

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**February 17, 2020**

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 7:00 p.m. at the Village Hall.

Members Present: Chairman John Robbins, Tom Flader, and Rich Seneczko.

Members Absent: Brad Meyer and Jennifer Tarello.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Flader made a motion, seconded by Commissioner Seneczko, to approve the January 20, 2020, Appearance Review Commission meeting minutes, as written.

Motion carried 3 - 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**ARC 20-03    BizPro Chicago, Authorized Agent for Sharda Jain  
127 N. Milwaukee Avenue**

**Request is for new signage.**

Mr. Darren Brady, Authorized Agent for BizPro Chicago, presented the proposed signage for 127 N. Milwaukee Avenue. Mr. Brady stated the sign proposal is code compliant in terms of square footage and affixed to the building via a slim raceway. Mr. Brady stated that the blade sign at the entrance of the complex will be revised so that the “Jet’s Pizza” sign is removed.

Commissioner Seneczko questioned if the other tenants have raceways for their signs. Mr. Brady confirmed and noted that the raceway will be painted to match the color of the building facade.

Chairman Robbins questioned the nature of the business. Mr. Brady stated that the business will be an arts and crafts store for children and adults.

*Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 127 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

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**ARC 20-04 Encompass Health Corporation, Authorized Agent for Brunette Holdings, LLC**  
**1201 American Way**

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

Ms. Leslie Netzler, Ms. Amanda Folta, and Mr. Edward Alonso, representatives for Encompass Health Corporation, presented the proposed building facades, landscaping, lighting, and signage for 1201 American Way. Ms. Netzler stated their proposal was reviewed by the Appearance Review Commission, Plan Commission, and Village Board of Trustees for preliminary approval and they are coming back through the process requesting final approval. Ms. Netzler stated that the design has not changed significantly since the initial review, but some items were cleaned up based on the preliminary meetings. Ms. Netzler stated that the material for the base of the sign will match the brick on the primary facade and more landscaping has been added to the base of the sign. Ms. Netzler stated additional plantings have been added along Route 45 and Winchester Road to provide further screening for the rear of the building. Mr. Alonso provided the Commission with material samples of the EFIS, brick colors, and windows. Mr. Alonso stated more brick has been added to the building façade and the different colors on the building will be utilized as a visual break for the overall massing. Mr. Alonso stated the storefront, windows, and mullions will have an anodized metal. Mr. Alonso noted that the rooftop units will be screened by metal paneling. Mr. Alonso stated the dumpster and O2 enclosure will also have metal paneling for screening. Mr. Alonso stated the patient rooms will have a tinted glass for privacy, while the other glass is more open for visibility.

Chairman Robbins questioned the plans for the wetlands area. Ms. Netzler stated it is currently being reviewed by Lake County, but they need to wait for further direction.

Commissioner Seneczko questioned the amount of signage on site. Ms. Netzler stated there will be one freestanding sign at the entrance of Route 45/American Way and one freestanding sign at the entrance of Winchester Road/American Way. Ms. Netzler stated there will only be one wall sign on the building. Chairman Robbins noted that most of the Staff comments were addressed in the plans. Chairman Robbins questioned the final light pole color. Mr. Alonso stated it will be a black color. Ms. Netzler stated the light poles have been reduced to twenty-five (25) feet in height. Commissioner Seneczko stated the overall design and materials appeared to be acceptable. Commissioner Seneczko questioned the nature of the rooftop screening. Mr. Alonso stated the final location has not been determined, but it will be screened by metal paneling. Mr. Alonso stated there is the potential for it to be ribbed. Commissioner Flader questioned if additional Juniper's can be placed around the generator for screening. Ms. Folta stated it will be possible to switch out the grasses for additional Juniper's. Commissioner Flader questioned the height of the generator. Mr. Alonso stated it will likely be around ten (10) feet in height. Commissioner Flader suggested bringing the Juniper's away from the generator to provide room for a maintenance area, too. Commissioner Flader questioned if the landscaping will be completed in one phase or multiple phases. Ms. Netzler stated the landscaping will be completed at one time. Chairman Robbins questioned how the oxygen will be screened. Mr. Alonso stated there will be a wall that screens it on three sides and metal gate will provide screening on the fourth side.

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Mr. Sandine noted that three (3) trees were shown to be removed although they were located just off the property. Commissioner Flader noted they were #9, #14, and #37. Ms. Folta stated they would take a closer look at these trees. Ms. Netzler stated #9 and #14 may need to be removed to accommodate the grade change and sidewalk installation. Ms. Netzler stated #37 will remain. Mr. Sandine stated Staff will look for an exhibit that shows the previously proposed landscape plan and then what new plantings were added. Chairman Robbins stated he agrees that the project really came together nicely.

*Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 1201 American Way, subject to the following conditions: 1) Adjust trees subject for removal (#9, #14, and #37), and 2) Light poles shall be a black color.*

*Motion carried 3 - 0.*

**ARC 20-05 McGrath Acura of Libertyville, Authorized Agent for 1620 Milwaukee, LLC**  
**1620 S. Milwaukee Avenue**

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

Mr. Brannin Gries, authorized agent for McGrath Acura of Libertyville, presented the proposed building facades, landscaping, lighting, and signage for 1620 S. Milwaukee Avenue. Mr. Gries stated there is an existing overhang that will be infilled with glass. Mr. Gries stated the existing columns and front wall will remain after being buffed out. Mr. Gries noted that there will be a change in the rear of the property by adding the fuel tank. Commissioner Seneczko questioned what signage will be proposed. Mr. Gries stated there will be two (2) McGrath Acura wall signs and one (1) service wall sign. Commissioner Seneczko questioned the ground-mounted signs that are proposed. Mr. Gries stated there will be two (2) ground-mounted signs and the "Body Shop" sign will be removed. Commissioner Flader questioned if the landscape island will be replaced. Mr. Gries confirmed they will replace at least two (2) parking spaces with a landscape island. Commissioner Seneczko questioned the location of the proposed ADA spaces. Mr. Gries stated the existing grade does not allow for ADA spaces to be installed in front of the building. Commissioner Seneczko questioned if the lighting is existing. Mr. Gries stated he is was not included in the previous pole lighting project and he is just working on the building lighting. Commissioner Seneczko confirmed the finishes are all similar to what is existing on site. Mr. Gries provided a finish board for the Commission to review.

Chairman Robbins noted the narrative indicates the landscape bed does not need to be replaced since it is in the inventory column. Mr. Sandine stated that it is the Village's position that the landscape island does need to be replaced. Chairman Robbins questioned the nature of the fencing around the fuel tank. Mr. Gries stated it will be a black cyclone fence. Chairman Robbins noted it is more of a security fence. Mr. Sandine stated that in the past, the Village has required slats for visual screening. Mr. Gries stated that adding slats should not be an issue. Commissioner Flader confirmed there is an existing pole light over the proposed fuel pump. Chairman Robbins questioned if there are new mechanical units proposed for the addition. Mr. Gries stated a few new mechanical units will be installed. Chairman Robbins stated they will

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need to be screened to the full height of the unit. Mr. Gries stated the parapet may provide the required screening for them. Mr. Gries stated he will verify the height of the unit and the parapet at the time of permit. Chairman Robbins questioned the existing refuse enclosure. Mr. Gries showed the existing refuse enclosure was in the northeast corner of the parking lot and no changes are proposed. Chairman Robbins requested assistance sorting out how each fixture correlates. Mr. Gries stated the smaller and medium floodlights are going to be installed around the existing canopy and used as decorative fixtures. Chairman Robbins noted there are some clearinghouse items that need to be addressed at the time of permit. Chairman Robbins stated the design seems to be pretty straightforward. Chairman Robbins noted that the Village should have the cutsheets on the pole lights, the photometric plan needs to be revised so it does not exceed two (2) foot candles at the property line, the landscaping will need to be replaced for the fuel tank, the rooftop units will need to be screened, and slats will need to be installed in the fuel tank fencing. Mr. Gries agreed to these comments.

Mr. Sandine stated the only aspect of the proposal that is required to be reviewed by the Plan Commission/Zoning Board of Appeals is the signage. Mr. Sandine stated Staff will request the exterior design proposal be separated from the signage so that the applicant can receive an earlier verdict on their exterior design proposal. Mr. Sandine noted the proposed signage will still need to be reviewed by the Plan Commission/Zoning Board of Appeals and the Village Board prior to issuance of any sign permits.

*Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees, approve the application for new building facades, landscaping and lighting at 1620 S. Milwaukee Avenue, subject to the following conditions: 1) Submit the light pole cutsheets for the existing light poles installed on site, 2) Revise the photometric plan so it does not exceed two (2) foot candles at the property lines, 3) Replace the required amount of landscaping equal to what is being removed by the location of the fuel tank, 4) Ensure the rooftop units are fully screened on all sides of the unit, and 5) Add slats to the fencing that will be installed around the fuel tank for additional screening.*

*Motion carried 3 - 0.*

*Commissioner Flader made a motion, second by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals, approve the application for new signage at 1620 S. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**COMMUNICATIONS AND DISCUSSION:**      None.

With no further discussion, Commissioner Flader moved and Commissioner Seneczko seconded a motion to adjourn.

Motion carried 3 - 0.

Meeting adjourned at 7:51 p.m.