

MINUTES OF THE APPEARANCE REVIEW COMMISSION
November 16, 2020

The regular meeting of the Appearance Review Commission was conducted virtually due to public health concerns and called to order by Chairman John Robbins at 7:01 p.m.

Members Present: Chairman John Robbins, Sarah Burger, Tom Flader, Rich Seneczko and Jennifer Tarello.

Members Absent: None.

A quorum was established.

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

Commissioner Tarello made a motion, seconded by Commissioner Flader, to approve the October 19, 2020, Appearance Review Commission meeting minutes, as written.

Motion carried 5 - 0.

OLD BUSINESS:

**ARC 20-37 Wynkoop Holdings, LLC, Applicant
2121 Tempel Drive**

Request is for new building facades.

Mr. Stephen Martin, representative for Wynkoop Holdings, LLC, presented the proposed building facades for 2121 Tempel Drive. Mr. Martin stated the scope of work includes installing a drive-in door on the front of the building. Mr. Martin stated there are existing freight doors on the south side of the structure. Mr. Martin stated there are drive-in doors on the east and west sides of the building. Mr. Martin stated Unit D will have the proposed drive-in door, which will allow for more flexibility when leasing the space. Mr. Martin stated there are other overhead doors facing Tempel Drive, so it is not uncommon to see an overhead door facing the main roadway. Mr. Martin stated the proposed materials will blend in with the building, such as a brown metal that matches the existing doors on site. Commissioner Seneczko stated he has no issues with the proposal.

Mr. Martin stated a tree will be removed to accommodate the location of the new overhead door. Mr. Martin stated the height of the door will not exceed ten (10) feet. Mr. Martin stated there will also be a man-door next to the overhead door, which he believed to be a building code requirement.

Chairman Robbins questioned if the overhead door and man door will be installed where the two windows are in the submitted photograph. Mr. Martin confirmed that is the location and that the two windows will be removed for this improvement.

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Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 2121 Tempel Drive, in accordance with the plans submitted.

Motion carried 5 - 0.

**ARC 20-42 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. John Spoden, Director of Community Development, reminded the Commission that the Village and Midwest Industrial Funds have been working towards an update to the Planned Development Final Plan where the Village will sell approximately 31 acres south of the Sports Complex to Midwest Industrial Funds for the proposed industrial development. Mr. Spoden stated the Commission reviewed a conceptual plan earlier this year and the current proposal is for final approval. Mr. Spoden stated the Commission approved the Village's proposal at the October meeting and requested further information from the Midwest Industrial Funds proposal.

Mr. Pat Schaner and Mr. Werner Briske, authorized agents for Midwest Industrial Funds, presented the proposed building facades, landscaping, lighting, and signage for 1800 and 1850 N. US Highway 45. Mr. Schaner stated the proposal includes two industrial buildings with a shared truck court. Mr. Schaner stated that since the last meeting, the submittal has been updated to provide additional details regarding specific colors and materials. Mr. Schaner stated physical samples have been provided to the Commission for review. Mr. Schaner stated the colors of the building are representative of the elevations, which are a grey-tone with darker accent colors. Mr. Schaner stated the vertical accent pieces and horizontal canopies are an Iron Ore color, which the elevation renderings represent. Mr. Schaner stated the signage has been updated to show the size, fonts, and actual colors. Mr. Schaner stated a side-by-side picture of the proposal has been provided. Mr. Briske stated they tried to do as much color correcting as they could to present reality. Mr. Briske stated the proposed rooftop unit screening method will be a mounted-screening system. Mr. Briske stated this will be installed on all sides without a parapet.

Chairman Robbins requested to move through the Staff Comments. Chairman Robbins noted the height of the light pole standards are set to be twenty-seven (27) feet. Mr. Schaner stated the height of the light standards will be revised to not be taller than twenty-five (25) feet. Chairman Robbins questioned the signage updates. Mr. Schaner stated revised elevations of the signage has been provided, and all the colors, fonts, lettering sizes, and all elevation sides have been provided. Mr. Schaner stated the accent color is the same Iron Ore as on the building. Chairman Robbins stated landscaping will be required at the base of the sign. Mr. Schaner stated they will be able to provide the required amount of landscaping at the base of the sign. Mr. Schaner stated the actual location of the sign along Peterson Road may vary slightly. Robbins noted the landscaping will be a requirement to meet the ordinance. Chairman Robbins confirmed the applicant is okay with implementing a wayfinding signage program once the tenants have been finalized.

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Commissioner Flader questioned if this application is their final plan. Chairman Robbins confirmed that is the applicant's intent. Commissioner Seneczko questioned the trash enclosure details. Chairman Robbins noted the trash enclosures will be handled on an individual tenant basis. Commissioner Flader questioned if this proposal includes the potential gas station on the corner. Mr. Schaner stated the gas station is not included with this proposal. Chairman Robbins stated the massing and general feel of the industrial buildings are not dissimilar from the Sports Complex building.

Chairman Robbins stated the applicant has addressed the questions regarding the relative contextual issues, rooftop screening, color and building samples, and canopies. Chairman Robbins questioned if a canopy has been added to the middle entrance. Mr. Briske confirmed a horizontal canopy has been added to the middle entrance. Chairman Robbins questioned if it is identical to the other canopies. Mr. Briske stated the canopy is an identical height and color but it is a cantilever instead of engaging with an adjacent mass. Chairman Robbins noted the signage and lighting have been addressed, too.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Zoning Board of Appeals/Plan Commission approve the application for new building facades, landscaping, lighting, and signage at 1800 and 1850 N. US Highway 45, subject to the following conditions: 1) Light standards are adjusted to have a height of not more than twenty-five (25) feet, and 2) The required amount of landscaping is installed at the base of the signs.

Motion carried 5 - 0.

NEW BUSINESS:

ARC 20-44 Heritage Signs, Ltd., Authorized Agent for Ahmed Amin
730 N. Milwaukee Avenue

Request is for new signage.

Ms. Cindy Fitzpatrick, authorized agent for Heritage Signs., Ltd., presented the proposed signage for 730 N. Milwaukee Avenue. Ms. Fitzpatrick stated the scope of work is to install a new sign face in an existing sign cabinet. Ms. Fitzpatrick stated the colored areas will be a Coral Red PMS 178-C and a Cool Gray PMS 9-C. Ms. Fitzpatrick stated the background colors will be opaque. Chairman Robbins questioned the window signage on the existing building. Ms. Fitzpatrick stated she can present that question to the new owner. Commissioner Flader questioned if there is any proposed landscaping at the base of the sign. Ms. Fitzpatrick stated she can present that question to the owner, too. Chairman Robbins questioned the services listed on the sign. The Commissioners indicated they are okay with the services listed. Chairman Robbins stated he agrees with the landscaping issue and noted some height would provide presence for the sign. Ms. Fitzpatrick questioned if there are any suggestions on plant materials. Chairman Robbins noted there is an approved plant list that a landscaper could choose materials from. Commissioner Flader added that the land space is limited, so any additional landscaping is welcome at this point.

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Commissioner Flader made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 730 N. Milwaukee Avenue, subject to the following condition: 1) The required amount of landscaping is installed at the base of the sign.

Motion carried 5 - 0.

ARC 20-45 North Shore Sign Co., Authorized Agent for Ronald A. Ciglenik
253 Peterson Road

Request is for new signage.

Mr. Matt Laska, representative for North Shore Sign Co., presented the proposed signage for 253 Peterson Road. Mr. Laska stated the scope of work includes installing a new single-face sign cabinet on an existing storefront. Mr. Laska stated a box sign used to be on the wall a few years ago until the previous tenant removed it. Mr. Laska stated the white background will be opaque and the rest of the signage will be a vinyl copy. Chairman Robbins questioned the condition of the underlying wall. Mr. Laska stated there are a few holes in the wall from previous signage, but the proposed signage will cover those holes.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 253 Peterson Road, in accordance with the plans submitted.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

Approval of the 2021 Appearance Review Commission Meeting Dates.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the 2021 Appearance Review Commission Meeting Dates.

Motion carried 5 - 0.

Mr. Sandine stated the Village has hired the law firm of Elrod & Friedman to serve as the Village's General Counsel.

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

Motion carried 5 - 0.

Meeting adjourned at 7:42 p.m.