

MINUTES OF THE APPEARANCE REVIEW COMMISSION
March 19, 2018

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, Brad Meyer, Rich Seneczko, and Jennifer Tarello.

Members Absent: Tom Flader.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to approve the February 19, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 18-03 George Garner Jr., Authorized Agent for Barbara Garner
740 N. Milwaukee Avenue**

Request is for approval of new landscaping.

Mr. George Garner Jr., representative for Barbara Garner, presented the proposed landscaping at 740 N. Milwaukee Avenue. Mr. Garner stated the property has three (3) dead elm trees near the power lines and it was recommended the trees are not replaced. Chairman Robbins and Commissioner Meyer agreed there is no space for new trees to be replanted.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 740 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 18-04 Stacey Peterson, Applicant
330 and 332 Brainerd Avenue**

Request is for approval of new signage.

Minutes of the March 19, 2018, Appearance Review Commission Meeting
Page 2 of 6

Ms. Stacey Peterson presented the proposed real estate signage for 330 and 332 Brainerd Avenue. Ms. Peterson stated the signage will be for the new development and include a rendering of the four (4) new townhomes to be built.

Commissioner Meyer questioned the exact location of the sign and stated the sign will need to be out of the sight distance triangle. Chairman Robbins added that the sign will need to be completely on private property and cannot be located within the right-of-way. Ms. Peterson confirmed the sign will be on private property and abide by the required setback. Mr. Sandine stated he will provide Ms. Peterson with the sight distance triangle dimensions during the permitting process.

Commissioner Tarello questioned if the phone number should be permitted. Chairman Robbins stated the sign will be temporary in nature. Mr. Sandine stated a similar new development proposal for Torrey Parkway included a phone number.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 330 and 332 Brainerd Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-05 North Shore Sign Co., Authorized Agent for Dr. David Luaces
1214 W. Park Avenue

Request is for approval of new signage.

Mr. Jeff Barmueller, representative for North Shore Sign Company, presented the proposed signage at 1214 W. Park Avenue. Mr. Barmueller stated the proposed sign is similar to the previous sign that was approved, is the same size, and is in the same location. Mr. Barmueller stated the proposed sign will include metal faces instead of plastic faces, and include push-through copy letters.

Chairman Robbins confirmed the proposed sign is what is currently installed on site.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 1214 W. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-06 Tammy Valadez, Applicant
321 S. Milwaukee Avenue

Request is for approval of new building facades.

Minutes of the March 19, 2018, Appearance Review Commission Meeting
Page 3 of 6

Ms. Tammy Valadez and Mr. Sam Valadez presented the proposed building facade for 321 S. Milwaukee Avenue. Ms. Valadez stated the proposed building is in need of some renovations. Ms. Valadez stated the scope of work includes painting the exterior a different color, installing a new roof, repairing some portions of the stucco, and installing new gutters. Ms. Valadez stated the new exterior color will be Argos, gray. Ms. Valadez stated the front door will be replaced with a raven, mahogany colored door. Ms. Valadez stated the existing façade has a scalloped design that will be removed. Ms. Valadez stated the existing shutters will be removed, while brackets and a detailed pediment will be added into the roof.

Chairman Robbins requested clarification on the design change within the gable. Ms. Valadez stated the existing gable has an inlaid arch that will be removed and the new gable feature will have a projecting feature. Chairman Robbins confirmed a false truss will be installed underneath the gable. Chairman Robbins confirmed the stucco siding will remain.

Chairman Robbins requested clarification regarding the corner boards to be wrapped in aluminum. Mr. Valadez stated the soffits and fascia will be wrapped in aluminum. Chairman Robbins confirmed the freeze boards, belt courses and corner boards will remain wood. Ms. Valadez stated they will be painted the same white as the gutters.

Chairman Robbins questioned if the fenestration will be changed. Ms. Valadez confirmed the windows will not be removed. Chairman Robbins confirmed the lighting will not be changed. Chairman Robbins confirmed the landscaping will remain the same.

Commissioner Meyer questioned if the size of the front pillar will remain the same. Ms. Valadez confirmed the pillar will remain the same size and match each end of the building.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 321 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-07 Lee Kuebler, Authorized Agent for Jeffrey Lovinger
603 N. Milwaukee Avenue

Request is for approval of new building facades.

Mr. Lee Kuebler, representative for Milwalky Trace, presented the proposed building facades at 603 N. Milwaukee Avenue. Mr. Kuebler stated the proposal is for a small structure to house two (2) commercial BBQ smokers. Mr. Kuebler stated the structure will help protect the equipment from the elements. Mr. Kuebler stated the design is intended to be compatible with the surrounding brick buildings in the area. Mr. Kuebler stated the location of the structure was chosen to be in compliant with the Village ordinance regarding smoke and neighboring properties. Mr. Kuebler stated the roof will be a galvanized metal and gutter system.

Minutes of the March 19, 2018, Appearance Review Commission Meeting
Page 4 of 6

Commissioner Tarello questioned if there will be two (2) columns on each corner. Mr. Kuebler confirmed the two columns on the end will support the roof, while the middle column will be setback to separate the two smokers. Chairman Robbins questioned if there will be vents on the galvanized roof. Mr. Kuebler stated the fire department does not require ventilation for the smokers, but noted there will be some vents on the sides of the roof.

Commissioner Meyer questioned the height of the opening. Mr. Kuebler stated the opening is about four inches taller than the top of the smokers. Commissioner Meyer suggested making the opening a standard 6'-8" for any future doors. Commissioner Seneczko questioned if the public is allowed near the smoker units. Mr. Kuebler stated that area is open to the public via a patio, along with a walkway to the apartments on the second story of the building.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 603 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-08 Community High School District 128, Applicant
708 W. Park Avenue

Request is for approval of new building facades and fencing.

Mr. Mark Koopman, authorized agent for Community High School District 128, presented the proposed building facades and fencing for 708 W. Park Avenue. Mr. Koopman stated the high school is looking to complete a few projects through the maintenance and upkeep program. Mr. Koopman stated three structures on the property will get new roofs and siding, including the press box, a five-car garage, and a storage barn. Mr. Koopman stated the press box will feature a cream colored aluminum panel that is a clip and caulk type system. Mr. Koopman stated the panels can be cut to size. Mr. Koopman stated the new roofs will feature architectural shingles. Mr. Koopman stated the new soffits will be white and the new windows will be commercial grade.

Commissioner Seneczko requested clarification on the proposed fence. Mr. Koopman stated the existing chain-link fence will be replaced with a three-railed ornamental fence.

Mr. Koopman stated the new garage doors will be raised-panel doors, in white. Mr. Koopman stated there will be new vinyl siding to try and match the press box. Chairman Robbins confirmed there will be flush access doors and the raised overhead doors. Commissioner Meyer stated flush garage doors would be easier to repair.

Chairman Robbins questioned the color of the nearby brick knee-wall. Mr. Koopman stated the color is a typical red, orange color. Chairman Robbins questioned if the color of the press box will work with the brick detail.

Minutes of the March 19, 2018, Appearance Review Commission Meeting
Page 5 of 6

Chairman Robbins questioned if there will be signage on the press box. Mr. Koopman stated the signs on the press box will be permanent and there will be no temporary signage.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new building facades at 708 W. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-09 Lingle Design Group, Authorized Agent for Archland Property II, L.P.
1417 Peterson Road

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

Mr. Joe Kerchner and Mr. Chris Prucnal, authorized agent for Lingle Design Group and McDonald's, presented the proposed building facades, landscaping, and signage for 1417 Peterson Road. Mr. Kerchner stated the scope of work includes changing the exterior for the McDonald's located on Peterson Road. Mr. Kerchner stated the original planned development required the building to be of an Old World design. Mr. Kerchner stated the signage has been updated to reflect the current standards, and the site work changes are for ADA accessibility. Mr. Kerchner stated the exterior façade changes include an extension of the parapet walls and the proposed brand wall will be a Nichiha fiber-cement board.

Commissioner Meyer questioned if color samples were available. Mr. Kerchner stated he did not have samples available for the meeting. Commissioner Meyer confirmed the façade will be gray in nature instead of a brownish color. Chairman Robbins confirmed the landscaping changes are only what is necessary to accommodate for ADA changes.

Chairman Robbins questioned if the design is a new prototype for McDonald's. Mr. Prucnal stated this design is what was initially proposed for the location on North Milwaukee Avenue, and this design is what will be in 99% of the stores nationwide. Chairman Robbins stated he struggles with finding the value for a universal design. Chairman Robbins stated the new design is better than the existing building. Mr. Prucnal stated this design is similar to the Lake Bluff location.

Commissioner Seneczko questioned if the roof-top units will be completely screened. Mr. Kerchner stated he is unsure if the parapet wall screens the roof-top units, but ensured they will be screened prior to permit. Commissioner Seneczko confirmed there is one white band with clear glass around the corner.

Chairman Robbins questioned if a photometric plan will be required prior to permit. Mr. Sandine stated Staff may request the luminaire outputs of the new lighting. Mr. Kerchner stated the parking lot lights will not be changed. Mr. Sandine confirmed the new lights will be shielded.

Minutes of the March 19, 2018, Appearance Review Commission Meeting
Page 6 of 6

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and signage at 1417 Peterson Road, in accordance with the plans submitted.

Motion carried 3 - 0. Chairman Robbins abstains.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 8:00 p.m.