

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**May 21, 2018**

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.

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

Members Absent: None.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to approve the April 16, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 5 - 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**ARC 18-14 Lake County Forest Preserve District, Applicant  
1899 W. Winchester Road**

**Request is for approval of new signage.**

Ms. Nan Buckardt, representative for the Lake County Forest Preserve District, presented the proposed signage for 1899 W. Winchester Road. Ms. Buckardt stated the applicant applied for a sign variation to place vinyl letters on the top corners of the building. Ms. Buckardt stated the adhesive application did not work when they went to install the signs. Ms. Buckardt stated the new proposal is for channelized, illuminated letters that will only be placed on the Northwest corner of the building.

Chairman Robbins stated Commissioner Seneczko arrived at the meeting. Chairman Robbins confirmed the signage is essentially the same as previously approved. Ms. Buckardt confirmed the new signage is channel letters and the illumination will not be on past 9:00 PM.

*Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 1899 W. Winchester Road, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 2 of 10**

**ARC 18-15 All Signs, Inc., Authorized Agent for Jack L. Martin**  
**226 Peterson Road**

**Request is for approval of new signage.**

Mr. Raavi Sravan, representative with All Signs, Inc., presented the proposed signage at 226 Peterson Road. Mr. Sravan stated he is requesting the corporate specifications for Porto's Peri Peri Chicken.

Chairman Robbins questioned if Mr. Sravan has reviewed Staff's comment regarding illumination. Chairman Robbins stated the "chicken" logo is the only portion permitted to be illuminated. Mr. Sravan stated he will confirm with his client and submit his sign permit accordingly.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 226 Peterson Road, subject to the following conditions: 1) the red background of the logo is not illuminated.*

*Motion carried 5 - 0.*

**ARC 18-16 Code Ninja's, Authorized Agent for IRC Retail Centers**  
**1324 S. Milwaukee Avenue**

**Request is for approval of new signage.**

Mr. Bob Krause, sign contractor for Code Ninja's, presented the proposed signage for 1324 S. Milwaukee Avenue. Mr. Krause stated Red Top Plaza was initially designed to have red channel letters for all of the tenants. Mr. Krause stated there has been some deviation from this color in the past. Mr. Krause stated the new design is permitted per the Zoning Code, and it matches the brand that has been established for Code Ninja's.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1324 S. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 18-17 TFA Signs, Authorized Agent for Paragon Real Estate**  
**1614 S. Milwaukee Avenue.**

**Request is for approval of new signage.**

Ms. Pradnya Kulkarni, representative for Club Pilates, presented the proposed signage for 1614 S. Milwaukee Avenue. Ms. Kulkarni stated Club Pilates is a new franchise that is excited to be in Libertyville. Chairman Robbins noted the box sign is interesting.

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 3 of 10**

*Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 1614 S. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 18-18 K. Hovnanian Homes, Applicant**  
**213, 317, 403, and 417 S. Butterfield Road**

**Request is for approval of new signage.**

Mr. Greg Heinrich, representative for K. Hovnanian Homes, presented the proposed signage for 213, 317, 403, and 417 S. Butterfield Road. Mr. Heinrich stated the request is for a new 4' x 8' sign off of Butterfield Road and Pine Tree Lane, for the new North Pointe Estates.

Chairman Robbins questioned if this is a temporary sign. Mr. Heinrich stated this is a temporary sign that will be in place until the land development process is complete. Mr. Heinrich stated he anticipates the sign to be installed for about six (6) months at this location and then moved to the entrance of the subdivision. Commissioner Meyer confirmed it is a developer sign.

Chairman Robbins questioned if the website address was a point of concern. Commissioner Tarello stated she is not concerned since the sign will be taken down.

*Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 213, 317, 403, and 417 S. Butterfield Road, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 18-19 Andrew Lee, Authorized Agent for Carol Neal Whiting**  
**624 E. Park Avenue, Unit C**

**Request is for approval of new signage.**

Mr. Andrew Lee, representative for Farmers Insurance, presented the proposed signage for 624 E. Park Avenue. Mr. Lee stated the proposal is for new signage in an existing cabinet and in the existing freestanding tenant panels fronting Park Avenue. Commissioner Meyer confirmed this building is on the corner where the Axiom Company was located. Mr. Lee confirmed it is on the corner of Fifth Street and Park Avenue.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 624 E. Park Avenue., Unit C, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 4 of 10**

**ARC 18-20 David Luaces, Applicant**  
**1101 W. Park Avenue**

**Request is for approval of new building facades.**

Mr. David Luaces, owner, presented the proposed building facades for 1101 W. Park Avenue. Mr. Luaces stated the structure was the original location for the Care Animal Hospital. Mr. Luaces stated the proposal is to change the roof from cedar shake shingles to black asphalt. Mr. Luaces stated the building is currently for sale and is expected to be sold within the next few weeks. Mr. Luaces stated he is working on getting the new owner's approval for this change, so he is unsure if the new owner will want cedar shake or asphalt shingles.

Chairman Robbins questioned if there are any covenants in the development that would restrict changing the roof materials. Mr. Luaces stated there are not any covenants, as the development was for this building and the Serenity House. Mr. Luaces stated there is not an association for these properties.

Chairman Robbins stated his hesitation is all of the office buildings in that area have cedar shake roofs. Mr. Luaces confirmed the offices to the East have cedar but some of the offices to the West have asphalt. Chairman Robbins stated his hesitation is with the visual continuity of the roofing material.

*Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 1101 W. Park Avenue, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 18-21 Stephen Martin, Applicant**  
**326 Peterson Road**

**Request is for approval of new building facades.**

Mr. Stephen Martin, representative for Wynkoop Holdings, presented the proposed building facades for 326 Peterson Road. Mr. Martin stated the scope of work includes installing a garage door on the rear of the building. Mr. Martin stated the rendering shows a brown garage door that will be similar to the one installed.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 326 Peterson Road, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 5 of 10**

**ARC 18-22    Roake and Associates, Inc., Authorized Agent for Community High School  
District 128  
708 W. Park Avenue**

**Request is for approval of new landscaping and lighting.**

Mr. Mike Henderson, representative for Community High School District 128, presented the proposed landscaping and lighting for 708 W. Park Avenue. Mr. Henderson stated the scope of work is to modify a previously approved plan. Mr. Henderson stated the original plan was for three phases. Phase I was for the construction of the natatorium, Phase II was to straighten out the roadway, while Phase III is proposed to be modified into a Phase III and Phase IV. Mr. Henderson stated the proposed Phase III will have sixty-nine (69) parking spaces. Mr. Henderson stated the redesign was to help facilitate traffic flow and the new design will have a self-contained parking area. Mr. Henderson stated there is an extensive amount of landscaping and maintaining the fifty (50) foot buffer. Mr. Henderson stated the proposal is to enhance the landscaping and maintain the required buffer. Mr. Henderson stated the proposal is not intended to regrade areas, as there is a significant grade change in the landscaped area. Mr. Henderson stated the landscaping was not put in the large open areas in an attempt to maintain landscaping. Mr. Henderson stated Phase IV shows the code required future parking areas, but noted that portion of parking is not intended to be installed at this time. Mr. Henderson stated new light fixtures will be installed at a height of ten (10) feet.

Commissioner Seneczko questioned if the proposal is for Phase III and Phase IV. Mr. Henderson stated that Phase IV is not going to be installed at this time. Mr. Henderson stated the new proposal is to modify Phase III from the previously approved plan, and break the parking into Phases III and IV. Commissioner Seneczko stated the photometric plan will need to be updated to reflect the conditions that will be installed.

Mr. Louis Wehrspann, representative for Roake and Associates, showed the location of the light poles that will be included in Phase III. Mr. Wehrspann stated the light poles will be ten (10) feet in height with LED lights. Commissioner Seneczko questioned if the light poles will be shielded. Mr. Wehrspann stated the light poles will not be shielded, but have cut-off optics. Commissioner Flader stated a shield is shown on the proposal. Mr. Wehrspann stated the shield will be an optional add-on. Commissioner Tarello confirmed there will be sufficient illumination along the entrance.

Commissioner Flader noted Staff's comment regarding the landscaping, but noticed a significant amount of landscaping in the buffer zone. Mr. Wehrspann stated the existing tree canopy and elevation changes limited the landscaping choices.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Plan Commission approve the application for new landscaping and lighting at 708 W. Park Avenue, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 6 of 10**

**ARC 18-23 R.M. Swanson Architects, Authorized Agent for Metra**  
**200 Lake Street**

**Request is for approval of new building facades and signage.**

Mr. Julio Vega, architect for R.M. Swanson Architects, presented the proposed building facades and signage for 200 Lake Street. Mr. Vega provided a copy of the color renderings for the proposed Metra station. Mr. Vega stated the revisions are due to budgetary restraints which cutback on many of the additions. Mr. Vega stated several changes include removing all of the columns except for the entryways on the front and back, along with and decreasing the overall height of the structure. Mr. Vega stated the new design appears cleaner and more fitting for the site. Mr. Vega stated the materials have been changed to one company "CertainTeed", which will help with the budgeting. Mr. Vega stated the original design included a composite roof that resembled slate, but this design was too expensive. Mr. Vega stated the current proposal is for a dark colored "CertainTeed" asphalt roof. Mr. Vega stated the siding on the gables will be a taupe colored panel, without any seams. Mr. Vega stated the trim work will be made of a white PVC material. Mr. Vega stated the design will be a siding will be a "Colonial White" colored veneer that is applied over the existing masonry. Mr. Vega stated the bottom half of the façade will be made of real stone veneer, made from South Bay Quartzite. Mr. Vega stated the main feature that has been changed is the removal of the columns, except for the waiting area as required by Metra. Mr. Vega stated the brackets holding the overhang will be stained with a dark brown finish. Mr. Vega stated the shutters will be a dark slate color to match the black windows. Mr. Vega stated visually the West elevation will be a mirror of the East Elevation.

Mr. Vega stated the dumpster enclosure will be a chisel face concrete masonry unit with a swing gate so that it is completely covered. Mr. Vega stated the dumpster enclosure will have wing extensions on the rear side to accommodate the salt container used by Metra. Chairman Robbins confirmed the dumpster door faces the parking lot and the reverse side is open to the railroad track.

Mr. Vega stated the signage for the building includes individual letters for "Libertyville" that are black, anodized aluminum. Mr. Vega stated these letters will be placed on all sides of the building. Mr. Vega stated the "Metra" sign is a solid box that is zinc that has the "Metra" blue color with a white background. Mr. Vega stated Metra would not accept individual letters. Mr. Vega stated the signs will have downlights above them to illuminate them at night. Mr. Vega stated the lighting will be LED and directly pointed at the signage. Commissioner Tarello questioned how many lights will be used for the signage. Mr. Vega stated there will be four lights in total.

Mr. Vega stated the site plan needed to expand for a Metra Kiss-N-Ride area. Mr. Vega stated the new site plan allows for an ADA parking space and parallel spaces in front of the entryway. Mr. Vega stated the ground in front of the entryway will be a stamped concrete. Mr. Vega stated the mix of the stamped concrete is designed to accommodate for the amount of salt that will be used by Metra. Mr. Vega stated the concrete will be a brush finish and stained. Mr. Vega noted some of the islands in front will be adjusted to accommodate for the new Kiss-N-Ride area.

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 7 of 10**

Chairman Robbins confirmed the accessible parking stalls to be relocated are still in compliance with the ADA standards.

Chairman Robbins questioned the material of the roof of the dormers. Mr. Vega stated the design is intended to be asphalt but there is an option for a zinc material. Mr. Vega stated the material of the dormer will match the pre-fabricated cupula. Mr. Vega stated the zinc can be bid out as an alternate. Chairman Robbins questioned if the current cupula and dormers emit light. Mr. Vega stated the dormers and cupula will have a tint to block light. Chairman Robbins questioned if a light will be put in the cupula. Mr. Vega stated there are no plans for a light in the cupula but it is a good idea to put one in there.

Commissioner Flader questioned the longevity of the stamped concrete. Mr. Vega stated the proposed design will have a five (5) inch depth of fiber reinforcement, along with a sealer to penetrate into the concrete in order to repel oils. Commissioner Tarello noted the profile of stamped concrete can be difficult for women's heels. Mr. Vega stated the design will be thinner, unlike a traditional cobblestone. Commissioner Flader questioned the feasibility of changing to an eight (8) centimeter brick paver to help with maintenance. Mr. Vega stated the freeze thaw cycle will make the brick pavers move around. Commissioner Flader noted there are several other places downtown with brick pavers already and these areas are easier to patch than an area with stamped concrete. Chairman Robbins questioned if there is a large cost difference between brick pavers and concrete. Commissioner Flader stated in his experience there hasn't been much of a cost difference between the two, and noted the biggest difference is how much easier maintenance is for using brick pavers. Mr. Vega stated the brick pavers can be put as an option.

Commissioner Seneczko questioned if Metra was asked about an individual letter sign for their logo. Mr. Vega stated Metra only wanted their standard sign from their catalog.

*Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades and signage at 200 Lake Street, with to the possible options: 1) Optional zinc roof for dormers to match the cupula, 2) Optional light to illuminate the cupula, and 3) Optional brick pavers in the rear and front entryway.*

*Motion carried 5 - 0.*

**ARC 18-24 Meyer Homes, Inc., Applicant**  
**500-514 Broadway Avenue**

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

Commissioner Meyer recused himself from ARC 18-24.

Mr. Brad Meyer, owner and representative for Meyer Homes, presented the proposed building facades, landscaping, and lighting for 500-514 Broadway Avenue. Mr. Meyer provided a copy of the color renderings for the proposal to the Commission. Mr. Meyer stated his main goal for this project is to have them look, live, and feel like single-family homes. Mr. Meyer stated this

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 8 of 10**

project is an opportunity to do something very unique with a townhome development. Mr. Meyer stated this project is very important personally, as he lives one hundred (100) feet from the property. Mr. Meyer stated he wants it to blend in and be seamless with the surrounding neighborhood. Mr. Meyer stated the development is similar to School Street Development but this has yard space and easy garage access. Mr. Meyer stated his goal was for each townhome to have their own character. Mr. Meyer stated the zoning for the site allows different options, but he is most comfortable with this design. Mr. Meyer stated there are a few changes he would like to make to the design, following the arrival of the material samples. Mr. Meyer noted color changes in certain aspects to Unit A1 and Unit B2.

Mr. Meyer stated there were questions about height in Staff's comments. Mr. Meyer stated there is a considerable drop off between the front and back of the property, and the height was taken from the mid-point. Mr. Meyer stated the fence will be traditional with lattice on top for privacy. Chairman Robbins questioned if the fence will be a natural color or if it will be stained. Mr. Meyer stated he was going to keep it natural. Mr. Meyer requested an option to change between the two fence proposals.

Mr. Meyer noted all of the lights will be the color black. Mr. Meyer noted the colors of Unit A1 will be green and red, Unit B1 will be white and black, Unit B2 will be "Evening Blue", and Unit A2 will be solid gray. Mr. Meyer requested for the corner board on the shakes to be optional. Mr. Meyer requested an optional skylight in the rear "B Units". Mr. Meyer noted it is difficult to get light into the middle units, and the skylights would help with that aspect. Mr. Meyer stated the rear garages will have a vertical trim board running upwards as it comes into contact with the fences. Mr. Meyer stated the railings will be a cream color similar to the trim.

Commissioner Flader confirmed there are not chimneys for this project. Mr. Meyer stated the landscaping will be basic on the outside to give owners the option of planting their own. Chairman Robbins questioned if the A/C Units will be inside the mulch beds. Mr. Meyer stated the heat pumps will be on the inside of the fence. Commissioner Flader questioned the plant mix in the rain garden. Mr. Meyer stated there will be ornamental grasses.

*Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Zoning Board of Appeals approve the application for new building facades, landscaping, and lighting at 500-514 Broadway Avenue, with the possible options: 1) Optional not to use corner boards on the end units, 2) Optional skylight in the rear roof line for the hall bath on the "B" units, 3) Optional vertical trim board on the yard side of the garages so the color can change to match the corresponding home, 4) Optional stone on A2 and B1 to be Eden Machine Cut Veneer, 5) Single car garage door light on alley side to hang from soffit, 6) Optional brick installation on Unit A1 and "High Desert" on Unit B2, 7) Optional railings on A1 look red in renderings but they will be cream in color.*

*Motion carried 4 - 0.*

**ARC 18-25    Kueny Architects, Authorized Agent for John Massarelli**  
**920 S. Milwaukee Avenue**



**Request is for approval of new building facades and signage.**

Mr. Rodrigo Gutierrez, representative for Kueny Architects, presented the proposed building facades and signage for 920 S. Milwaukee Avenue. Mr. Gutierrez stated the scope of work is to update the existing Nissan building after twenty (20) years. Mr. Gutierrez stated the proposal is to modify the west portion of the Nissan building. Mr. Gutierrez stated there are existing 10' windows that will be raised up to 14' and covered with aluminum composite panels. Mr. Gutierrez stated Nissan's colors will be silver, dark gray, and a red tablet fiberglass feature. Mr. Gutierrez stated Nissan would prefer to have the red table interior illuminated. Chairman Robbins confirmed the whole red tablet lights up. Mr. Gutierrez stated all of the lights and landscaping will remain. Mr. Gutierrez stated the existing pylon will be recovered with a new aluminum wrap, and there will be two (2) additional wall signs added to the building. Mr. Gutierrez stated a variance will be required for the additional signage.

Chairman Robbins confirmed the landscaping around the base of the pylon sign will remain. Chairman Robbins questioned if the canopy between the strip mall and Nissan building will be removed. Mr. Gutierrez stated he believes the canopy has already been removed. Chairman Robbins questioned if there are existing mechanical units are on the rooftop. Mr. Gutierrez stated the mechanical units may need additional screening methods.

*Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Zoning Board of Appeals approve the application for new building facades and signage at 920 S. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 18-26 Aspect Design, Inc., Authorized Agent for Edward Herchenbach**  
**515-527 N. Third Street**

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

Mr. Jeff Letzer, project manager for Aspect Design, Inc., and Edward Herchenbach, owner, presented the proposed building facades, landscaping, and lighting for 515-527 N. Third Street. Mr. Letzer stated the proposal is for two (2) new buildings. Mr. Letzer stated there is a storm sewer running through the middle of the property, which requires a ten (10) foot separation between the buildings. Mr. Letzer stated the front of the building faces Third Street, while the West of the property is an alleyway. Mr. Letzer provided the Commission with updated color elevations and photometrics. Mr. Letzer stated the proposed building is one-story, built out of concrete masonry units. Mr. Letzer stated the base of the building is a rock faced product named "Black Walnut", the main body of the building is a "Shot Blast" finish with a slight texture, along with a smooth finish, color coordinating band on the top. Mr. Letzer stated the photometric plan has been revised to be below the maximum illumination. Mr. Letzer stated the tree removal plan has been updated to reflect the existing species and locations. Mr. Letzer stated the mechanical units will be in front of the building with cedar board on board fencing. Mr. Letzer stated the same material will be used to screen the dumpster in the rear of the building. Mr. Letzer stated there will be overhead doors will be a white color. Mr. Letzer stated the windows

**Minutes of the May 21, 2018, Appearance Review Commission Meeting**  
**Page 10 of 10**

will be a mill finish, while the canopies above the front windows and doors will be metal.

Commissioner Flader questioned if the air conditioning units can be placed onto the rooftop. Mr. Letzer stated the intention was to limit the amount of rooftop punctures. Commissioner Seneczko stated the location of the air conditioning units will likely be an issue regarding the American Disabilities Act. Commissioner Seneczko noted the mechanical units will likely be noisy in the summertime and may be an eyesore. Commissioner Seneczko recommended moving the air conditioning units elsewhere on site. Mr. Herchenbach stated several other buildings have air conditioning units in the front and it seems to work out. Chairman Robbins questioned the possibility of moving the air conditioning units near the alley. Mr. Letzer stated the air conditioning units will be able to fit next to the dumpster and then they can be screened together.

*Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 515-527 N. Third Street, subject to the following conditions: 1) The mechanical units are relocated to the rear (alley) of the building and screened.*

*Motion carried 5 - 0.*

**ARC 18-27 Kang Architects, Inc., Authorized Agent for Karen Citow**  
**716 S. Milwaukee Avenue**

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

*Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new building facades, landscaping, lighting, and signage at 716 S. Milwaukee to the June 18, 2018, Appearance Review Commission meeting.*

*Motion carried 5 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 5 - 0.

Meeting adjourned at 9:02 p.m.