

MINUTES OF THE APPEARANCE REVIEW COMMISSION
October 21, 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, Rich Seneczko and Jennifer Tarello.

Members Absent: None.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to approve the September 16, 2019, Appearance Review Commission meeting minutes, as written.

Motion carried 5 - 0.

OLD BUSINESS:

**ARC 19-46 John Sexton, Authorized Agent for Libertyville Business Park
0 Technology Way**

Request is for new landscaping.

Mr. John Sexton, authorized agent for the Libertyville Business Park Association, presented the updated landscaping for 0 Technology Way. Mr. Sexton stated that a tree survey and updated Landscape Plan have been completed based on the comments of the September 2019 meeting. Mr. Sexton stated the 1994 Landscape Plan showed a line of trees to remain on the eastern property line, but the 1999 Landscape Plan showed these trees to be removed. Mr. Sexton noted that in 1997 there was extensive earthwork completed to build the detention pond, which likely caused those trees to be removed. Mr. Sexton stated the pond has not been maintained for about eighteen (18) years, which led to beavers attacking the volunteer trees. Mr. Sexton stated the beavers have been trapped and the 1999 Landscape Plan is to be maintained. Mr. Sexton noted the updated Landscape Plan will add nine (9) trees and replace two (2) other trees. Mr. Sexton stated no other trees are proposed along the dam front.

Chairman Robbins confirmed the 1999 Landscape Plan has been the base for the updated Landscape Plan. Chairman Robbins questioned how close the 1999 Landscape Plan is to what is existing on site. Mr. Sexton stated about forty (40) trees have been added to the 1999 Landscape Plan, which will be left on site. Mr. Sexton stated there are a few areas on site that will accommodate large-scale trees, which is reflected in the proposed Landscape Plan. Commissioner Meyer noted the Landscape Plan will make the area better than what was existing.

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Chairman Robbins questioned how Staff calculated the seventy-four (74) trees in terms of the 1994 and 1999 Landscape Plans. Mr. Sandine stated the removal of the trees without a permit forced Staff to look at the one-for-one replacements on the amount of trees that were removed. Mr. Sandine noted that it is unclear how many trees were removed from the Mundelein's property versus the subject property, too. Chairman Robbins questioned how much space is between the edge of the dam and the property line. Mr. Sexton stated there is anywhere from one (1) foot to six (6) feet, which would make it difficult to plant anything in that area.

Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 0 Technology Way, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-47 Triboyo Libertyville, LLC, Applicant
1201 S. Milwaukee Avenue

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

Mr. Gregory Mauro, representative for Gregory Infiniti and Soapy Joe's Car Wash, and Mr. Eric Pepa, architect for the applicant, presented the updated building facades, landscaping, lighting, and signage for 1201 S. Milwaukee Avenue. Mr. Pepa stated an updated rendering shows the dealership and car wash on the same graphic. Chairman Robbins noted the rendering helps provide a lot of context. Mr. Pepa provided the Commission with material samples for the Gregory Infiniti Dealership, including the proposed glass, precast, and colors. Commissioner Meyer questioned if the elevations for Soapy Joe's has changed. Mr. Pepa stated the color renderings have changed but the materials have not changed. Mr. Pepa stated the early renderings were more conceptual, but the material colors will be much more realistic. Mr. Pepa stated the NM-1 will be located on the sides of the entrance. The precast and Dryvit will comprise the bulk of the façade. Chairman Robbins confirmed the precast and stucco will be the same color. Mr. Pepa provided a sample board for Soapy Joe's Car Wash. Chairman Robbins questioned if the belt course separating the brick and stone on Soapy Joe's Car Wash will be painted to match the precast colors. Mr. Pepa noted the color will match and it will be pigmented to match, not necessarily painted. Chairman Robbins confirmed the reveals on the brick for Soapy Joe's Car Wash are shadows in the rendering. Chairman Robbins confirmed the coping will be white. Chairman Robbins questioned the type of glass to be installed. Mr. Pepa stated the glass will be clear and frameless for the Gregory Infiniti Dealership.

Chairman Robbins noted there is a lot of signage on site including three (3) ground mounted signs, large directional signs, and a number of wall signs. Chairman Robbins noted the larger directional signs should be reduced to meet the Village standards. Chairman Robbins noted the Sign Code limits them to two (2) square feet, which is reasonable. Commissioner Seneczko questioned if the "Certified Pre-Owned Sign" could be added to the larger monument sign. Mr. Mauro stated he currently has a monument sign and a certified pre-owned sign on his other site. Mr. Mauro stated Infiniti does not typically have their monument signs combined. Chairman

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Robbins noted there is also a lot of signage on the building itself, but he is not as concerned about that signage. Mr. Mauro noted some of the signage on the building is standard Infiniti gateway signage. Chairman Robbins noted he is more concerned about the extra monument sign and the size of the directional signs.

Chairman Robbins questioned if the color of the light poles have been determined. Mr. Pepa stated a color has not been decided but it will be reviewed. Chairman Robbins questioned if the mechanical equipment will be located on the rooftop. Mr. Pepa stated the mechanical equipment will be screened on three sides by a parapet wall and on one side by a screening device. Commissioner Meyer confirmed the screening will be at or above the height of the rooftop units.

Commissioner Seneczko confirmed that Gregory Infiniti and Soapy Joe's Car Wash are separate and they will be using their brand on the signage. Chairman Robbins questioned if elevations have been provided for the refuse enclosures. Mr. Pepa stated they will be developed and are not included in the submitted elevations.

Chairman Robbins stated Staff calculated the interior lot landscaping and noted that the parking lot for Soapy Joe's Car Wash was at about six percent (6%). Mr. Sandine explained which areas were included in the calculation, but did not have the exact amount of landscaping that the parking areas were deficient. Mr. Sandine noted that the areas marked as vehicle storage were not included within the calculation. Mr. Sandine stated the Gregory Infiniti Dealership parking and the Soapy Joe's Car Wash parking were calculated separately since they are acting as two separate businesses. Mr. Sandine noted the location of the dumpster enclosure is taking some of the traditional green space away that is typically included within this calculation. Mr. Sandine noted an additional island or two should be enough to make up the difference in required interior parking lot landscaping. Mr. Mauro suggested moving the location of the dumpster to accommodate the landscaping requirement. Chairman Robbins stated moving the location towards Greentree Parkway would be unwise, as it may affect patrons pulling into the facility. Mr. Mauro noted the dumpster could be located with the other enclosure along the southern property line. Mr. Todd Roberts, authorized agent with MeritCorp, noted the Staff comments up-to-date have not discussed interior parking lot landscaping. Chairman Robbins stated this has always been part of the Zoning Code with this project.

Commissioner Flader noted he is concerned with the species recommended on site. Commissioner Flader stated all of the plantings will leave the site bare in the winter months. Commissioner Flader recommends planting evergreen and boxwoods to provide some screening and color. Chairman Robbins noted it is a good idea to include some color for the winter months. Commissioner Meyer noted there will need to be landscaping around the base of the monument signs, too. Mr. Sandine stated the Zoning Code requires one square foot of landscaping for every one square foot of signage.

Chairman Robbins questioned if the zoning for the property will remain in the C-4. Mr. Mauro stated the zoning is not being changed, but a Planned Development is being requested. Chairman Robbins recommended updated the Site Data to reflect the accurate zoning.

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Commissioner Meyer noted he is confused on how Staff is interpreting the site. Mr. Sandine stated that Staff is viewing the site as two different business under the C-4 Zoning Code. Mr. Sandine noted that since it is two separate businesses, the signage and parking lot landscaping are being viewed separately. Mr. Sandine noted that the whole site is connected in other circumstances, though, which makes it difficult. He noted the Planned Development allows for these deviations, such as two principle structures on the same zoning lot of record, additional signs, and interior parking lot landscaping. Chairman Robbins questioned if the Planned Development request would allow less landscaping inside of a parking lot. Mr. Sandine stated it is likely that could be an additional request, although Staff would like to see compliance with the Zoning Code. Chairman Robbins and Commissioner Meyer noted the location of the trash enclosure for Soapy Joe's Car Wash appears to be in a nice location at the moment. Chairman Robbins noted winter relief in terms of landscaping will be important. Chairman Robbins noted the main issues seem to be identifying the fixture colors, providing landscaping for the monument signs, providing elevations for the trash enclosures, and providing different landscape species. Chairman Robbins noted the directional signs should also be reduced from four (4) square feet to two (2) square feet.

Mr. Sandine noted that the applicant is appearing before the Commission on a conceptual basis and will need to return to the Commission for final approval.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 1201 S. Milwaukee Avenue, subject to the following conditions: 1) Identify light pole fixture colors, 2) Provide updated species on the Landscape Plan per discussion, 3) Provide final location and elevations for trash enclosures, and 4) Provide landscaping at the base of the monument signs.

Motion carried 5 - 0.

NEW BUSINESS:

**ARC 19-48 Martin Neal, Authorized Agent for Carol Neal Whiting
624 E. Park Avenue**

Request is for an updated Master Sign Criteria.

Mr. Martin Neal, authorized agent for Carol Neal Whiting, presented the updated Master Sign Criteria for 624 E. Park Avenue. Mr. Neal stated that ownership was unaware of the master sign plan for the property until Staff brought it up with a recent tenant. Mr. Neal stated that they have worked with Staff to update their sign criteria to accommodate today's standards. Mr. Neal stated he will add in Staff's recommend comment on the sign illumination section from the Sign Code.

Chairman Robbins confirmed the phone numbers are not permitted. Chairman Robbins questioned if the Commission is okay if the background colors do not match. He noted there are two off-white colored backgrounds, one white colored background, and one blue colored

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background. Mr. Neal noted the Commission approved the blue colored background a few years ago. Commissioner Flader confirmed the cabinet company is still at this location. Commissioner Seneczko confirmed the other signs will remain and not be updated. Mr. Neal stated the State Farm sign will be placed where the blue sign is currently.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for an updated Master Sign Criteria at 624 E. Park Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

**ARC 19-49 State Farm, Sean Dunnigan Agency, Authorized Agent for Carol Neal Whiting
624 E. Park Avenue, Suite C**

Request is for new signage.

Mr. Sean Dunnigan, authorized agent for Carol Neal Whiting, presented the proposed signage for 624 E. Park Avenue, Suite C. Mr. Dunnigan stated his business is moving from Red Top Plaza to this location. Mr. Dunnigan stated he is interested in having a marquee sign located along Fifth Avenue. Commissioner Tarello questioned if the sign above the door will be removed. Mr. Dunnigan stated he would like to have both but will remove it if necessary. Mr. Sandine stated it is unclear if the Sign Code will allow both signs. Mr. Sandine recommended the applicant provide a floor plan to verify the amount of signage the applicant is allowed. Commissioner Flader confirmed the new box sign will match the existing box signs on site. Commissioner Meyer noted the sign above the door may not be necessary with lettering on the door. Commissioner Meyer recommended approving both signs and if the sign is not permitted, it can be stopped at the permitting level.

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

Motion carried 5 - 0.

**ARC 19-50 SN Ventures, LLC, Applicant
1240 N. Milwaukee Avenue**

Request is for new landscaping.

Mr. Kevin Daly, authorized agent for SN Ventures, LLC, and Mr. Joe Ingino, owner, presented the proposed landscaping for 1240 N. Milwaukee Avenue. Mr. Daly stated the proposed landscape plan has been revised to accommodate a prairie style to match the rest of the building and remove some of the repetitiveness throughout the site. Mr. Ingino stated most of the revisions were along the perimeter of the building. Chairman Robbins questioned the reasoning

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for the trees being removed from the earlier plans. Mr. Daly stated a lot of those trees needed to be removed to accommodate the detention ponds. Mr. Daly stated that the previous landscape plan did include about 17-18 additional trees for the property. Chairman Robbins questioned the rationale for reducing the landscaping along the refuse enclosure. Mr. Daly noted there is not much to screen and there is a dense amount of landscaping to the south and east of the dumpster enclosure.

Chairman Robbins noted a change in the parking lot screening along the south property line. Mr. Daly stated the initial line of Hick Yews would be costly and they are not very salt tolerant. Commissioner Flader and Chairman Robbins noted the proposed plantings will be unable to provide screening in the winter months. Mr. Ingino questioned the possibility of installing a fence. Commissioner Meyer noted the Zoning Code likely has setbacks for the fence, which will not be possible without a variation. Mr. Ingino stated a fence will not be installed. Commissioner Flader noted the options for evergreen screening in Illinois that are able to reach three (3) feet are Hick Yews or Arborvitae. Mr. Ingino confirmed they are able to break up the Hick Yews with Spruce Trees. Commissioner Flader noted they are able to provide maintenance to the Hick Yews along the south property line in the winter to avoid killing them off with salt.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping at 1240 N. Milwaukee Avenue, subject to the following condition: 1) Keep the evergreen plantings along the south property line, as approved in the 2018 Landscape Plan.

Motion carried 5 - 0.

**ARC 19-51 Principle Construction Corporation, Authorized Agent for Forever Land Company
1801 N. Butterfield Road**

Request is for new landscaping, lighting, and parking lot improvements.

Mr. Ernie Spina, authorized agent with Principle Construction Corporation, presented the proposed landscaping, lighting, and parking lot improvements for 1801 N. Butterfield Road. Mr. Spina stated the owner is proposing the install the future parking area now since the earthwork will likely cause a disturbance to operations in the future. Mr. Spina stated the parking area is not visible, as it is nestled behind the building and screened by the Metra berm to the south. Mr. Spina stated adding additional trees into the islands is not wanted by the owner since the space is relatively small. Mr. Spina stated the rest of the development is in compliance with the landscaping requirements from the Village. Chairman Robbins confirmed the Metra berm cannot be used as screening. Mr. Spina stated the Metra berm is not on their property, so it cannot be used as screening. Chairman Robbins noted the location of the parking lot is quite lower than Butterfield Road. Mr. Spina stated it is about fifteen (15) feet lower than Butterfield Road. Chairman Robbins stated screening should not be an issue given the location of the parking.

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Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping, lighting, and parking lot improvements at 1801 N. Butterfield Road, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-52 Midwest Industrial Funds, Inc., Applicant
1200 Technology Way

Request is for new landscaping, lighting, and parking lot improvements.

Mr. John Dunneback, representative for Midwest Industrial Funds, Inc., presented the proposed landscaping, lighting, and parking lot improvements. Mr. Dunneback stated the scope of the project is to install five (5) new parking spaces along Technology Way. Mr. Dunneback stated these parking spaces encroach into the setback, which will require a variation. Mr. Dunneback stated a few trees have been relocated to accommodate the proposed parking.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping, lighting, and parking lot improvements, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-53 Encompass Health Corporation, Authorized Agent for Brunette Holdings, LLC
1201 American Way

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

Ms. Leslie Netzer, representative for Kimley-Horn, Mr. Edward Alonso, representative for Gresham Smith, and Ms. Amanda Folta, representative for Kimley-Horn, presented the proposed building facades, landscaping, lighting, and signage for 1201 American Way. Ms. Netzer stated Encompass Health is the developer looking to build a 60,000 square foot building on the subject property. Ms. Netzer stated there is not any new access points proposed off Route 45 or Winchester Road, but there are two (2) access points from American Way. Ms. Netzer stated the front of the building is along American Way, and the rear of the building is along Route 45. Ms. Netzer stated a landscape berm is being proposed along Route 45 to break up the monotony and provide screening for the mechanical equipment in the rear of the building. Ms. Netzer stated the materials for the building will be a mixture of face brick and EFIS. Ms. Netzer stated there will be one (1) wall sign and two (2) freestanding signs. Ms. Netzer stated the light pole heights will be reduced to not exceed twenty-five (25) feet. Mr. Alonso stated the building is long in length, so the front entry point is emphasized to break up the massing. Mr. Alonso stated the color of the building helps break down the scale of the building, too. Mr. Alonso stated the building will include wall packs at about nine (9) feet in height and they will be oriented downwards to prevent glare. Mr. Alonso stated the mechanical equipment and dumpsters will be screened by

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screening devices and landscaping. Mr. Alonso stated rooftop units will be screened by the rooftop parapet walls and metal panels that will be painted to match the adjacent EFIS. Mr. Alonso stated the canopy in the front will be longer for the drop off area and it will be tall enough to accommodate any fire trucks. Mr. Alonso noted there are two ambulance drop off areas that will have canopies covering them. Ms. Netzer stated the landscape plan will be updated to reflect the specific species. Ms. Netzer stated landscaping will be added around the base of the sign, too. Ms. Netzer stated there were nine (9) trees recommended to remain, but the survey was done without knowing the plan. Ms. Netzer stated the plan will be to replace per the Village Tree Code.

Chairman Robbins clarified the labels on the elevation sheets. Chairman Robbins confirmed the materials will be tagged in the future. Chairman Robbins questioned how the canopies are constructed. Mr. Alonso stated they will be metal, lit from below, and have a metal underside. Chairman Robbins questioned the nature of the glass. Mr. Alonso stated the patient rooms will have a light tint of gray or blue, while the larger windows will have clear glass. Mr. Alonso stated the clear glass helps the patients interact with the surrounding environment.

Chairman Robbins noted that a berm with trees planted on top of it can look forced at times. Chairman Robbins questioned the height of the berm. Ms. Netzer noted the berm varies between 2-4 feet with landscaping planted throughout. Commissioner Flader questioned the thought behind the berm installation. Ms. Netzer stated it would act as a screening device to soften the mechanical equipment in the back of the property. Commissioner Flader questioned if there is a public sidewalk to be installed. Ms. Netzer stated the Village Code requires a sidewalk to be on all right-of-ways. Ms. Netzer stated it will be in an easement along Route 45. Commissioner Flader stated a smaller drawing that shows the berm would be helpful for the Commission. Chairman Robbins noted the signage being requested is not unreasonable. Commissioner Flader confirmed the detention pond will be filled with native plantings.

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 1201 American Way, in accordance with the plans submitted.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

None.

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

Motion carried 5 - 0.

Meeting adjourned at 9:07 p.m.