

MINUTES OF THE APPEARANCE REVIEW COMMISSION
September 19, 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, Rich Seneczko, and Jennifer Tarello.

Members Absent: Brad Meyer.

A quorum was established.

Village Staff Present: David Smith, Senior Planner.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to approve the August 15, 2016, Appearance Review Commission meeting minutes.

Motion carried 4 - 0.

OLD BUSINESS:

**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.

Commissioner Chapin 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 October 17, 2016, Appearance Review Commission meeting.

Motion carried 4 - 0.

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

Request is for approval of new building facades and signage.

Mr. Rick Swanson, agent for the petitioner, presented additional building facade and signage improvements for the property located at 608 N. Milwaukee Avenue including the outdoor dining area, lighting, and front facade trellis. He indicated that the roof top vent stack will be painted to match the primary color of the building facade. He stated that the proposed dining area fencing will be a black aluminum material styled similar to a wrought iron design.

Commissioner Seneczko made a motion, seconded by Commissioner Chapin, to recommend the Village Board of Trustees approve the application for new building facades and signage at 608 N. Milwaukee Avenue, in accordance with the plans submitted.

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Motion carried 4 - 0.

ARC 16-54 Village of Libertyville, Applicant
200 W. Lake Street

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

Mr. Rick Swanson, architect and agent for the Village, introduced the propose renovations to the Metra Station building located at 200 W. Lake Street. He briefly described the proposed changes to the Metra station building which will keep its base foundation, but will extend the roof lines and have new wall signage.

Commissioner Seneczko asked about any exposed mechanical units. Mr. Swanson stated that that there will be no mechanical units outside or on the roof.

Chairman Robbins stated that he should show how he is addressing the meters. Mr. Swanson stated that he will address the meters.

Commissioner Chapin stated that he likes the design.

Chairman Robbins stated that further clarity is needed with the details of the plan.

Mr. Swanson stated that the gutters will be aluminum white.

Chairman Robbins asked for clarification of the lighting fixtures. Mr. Swanson stated that he is still working on the fixture type and will come back to the Appearance Review Commission with those details.

Commissioner Seneczko stated that most people board further to the east and questioned the practicality of the extended canopy to the west. Mr. Swanson stated that the preponderance of commuter parking will be located to the west after the Trimm property is developed.

Chairman Robbins stated that the proposed design is beautiful, but questioned the philosophy of the proposed design as to whether the intent was to reflect the history of the train station or if it was intended to be a period piece or should consideration be given to a more modern design. Mr. Swanson stated that due to the Village's budget, they are forced to work with the existing foundation in the same location. He stated that the Village's preference is to have a design that is more traditional rather than modern.

Chairman Robbins stated that a traditional design is appropriate, but asked if consideration should be given to the fact that this building and its design will be there for another 100 years. He stated that it is an entrance into the Village of Libertyville. He stated that today the residents of the Village like a traditional design, but it lacks a contemporary flare.

Commissioner Chapin stated that it is an outstanding building.

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Chairman Robbins asked if consideration could be given to bumping out the canopy on the north side of the building in order to provide more cover for people entering and existing the station building on the north side. Mr. Swanson stated that he will study the north side canopy to see if it can be expanded to the north.

Commissioner Seneczko made a motion, seconded by Commissioner Chapin, to recommend conceptual approval of the application for new building facades, lighting, and signage for the Metra Station building, subject to redesigning/expanding the canopy on the north side of the building and returning to the ARC with final details.

Motion carried 4 - 0.

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

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

Mr. Rick Swanson, applicant, presented the residential development proposal for the Trimm property to the Appearance Review Commission. He stated that the entrance into the development will come from Brainerd Avenue. He stated that the plan includes a clock tower encircled by a roundabout, 28 duplex townhomes, and two, 4-story apartment buildings each containing 54 dwelling units. He briefly described the proposed changes to the Metra station building which will keep its base foundation, but will extend the roof lines and have new wall signage.

Mr. Swanson stated that the roundabout clock tower will have a copper roof with piers at four corners. He stated that the duplex units will be three stories and have 4 to 5 building types and not be custom built. He stated that the apartment buildings will have underground parking and that a portion of them will be affordable. He stated that they will have wrought iron style fencing at each entrance and that they will have architectural relevance to the existing neighboring residences. He stated that one of the models will have an arts and crafts style with a roof garden space.

Commissioner Chapin asked about the separation between the apartment buildings. Mr. Swanson stated that they will be approximately 70 feet apart.

Commissioner Chapin stated that he likes the townhomes.

Commissioner Seneczko stated that the plan is a good concept.

Commissioner Tarello stated that she will look for more detail at final plan submission.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission approve conceptually the application for new building facades, landscaping, lighting, and signage at 400 W. Lake Street, in accordance with the plans submitted.

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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, Roanoke Group, developer and petitioner, stated that they hope that they can preserve the 38 trees identified by the Village Arborist as trees that should be considered for preservation, but that they did not want to change their site plan to build around those trees without knowing for sure that they can survive site development. He stated that they could be impacted by the removal of the other non-desirable trees.

Chairman Robbins asked for clarification of the developer's response to IDNR restrictions. Mr. Kyte stated that they will comply with the tree removal timing as suggested by IDNR in order to be sensitive to certain habitats.

Mr. Mike Walline, Roanoke Group, stated that he hopes that the recommendation from the ARC will include the Village Arborist recommendation found in his May 11, 2016 memo.

Mr. Walline stated that Lake County D.O.T. has determined that a traffic signal is not warranted.

Mr. Kyte stated that they cannot control L.C.D.O.T. He stated that they have included a sound wall along Butterfield Road with additional landscape plantings. He stated that Roanoke prefers more smaller parks instead of fewer larger parks.

Chairman Robbins stated that he likes the site plan layout and the proposed park system. He stated that the addition of trees along with the sound wall will be a benefit. He stated that the trees can provide a certain amount of "white noise" which is in itself a traffic noise barrier.

Mr. Kyte stated that they will come back to the Appearance Review Commission with final plans.

Mr. Walline stated that they are firm on the site plan, concept plan, proposed density, and street layout design. He stated that when they come back they will be ready to show field stone wall that will incorporate their entrance sign with logo.

Chairman Robbins asked for clarification regarding the residents mailboxes. Mr. Kyte stated that they are still in the detail design phase regarding the mailboxes, but that the architecture for the homes will predominately be a blend of modern with farmhouse style concept.

Mr. Walline stated that the design guidelines are quite comprehensive and include siting types, materials, roof lines, etc., but conceptual at this stage.

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Mr. Kyte stated that when they come back for final approval the design guidelines and development standards will be more detailed and comprehensive. He stated that future buyers will have options to choose from and that they will have their own restrictions on monotony incorporated into the guidelines. He stated that there will be varying lot sizes as well which will help to influence the development's diversity.

Chairman Robbins asked if pedestrian access will be provided to Butterfield Road in order to help facilitate the school children walking to Butterfield Elementary School located on Lake Street. Mr. Walline stated that there is no connectivity available without a traffic signal.

Chairman Robbins stated that that seems counter intuitive.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Plan Commission approve the application for new building facades, landscaping, lighting, and signage at 901 N. Butterfield Road, in accordance with the plans submitted, and subject to including the Village Arborist recommendation found in his May 11, 2016 memo.

Motion carried 3 - 0.

NEW BUSINESS:

ARC 16-46 Nuwave LLC, Applicant
1795 Butterfield Road

Request is for approval of new signage.

Mr. Jeffrey Ciklao, presented the proposed signage for buildings located at 1755 and 1795 N. Butterfield Road. He proposed two wall signs and panel for the existing monument sign for 1795 and two wall signs above two entrances for the building located at 1755.

Mr. David Smith, Senior Planner, stated that two wall signs for these buildings will require a variation from the Zoning Code.

Mr. Ciklao agreed to remove the 'Nuwave-Live Well for Less' wall sign and keep the 'Nuwave-Outlet Store' wall sign for the 1755 building. He agreed to keep the entrance sign above the door and remove the 12.5 square foot wall sign.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 1795 Butterfield Road, subject to the following conditions: 1) Remove the proposed 'Nuwave-Live Well for Less' wall sign and keep the proposed 'Nuwave-Outlet Store' wall sign for the 1755 building; and 2) Keep the proposed entrance sign above the door and remove the 12.5 square foot wall sign.

Motion carried 4 - 0.

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ARC 16-47 Devang Maniar, Applicant
107 W. Church Street

Request is for approval of new signage.

Mr. Devang Maniar, applicant, presented a proposed front facade wall sign for property located at 107 W. Church Street. He stated that this the same sign being relocated from his previous location, but the color of the channel letters will be toned down. He stated that he proposed awning will be black.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 107 W. Church Street, subject to the following condition: 1) The raceway match the brick color of the front facade wall and that the awning will be black.

Motion carried 4 - 0.

ARC 16-48 Edward Herchenbach, Applicant
700 N. First Street

Request is for approval of new building facades.

Mr. Ed Herchenbach, applicant, presented photos of the painted building facades for property located at 700 N. First Street.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 700 N. First Street, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-49 Nancy Lindsey, Authorized Agent for Camelot Property Owners Association
290 Camelot Lane

Request is for approval of new landscaping.

Ms. Nancy Linsey, applicant, presented the proposal to remove four (4) trees located around the Camelot Property Owners Association detention pond. She stated that these trees are dead, dying, or diseased.

Commissioner Chapin made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 290 Camelot Lane, in accordance with the plans submitted.

Motion carried 4 - 0.

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ARC 16-50 K. Hovnanian at Parkside, LLC
625 W. Winchester Road

Request is for approval of a new fence.

Mr. Jason Polakow, applicant, presented the proposed fence to be installed on top of the pre-approved retaining wall. He stated that the fence will be 300 linear feet, black, and made of steel. He stated that it will match the existing fencing located further down Winchester Road.

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

Motion carried 4 - 0.

ARC 16-51 Barrington RE Investment Services LLC, Authorized Agent for Heritage Church
850-860 Technology Way

Request is for approval of new building facades.

Mr. David Smith, agent for the applicant, presented the proposed facade changes for the property located at 850 Technology Way. He stated that the proposed changes will permit the installation of an entrance that will serve their proposed tenant buildout. He stated that the proposed door will match the other existing entrance doors on the building.

Commissioner Chapin made a motion, seconded by Commissioner Tarello, to recommend the Plan Commission approve the application for new building facades at 850-860 Technology Way, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-52 Graves Design Group, Authorized Agent for Libertyville School District 70
160 W. Rockland Road

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

Mr. Peter Graves, architect and agent for the applicant, presented the proposed building additions and parking lot expansion for the Rockland School located at 160 W. Rockland Road.

Chairman Robbins noted that the applicant has provided only the south elevation and that it would be helpful to see elevations of all sides of the building.

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Mr. Graves stated that the building addition for the gymnasium will have windows on the east, south, and west elevations, but not on the north side.

Chairman Robbins asked for clarification as to the entrance for the west classroom addition. Mr. Graves stated that the west entrance will be covered.

Chairman Robbins asked for clarification regarding the refuse enclosure gate. Mr. Graves stated that it will be wood material.

Chairman Robbins asked for clarification regarding the window framing. Mr. Graves stated that the window framing for those windows on the upper level to the east will cast stone.

Chairman Robbins stated that conceptually he is supportive of the architecture, but that he would like to see the other elevations.

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 160 W. Rockland Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 16-53 N3 Property Advisors, LLC, Authorized Agent for Burger King
175 W. Peterson Road

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

Mr. Michael Caldwell presented the proposed new Burger King restaurant building, its landscaping, architecture, signage, and lighting to the members of the Appearance Review Commission.

Chairman Robbins stated that he is concerned that there are several discrepancies with the plan materials and that these should be rectified.

Commissioner Chapin stated that it is a tight parcel, but that he likes the proposed plant material. He stated that the plan provides an area for snow removal.

Chairman Robbins stated that there appears to be some inconsistency with certain architectural elevation sheets. He stated that there needs to be consistency in the drawings so that they can see the whole picture in an accurate way.

Commissioner Seneczko stated that he agrees with Chairman Robbins. He stated he is supportive of the proposed building colors and signage but that they need the complete package before they can give a recommendation.

Commissioner Tarello stated that she concurs with the comments made thus far.

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Chairman Robbins that this item should be continued to next month in order to provide the petitioner an opportunity to revise their plans in response to the comments made by the ARC.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to continue this item to the October 17, 2016, Appearance Review Commission meeting.

Motion carried 3 - 0.

(Commissioner Chapin left the meeting at 9:30 p.m.)

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 3 - 0.

Meeting adjourned at 10:30 p.m.