

MINUTES OF THE APPEARANCE REVIEW COMMISSION
July 19, 2021

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:03 p.m. at 118 W. Cook Avenue.

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

Members Absent: Chairman John Robbins and Tom Flader.

A quorum was established.

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

Commissioner Hartshorne made a motion, seconded by Commissioner Rooney, to approve the June 21, 2021, Appearance Review Commission meeting minutes, as written.

Motion carried 5 - 0.

OLD BUSINESS:

**ARC 21-38 Paul Mannino, Authorized Agent for the Townhomes of Redtop Drive
181-195 Red Top Drive**

Request is for new building facades (roofing materials).

Mr. Paul Mannino, authorized agent for the Townhomes of Redtop Drive, presented the proposed building facades (roofing materials) for 181-195 Red Top Drive. Mr. Mannino stated this item appeared before the Commission in July, requesting two potential colors for the roof. Mr. Mannino stated that since the July meeting, they felt an alternative color would be a better option. Mr. Mannino provided the Commission with a sample of the proposed color.

Acting Chair Burger reminded the Commission that this project affects a five (5) unit townhome that is split into two structures. Acting Chair Burger stated the townhomes are autonomous and able to make their own decisions on roofing materials and colors. Mr. Sandine showed the Commission a Google Street view image of the existing townhomes. Commissioner Hartshorne confirmed the architectural asphalt shingles will replace the existing cedar shakes.

Commissioner Galo made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new building facades (roofing materials) at 181-195 Red Top Drive, in accordance with the plans submitted.

Motion carried 5 - 0.

NEW BUSINESS:

ARC 21-39 North Shore Sign Co., Authorized Agent for Wynkoop Holdings LLC
216 Peterson Road

Request is for new signage.

Mr. Jeff Barmueller, authorized agent for North Shore Sign Co., presented the proposed signage for 216 Peterson Road. Mr. Barmueller stated the Sign Criteria for the strip center has been updated recently. Mr. Barmueller stated the owner has signed off on the proposed signage that does not meet the new sign criteria. Mr. Barmueller stated the individual letters are backlit so they will create a shadow when illuminated. Mr. Barmueller stated axe graphic is black, which will not illuminate, but the white outline will illuminate. Mr. Barmueller stated the previous sign criteria allowed for thirty-inch graphics, and the proposed axe graphic will be thirty-six inches. Mr. Barmueller stated the neighboring tenant space of "Porto's Peri Peri" features a graphic that is also thirty-six inches in height.

Acting Chair Burger questioned how the Village operates when the sign criteria on file does not match their current tenant standards. Mr. Spoden stated that the applicant would proceed through the Appearance Review Commission process for signage that does not match the standards. Mr. Spoden noted if the sign did match the standards, then it could have been approved at a Staff level. Mr. Spoden suggested the owner provide an updated Sign Criteria for the Appearance Review Commission to review. Commissioner Galo confirmed the location of the sign will be where the previous Baird & Warner sign was located. Acting Chair Burger and Commissioner Rooney noted they have no issues with the sign since the landlord signed off on the proposal.

Commissioner Kollman questioned how each individual letter would be illuminated. Mr. Barmueller explained the letters will be backlit, meaning the illumination will be shown onto the dryvit to create a halo effect. Commissioner Kollman questioned if there will be a raceway or conduit connecting each letter. Mr. Barmueller stated there will not be a raceway with this type of design. Mr. Barmueller stated each electrical connection will be located behind the dryvit. He noted how each power supply can accommodate a few letters. Commissioner Kollman confirmed that they will not be able to see any wires behind the sign.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 216 Peterson Road, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 21-40 Canlan Libertyville Sports Complex, Authorized Agent for the Village of Libertyville
1950 N. US Highway 45

Request is for new signage.

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Mr. Aaron Hering, authorized agent for Signarama Libertyville, presented the proposed signage for 1950 N. US Highway 45. Mr. Hering stated the scope of work is for the main monument sign along the entrance of Route 45. Mr. Hering stated the signs at the corner of Peterson Road/Route 45 and along Peterson Road are not being considered within this application. Mr. Hering stated the proposed sign is like the existing sign, but it will be a blue cabinet with white acrylic letters. Mr. Hering stated it will be a double-sided sign that shows the same on each side. Mr. Hering stated the larger text and swoosh graphic is push through, while the smaller text is flush with the cabinet. Mr. Hering stated there is still an open question regarding the landscaping. Commissioner Galo confirmed the letter box will be removed. Acting Chair Burger clarified that the scope of work is almost like installing a brand-new sign. Mr. Hering stated they will be using the existing steel posts and the cabinet shape will be very similar. Commissioner Kollman questioned the material of the sign face. Mr. Hering stated the sign face is aluminum, but the letters are Plexiglas. Mr. Spoden confirmed the blue background will be opaque so that only the letters are illuminated. Commissioner Kollman confirmed the Village is leasing the Sports Complex to Canlan. Commissioner Rooney confirmed the only raised letters will be the swoosh at the top of the sign. Acting Chair Burger questioned how the landscaping requirement will affect the proposed signage. Mr. Spoden stated the landscaping is something that can be worked out by the Village and Canlan so that it is installed. Mr. Spoden also suggested the Commission is able to add the landscaping requirement as a condition for approval to ensure it is installed.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 1950 N. US Highway 45, subject to the following condition: 1) The required amount of landscaping is installed at the base of the sign in accordance with the Sign Code.

Motion carried 5 - 0.

**ARC 21-41 Holladay Properties, Authorized Agent for Lamash Investments, LLC.
1980 Kelley Court**

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

Mr. Duffey Phelps, Mr. Ryan Kelly, and Mr. Randy Metz, authorized agents for Holladay Properties, presented the proposed building facades, landscaping, and lighting for 1980 Kelley Court. Mr. Phelps stated the scope of work includes constructing an all-suites hotel with 122 rooms. Mr. Phelps stated the vacant site is approximately 3.8 acres in size. Mr. Phelps stated their site plan, landscaping, and lighting were designed to be code compliant. Mr. Phelps stated their intention was to create a building that fits the needs of the community through an aesthetically appealing design. Mr. Phelps stated the building itself is four (4) stories, approximately 48,000 SF, and 122 rooms. Mr. Phelps stated the building will have multiple wall planes to create multiple bump outs throughout the façade. Mr. Phelps stated the façade materials include a panelized stone product that fastens into the building, James Hardie siding and a GAF Timberline Natural Shadow Architectural Shingle that provides a look similar to cedar shake. Mr. Phelps stated they recently opened a similar hotel in Gurnee, Illinois, that is very similar to the design being shown for Libertyville.

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Mr. Phelps stated there will be four (4) different colors throughout the building. Mr. Phelps provided the Commission with a material sample to review the exact colors proposed. Commissioner Kollman questioned if the stone is real or if it is a cast product. Mr. Kelly confirmed the panelized stone is a cast product. Mr. Kelly noted it provides a nice weather seal. Commissioner Kollman noted the color in the panel looks very monotone of gray, while the images show a variation in colors. Mr. Kelly noted the overall product will have that variation in color and it could be an issue with the sample. Acting Chair Burger questioned if the proposed materials and colors are standard for the brand. Mr. Kelly confirmed the brand does have standards that is typically installed on their buildings. Acting Chair Burger stated the Bayou Blue is a very strong color. Mr. Kelly noted the Bayou Blue is a brand standard that prevalent throughout their hotels. Commissioner Kollman questioned the purpose for the two-tone siding on the stair towers. Mr. Kelly stated it adds some dimension, while also acting as a location for signage in other municipalities. Commissioner Kollman and Commissioner Hartshorne indicated the two-tone looks arbitrary without the signage.

Acting Chair Burger requested the applicant to review the Village comments. Acting Chair Burger noted the height of the structure requires additional setbacks for the building. Mr. Phelps stated they have updated the site plan to accommodate the change in setback location. Mr. Phelps stated the setback is now taken from the edge of the pavilion, rather than the foundation line on the North. Commissioner Galo confirmed the structure has been relocated ten (10) feet to the south. Mr. Phelps stated the parking lot lights will not exceed twenty-five (25) feet in height, and the proposed light poles/fixtures will be a black color. Mr. Phelps stated the mounting height for the building mounted light fixtures will be twenty-five (25) feet. Mr. Metz questioned the intent of the parking lot screening requirement. Mr. Sandine stated the parking lot screening ordinance requires that there is at least three (3) feet of screening along the parking stalls to shield headlights from extending beyond the property line. Mr. Sandine noted a few of the plantings were deciduous and would not provide the necessary screening in the winter months. Mr. Metz stated those plantings can be replaced with an evergreen material to achieve the desired outcome. Acting Chair Burger questioned the tree removal and tree preservation plan. Mr. Metz stated there are only two (2) trees located on the existing property. The tree on the south side of the property will be preserved, while the other tree will be removed. Commissioner Kollman questioned how the trees located on the Landscape Plan will be affected by the depression/berm on the grading plan. Mr. Metz stated he was unaware of the details for the grading plan and will adjust the Landscape Plan accordingly. Mr. Phelps noted there will be excess topsoil that will remain on-site. Mr. Metz noted the roadway will be about five (5) feet higher than the parking lot. Commissioner Kollman requested the Landscape Plan take the size and location of the berm into consideration.

Acting Chair Burger reiterated the stone sample appears to be a single color without any variation. Mr. Phelps noted the trash enclosure will be constructed from the same product and the picture shows some variation in the color of the stone. Commissioner Kollman questioned the connectivity of the site. Mr. Phelps stated they have a goal to add a sidewalk at some point or pay a fee-in-lieu. The Commission discussed how difficult it would be to walk anywhere from this site. Commissioner Kollman questioned how the site will retain water on site. Mr. Phelps

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stated the berms will provide a contour to the site. Mr. Phelps noted the water will drain into the parking lot and then disperse into a detention facility nearby.

Acting Chair Burger stated the applicant has a few options on how to move forward. Acting Chair Burger indicated a few open items include an updated site plan, a more representative color palette, and another look at the Landscape Plan. Mr. Phelps stated he will look into gathering another sample for the Commission. Mr. Phelps provided the Commission with a few pictures of the recently constructed Gurnee building. Commissioner Kollman recommended an updated rendering with the changes to the building elevations near the signage backdrop, along with an updated Landscape Plan that reflects the Engineering Plans.

Commissioner Rooney made a motion, seconded by Commissioner Kollman, to continue this item to the August 16, 2021, Appearance Review Commission meeting.

Motion carried 5 - 0.

ARC 21-42 Holladay Properties, Authorized Agent for Lamash Investments, LLC.
1980 Kelley Court

Request is for new signage.

Mr. Duffey Phelps, authorized agent for Holladay Properties, presented the proposed signage for 1980 Kelley Court. Mr. Phelps stated the scope of work includes two (2) wall signs and two (2) freestanding signs. One (1) of the freestanding signs incorporates an electronic message board (EMB). Mr. Phelps stated the Zoning Code allows for one (1) wall signs and one (1) freestanding sign, which means this proposal will require a signage variation from the Zoning Board of Appeals. Mr. Phelps stated the sign will be setback 121-feet from Peterson Road, which is driving the additional square footage request. Mr. Phelps stated the additional building sign is located along the rear side of the structure for those approaching from Northwind Boulevard. Mr. Phelps stated the building signs will have a total square footage of 94 SF each. Mr. Phelps noted the letters will be individually mounted onto the building and internally illuminated. Mr. Phelps stated the pylon sign is fifteen (15) feet in height. Mr. Phelps stated the EMB requires a special use permit and is required to abide by certain requirements. Commissioner Kollman confirmed the proposal will require a variation from the Zoning Board of Appeals. Mr. Sandine stated the applicant is requesting a sign variation for the overall square footage of the wall signs, the number of wall/freestanding signs, the height of the freestanding sign, and the height of the EMB sign. Mr. Phelps noted the Hampton Inn and Wendy's provide a precedent for the proposed signage. Mr. Spoden noted the Hampton Inn and Wendy's are located in another Zoning District and he is unaware if a variation was granted for those properties.

Commissioner Galo questioned which side is considered the front of the building. Mr. Phelps stated the north side is where the entrance to the building is located. Commissioner Kollman questioned if smaller signs were discussed. Mr. Phelps stated this is the smallest that the development team felt comfortable with and even wanted to go with larger signs given the setback. Commissioner Kollman questioned what will be displayed on the EMB sign. Mr. Phelps stated it will have a range of items from the nightly rates to welcoming sport teams. Acting Chair

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Burger questioned if there were any other EMB's nearby. Mr. Spoden stated the Village has an active EMB across the street at the Sports Complex, although that one is likely to be removed within the next year. Mr. Spoden noted the Village has an EMB overlay district, primarily along Peterson Road and Route 45. Commissioner Kollman noted the building sign does not bother him but questioned how it was decided on fifteen (15) feet. Mr. Phelps stated the fifteen (15) feet was determined based on the setback from Peterson Road and the neighboring businesses.

Commissioner Rooney made a motion, seconded by Commissioner Galo, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new signage at 1980 Kelley Court, in accordance with the plans submitted.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 6:21 p.m.