

MINUTES OF THE APPEARANCE REVIEW COMMISSION
April 19, 2021

The regular meeting of the Appearance Review Commission was conducted virtually due to public health concerns and called to order by Chairman John Robbins at 7:01 p.m.

Members Present: Chairman John Robbins, Sarah Burger, Tom Flader and Jennifer Tarello.

Members Absent: Rich Seneczko.

A quorum was established.

Village Staff Present: David Smith, Senior Planner, and Christopher Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to approve the March 15, 2021, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

**ARC 21-07 Integrated Home Healthcare Palliative & Hospice, Applicant
151 W. Golf Road**

Request is for new building facades.

Mr. Allan Oliva, Mr. Ted Peck, and Mr. Daryl Moore, authorized agents for Integrated Home Healthcare Palliative & Hospice, presented the proposed building facades for 151 W. Golf Road. Mr. Peck stated the comments from the last meeting were reviewed and the design was updated accordingly. Mr. Peck stated the East Elevation and North Elevation will feature new windows to match the rest of the windows on the entire building. Mr. Peck stated the North Elevation has existing arched windows with a transom above that has been adjusted to match the double casements elsewhere around the building. Mr. Peck stated the existing windows on the East Elevation have been removed for similar window styles and proportions. Mr. Peck stated downspouts have been added to the proposed elevations, along with dimensions for the windows.

Chairman Robbins stated the proposal is a dramatic improvement with a design logic and cohesion. Commissioner Flader stated the design is much better and the relationship between the windows, railing, and landscaping are evident. Commissioner Tarello and Commissioner Burger agreed the proposal looks better.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 151 W. Golf Road, in accordance with the plans submitted.

Motion carried 4 - 0.

NEW BUSINESS:

ARC 21-11 Heritage Signs, Ltd., Authorized Agent for Michael Massarelli
850 S. Milwaukee Avenue

Request is for new signage.

Ms. Cindy Fitzpatrick, authorized agent for Heritage Signs, Ltd., presented the proposed signage for 850 S. Milwaukee Avenue. Ms. Fitzpatrick stated the scope of work is for “Salt of the Earth: Salt Cave & Spa”. Ms. Fitzpatrick stated there will be a set of halo-lit channel letters. Ms. Fitzpatrick stated the red pill design beneath will have an opaque layer for the red color and the letters will be illuminated. Chairman Robbins questioned if a raceway is possible with this design. Ms. Fitzpatrick stated the halo-lit letters cannot be applied to a raceway without disrupting the letters. Chairman Robbins questioned if Cambridge Plaza is okay with this sign change. Ms. Fitzpatrick confirmed the owner has signed off on the sign. Chairman Robbins questioned Staff Comment #2 regarding the illumination. Mr. Sandine stated the red background of the “Salt Cave & Spa” sign will need to be opaque so that the letters are only illuminated. Ms. Fitzpatrick stated that is her intention for the illumination of that sign. The Commission stated they are okay with the design.

Commissioner Tarello made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new signage at 850 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 21-12 North Shore Sign Co., Authorized Agent for Michael Massarelli
870 S. Milwaukee Avenue

Request is for new signage.

Mr. Matt Laska, authorized agent for North Shore Sign Co., presented the proposed signage for 870 S. Milwaukee Avenue. Mr. Laska stated the existing Bagels by the Book letters will be removed in favor of a new illuminated channel logo. Mr. Laska stated the sign face will be a pan-formed face that has the face raised and the copy reading “Bagels” will be embossed. Mr. Laska stated there will some editing involved so the white will have an opaque background but there will be a white background at the edge of the letters. Chairman Robbins confirmed there will be a narrow perimeter band around the letters. Commissioner Tarello questioned if the white will be around “Bagels” or “Bagels by the Book”. Mr. Laska stated it will be around the entire copy of “Bagels by the Book”. Chairman Robbins questioned the height of the building. Mr. Laska stated they will review the height and size down the sign proportionally if needed.

Commissioner Tarello made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new signage at 870 S. Milwaukee Avenue, subject to the following conditions: 1) A narrow perimeter band is around the letters; and 2) Confirm the sign size is in compliance at time of permit.

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Motion carried 4 - 0.

ARC 21-13 Jonathan Power, Game Creek Holdings, Applicant
1121 S. Milwaukee Avenue

Request is for new building facades and signage.

Mr. Jonathan Power, authorized agent for Game Creek Holdings, presented the proposed building facades and signage for 1121 S. Milwaukee Avenue. Mr. Power stated the building will be painted the brand colors and the existing signage at the Infiniti Gregory dealership will be removed in favor of the new Tesla dealership. Mr. Power stated the proposed signage is within the allotment permitted by the Zoning Code. Chairman Robbins confirmed the façade is not being manipulated, just the colors are being changed. Chairman Robbins questioned the landscaping at the base of the pylon sign. Chairman Robbins stated as long as the quantities are correct and the landscaping is on the pre-approved list, then the applicant can work through the details at time of permit. Chairman Robbins questioned if the sign will be in the same location as the existing pylon sign. Mr. Power confirmed and noted the landscaping will be detailed at time of permit submittal. Chairman Robbins questioned if the applicant will need to reappear in front of the Commission with a landscape plan. Mr. Sandine stated the amount is within Staff's ability to approve without sending it to the full Commission.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades and signage at 1121 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 21-14 HPT TRS IHG-2, Applicant
1100 N. US HW 45

Request is for new signage.

Ms. Amanda Davis, authorized agents for Sonesta Suites, presented the proposed signage for 1100 N. US HW 45. Ms. Davis stated the scope of work includes changing the proposed signage from Candlewood Suites to Sonesta Simply Suites. Ms. Davis stated the signs are on the northern façade, western façade, western entrance canopy, and freestanding sign. Chairman Robbins questioned if the wall signs will use the same raceway. Ms. Davis confirmed the new signs will be on the same raceway. Chairman Robbins confirmed the new signage will be mounted to the same raceway.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1100 N. US HW 45, in accordance with the plans submitted.

Motion carried 4 - 0.

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ARC 21-15 Melissa Jeong, Authorized Agent for SUP II Red Top Plaza, LLC
1354 S. Milwaukee Avenue

Request is for new signage.

Ms. Melissa Jeong, authorized agent for SUP II Red Top Plaza, LLC, presented the proposed signage for 1354 S. Milwaukee Avenue. Ms. Jeong stated the proposal is for Ki Tae Kwon Do in Red Top Plaza. Ms. Jeong stated she reviewed Staff Comments and indicated she has no issues with having the individual letters fastened to the building. Ms. Jeong stated the smaller sign on the street will have red lettering and an opaque background. Chairman Robbins noted he has a black/white image and questioned the color of the signage. Ms. Jeong stated the logos would be black/white and the letters will be red. Chairman Robbins confirmed the returns on the side of the red letters will be red and the returns on the side of the black logos will be black.

Commissioner Flader made a motion, seconded by Commissioner Burger, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new signage at 1354 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 21-16 STR Partners LLC, Authorized Agent for Community High School District
128
708 W. Park Avenue

Request is for new building facades and other exterior improvements.

Mr. Brian Schutz, Mr. Mark Koopman, and Mr. Mike Henderson, authorized agents for Community High School District 128, presented the proposed building facades and other exterior improvements for 708 W. Park Avenue. Mr. Schutz stated the project includes the renovation of the existing fieldhouse. Mr. Schutz stated the exterior metal panels will be replaced with an insulated metal panel, in a lighter color. Mr. Schutz stated the roof will be replaced with a lighter roof, and the heating/air conditioning will be replaced. Mr. Schutz stated rooftop mechanical units will be replaced and screened with a CityScapes product. Mr. Schutz stated a chain-link fence remediation will occur along the front entrance off Park Avenue and a fence replacement will occur at Sunset/Linden. Mr. Schutz stated most of the rooftop units will be located on the southern side of the ridge. Mr. Schutz stated the new colors will match the existing colors at the school. Mr. Schutz stated the new fence will be a wrought-iron fence at the corner of Sunset/Linden, while new gates will be replaced.

Chairman Robbins noted the plans indicate the existing concrete foundation will be painted. Chairman Robbins questioned if the concrete will work better with a stain, noting a concern about the paint peeling in the future. Mr. Schutz stated they will do a skim-coat over the concrete foundation and then paint. Chairman Robbins stated he is all for a color change but is nervous about the long-term maintenance. Mr. Schutz stated it is important to keep the maintenance low, while still keeping the design looking good. Mr. Koopman stated the District has known for a few years that an update to the fieldhouse has been necessary. Mr. Koopman stated that once this

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project has been completed, it will be on the yearly maintenance plan that will address any issues. Commissioner Flader questioned the feasibility of extending the new metal down to the grade. Mr. Koopman stated the existing building is an old butler building that was provided a foundation. Mr. Koopman stated it is not feasible to extend the paneling down the side of the concrete foundation. Mr. Koopman stated it is potentially possible on the west side, but it will likely look odd in comparison to the rest of the building. Mr. Schutz stated it will look better with a heavier base than trying to change the corner. Chairman Robbins agrees with that assessment and stated the proposal is an improvement. Chairman Robbins stated his main concern is that concrete doesn't hold paint very well. Chairman Robbins stated he understand the maintenance program but indicated that painted concrete will require long-term commitment. Mr. Koopman stated the concrete is currently painted so it has been on their radar for some time. Chairman Robbins questioned the paint color for the concrete foundation. Mr. Schutz stated the color will be almond to match the rooftop units. Mr. Koopman stated that color also matches the fascia and windows around the building.

Commissioner Tarello made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades and other exterior improvements at 708 W. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 21-17 Jon T. Olmsted, Authorized Agent for Paul Valenti Jr.
2501 Commerce Drive

Request is for new lighting, landscaping, and other exterior improvements.

Mr. Jon T. Olmsted, authorized agent for Paul Valenti Jr., presented the proposed lighting, landscaping, and other exterior improvements for 2501 Commerce Drive. Mr. Olmsted stated the scope of work includes constructing a Veterans Memorial on the property. Mr. Olmsted stated the owner is interested in expressing his gratitude towards the military. Mr. Olmsted stated the location of the memorial is in an open turf area that was previously considered for land-banked parking. Mr. Olmsted stated the land-banked parking has been relocated to accommodate the memorial location so a loss in parking is not an issue. Chairman Robbins questioned if the existing parking only 35-spaces. Mr. Olmsted stated the bank of parking proposed is an extension of the existing parking lot. Mr. Olmsted stated 12 new spaces are being proposed with this submittal. Mr. Olmsted stated the curb will be removed, the soil will be excavated, and reused to berm the memorial for privacy. Commissioner Tarello questioned the land-banked spaces. Mr. Olmsted stated there were 42-parking spaces initially, but the proposal is for 35 land-banked and 12-new parking spaces. Commissioner Flader noted the proposed landscape specimen look great. Commissioner Burger agreed the proposal looks good.

Commissioner Flader made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new lighting, landscaping, and other exterior improvements at 2501 Commerce Drive, in accordance with the plans submitted.

Motion carried 4 - 0.

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**ARC 21-18 Gries Architectural Group and Autobuilders, 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 with Gries Architectural Group and Autobuilders, presented the proposed building facades, landscaping, lighting, and signage for 1620 S. Milwaukee Avenue. Mr. Gries stated a new image program was released by Acura while they were undergoing construction to the service department. Mr. Gries stated they would like to update the showroom to the new image program. Mr. Gries stated there will be a new white ACM, black anodized aluminum, new glazing, and signage. Mr. Gries stated updates to the front parking area have been provided, too. Mr. Gries stated the footprint of the building has not changed. Chairman Robbins questioned if the applicant has reviewed Staff comments. Mr. Gries stated he understands the amount of landscaping required and the type of landscaping required. Chairman Robbins questioned the lighting concerns on site. Mr. Gries stated the Photometric Plan had been updated previously. Mr. Sandine stated he will look into the previous plan that was included. Chairman Robbins questioned the signage dimensions. Mr. Gries stated the contractors are still working through the sign program, so he has not been able to get the typical sign package. Mr. Gries stated he will need a variation for the quantity of signs and believes he will need to return to the Commission with the dimensions of the signage.

Commissioner Tarello 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 1620 S. Milwaukee Avenue, subject to the following conditions: 1) The applicant return to the Commission with the signage details.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

Chairman Robbins thanked Commissioner Tarello for her years of public service on the Commission. Commissioner Tarello thanked her fellow Commissioner's and noted how much she has enjoyed her time on the Commission. Mr. David Smith thanked Commissioner Tarello for her service with the Village of Libertyville.

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

Motion carried 4 - 0.

Meeting adjourned at 7:57 p.m.