

MINUTES OF THE APPEARANCE REVIEW COMMISSION
February 18, 2019

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, Rich Seneczko and Jennifer Tarello.

Members Absent: Tom Flader and Brad Meyer.

A quorum was established.

Village Staff Present: John Spoden, Director of Community Development, and Chris Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the January 21, 2019, Appearance Review Commission meeting minutes as written.

Motion carried 3 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 19-04 North Shore Sign Co., Authorized Agent for Alberto G. Oliverii
940 N. Milwaukee Avenue**

Request is for approval of new signage.

Mr. Jeff Barmueller, representative for North Shore Sign Co., and Mr. Andrew Friess, representative for Friess Financial Inc., presented the proposed signage for 940 N. Milwaukee Avenue. Chairman Robbins questioned if the applicant reviewed Staff's comment regarding the proposal. Mr. Barmueller noted that generally the display of items and services are not permitted on signage. Mr. Friess added that the bottom panel of the sign will not be changed and will remain as black lettering. Mr. Barmueller stated the reason for the "tax preparation and accounting services" is because "Friess Financial" could have several meanings, and this will set him apart from others. Chairman Robbins questioned how the term generally is defined. Mr. Spoden stated the Code uses the term generally since the Village cannot restrict what a sign says, although it does try to limit the amount of lettering on a sign to the minimum required. Chairman Robbins stated he is hesitant about the precedent it would set and noted he cannot think of other signs in town that have services listed on their sign.

Commissioner Seneczko questioned if the sign would be acceptable if it just stated "accounting services". Commissioner Seneczko stated the sign would provide a better idea of the services provided while shrinking the overall copy. Mr. Barmueller questioned if the removal of the word

Minutes of the February 18, 2019, Appearance Review Commission Meeting
Page 2 of 5

“preparation” would be acceptable so the sign states “tax and accounting services”. Commissioner Seneczko agreed with the idea of that proposal. Commissioner Tarello questioned if the font can be reduced to be comparable to the “attorney at law” letters below. Mr. Friess agreed the sign letters can be reduced. Chairman Robbins stated he is okay with removing “preparation”, reducing the font size for “tax and accounting services”, and centering the letters under “Friess Financial”. Commissioner Tarello confirmed the logo will be centered to the sign and the letters will be tightened accordingly. Chairman Robbins noted the size of the smaller letters will be around 2-1/2”, but can be reduced accordingly. Commissioner Tarello noted a thinner font stroke may be necessary for readability. Mr. Friess noted the “and” will be replaced with an “&”.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 940 N. Milwaukee Avenue, subject to the following condition: 1) Changing the text to “tax and accounting services”, reducing the size of the letters to approximately 2-1/2”, centering the logo and letters in the cabinet, and replacing the “and” with an “&”.

Motion carried 3 - 0.

ARC 19-05 Ernest J. Spina, Authorized Agent for Stag Industrial TRS, LLC.
1801 N. Butterfield Road

Request is for approval of new landscaping.

Mr. Ernest Spina, representative with Principle Construction, presented the proposed landscaping for 1801 N. Butterfield Road. Mr. Spina stated the landscape plan is a re-review based on Army Corps revisions. Chairman Robbins confirmed the landscape plan is a one-for-one swap in the wetland area according to the requested plantings from the Army Corps of Engineers.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 1801 N. Butterfield Road, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 19-06 April Koot, Authorized Agent for Winchester Valley Condominium Association
375 W. Winchester Road

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

Mr. Robert Plichta, representative with Engineering Systems, and Ms. April Koot, representative for the Winchester Valley Condominium Association, presented the proposed building facades, landscaping, and lighting for 375 W. Winchester Road. Mr. Plichta stated the scope of the project has three main issues that need to be addressed. Mr. Plichta stated the existing porte cochere is falling apart and there is water infiltration on the norther side of the building. Mr.

Minutes of the February 18, 2019, Appearance Review Commission Meeting
Page 3 of 5

Plichta stated the removal of the porte cochere will require the relocation of the handicap stalls and the existing bushes. Mr. Plichta stated the existing brick will be used to infill the area of the canopy area, while the rest of the brick will be closely matched. On the northern side, Mr. Plichta stated eight (8) bushes will be removed and replaced, one-for-one.

Chairman Robbins questioned the replacement species. Mr. Plichta stated the replacements will likely be 6'-8' (Blue) Spruces. Chairman Robbins confirmed there will not be a new cover over the main entrance, besides the existing rooftop element. Mr. Plichta stated the entrance will have decorative lighting elements and a planter with annuals. Chairman Robbins recommended including something green in the center of the planter for year-round color. Ms. Koot agreed this would be a good idea to include. Chairman Robbins questioned how the lights are controlled. Mr. Plichta stated the lights will be on either a photocell or timer. Commissioner Seneczko questioned if there is a step at the doorway. Mr. Plichta stated there is a gradual, flat slope towards the door from the parking lot.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 375 W. Winchester Road, subject to the following condition: 1) Landscaping be placed in the planter at the front entrance for year-round color.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

Comprehensive Plan Discussion

Mr. John Spoden, Director of Community Development, discussed the Comprehensive Plan (Plan) update with the Commission. Mr. Spoden stated the Village has operated under a Plan since the 1920's. Mr. Spoden stated the Plan is not only a document that helps guide development, policies, and goals for the community, but also helps envision infrastructure, schools, and housing. Mr. Spoden stated the Plan is the basis for the Zoning Code, however, it should be noted that the Plan is not a law and only a guide. Mr. Spoden noted the Plan is what the various boards and commissions utilize when making recommendations. Mr. Spoden stated the last Plan was adopted in 2005, which took longer to adopt and focused on the Southern area of the Village. Mr. Spoden stated this Plan is looking at implementation options, as opposed to the previous plan. Mr. Spoden stated the Village Board approved The Lakota Group from Chicago to update the Plan. Mr. Spoden stated a Comprehensive Plan Review Committee, which is a slice of the community, has been formed to assist The Lakota Group in this endeavor. Mr. Spoden noted that The Lakota Group has been working for the past year on a State of the Village report, which includes numerous stakeholder interviews and background research. Mr. Spoden stated the consultant has put together a questionnaire on design review, and requested they be submitted to Staff, so they can be forwarded onto the consultant.

Mr. Spoden requested to show the Commission several site plans for several different areas of the Village in need of re-development. Mr. Spoden stated two of the three locations are consistently looked into by developers. The first location Mr. Spoden showed the Commission

Minutes of the February 18, 2019, Appearance Review Commission Meeting
Page 4 of 5

was at the Southwest corner of Milwaukee Avenue and Route 137, known as the Young Property. Mr. Spoden showed the Commission that their proposal included a commercial structure, hotel, and residential cluster development. Mr. Spoden stated several challenges in the past included abutting the residential properties to the South and West. Mr. Spoden stated there is an interest for hotels in Libertyville, with graduations every weekend at Great Lakes Naval Academy. Mr. Spoden noted there is no intention to have Wildberry relocated. Mr. Spoden also noted an access drive from Adler Road may be altered to avoid cut-through traffic from any visitors.

Chairman Robbins stated a hotel and banquet facility in that area would be an interesting concept. Chairman Robbins noted how cleaning up the landscaping would help the area. Commissioner Tarello also noted the significant amount of weddings that happen at Independence Grove. Chairman Robbins stated the affordable housing options in the Village are not good right now. Mr. Spoden stated affordable housing is being worked into this document. Mr. Spoden stated there is a strong desire in the community for first-floor masters, but there aren't many places in town for people to buy back into the Village. Commissioner Seneczko stated the few first floor masters in his neighborhood are expensive. Commissioner Tarello questioned if the access to the site would remain. Mr. Spoden stated the curb-cuts are subject to the Illinois Department of Transportation, which is why the curb cuts have been staying in the same general area as where they are currently located.

The second location Mr. Spoden showed the Commission was at the corner of Milwaukee Avenue and Rockland Road, known as the TrueValue site. Chairman Robbins stated the main issue with this property is the depth. Mr. Spoden noted one of the larger questions is what works economically. Mr. Spoden stated the idea of medical office plays well with Advocate Condell, but the issue they will run into is parking. Mr. Spoden noted the designs could include several different options, including mixed-use, commercial or residential. Chairman Robbins and Commissioner Tarello noted row-homes on Milwaukee Avenue seemed wrong and awkward. Chairman Robbins questioned if retail on the corner, office on the rest, apartments above, and parking in the back is a viable option. Chairman Robbins noted the alleyway is important to the function of the property, too. Ms. Jeanine Chyna, Libertyville resident, questioned how the residents behind the proposal feel about the designs. Mr. Spoden stated that is what this process is about, in trying to understand what the residents may want. Ms. Chyna noted larger medical offices are taking over smaller doctors, which makes it difficult to fill this type of space. Ms. Chyna also noted how difficult it would be for seniors to pull in and out of the property onto Milwaukee Avenue. Chairman Robbins stated there are many different nuances to the site, and even significant topography changes to consider. Chairman Robbins and Commissioner Tarello noted AutoLab will not be leaving, so any new plan will have to contemplate them staying put.

The last location Mr. Spoden showed the Commission was in the Downtown. Mr. Spoden emphasized that the Village does not want to slip up on the Downtown, but recognize where the development pressure is coming from. Mr. Spoden referred to the Trimm Property and Liberty Theatre as main development sites. Mr. Spoden stated the Trimm Property is zoned for multi-family development and there is a preliminary plan approved. Mr. Spoden stated the design has allowed for additional Metra parking along the train tracks, while the development includes an apartment building, townhomes, and single-family homes. Mr. Spoden stated the block to the

Minutes of the February 18, 2019, Appearance Review Commission Meeting
Page 5 of 5

east of the Trimm property, between Brainerd Avenue and Milwaukee Avenue, has a few great buildings that potentially can include a mixed use development in the future. Mr. Spoden noted that a portion of this area is in the jurisdiction of the Historic Preservation Commission, which would require a joint meeting between both Commissions. Mr. Spoden noted one request the Village has heard is for a boutique hotel in this area, with a civic gathering place. Mr. Spoden noted the Liberty Theatre property is being looked at for possible redevelopment. Mr. Spoden emphasized that the goal is to prepare for the future, not remove existing businesses. Chairman Robbins stated whatever is developed behind the building on the corner of Lake Street and Milwaukee Avenue should be pedestrian oriented. Chairman Robbins noted the boutique hotel would be interesting, but questioned the allowable height. Mr. Spoden stated the difficulty is that the current zoning allows three (3) stories, but it depends on the economics. Mr. Spoden noted there is an upcoming Comprehensive Plan meeting in March. Commissioner Tarello questioned if the public will be shown these items or refined plans. Mr. Spoden confirmed they are going to show more refined items on these site plans. Chairman Robbins questioned if the Sign Code will be reworked through the process. Mr. Spoden stated the Sign Code is something that can come out of this plan, but will not be simultaneously reworked.

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

Motion carried 3 - 0.

Meeting adjourned at 8:21 p.m.