

MINUTES OF THE APPEARANCE REVIEW COMMISSION
October 16, 2023

The regular meeting of the Appearance Review Commission was called to order by Chair Sarah Burger at 5:04 p.m. at 118 W. Cook Avenue.

Members Present: Chair Sarah Burger, Les Galo, James Hartshorne, and Mike Kollman.

Members Absent: Tom Flader.

A quorum was established.

Village Staff Present: Christopher Sandine, Senior Planner.

Commissioner Hartshorne made a motion, seconded by Commissioner Kollman, to approve the September 18, 2023, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

**ARC 23-39 The Aubrey Sign Company, Authorized Agent for Springmill Investments II, LLC
149 Buckley Road**

Request is for new signage.

Mr. Paul Bandur, authorized agent for The Aubrey Sign Company, presented the proposed signage at 149 Buckley Road. Mr. Bandur stated the scope of work includes relocating an existing sign onto the building façade, as the tenant has leased two neighboring spaces in this building. Mr. Bandur stated the white background behind the blue “Wellness Center” letters will be opaque.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 149 Buckley Road, in accordance with the plans submitted.

Motion carried 4 - 0.

NEW BUSINESS:

**ARC 23-41 Adam Hartman, Authorized Agent for SUP II Red Top Plaza LLC.
1300 S. Milwaukee Avenue**

Request is for new building facades.

Mr. Adam Hartman, applicant, presented the proposed building facades at 1300 S. Milwaukee Avenue. Mr. Hartman provided the Commission with paint samples and material samples for their review. Mr. Hartman stated the scope includes updating the façade per their new branding scheme,

Minutes of the October 16, 2023, Appearance Review Commission Meeting
Page 2 of 4

which includes painting the existing EFIS and adding Nichiha panels on either side of their existing signage. Commissioner Kollman confirmed only the EFIS will be painted, along with the cornice.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new building facades at 1300 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-42 USG Corporation, Applicant
700 N. US Highway 45

Request is for new landscaping.

Ms. Amanda Arnould, authorized agent for USG Corporation, presented the proposed landscaping at 700 N. US Highway 45. Ms. Arnould stated the CEO of the USG Corporation would like to add an asset to their campus and the community. Ms. Arnould stated the last major update to the campus was in the 1960's. Ms. Arnould stated their goal is to enhance the property over the next five (5) years and be able to apply for arboretum status. Ms. Arnould stated the proposal includes fifty-five (55) trees on the private property and eight (8) in the right-of-way. Ms. Arnould stated the trees are all native and this will provide much needed diversity. Ms. Arnould stated the improvements will enhance the habitat and future phases include adding prairie grasses to reduce the amount of grass on the property. Commissioner Kollman questioned the meaning of arboretum status. Ms. Arnould stated that USG will need to create a board with professionals and a member from USG, where they will maintain the trees through perpetual maintenance with an independent funding source. Ms. Arnould stated USG will anticipate opening this area to the public on certain days (weekends and special events). Commissioner Kollman and Ms. Arnould discussed potential future phases for the project. Chair Burger noted the improvements within the public right-of-way will require approvals from the Village. Chair Burger questioned if the plantings would provide seasonal interest. Ms. Arnould stated there will be a variety of structural elements, textures and colors throughout the year. Ms. Arnould stated there will be an arborist taking care of the site at all times.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new landscaping at 700 N. US Highway 45, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-43 Nicholas Polito, Applicant
1107 W. Park Avenue

Request is for new signage.

Chair Burger moved this item to the end of the "New Business" section on the agenda to allow for the applicant to arrive.

Minutes of the October 16, 2023, Appearance Review Commission Meeting
Page 3 of 4

ARC 23-44 HS Chicago Portfolio Investors, LLC, Applicant
901 E. Park Avenue

Request is for new fencing.

Mr. Owen Hughes and Ms. Afshan Aqueel, authorized agents for HS Chicago Portfolio Investors, LLC, presented the proposed fencing at 901 E. Park Avenue. Mr. Hughes stated the proposal includes the installation of a sixteen (16) foot fence along the truck court and dock doors for their tenant (PODs). Mr. Hughes stated PODs will store their empty containers outside, which the Village then requires to be screened from neighboring properties. Ms. Aqueel stated the fence is proposed to be a chain-link fence with slats for privacy and durability. Chair Burger stated the Staff Report indicates the Zoning Code allows for ten (10) foot fences, however, it appears that an Amendment to the Planned Development may be considered to allow for fences to have a greater height. Mr. Sandine confirmed the applicant will appear before the Village Board of Trustees with their request to have a fence that is taller than ten (10) feet. Mr. Sandine noted the applicant does not need to appear before the Plan Commission / Zoning Board of Appeals, unless the Village Board of Trustees believes this item should fall under their review. Chair Burger and Commissioner Kollman stated they like the idea of the slats being the color of the building (grey) instead of the white.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new fencing at 901 E. Park Avenue, subject to the following condition: 1) The slats between the chain-link are a grey color to match the primary building façade.

Motion carried 4 - 0.

ARC 23-45 Community Partners for Affordable Housing, Applicant
500 Peterson Road

Request is for new building facades and landscaping.

Mr. Hugo Prill, architect for the Community Partners for Affordable Housing, presented the proposed building facades and landscaping at 500 Peterson Road. Mr. Prill stated one item that has changed from the previous approval is the color of the brick. Mr. Prill stated the previously approved brick has been discontinued, which has required them to find an alternate with a slightly different color tone. Mr. Prill stated the first-floor brick will be a “Vintage Black Velour” color from a different manufacturer. Mr. Prill stated the second and third floor brick will change to a blend of two different brick colors. Mr. Prill stated the change to the “Pebble” fiber cement board color will complement the brick selections. Mr. Prill stated there were no other changes on the building. Commissioner Kollman and Commissioner Hartshorne stated the building looks better with the changes. Mr. Prill noted the general contractor has the brick tones readily available. Chair Burger discussed the Staff Report comments. Mr. Sandine confirmed the color of the first-floor brick will be “Vintage Black Velour” instead of “Coal” that is shown on the building permit sets. Mr. Sandine stated the applicant is required to appear before the Village Board to Amend their Planned Development due to a shift in the location of stormwater runoff. Mr. Sandine stated the

Minutes of the October 16, 2023, Appearance Review Commission Meeting
Page 4 of 4

approved plans showed the stormwater to leave the site towards Peterson Road, however, the re-submitted documents show a portion of the stormwater heading towards Peterson Road and the other portion heading towards the rear of the property.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new building facades and landscaping at 500 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-46 MAR Libertyville-H, LLC, Applicant
1111 S. Milwaukee Avenue

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

Commissioner Kollman made a motion, seconded by Commissioner Galo, to continue the application for new building facades, landscaping, lighting, and signage at 1111 S. Milwaukee Avenue, until the November 20, 2023, meeting date.

Motion carried 4 - 0.

ARC 23-43 Nicholas Polito, Applicant
1107 W. Park Avenue

Request is for new signage.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to continue the application for new signage at 1107 W. Park Avenue, until the November 20, 2023, meeting date.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

The Commission discussed how the Village should enforce the peeling of paint on buildings. The Commission further discussed their open vacancies and questioned the status of several projects throughout the Village.

With no further discussion, Commissioner Hartshorne moved and Commissioner Kollman seconded a motion to adjourn.

Motion carried 4 - 0.

Meeting adjourned at 5:46 p.m.