Chairman Robbins stated that that question would have to be answered by the Engineering Division.

Mr. Christopher Shutts, 216 McKinley Avenue, stated that the buildings should be shown on an elevation together and not individually. He stated that the proposed garbage enclosure should be shown on the site plan as well as the ac units.

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Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new building facades, landscaping and lighting at 127, 131, and 201 S. Stewart Avenue to the September 19, 2016, Appearance Review Commission meeting.

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.

Mr. Peter Kyte, the Roanoke Group, presented new building facades, landscaping, lighting and signage for a new single-family home development at 901 N. Butterfield Road.

Mr. Kyte stated that they will provide additional details for a sound wall along Butterfield Road and full landscape plans at the September meeting. He stated that the site plan has changed at the north end as a result of the secondary access point at Lake Street and Butterfield Road not working out. He stated that in order for the road to work, it would have to swing around the golf course clubhouse and cut into existing holes. He stated that they are instead proposing a cul-de-sac at the north end of the site.

Mr. Kyte stated that they will focus on architecture at this meeting. He stated that they have full elevations for all floor plans in all styles. He stated that they have added some windows to the blank walls. He stated that they will come back with a refined color palette. He stated that a monotony code will be presented as part of the submittals for final approval.

Commissioner Tarello stated that the window locations appear to be inaccurate based on the floorplans provided. Mr. Kyte stated that they will look at this thoroughly to make sure they get the placement right.

Commissioner Meyer stated that they should think about mechanicals and add them to the site plans.

Chairman Robbins asked about the siding in the rear of the alley-load product and why all of the models use it. He stated that they may want to consider mixing up the siding, like they do on the front elevations. He stated that this is an opportunity to enhance what will be the “front doors” for these homeowners.

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 September 19, 2016, Appearance Review Commission meeting.

Motion carried 4 - 0.

NEW BUSINESS:

**ARC 16-38 North Shore Sign Co., Authorized Agent for Libertyville Unique Indoor Comfort, Inc.
624 Second Street**

Request is for approval of new signage.

Mr. Duane Laska, North Shore Sign Co., presented a new freestanding sign panel for Unique Indoor Comfort.

Mr. Laska stated they are replacing the panel in the existing monument sign and painting the base of the structure. He stated that the sign background will be opaque.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 624 Second Street, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 16-39 North Shore Sign Co., Authorized Agent for Mark Khayat
481 Peterson Road**

Request is for approval of new building facades and signage.

Mr. Duane Laska, North Shore Sign Co., presented a new canopy and wall sign for Austin's.

Mr. Laska stated that the new wall sign has white channel letters. He stated that the new canopy extends out nine feet and has an aluminum frame with a standing seam curved roof. He stated the canopy will be dark bronze to match the windows and doors. He stated that the posts are larger than those from the old canopy.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board approve the application for new building facades and signage at 481 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 16-40 Conventual Franciscan Friars of Marytown
1600 W. Park Avenue**

Request is for approval of landscaping and signage.

Mr. Frank Klepitsch, architect, presented two monuments signs and landscaping for Marytown.

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Mr. Klepitsch stated that they would like to replace the two existing freestanding signs. He stated that one sign is for the chapel and one sign is for the gift shop and retreat center. He stated that the existing signs are outdated and in poor condition. He stated that they are not legible and hidden by trees. He stated that the designs do not complement the architecture of the building.

Mr. Klepitsch stated that the proposed new chapel sign has a brick base with the copy carved in limestone. He stated that the design complements the architecture of the original church. He stated that the sign will be externally illuminated. He stated that they are proposing to remove the row of evergreens in this area for better visibility. He stated that Cleveland pears and hedges are proposed as replacement.

Mr. Klepitsch stated that the second sign is for the gift shop and retreat center. He stated that the arch in the base of the sign mimics the chapel windows. He stated that an electronic message board (EMB) is proposed for this sign. He stated that an EMB would allow the church to promote events and share news.

Commissioner Meyer stated that the signs are an improvement. He stated that they should make sure the hedges are salt tolerant.

Chairman Robbins stated that he does not have a problem with the EMB. He stated that the height variations are significant. Mr. Klepitsch stated that the existing gift shop sign is 15 feet tall and that the proposed new gift shop sign is 18 feet tall. He stated that the existing chapel sign is 19 feet tall and that the proposed new chapel sign is 8 feet tall. He stated that the taller gift shop sign is necessitated by the height of the trees.

Chairman Robbins expressed concern with the location of the gift shop sign. He stated that the sign does not identify a place so much as the parking lot where the sign is located. He stated that the sign may create confusion.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and signage at 1600 W. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 16-41 Robert J. Colosi, Authorized Agent for LSC Development of Libertyville
LLC
760 E. Park Avenue**

Request is for approval of new building facades.

Mr. Neal Gerdes, AKL Architectural Services, presented new building facades for Auto Expo.

Mr. Gerdes stated that instead of pre-cast concrete panels for the facades of the proposed new car wash, they would like to go with concrete blocks. He stated that the panels are expensive and will take too much time to manufacture. He stated that the concrete blocks will have a more

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commercial look as opposed to industrial. He stated that the façade colors and signage will remain the same.

Chairman Robbins stated that he is okay with masonry, but prefers smooth over split-faced concrete blocks.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board approve the application for new building facades at 760 E. Park Avenue, subject to the following condition: 1) The concrete blocks be smooth instead of split-faced.

Motion carried 4 - 0.

ARC 16-42 Rick Swanson, Authorized Agent for Tony Mesagna
608 N. Milwaukee

Request is for approval of new building facades and signage.

Mr. Emory Patterson, RM Swanson Architects, presented new building facades and signage for 608 N. Milwaukee.

Mr. Patterson stated that they are making enhancements to the existing building. He stated that they will stain the existing overhead doors and paint portions of the facade. He stated that they are adding a trellis with a projecting sign above the entrance. He stated that they will keep the existing light fixtures. He stated that they will install burgundy awnings.

Mr. Patterson stated that in the rear of the building, they would like to remove the existing deck and replace it with a stamped concrete patio. He stated that they will add a wrought-iron fence and new trellis. He stated that a direct-vent fireplace will be installed. Chairman Robbins asked about the fireplace venting. Mr. Patterson stated that it would vent out of the front.

Commissioner Tarello asked about the front trellis in relation to the awning and building next door. Mr. Patterson stated that the trellis would clear the awning and that it projects out beyond the building. Chairman Robbins asked about the trellis and alcove behind it. He stated that he likes the direction of the proposal, but that there are too many unknowns with the drawings as presented. He asked about the columns and stone veneer in the rear. Mr. Patterson stated that they do not have a selection for the cultured stone. Chairman Robbins recommended that the application be continued so that details are thought through. Commissioner Meyer stated that all colors and materials should be provided.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to continue the application for new building facades and signage at 608 N. Milwaukee Avenue to the September 19, 2016, Appearance Review Commission meeting.

Motion carried 4 - 0.

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ARC 16-43 County of Lake
650 W. Winchester Road

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

Mr. Andrew Caputo, Williams Architects, presented new building facades, landscaping and lighting for a new multi-department storage facility at the Lake County campus.

Mr. Caputo stated that the new building will be located behind the existing public works complex. He stated that it will be a pre-cast concrete structure with minimal windows. He stated that the garbage enclosure will be a six-foot cedar fence. He stated that another small structure is proposed to be located in this area. He stated that this pre-fabricated, powder-coated structure will be used to store seized fireworks. Chairman Robbins stated that the applicant should provide Staff with a cut-sheet of this structure so that they can determine if ARC approval or screening is required.

Mr. Caputo stated that all rooftop units will be fully screened by the parapet walls at the front of the building. He stated that no signage is proposed for the building. He stated that there are two pole lights in the parking area. He stated that all other lights will be on the building.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board approve the application for new building facades, landscaping and lighting at 650 W. Winchester Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-44 HOK/VBC, Authorized Agent for Brit-Libertyville Owner LLC
600 N. US Highway 45

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

Mr. Daniel Niewoehner, HOK/VBC, and Mr. Bill Bishop, Valent Biosciences, presented new building facades, landscaping and lighting for a new greenhouse structure at Innovation Park.

Mr. Niewoehner stated that they are building a traditional research greenhouse. He stated that the new greenhouse will result in the loss of 70 parking spaces. He stated that two trees are being relocated.

Chairman Robbins asked about lighting. Mr. Niewoehner stated that there would be lights above the headhouse doors. Chairman Robbins asked about downspouts. Mr. Niewoehner stated that they would be located at the eaves. Chairman Robbins asked about mechanical equipment. Mr. Niewoehner stated that everything would be contained inside the structure.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Plan Commission approve the application for new building facades, landscaping and lighting at 600 N. US Highway 45, in accordance with the plans submitted.

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Motion carried 4 - 0.

ARC 16-45 SA Station Square LLC
400 W. Lake Street

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

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new building facades, landscaping, lighting and signage at 400 W. Lake Street to the September 19, 2016, Appearance Review Commission meeting.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 11:05 p.m.