

MINUTES OF THE APPEARANCE REVIEW COMMISSION
July 15, 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, Rich Seneczko, and Jennifer Tarello.

Members Absent: Brad Meyer.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to approve the June 17, 2019, Appearance Review Commission meeting minutes as written.

Motion carried 4 - 0.

OLD BUSINESS:

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

Request is for approval of new signage.

Ms. Amanda Moore, representative for NAI Hiffman, presented the proposed signage for 950 Technology Way. Ms. Moore stated the new design includes relocating the address to the top of the sign and providing landscaping along the base. Ms. Moore stated evergreen shrubs can be planted at the rear of the sign to accommodate the previous suggestion by the Commission. Ms. Moore stated the location of the sign was determined based on maximum visibility for patients coming into the complex.

Commissioner Tarello questioned if the back of the sign is blank. Ms. Moore stated the back of the sign will be blank and will oblige with the landscaping, if requested. Commissioner Flader recommended the landscaping be planted along the back of the sign. Commissioner Seneczko questioned if the colors shown on the sign were accurate. Ms. Moore stated the color of the letters will depend on the logos for the respective companies. Commissioner Seneczko confirmed the Lake County Forest Preserve directional signs are along the same boulevard.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 950 Technology Way, subject to the following condition: 1) evergreen landscaping be installed at the back of the sign.

Motion carried 4 - 0.

NEW BUSINESS:

**ARC 19-34 G. Fisher Commercial Construction, Inc., Authorized Agent for Brian Russ
1432 S. Milwaukee Avenue**

Request is for approval of new building facades.

Mr. George Fisher, representative for G. Fisher Commercial Construction, Inc., presented the proposed building facades for 1432 S. Milwaukee Avenue. Chairman Robbins confirmed the columns on the building are removed for illustrative purposes and will not be removed with this project. Mr. Fisher stated the columns were removed in the rendering to show the design of the front window façade. Chairman Robbins questioned if additional lighting is required underneath the canopy. Mr. Fisher stated that no additional lighting will be necessary. Chairman Robbins questioned if the door on the north-side is just existing glass. Mr. Fisher stated the door will be new and the brick will be cleaned up to allow it. Chairman Robbins questioned if the fascia of the sign is in good shape. Mr. Fisher said he was unsure on the condition of the fascia near the sign. Chairman Robbins noted the fascia should be cleaned up before the new sign is installed.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 1432 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 19-35 Pear Tree Design Group, Authorized Agent for Frank Naeymi-Rad
1101 W. Park Avenue**

Request is for approval of new building facades.

Ms. Kate Freund, representative for Pear Tree Design Group, presented the proposed building facades for 1101 W. Park Avenue. Ms. Freund stated that after reading the Staff comments, the white paint can be removed from the scope of work. Ms. Freund stated she is unsure if a variation will be required, since the site plan shows the building encroaching into the side yard setback. Mr. Sandine stated a Plat of Survey will help Staff verify if a variation will be required. Commissioner Seneczko questioned if there are several other buildings nearby that are similar in style. Chairman Robbins noted one building is directly south of this building, and approximately four buildings are to the east.

Commissioner Seneczko stated he does not like the idea of painting the brick a white color. Ms. Freund stated the owner is not tied to that design and can remove it from the scope of work. Chairman Robbins questioned the use for the property. Ms. Freund stated the business is mostly a generic think-tank group. Chairman Robbins questioned if the basement will be in use. Ms. Freund stated the basement will not be used by the business. Chairman Robbins questioned what the railing along the roofline is used for on the East Elevation. Ms. Freund stated the railing is hiding existing mechanical equipment. Ms. Freund stated any new mechanical equipment will likely be screened instead of painted. Chairman Robbins confirmed the vestibule is mostly going

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to be used for additional light. Chairman Robbins questioned the depth of the proposed vestibule. Ms. Freund stated the vestibule will be approximately seven (7) to eight (8) feet.

Commissioner Seneczko questioned if any signage is proposed. Ms. Freund stated signage has not been considered, yet. Ms. Freund stated the owner is trying to get their basic approvals to do the interior renovations. Commissioner Flader questioned how much the windows will be increased. Ms. Freund stated the windows will be increased approximately eighteen (18) inches on the top and bottom. Commissioner Seneczko questioned if any additional landscaping is proposed on site. Ms. Freund stated additional landscaping is not being proposed at this time. Commissioner Flader noted how landscaping should be critical for this project. Chairman Robbins agreed with Commissioner Flader and noted that any landscaping near the new windows will be damaged during installation. Commissioner Tarello noted how the new windows will need a similar soldier course along the top of the window installations. Chairman Robbins noted the soldier course will need to be used from the salvaged brick to match.

Chairman Robbins questioned if the roof will be changed from cedar shake. Ms. Freund stated the owner is looking into a Tesla Roof, which is a photovoltaic roof system. Mr. Sandine noted the previous owner was approved for an architectural shingle roof system last year. Chairman Robbins noted he does not have a concern with an architectural shingle roof system or an architectural cedar shake roof.

Chairman Robbins questioned the railing material on the East Elevation that will be used as screening to the full height of the mechanical units. Chairman Robbins noted additional plans should be provided that shows the exact materials to be used on all changes. The Commission recommended additional information in terms of material samples, landscaping, and color elevations.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to continue the application for new building facades at 1101 W. Park Avenue, to the August 19, 2019 meeting.

Motion carried 4 - 0.

ARC 19-36 Commonwealth Edison Company, Applicant
1500 Franklin Boulevard

Request is for approval of new landscaping and fencing.

Mr. Darren Boundy, Mr. Scott Saef, and Mr. Justin Crable, representatives for ComEd, presented the proposed fencing and landscaping for 1500 Franklin Boulevard. Mr. Boundy stated the proposed scope of work is a follow-up to a project that started a few years ago. Mr. Boundy stated the purpose of the work is to help ComEd crews get in and out of the property quickly and safely. Mr. Saef stated the storage building that was built three (3) years ago is mainly for emergency crews. Mr. Saef stated the new design allows for a more efficient operation of crews. Mr. Crable stated the goal of the project is to create a permanent storage area. Mr. Crable stated a small amount of landscaping will be removed and relocated to accommodate a new curb cut. Mr. Crable noted that 10-11 SF of pervious area will be added in the end. Mr. Crable stated four (4)

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new trees will be installed in the newly created landscape island. Mr. Crable stated that there is no new lighting planned for the site and the fence will have interwoven slats to match the existing conditions. Chairman Robbins questioned if the paving and drainage will be the same. Mr. Crable stated the grading and drainage will remain consistent with the existing conditions.

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping and fencing at 1500 Franklin Boulevard, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 7:38 p.m.