

MINUTES OF THE APPEARANCE REVIEW COMMISSION
February 20, 2017

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 7:03 p.m. at the North Fire Station, 1551 N. Milwaukee Avenue.

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

Members Absent: Ken Chapin.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the January 16, 2017, Appearance Review Commission meeting minutes.

Motion carried 3 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 17-08 Michelle Cash, Authorized Agent for Timothy M. Smith
801 N. Milwaukee Avenue**

Request is for approval of new signage.

Mr. Jay Cash, representative for Farmers Insurance, presented the proposed signage at 801 N. Milwaukee Avenue. Mr. Cash stated there is an existing wooden frame sign. Mr. Cash stated there is currently no electric connected to the frame and the owner does not plan to light the sign. Mr. Cash stated if the owner changes his mind, he knows he will need approval in the future.

Chairman Robbins asked if the ground stake light with the extension cord has been removed. Mr. Cash confirmed this light has been removed.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 801 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

**ARC 17-09 Pam Daniels, Authorized Agent for IRC Retail Centers Management, Inc.
1300-1440 S. Milwaukee Avenue**

Minutes of the February 20, 2017, Appearance Review Commission Meeting
Page 2 of 5

Request is for approval of new signage.

Ms. Pam Daniels and Mr. Jeff Semler, representatives for IRC Retail Centers Management, Inc., presented the proposed signage at 1300-1440 S. Milwaukee Avenue. Ms. Daniels stated Pet Supplies Plus will move into a space of 6400 SF at Red Top Plaza. Ms. Daniels stated the applicant will be increasing the size of the façade greater than what is allowed in the Planned Development. Ms. Daniels stated the channel letters will be green, and the pylon sign panel will have a green background and white lettering. Ms. Daniels stated their reasoning for the colors is branding, visibility, and competition. Ms. Daniels stated she believes the Planned Development wording is old and outdated.

(Commissioner Brad Meyer joined the meeting.)

Commissioner Seneczko asked if the drawing is accurate to the dimensions of the other signs. Ms. Daniels confirmed the drawing is accurately scaled. Commissioner Seneczko stated he did not like the scale of the proposed signage. Commissioner Seneczko asked if all of the other existing building signs are red. Ms. Daniels stated several other signs are not red.

Chairman Robbins asked if the mansard roof will be removed. Ms. Daniels stated the original intent was to remove the mansard roof but now it will be staying. Commissioner Meyer and Commissioner Tarello asked if this means the sign will be partly underneath the roof. Chairman Robbins asked if the sign will fit underneath the roof. Ms. Daniels stated the sign company claims the roof will fit, but it will be shaded.

Commissioner Tarello asked if the sign is centered on the tenant's space. Ms. Daniels confirmed the sign is centered on the space. Commissioner Seneczko questioned if the sign will be centered underneath the mansard. Mr. Semler stated the sign will not be centered underneath the mansard but in the middle of the tenant's space. Chairman Robbins asked if the demising walls follow the exterior columns. Ms. Daniels stated the walls do not appear to follow the columns.

Chairman Robbins asked if the applicant has already applied for a variation to the Planned Development. Ms. Daniels confirmed that the applicant has submitted an application.

Commissioner Seneczko stated he does not have a problem with the green letters or the green background and white letters on the pylon sign, but does have a problem with the size of the letters. Chairman Robbins stated the request is for a dramatic increase on what the applicant is allowed.

Commissioner Meyer asked if the arrow points to the main entrance to the tenant space. Ms. Daniels confirmed the main entrance. Commissioner Meyer continued to ask if the letters can be reduced to fit underneath the mansard roof and use the other door as the main door. Mr. Semler stated it would be difficult to achieve. Mr. Semler stated the original request was to have the roof removed, but this idea was removed through negotiations with their client.

Commissioner Meyer stated the signage looks too large for the complex, and he is not a fan of the green background on the pylon sign. Commissioner Meyer stated the pylon sign is clean the

Minutes of the February 20, 2017, Appearance Review Commission Meeting
Page 3 of 5

way it is now. Commissioner Tarello suggested the panel be a white background with green letters. Ms. Daniels stated more tenants are trying to get their branding colors on the pylon sign. Commissioner Meyer and Commissioner Tarello stated all of the other tenants on the sign will want to add their colors to the sign as well. Chairman Robbins stated the first sign will stand out, but the next few signs will cause it to look like a checkerboard. Chairman Robbins stated it will end up looking like a distraction instead of an aid.

Chairman Robbins, Commissioner Meyer, and Commissioner Tarello agreed it would look nicer if the mansard roof was removed. Chairman Robbins questioned if the roof was hiding any mechanical equipment. Mr. Semler stated the mechanical units are pretty far away from the edge.

Chairman Robbins stated his immediate reaction to the signage was that it was far too big for the shopping center and he cannot support the green background with the white lettering on the pylon sign. Chairman Robbins asked if the applicant would like the Commission to vote.

Mr. Semler asked for a continuance. Mr. Semler stated he believes the pylon colors can be reversed and the overall size of the sign can be reduced. Mr. Semler asked if the Commission would look favorably on them for reducing the size from 12% of the overall facade of 10% of the overall facade. Chairman Robbins stated it is difficult to judge hypotheticals. Chairman Robbins stated it would be easier to get behind a design meeting the code.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new signage at 1300-1440 S. Milwaukee to the March 20, 2017, Appearance Review Commission meeting.

Motion carried 4 - 0.

ARC 17-05 Landmark Exteriors, Applicant
1244 N. Milwaukee Avenue

Request is for approval an addition and new building facades.

Mr. John Long and Mr. Paul O'Meara, representing Landmark Exteriors, presented the proposed addition and building facades at 1244 N. Milwaukee Avenue. Mr. Long stated the design is relatively simple and the company is looking to add storage space. Mr. Long stated their design will comply with the 25 foot rear setback and landscaping requirement.

Chairman Robbins asked if the roof will be flat or pitched. Mr. Long stated the roof will be flat, which matches the rest of the building and is easier to maintain.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for an addition and new building facades at 1244 N. Milwaukee Ave, in accordance with the plans submitted.

Motion carried 4 - 0.

Minutes of the February 20, 2017, Appearance Review Commission Meeting
Page 4 of 5

ARC 17-10 Rick Swanson, Authorized Agent for Tony Mesagna
608 N. Milwaukee Avenue

Request is for approval of new building facades and landscaping.

The applicant has requested this item be removed from the agenda.

ARC 17-11 Andy Lutz, Authorized Agent for Rodney Vetter
1580-1590 S. Milwaukee Avenue

Request is for approval of new landscaping.

Mr. Andy Lutz, representative for Focus Management and Rodney Vetter, stated the applicant will be removing six (6) dead and diseased trees. Mr. Lutz stated the property will be on a program to control the diseases, but it will take a few years to see progress. Mr. Lutz stated replacing the trees now will be adding fuel for the diseases to spread. Mr. Lutz stated their options were to either wipe out all of the infected trees or slowly phase them out.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 1580-1590 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 17-12 Tom Maegdlin, Authorized Agent for Timothy M. Smith
753 N. Milwaukee Avenue

Request is for approval of new building facades.

Mr. Tom Maegdlin and Mr. Kevin Kane, representatives for Hansa Coffee Roasters, proposed new building facades at 753 N. Milwaukee Avenue. Mr. Maegdlin stated there will be a new connection between 753-755 N. Milwaukee Avenue. Mr. Kane stated the area in focus will be used as a hallway between the two buildings. Mr. Kane stated the new walls will consist of a white, concrete fiber siding that will match the other two buildings. Mr. Kane stated the siding will only be visible from the Metra parking lot and the other side will not be visible by any public area. Mr. Maegdlin stated they are planning the exact same building facade on the other side. Chairman Robbins confirmed the walls will be built in the same exact place.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 753 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

Minutes of the February 20, 2017, Appearance Review Commission Meeting
Page 5 of 5

ARC 17-13 Robert Bleck, Authorized Agent for Bob Ward
1600 Northwind Boulevard

Request is for approval of new rooftop screening.

Mr. Robert Bleck, representative for Bob Ward, proposed new rooftop screening at 1600 Northwind Boulevard. Mr. Bleck stated they will be putting two (2) new compressors on the roof of an industrial building. Mr. Bleck stated the compressors will be thirty (30) feet from the edge of the roofline. Mr. Bleck stated the Village Code requires screening to the full height of the unit. Mr. Bleck stated their screen will be wooden and anchored to the roof.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new rooftop screening at 1600 Northwind Boulevard, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

Chairman Robbins moved and Commissioner Meyer seconded a motion to adjourn.

Motion carried 4 - 0.

Meeting adjourned at 7:36 p.m.