

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**February 15, 2021**

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 7:00 p.m.

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

Members Absent: Tom Flader.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the January 18, 2021, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

**OLD BUSINESS:**

**ARC 20-47   Maureen Napleton, Authorized Agent for Napleton Properties, LLC  
1050 S. Milwaukee Avenue**

**Request is for new signage.**

*Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to continue the application for new signage at 1050 S. Milwaukee Avenue, to the March 15, 2021, Appearance Review Commission meeting.*

*Motion carried 4 - 0.*

**NEW BUSINESS:**

**ARC 21-01   Signarama Buffalo Grove, Authorized Agent for Park Avenue Center LLC  
1167 W. Park Avenue**

**Request is for new signage.**

Ms. Caroline Zalatoris, authorized agent for Signarama Buffalo Grove, presented the proposed signage for 1167 W. Park Avenue. Ms. Zalatoris stated the scope of work includes installing a new wall sign and updated a panel on the freestanding sign for Top Driver. Ms. Zalatoris confirmed she has reviewed the Staff comments provided prior to the meeting. Chairman Robbins questioned the color of the raceway. Ms. Zalatoris stated the raceway will match and blend with the color of the roof. Chairman Robbins also confirmed the background of the freestanding panel change is to match the rest of the panels on site.

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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 signage at 1167 W. Park Avenue, subject to the following conditions: 1) The raceway is painted to blend with the roof color; and 2) The background of the freestanding panel closely matches the other tenant panels.*

*Motion carried 4 - 0.*

**ARC 21-02 Jones Sign, Authorized Agent for Edward Herchenbach**  
**1066 E. Park Avenue**

**Request is for new signage.**

Ms. Sandy Mansfield, authorized agent for Jones Sign, presented the proposed signage for 1066 E. Park Avenue. Ms. Mansfield stated the scope of work includes installing a wall sign and replacing a panel on the existing multi-tenant sign for the new tenant, Caliber Collision. Ms. Mansfield stated the size of the wall sign is compliant with the Sign Code and the background panel has been revised to match the rest of the white background panels. Chairman Robbins stated the first graphics page includes an aerial view with the Caliber Collision logo on the roof. Chairman Robbins confirmed that this page is for identification purposes only and signage will not be located on the roof. Chairman Robbins questioned the condition of the brick behind the previous wall sign. Ms. Mansfield stated there were very few penetrations so it should be easy to fix. Ms. Mansfield stated the wall sign will be on a raceway so there will be less holes compared to channel letters.

*Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades and signage at 1066 E. Park Avenue, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**ARC 21-03 Signarama Libertyville, Authorized Agent for Swigert Enterprises LLC**  
**716 S. Milwaukee Avenue**

**Request is for new signage.**

Mr. Aaron Hering, authorized agent for Signarama Libertyville, presented the proposed signage for 716 S. Milwaukee Avenue. Mr. Hering stated the existing location is under construction for the American Center for Spine and Neurosurgery. Mr. Hering stated the proposal includes a monument sign on the southwest corner of the property and two sets of stud-mounted aluminum logos, one on the southwest corner of the building and one on the southeast corner of the building. Mr. Hering stated the monument sign is internally illuminated, but only the letters and logos will show through. Mr. Hering stated the landscaping around the monument sign will include 12"-18" bushes spaced to allow perennial plantings.

Chairman Robbins questioned the type of illumination for the signage. Mr. Hering stated the monument sign will be internally illuminated while the wall signs will be down lit with an LED

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strip. Mr. Hering stated the contractor has installed an LED strip that will illuminate the letters. Chairman Robbins questioned if the LED strips were approved during the initial approval process. Mr. Sandine stated he is not aware of the LED strips being previously approved. Commissioner Tarello questioned if it is a hidden LED strip. Mr. Hering stated he is unsure where the LED strips have been installed, since the building is still under construction. Chairman Robbins remembers the issue of signage has been kicked down the road, so he suspects it has been a field decision to include the new lighting materials. Chairman Robbins stated he has concerns with glare issues for down lights, especially when it is that high off the ground. Chairman Robbins stated he is fine with the signage and logo. Chairman Robbins stated he is okay with the monument sign, too. Chairman Robbins stated he is unsure if there is enough information on the lighting to provide a recommendation. Mr. Hering stated he unfortunately does not have any information on the lights for this meeting. Chairman Robbins stated there is also a concern of aesthetics in terms of the design and cutoffs. Chairman Robbins noted there is concerns with the light fixtures and photometrics. Commissioner Seneczko stated the lights will probably be okay but would like to see more information.

Commissioner Burger questioned why the name was abbreviated on the wall sign but not the monument sign. Mr. Hering stated the concern is mainly in terms of space and fitting it on the wall. Chairman Robbins confirmed the monument sign will have a thin veneer stone base but questioned the sill material. Mr. Hering stated there is an aluminum base that the stone attaches, along with an aluminum cornice detail. Chairman Robbins stated his initial inclination is to continue the application until there is information provided on the lighting and further cut sheets and photometric plans can be provided. The rest of the Commission agreed with this inclination. Chairman Robbins noted that the landscaping does seem to work for this site. Mr. Hering stated another option for the lighting may be to have the wall signs illuminated through up-lighting. Mr. Hering stated there are a few awnings near the wall signs that may allude to being up-lit. Chairman Robbins stated it makes sense to illuminate the signs in that way and recommended an expert discussion with the client. Mr. Hering stated he believes that the applicant can be convinced into the up-lighting design.

*Commissioner Tarello made a motion, seconded by Commissioner Burger, to continue the application for new signage at 716 S. Milwaukee Avenue, to the March 15, 2021, Appearance Review Commission meeting.*

*Motion carried 4 - 0.*

**ARC 21-04 Heritage Signs, Ltd., Authorized Agent for Paul Kelly**  
**1820 Enterprise Court**

**Request is for new signage.**

Ms. Cindy Fitzpatrick, authorized agent for Heritage Signs, Ltd., presented the proposed signage for 1820 Enterprise Court. Ms. Fitzpatrick stated the scope of work includes a wall sign that is white acrylic and stud mounted to the building. Commissioner Burger questioned the color of the vinyl on the door. Ms. Fitzpatrick stated the color will be white. Commissioner Tarello

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questioned how the location of the signage was determined since the letters align with the vertical brick band and the logo is to the left of the letters. Ms. Fitzpatrick stated it was just a choice from her designer. Ms. Fitzpatrick stated she wonders if the sign should be lowered to avoid the tree. Chairman Robbins stated he does not have a preference on the placement since there are not many options. Ms. Fitzpatrick stated she might prefer having the top of the sign in alignment with the opening for the doorway. Ms. Fitzpatrick is concerned about the tree in full bloom. Chairman Robbins stated the tree is relatively young so it should grow, too. Commissioner Seneczko stated he thinks the proposal is fine as presented or lowered to avoid the tree. Commissioner Burger and Commissioner Tarello agree that either option is fine. Chairman Robbins noted if the sign were to be placed any higher or lower than what was discussed then it may warrant further discussion.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 1820 Enterprise Court, with the following option: 1) The signage can be lowered so that the top of the sign is in line with the top of the door opening.*

*Motion carried 4 - 0.*

**ARC 21-05 Gresham Smith, Authorized Agent for Encompass Health Illinois Real Estate, LLC**  
**1201 American Way**

**Request is for new building facades.**

Mr. Harold Yoder, authorized agent for Gresham Smith, presented the proposed building facades for 1201 American Way. Mr. Yoder stated that scope of work has been changed for the pavilion in the courtyard, notably changing the gable roof to a flat roof. Chairman Robbins stated the update is a more interesting design that better reflects the overall building. Mr. Yoder stated the new design is more in-line with the new building.

*Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 1201 American Way, 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 7:41 p.m.