

MINUTES OF THE APPEARANCE REVIEW COMMISSION
May 20, 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, Tom Flader, Brad Meyer, and Rich Seneczko.

Members Absent: Jennifer Tarello.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to approve the April 15, 2019, Appearance Review Commission meeting minutes as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 19-22 Signarama Libertyville, Authorized Agent for Leticia Arciniega
1410 N. Milwaukee Avenue**

Request is for approval of new signage.

Mr. Jay Cash, representative for Signarama Libertyville, presented the proposed signage for 1410 N. Milwaukee Avenue. Chairman Robbins questioned the condition of the pole itself. Mr. Cash confirmed the sign is in disrepair and needs to be painted. Mr. Cash noted there are no dumpsters on site anymore. Commissioner Meyer confirmed the intention of the Municipal Code is to not have any services on the sign. Mr. Cash noted the three surrounding businesses have services listed on their signs. Commissioner Meyer noted the name is not very clear, so the extra services help identify their business.

Chairman Robbins stated the font on the pole mounted sign will be illegible at the speed people drive on Milwaukee Avenue. Mr. Cash agreed with Chairman Robbins, but noted that sign is their logo and intention. Commissioner Meyer stated the wall mounted sign looks cleaner and will bring in a majority of their business. Chairman Robbins questioned the color that the pole will be painted. Mr. Cash stated the color will be a chocolate color brown. Mr. Cash and the Commission stated they hope the business will be successful. Commissioner Flader questioned if the evergreen landscaping qualifies as the landscaping requirement for the pole sign. Chairman Robbins noted the landscaping was existing and seemed to be a health specimen. Commissioner Flader agreed and noted that there does not appear to be much room for additional plantings.

Minutes of the May 20, 2019, Appearance Review Commission Meeting
Page 2 of 6

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1410 N. Milwaukee Avenue, subject to the following condition: 1) The pole sign shall be painted to match the cabinet.

Motion carried 4 - 0.

ARC 19-23 CNC Graphics, Authorized Agent for Stephanie Hopper
950 Technology Way

Request is for approval of new signage.

Ms. Sophie Skirucha, representative for CNC Graphics, presented the proposed signage for 950 Technology Way. Ms. Skirucha stated the proposed sign will be made of an aluminum cabinet, which will be installed in an existing island inside the complex. Ms. Skirucha stated the building is located in an office complex, which is difficult to navigate. Ms. Skirucha stated the sign will have illuminated cabinets that can attract clients to their office at night and on the weekends. Commissioner Seneczko confirmed the sign is more of a directory sign instead of a freestanding sign that can be seen from the roadway. Commissioner Meyer confirmed the sign is only for the building at 950 Technology Way. Commissioner Meyer stated he does not have an issue with the sign but questioned the location. Chairman Robbins questioned if more signs will follow this directory sign. Chairman Robbins questioned the type of landscaping in the median. Commissioner Flader stated the shrubs appear to be a Gro-Low Sumac that has not leafed out. Ms. Skirucha stated the landscaper is able to place more flowers or bushes, as necessary. Commissioner Flader stated the address at the bottom of the sign will be covered by the landscaping and recommended the address be moved to the top of the sign. Commissioner Meyer confirmed there will be no visibility issues for drivers who may have their view blocked by the sign when turning into a parking area.

Commissioner Flader questioned the orientation of the sign with respect to the island. Ms. Skirucha stated the sign will be perpendicular to the island, so the sign face is facing the on-coming traffic. Chairman Robbins confirmed the sign is single-faced and questioned what the back of the sign will look like. Ms. Skirucha stated the back will be the same silver aluminum frame. Commissioner Meyer stated the sign does not appear to add any directional value. Commissioner Flader noted that the sign will likely be damaged by snow removal. Chairman Robbins noted the "950 Technology Way" letters are only four (4) inches in height. Chairman Robbins questioned if the address is illuminated. Ms. Skirucha stated the address will not be illuminated, but the Lexan faces will be illuminated. Chairman Robbins stated it is difficult to support the sign if the argument is to have it visible during the night, but the address is non-illuminated and hidden by the landscaping. Commissioner Flader noted the logo for one of the tenants is 6" x 11", which is smaller than a piece of paper. Chairman Robbins stated it will be difficult to read a logo of that size when driving through the parking lot. Ms. Skirucha noted the size of the logo varies to fit into the Lexan face, since it cannot be stretched or manipulated.

Commissioner Meyer questioned if the tenants are asking for the directional sign. Ms. Skirucha stated the lease agreement for the new tenant requires a monument sign. Commissioner Seneczko

Minutes of the May 20, 2019, Appearance Review Commission Meeting
Page 3 of 6

questioned if there is a reason the sign on the bottom is located beneath two blank spaces. Ms. Skirucha stated the tenant has requested that location. Commissioner Seneczko noted how it looks odd with the blank spaces. Chairman Robbins questioned if there is a size limit to the directional sign. Mr. Sandine stated directional signs are limited to thirty-two (32) square feet in size, two (2) square feet per tenant panel, six (6) feet in height, and five (5) foot setbacks from all property lines. Mr. Sandine noted the proposed sign is at the maximum allowed per the Sign Ordinance.

Commissioner Flader stated the address should be on the top of the sign and an evergreen should be planted behind the sign to break up the façade. Chairman Robbins stated he agrees that landscaping should be installed behind the sign. Commissioner Flader questioned if the sign could be double-sided and parallel to the planter. Commissioner Seneczko noted the sign would lose visibility from the roadway. Commissioner Flader noted the snow removal would not be as drastic, but some snow would still hit the sign.

Commissioner Meyer questioned where the main entrance is located in relation to the sign. Mr. Sandine explained the main entrance is off of Technology Way, which turned into a boulevard towards the 950 Technology Way building. Commissioner Seneczko stated he believes there is an identifying sign at the entrance. Chairman Robbins questioned if more signs will be installed at a later date and if the aesthetics match the rest of the signs in the complex.

Commissioner Seneczko recommended continuance with the request for more information on the campus and how the proposal will match the existing aesthetic. Chairman Robbins recommended a detailed plan of the island showing additional landscaping. Commissioner Meyer recommended an elevation showing both sides of the sign placed within the island. Ms. Skirucha questioned if the sign should be double-faced. Chairman Robbins stated he is not recommending a double-faced sign, but noted there will be challenges with either design. Commissioner Flader noted it might be worth considering a double-sided sign, parallel to traffic. Chairman Robbins noted that on a double-sided sign, illuminated numerals could be placed on the front edge of the sign to guide people into the site. Ms. Skirucha questioned how much of the Lexan face can be covered. Mr. Sandine stated the entire Lexan face is eligible to be covered, which would allow for arrows, if desired.

Commissioner Seneczko questioned if the sign could be moved to another island, which would protect the sign and allow for more landscaping. Chairman Robbins noted it might be easier to power up the sign, since it could be closer to the light pole. Ms. Skirucha stated she will have a discussion with the customer about these options.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to continue the application for new signage at 950 Technology Way, to the June 17, 2019 meeting.

Motion carried 4 - 0.

**ARC 19-24 North Shore Gas Delivery, Authorized Agent for Natural Gas Pipeline
Company of America
19238 W. Peterson Road**

Request is for approval of new building facades.

Mr. Alan McCurdy, representative for Valdes Engineering, presented the proposed building facades for 19238 W. Peterson Road. Mr. McCurdy stated that during the permitting process, several design changes were made, which required changes to the elevations. Mr. McCurdy noted the main differences are in the pitch of the roof, which helps with transportability. Mr. McCurdy noted some of the doors and windows have shifted. Mr. McCurdy stated a few of the buildings have changed in sizes, but the setbacks have not changed from what was previously approved. Chairman Robbins confirmed the number of buildings, the color of the buildings, and materials of the building have not changed. Mr. McCurdy showed examples of the white exterior aluminum material that will be installed. Mr. McCurdy noted the "GC Building" is slightly different in the submitted set of drawings, and provided an updated copy to the Commission. Chairman Robbins confirmed the doors and openings will be the same as the previous submittal.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new building facades at 19238 W. Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 19-25 Andy Szot, Applicant
1008 N. Milwaukee Avenue**

Request is for approval of new building facades and signage.

Mr. Andy Szot, owner, presented the proposed building facades and signage for 1008 N. Milwaukee Avenue. Mr. Szot stated the scope of work includes replacing the windows, doors, and freestanding sign on the property. Commissioner Meyer confirmed the soffit and fascia will be an off-white. Commissioner Meyer confirmed the front windows will be a bronze color. Chairman Robbins questioned if the awning on the rear façade will remain. Mr. Szot stated the awning will be removed or recovered in the future. Chairman Robbins questioned the logic behind splitting the colors between the off-white and bronze. Mr. Szot stated the split colors will have a better look compared to the existing aluminum. Chairman Robbins confirmed the upper floor has vinyl windows and the main floor is aluminum. Mr. Szot stated the only replacement on the main floor is the door, while the aluminum will be painted. Chairman Robbins confirmed the aluminum windows will be painted a bronze color. Commissioner Meyer stated the building would look better as all one color, bronze. Commissioner Seneczko noted the back windows are white vinyl. Commissioner Meyer stated the white will stand out on the brick color. Commissioner Flader noted the white will get dirty quickly. Commissioner Seneczko noted the back of the building is visible to the residential properties.

Minutes of the May 20, 2019, Appearance Review Commission Meeting
Page 5 of 6

Chairman Robbins questioned if the refuse area will be enclosed. Mr. Szot stated the refuse containers will be enclosed by either a board-on-board or brick fence. Commissioner Seneczko stated he would like to see the design consistent and a sample material board. Commissioner Seneczko stated the white is a poor choice on the visible building. Chairman Robbins noted he does not mind the white color as long as all of the changes are white. Mr. Szot questioned if it would be acceptable to change the entire front to aluminum. Chairman Robbins stated the entire building is currently a clear anodized aluminum, with brown accents throughout. Chairman Robbins stated he does not think the proposal will look better than the existing. Commissioner Meyer noted the existing brown color looks good with the brick color. Mr. Szot noted the white color that is proposed will be an off-white instead of a bright white. Commissioner Seneczko questioned the color of the downspouts. Mr. Szot stated the new downspouts will be an off-white. Commissioner Meyer stated the white will act as a highlighter for the building. Commissioner Seneczko noted the highlighted parts are some of the uglier parts of the building. Commissioner Meyer stated the colors blend in with the rest of building architecture. Chairman Robbins noted the building does have a simple composition that allows it work. Chairman Robbins confirmed the fascia is currently a wood material.

Commissioner Seneczko confirmed the freestanding sign is a white frame with a charcoal black background. Chairman Robbins questioned if the freestanding numerals will be cut-out and welded to the top. Chairman Robbins cautioned the use of these numerals as the address will be reversed from the North. Mr. Szot stated he would have to redesign this portion of the sign.

Commissioner Meyer confirmed the entrance is from the rear, instead of on Milwaukee Avenue. Mr. Szot stated the parking lot is one-way out onto Milwaukee Avenue. Chairman Robbins noted a sign should be added onto the freestanding sign that says "Entrance at Rear".

Commissioner Seneczko recommended a continuance to allow the Commission review a new design that shows the downspouts match the brick, have one consistent color in regards to the trim-work, and see sample material boards.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to continue the application for new building facades and signage at 1008 N. Milwaukee Avenue, to the June 17, 2019 meeting.

Motion carried 4 - 0.

**ARC 19-26 Warren Johnson Architects, Inc., Authorized Agent for Inland Real Estate
1326 S. Milwaukee Avenue**

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

Ms. Tracy Willie, representative for the Warren Johnson Architects, Inc., presented the proposed building facades, landscaping, lighting, and signage for 1326 S. Milwaukee Avenue. Ms. Willie stated scope of work is for a remodel of the existing Burger King. Ms. Willie stated the remodel includes exterior renovations, new landscaping, and new signage. Ms. Willie stated the site

Minutes of the May 20, 2019, Appearance Review Commission Meeting
Page 6 of 6

layout and site lighting are staying the same. Commissioner Meyer stated the remodel is well overdue.

Chairman Robbins confirmed the menu boards are digital. Ms. Willie confirmed and noted the pre-sale board is one component of the three that changes per the day. Ms. Willie confirmed the menu board sign does meet the Sign Code in terms of height, width, and square footage. Commissioner Flader noted the landscaping is normal for the area. Commissioner Seneczko questioned if the red band is illuminated. Ms. Willie stated the red band is illuminated from the back and matches what is on the current building. Ms. Willie noted that the corporate design has required the red band to be on all sides of the building.

Ms. Willie provided the Commission with material and paint samples. Ms. Willie noted the brick comes pre-painted for construction. Chairman Robbins noted he was concerned about the painted brick and the maintenance that comes along with it. Chairman Robbins questioned what material will replace the aggregate concrete. Ms. Willie stated it will be replaced with regular concrete around the building. Commissioner Flader confirmed the parking lot will be re-paved and re-stripped. Ms. Willie noted the drive-through lane will also be replaced with concrete. Chairman Robbins stated his only concern is in regards to the painted brick.

Ms. Willie noted the “N” Light Fixture can be replaced with another option that has a shield. Ms. Willie noted the pre-sale menu board does meet the current Sign Code.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, lighting, and signage for 1326 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

The Commission expressed concern about applicant’s not providing material samples and pertinent information for their review. Chairman Robbins noted, specifically, the importance of providing material samples and site plan for a project.

Commissioner Meyer stated he is unable to attend the July 15, 2019 meeting.

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

Motion carried 4 - 0.

Meeting adjourned at 8:20 p.m.