

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**June 15, 2020**

The regular meeting of the Appearance Review Commission was conducted virtually due to public health concerns and called to order by Acting Chairman Brad Meyer at 7:00 p.m.

Members Present: Acting Chairman Brad Meyer, Tom Flader and Jennifer Tarello.

Members Absent: Chairman John Robbins and Rich Seneczko.

A quorum was established.

Village Staff Present: John Spoden, Director of Community Development; Heather Rowe, Economic Development Coordinator; and Christopher Sandine, Associate Planner.

Commissioner Flader made a motion, seconded by Commissioner Tarello, to approve the May 18, 2020, Appearance Review Commission meeting minutes, as written.

Motion carried 3 - 0.

**OLD BUSINESS:**

**ARC 20-14 Village of Libertyville, Applicant  
1950 N. US Highway 45**

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

Ms. Heather Rowe, authorized agent for the Village of Libertyville, presented the proposed landscaping and lighting for 1950 N. US Highway 45. Ms. Rowe stated there are three applicants for the overall project, which currently includes the Libertyville Sports Complex and the Golf Learning Center. Ms. Rowe stated the Village has closed the driving range and leased the property to Aloha Falls. Ms. Rowe stated the Village has contracted for sale the driving range and miniature golf site. Ms. Rowe confirmed that the Village is intending on retaining the Libertyville Sports Complex. Ms. Rowe stated the scope of work for the Village's property includes adjustments to the existing parking lots. Ms. Rowe stated there is some adjustments along the southwest portion of the property to connect with the industrial developments to the south, along with additional parking spaces on the north and east side of the building. Ms. Rowe stated that these parking lot adjustments will require some landscaping changes throughout the property. Ms. Rowe stated the safety lighting levels are low along the east side of the building and will be adjusted during the final review.

Acting Chairman Meyer questioned how many parking spaces are currently available for the Sports Complex and how many parking spaces will be available for the Sports Complex. Acting Chairman Meyer noted that individuals will no longer be able to park in the overflow spaces. Ms. Rowe stated that CivilTech Engineering has reviewed the parking on regular activity days and larger tournament activity days. Ms. Rowe stated the Village planned the amount of parking based on a typical event day, so there is a possibility that overflow parking will be needed on large-scale event days. Ms. Rowe stated there is currently 387 spaces for the Sports Complex and

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270 spaces for the golf usage. Ms. Rowe stated there was observed between 467 to 481 spaces during these events. Ms. Rowe stated the current site plan includes 500 parking spaces. Ms. Rowe stated the Village has explored a leasing option with the industrial user to the south, but since those users are not confirmed, a formal lease cannot be guaranteed at this time.

Commissioner Flader stated the front drive lane is a consistent issue during drop-off time. Commissioner Flader noted the drivers tend to come from the south and stack in the fire lane. Commissioner Flader questioned if there is an option for a drop-off area near the front of the building. Commissioner Tarello agreed with Commissioner Flader and questioned if the Peterson Road access will be accessible for Libertyville residents. Ms. Rowe stated there will be cross-access agreements between the properties so that users can utilize the Route 45 or Peterson Road entrance. Commissioner Flader stated he is concerned the traffic circle will be crowded during the pick-up and drop-off times, which can be even more difficult with certain industrial users. Ms. Rowe stated the traffic flow is something that can be reviewed with the Village's consultants and it will be presented to the Plan Commission. Mr. James Woods, authorized agent for the Village of Libertyville, stated their analysis was primarily to maximum parking on the property. Mr. Woods stated they could review the vehicular traffic flow regarding the site. Commissioner Flader questioned if the warehouse building will have truck docks for semi-trucks. Ms. Rowe confirmed there will be a truck court for the semi-trucks.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and lighting at 1950 N. US Highway 45, subject to the following condition: 1) Review the traffic flow for drop-off and pick-ups.*

*Motion carried 3 - 0.*

**ARC 20-15 Midwest Industrial Funds, Authorized Agent for the Village of Libertyville**  
**1800 and 1850 N. US Highway 45**

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

Mr. Pat Shaner, representative for Midwest Industrial Funds, presented the proposed building facades, landscaping, lighting, and signage for 1800 and 1850 N. US Highway 45. Mr. Shaner stated the development includes a two (2) building industrial complex located just south of the Libertyville Sports Complex building. Mr. Shaner stated the north building is approximately 165,000 SF and the south building is approximately 169,000 SF. Mr. Shaner stated there will be two common area pieces of the development, including a common detention pond and common drive that connects the Libertyville Sports Complex to the proposed retail outlet. Mr. Shaner stated a new right-in, right-out turn is proposed along Route 45. Mr. Shaner stated along the access drive will include directional signage and a shared monument sign at the Peterson Road entrance and the right-in, right-out along Route 45. Mr. Shaner said the buildings are being designed on a speculative basis. Mr. Shaner stated discussions have been had with the Village on overflow parking spaces. Mr. Shaner stated there is flexibility between the two buildings, so if there are some options to help with parking for the Sports Complex. Mr. Shaner stated the buildings are setup to be rear-loaded buildings. Mr. Shaner stated there are two main entrances

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with more glass. Mr. Shaner stated the buildings are designed to have up to four (4) users in each building. Mr. Shaner stated all of the truck traffic would be contained between the buildings. Mr. Shaner stated a portion of the building protrudes from the structure on the west side of the building to help screen trucks from Route 45. Mr. Shaner stated the building would be a pre-cast concrete building with glass windows. Mr. Shaner stated the glass helps break up the concrete panels and provides natural light into the space. Mr. Shaner stated it is their intention to meet the Zoning Code requirements for landscaping and a berm will be provided along Route 45. Mr. Shaner stated there is parking lot screening along the north and south sides of the building. Mr. Shaner stated a majority of the lighting will be building mounted, however, a couple pole lights may be required on the common drive.

Commissioner Tarello reiterated the concern about the drop-off and pick-up for the Sports Complex. Commissioner Flader stated he likes the concept of the two buildings but is concerned about the traffic flow. Ms. Heather Rowe, authorized agent for the Village of Libertyville, stated the semi-trucks will be entering the site along the access roads, but will not be accessing the site through the car-parking areas. Ms. Rowe stated the site was designed so the semi-trucks cannot enter the Sports Complex area. Commissioner Meyer questioned if there has been any more thought on having a right-turn only restriction for trucks onto Peterson Road. Commissioner Meyer noted how difficult it is to make a left-turn out of that intersection. Mr. John Spoden, authorized agent for the Village of Libertyville, stated it is something that is still being reviewed and will be discussed with the Plan Commission, as well. Mr. Spoden stated he appreciates the comments on the drop-off and notes it is something that will be studied further.

*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 1800 and 1850 N. US Highway 45, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**ARC 20-16 45Peterson, LLC, Authorized Agent for the Village of Libertyville**  
**1800 and 1850 N. US Highway 45**

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

Mr. Tom Williams, representative for 45Peterson, LLC, presented the proposed building facades, landscaping, lighting, and signage for 1800 and 1850 N. US Highway 45. Mr. Williams stated they are a tenant driven developer and will work with a single tenant user. Mr. Williams stated the user will likely be a gas station, convenience store, and potentially car wash. Mr. Williams stated the proposal is a concept plan at this time. Mr. Williams stated the gas station will service cars and truck diesel fuel. Mr. Williams stated he is working with a tenant and the site plan is likely to change based on their preferences. Mr. Williams stated the details will be updated accordingly. Mr. John Spoden, authorized agent for the Village of Libertyville, stated these proposals may be phased in together or separately.

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*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 1800 and 1850 N. US Highway 45, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**NEW BUSINESS:**

**ARC 20-23 Advocate Health Care, Applicant**  
**825 S. Milwaukee Avenue**

**Request is for new signage.**

Mr. Brad Mayer, representative for Advocate Health Care, presented the proposed signage for 825 S. Milwaukee Avenue. Mr. Mayer stated the proposed signage was originally submitted a few years ago and has been changed. Mr. Mayer stated the new design includes a blue “Advocate Children’s Medical Group” panel. Acting Chairman Meyer questioned if the color change was intentional. Mr. Mayer stated the blue color is the particular color for the “Children’s Medical Group” which can be found in other places on the campus.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 825 S. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**ARC 20-24 Jim Rundle, Authorized Agent for BECO Management, Inc.**  
**1910 Innovation Way, Suite 101**

**Request is for new building facades.**

Mr. Jim Rundle, representative with DesignHaus, presented the proposed building facades for 1910 Innovation Way, Suite 101. Mr. Rundle stated the proposal is for a new man-door near the docks. Mr. Rundle stated the new door will be key-card access as the tenant does not want to use the existing nearby door.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 1910 Innovation Way, Suite 101, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

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**ARC 20-25 MIF 1200 Technology (Libertyville) LLC, Applicant**  
**1200 Technology Way**

**Request is for new building facades.**

Mr. John Dunneback, representative for Midwest Industrial Funds, presented the proposed building facades for 1200 Technology Way. Mr. Dunneback stated the initial proposal was presented before the Commission in September 2019. Mr. Dunneback stated the initial proposal requested the new building addition to be painted to match the existing brick. Mr. Dunneback stated that the multiple color tones within the brick made it difficult to blend. Mr. Dunneback stated they tried about 15 different color samples, but they had issues with how the color looked, some not matching and others being streaky. Mr. Dunneback consulted with exterior color experts on trying to decide the best course of action. Mr. Dunneback stated the final design was to use a lighter beige color to compliment the darker brick color. Acting Chairman Meyer agreed that the final design looked nice and noted how difficult it can be to match colors.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 1200 Technology Way, in accordance with the plans submitted.*

*Motion carried 3 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that the Village will allow the project at 1441 N. Milwaukee Avenue to continue to their public hearing with the concept for rezoning the site. Mr. Spoden stated that if the applicant is granted the rezoning for the property, they will need to return to the Appearance Review Commission for their final design.

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

Motion carried 3 - 0.

Meeting adjourned at 7:43 p.m.