

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**February 21, 2022**

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:10 p.m. and conducted virtually due to public health concerns.

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

Members Absent: Les Galo.

A quorum was established.

Village Staff Present: David Smith, Senior Planner.

Commissioner Kollman made a motion, seconded by Commissioner Rooney, to approve the January 17, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 6 - 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**ARC 22-06    Strang, Inc., Authorized Agent for Michael Reiter.  
1402 N. Milwaukee Avenue**

**Request is for new building facades.**

Mr. Larry Barton, authorized agent for Strang, Inc., presented the proposed building facades for 1402 N. Milwaukee Avenue. Mr. Barton stated the scope of work is to upgrade the appearance of the NAPA Auto Parts store at the corner of Milwaukee Avenue and Walnut Street. Mr. Barton stated the owner is looking to upgrade the structure by removing the barrel vault roof structure, build up the exterior walls on the outside of the building for a little more height, and repaint the structure. Mr. Barton stated the intended look matches the newer NAPA Auto Parts stores. Mr. Barton stated the existing sign will be reused. Mr. Barton stated the addition will add approximately eight (8) feet of height to the building. Mr. Barton stated the colors will be a NAPA Blue on the top and a NAPA Grey, which is likely lighter than what is shown on the screen. Mr. Barton stated the rooftop unit will be approximately 5'-6" from the top of the roof and the overall height of the building will be approximately 26-feet. Mr. Barton stated the screen will be a CityScapes enclosure that is attached directly to the rooftop units. Mr. Barton stated the screen will be painted to match the NAPA Grey color wave. Mr. Barton stated there is no site work proposed and the lighting will not be changed.

Commissioner Kollman questioned the current lighting situation. Mr. Barton stated there are a few wall packs that illuminate the parking lot and they will not change. Commissioner Kollman

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questioned if they will be taken off and replaced. Mr. Barton stated it depends on the condition. Mr. Barton stated they might be replaced if changes are necessary. Mr. Smith stated the Village can review the illumination details at time of permit but clarified the petitioner may need to return to the Appearance Review Commission if replacement fixtures do not match the existing light fixtures on the building. Commissioner Flader questioned if there is a landscape plan associated with the renovation. Mr. Barton stated they are not intending to do any site work. Commissioner Flader questioned if there is a requirement to have landscaping on the edges of the parking lot. Mr. Barton stated a landscape plan has not been required because it is a façade improvement. Commissioner Flader questioned how the petitioner will handle the façade improvements without damaging the landscaping in front of the building. Mr. Barton stated any damaged specimens will be replaced or repaired. Mr. Barton stated they will need to be careful with the construction project. Commissioner Flader noted the landscaping on site is dated and not in the best condition. Commissioner Kollman confirmed the signage will be removed from the existing façade and reinstalled on the new façade. Mr. Smith stated any damage to existing landscaping will need to be replaced with a like specimen. Mr. Smith stated changes to any of the existing landscaping will likely require the petitioner to return to the Appearance Review Commission. Mr. Barton stated they are willing to have a condition in their contract that requires damaged landscaping to be replaced. Acting Chair Burger confirmed the Zoning Code requires rooftop mechanical units to be screened on all four sides – not just the visible sides. Mr. Barton stated that will be their intention with the screening product.

*Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new building facades at 1402 N. Milwaukee Avenue, subject to the following condition: 1) Landscaping in front of the building is protected during the construction process and replaced/enhanced if it is damaged.*

*Motion carried 5 - 0.*

**ARC 22-07 CHILM Libertyville Residential LLC, Authorized Agent for 1783 N. Milwaukee Parking, LLC.  
1761, 1765, and 1783 N. Milwaukee Avenue**

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

Mr. Moises Cukierman, Ms. Katriina McGuire, Mr. Joe Maschek, Ms. Sharon Dixon, Mr. Ron Adams, and Mr. Jim Olguin, authorized agents for CHILM Libertyville Residential LLC and 1783 N. Milwaukee Avenue Parking, LLC, presented the proposed building facades, landscaping, lighting, and signage for 1761, 1765, and 1783 N. Milwaukee Avenue. Mr. Cukierman stated this proposal was before the Appearance Review Commission last year and the plan at that time consisted of ninety (90) townhomes. Mr. Cukierman stated his team reviewed the concerns raised by the various Commissions and redesigned the plan to have eighty (80) townhomes. Mr. Cukierman stated one of the most significant changes was rotating Buildings 7 & 8 closest to the western property line. Mr. Maschek reiterated the major site plan change was reducing the density from ninety (90) units to eighty (80) units and rotating the units along the western property line. Mr. Maschek stated reducing the six (6) unit buildings to five (5) unit buildings along the northern property line also allowed for the redesign of the detention ponds. Mr. Maschek stated the updated

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site plan has two (2) detention ponds on the northwest and southwest side of the property and they will be connected via an underground stormwater pipe. Mr. Maschek stated these changes allowed for the open space in the middle of Yorktown Court to be larger and more accessible for the residents. Mr. Maschek stated it also allowed for an additional pocket park with a seating area to be created within the residential neighborhood. Mr. Maschek stated they have changed the geometry of the intersection between Wildberry Lane and Adler Drive. Mr. Maschek stated the design has been curved to encourage traffic to flow into the development rather than within the residential neighborhood along Adler Drive. Mr. Maschek stated the rest of the site is similar to what was presented previously. Mr. Maschek noted that the Commercial Lot 2 (2.4 Acres) will be seeded and pad ready for a development to be determined in the future. Mr. Maschek stated the setbacks remain essentially the same, with the exception along the western property line where the buildings are 50-feet away but the amount of building exposure has been significantly reduced.

Mr. Cukierman stated the amount of open space has doubled from the initial proposal. Mr. Cukierman stated Building #1 used to be only 14-feet from Wildberry Lane. Mr. Cukierman stated they have been able to comply with the earlier request of the Commission that the detention ponds were “too square” and naturalized them into two different detention ponds. Mr. Cukierman stated the Village Board of Trustees have requested variations in the color and elevation packages. Mr. Cukierman stated they have come up with a variety of two different elevation packages with two different color packages. However, Mr. Cukierman stated the home builder (Pulte) is concerned with having two different colored garage doors and suggested having a single color (white) throughout the development.

Mr. Maschek showed the Commission the elevations of the proposed townhome development. Mr. Maschek stated the design is very similar to the design reviewed and approved by the Appearance Review Commission back in August 2021. Mr. Maschek stated each building will have either a soldier course above the first-floor window or a concrete cast stone lintel or header. Mr. Maschek stated there will be a cast stone sill. Mr. Maschek stated the siding will be fiber-cement (like Hardie-Board) panels. Mr. Maschek stated the material between the two center bays will be fiber-cement panels. Mr. Maschek stated the gables will have a distinct design along the front and detailed in-lay. Mr. Maschek stated the side and rear elevations will have a fiber-cement panel. Mr. Maschek stated all of the windows will be double hung. Mr. Maschek stated the covered front-porches will be held with wood columns and the rear balconies will be wooden with a wooden railing. Mr. Maschek reminded the Commission that it was discussed the 39-foot height was deemed appropriate given the style of the building and setbacks. Mr. Maschek stated an alternative elevation shows brick rising to the peak of the gable in certain locations. Mr. Maschek stated the front porches offer a mixture of gable roofs, shed roofs, and a combination on the edge. Mr. Maschek stated he agrees with the color change of the garage door(s) so there will be a continuous motor court for these townhomes. Mr. Maschek stated the brick colors will be a red and tan-brown color with four different shades of tan-taupe. Mr. Cukierman stated Elevation Plan #1 is the same elevation, same materials, and same colors that was previously shown the Commission and Village Board. Mr. Cukierman stated the intention is to have every building at least four buildings away.

Ms. Dickson stated the expanded parking lot at Wildberry will feature a net increase of 87 parking spaces. Ms. Dickson stated there will be an increase in landscaping within the parking area that

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includes a mixture of deciduous and evergreen shrubs. Ms. Dickson stated ten (10) existing trees will be preserved and ten (10) existing trees will be removed. Ms. Dickson stated the Future Commercial Area will be cleared, fine graded, and seeded with turf grass to enhance the aesthetic appeal. Ms. Dickson stated the two commercial developments will be designed to achieve the required ten percent interior lot landscaping requirement. Ms. Dickson stated the proposed landscaping for Liberty Junction is a mixture of evergreen, canopy, and ornamental trees; evergreen and ornamental shrubs; perennials, grasses, and groundcover. Ms. Dickson stated most plantings are conducive to the Illinois Climate Zone and will provide a variety of scale and texture. Ms. Dickson stated one (1) additional tree is being proposed for removal (Tree 143) due to final grading of the site. Ms. Dickson stated one (1) proposed monument sign will be located at the corner of Wildberry Lane and Yorktown Court. Ms. Dickson stated there is a fence proposed on the northern property line and along the edges of the motor courts to screen headlights from residential neighbors. Ms. Dickson stated snow will be pushed towards the ends of the motor courts, as the fences are setback far enough to accommodate the pile up. Ms. Dickson stated there will be three (3) seating areas within the middle of the Liberty Junction development. Ms. Dickson stated a professional ecologist has selected native plants and grasses to be installed in the detention basins. Ms. Dickson stated the detention ponds will not hold water for an indefinite period of time, but they will have water during rainfall events. Ms. Dickson stated the townhomes will have foundation plantings that offer a variety of plantings and textures for year-round visuals. Ms. Dickson stated the streetlights and street poles within the development will match those currently installed along Adler Drive. Ms. Dickson stated they will be a black LED fixture and light pole. Ms. Dickson stated all fencing, stormwater management areas, common areas, and signage will be under the care of the homeowner's association. Ms. Dickson presented the "Line of Sight" exhibits for the Commission to review.

Mr. Olguin stated the "Commercial Development" will be split into two phases: (1) parking for the Wildberry Restaurant, and (2) a future commercial lot. Mr. Olguin stated there are no plans for the future commercial lot at this time, but it is understood those plans will need to be reviewed by the Appearance Review Commission, Plan Commission, and Village Board of Trustees. Mr. Olguin stated they have included three-foot landscaping along the southern property line of the parking area to prevent headlights infiltrating the residential homes further south. Mr. Olguin stated there is also considerable landscaping between the residential and commercial developments.

Commissioner Rooney questioned if there is a rendering of the proposed monument sign and the associated landscaping. Ms. Dickson provided the Commission with a color rendering and discussed the proposed landscaping. Ms. Dickson stated the required amount of landscaping is proposed. Ms. Dickson stated the materials mimic those proposed for the townhomes at Liberty Junction.

Commissioner Kollman questioned how the refuse will be handled from the residential buildings. Mr. Cukierman stated each resident will have their own refuse cans stored inside their garage and they will be picked up once a week. Commissioner Kollman stated he really likes the changes to the detention areas and questioned if there are drainage ditches that will capture rainwater at the low spots. Mr. Adams stated they have a flat drainage channel for the detention areas to flow into

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each other. Commissioner Kollman questioned how they are constructed as a drainage channel. Mr. Adams stated they will be a swale at the bottom of the detention area.

Acting Chair Burger requested clarity on the traffic flow change along Adler Drive. Mr. Cukierman stated there was some initial confusion regarding the change in traffic flow, as their team received feedback to have a standard “T” intersection and a modified “T” intersection. Mr. Cukierman stated the residents and Commission’s have requested the modified “T” intersection. Mr. Olguin stated he believes the idea is to make a distinction for individuals looking to go into the townhome development or the commercial development versus the residential development along Adler Drive. Mr. Olguin stated it will make individuals think more about wanting to go further west along Adler Drive. Acting Chair Burger questioned the level of detail associated with the open space. Mr. Cukierman stated they are proposing the leave the open space area free of obstacles. Mr. Cukierman stated they are not proposing pergolas or gardening operations. Acting Chair Burger stated one concern of a non-defined open space development is unintended uses that might happen.

Commissioner Rooney questioned if on-street parking is available. Mr. Maschek stated on-street parking is available for guests on Yorktown Court. Acting Chair Burger questioned if there are opportunities for homeowners to alter the landscaping near their home. Ms. Dickson stated there will be stipulations within the regulations that do not allow for homeowners to add to the landscaping unless they are doing so on their porch or balcony. Acting Chair Burger questioned if there is an option to have a lower maintenance material for the balconies and columns (proposed to be wood). Mr. Maschek stated painted wood is the easiest to repair and maintain. Mr. Maschek stated the material is solid and buyers tend to respond positively to it. Mr. Cukierman stated the homeowner’s association will oversee the painting and repair of any wooden material.

*Commissioner Rooney left the meeting.*

Acting Chair Burger questioned if there was a height change with the proposed gable. Mr. Maschek stated there is no change in height of the building, it is still at 39-feet. Acting Chair Burger reviewed the Staff Report with the petitioner. Specifically, Acting Chair Burger noted that building mounted light fixtures should be 60W or less and shined downwards. Mr. Cukierman stated they do not have an issue making that a condition of approval. Commissioner Kollman stated it appears a column should be located on the front left corner of the façade. Mr. Cukierman stated he will discuss with the architects from Pulte Builders. Commissioner Flader stated he thinks the project looks good and appreciates the response to initial comments.

*Commissioner Flader made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, lighting, and signage at 1761, 1765, and 1783 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

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**ARC 22-08 TFG Libertyville LLC, Authorized Agent for Leonardi Enterprises, LLC.**  
**416 S. Milwaukee Avenue**

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

Mr. Eugene Faigus, Mr. Steve Dahms and Mr. Pat O'Neil, authorized agent for the TFG Libertyville LLC, presented the proposed building facades, landscaping, and lighting for 416 S. Milwaukee Avenue. Mr. Faigus stated the scope of work includes razing the two vacant buildings at 416 S. Milwaukee Avenue and constructing a new 3,500 SF urgent care clinic with on-site parking. Mr. Faigus stated the facility is a non-emergency, walk-in care that will offer treatments to patients capable of self-preservation. Mr. Faigus stated they will address the landscaping concerns in the Staff report moving forward.

Acting Chair Burger requested further information on the site plan and accessibility. Mr. Dahms stated they have been working Staff on the Site Plan for a few months. Mr. Dahms noted one suggestion from Staff is the access off the eastern alleyway to the dumpster enclosure. Mr. Dahms stated there is an existing access off Milwaukee Avenue that is much larger than the narrowed access that is shown on the Site Plan. Mr. O'Neil stated another improvement was providing a dedicated sidewalk along Milwaukee Avenue. Mr. Dahms stated there is nothing on the site that is being retained. Acting Chair Burger confirmed the alleyway acts as an access for the residential garages. Acting Chair Burger questioned which buildings will be removed with this application. Mr. Faigus stated the building north of the vacant hardware store and the building north of that (restaurant) will be removed. Acting Chair Burger questioned the signage plan. Mr. Faigus stated they will work towards getting the signage approved separately from this proposal. Mr. Dahms stated they will look to have a freestanding sign and a wall sign.

Mr. Dahms stated the Staff Report included concerns about the specimen of plantings along the eastern property line. Mr. Dahms stated they can find an alternative species that will be acceptable for the parking lot screening. Commissioner Flader questioned the specimen located on the perimeter of the parking lot. Mr. Dahms stated the species called out in the Staff Report include Korean Spice Viburnum, Sea Green Juniper, and Viburnum. Commissioner Flader stated the Sea Green Junipers will only grow a few feet and not provide the necessary screening in the winter months. Commissioner Flader suggested arborvitae and evergreens (firs / spruces) to provide the necessary coverage. Commissioner Flader stated the width of that area is relatively small so arborvitae are likely the best option. Mr. Dahms stated arborvitae are often used in the northern climates. Commissioner Flader suggested the Techny Arborvitae as an option. Mr. Dahms stated they are open to utilizing arborvitae. Commissioner Flader stated the improvements look good. Mr. Dahms stated Mr. Faigus is also investing in containing and addressing the environmental issues on the site.

Commissioner Kollman requested an explanation on the site lighting plan. Mr. Dahms stated they will adhere to the guidelines required with site lighting, including installing shields and height limitations. Mr. Dahms stated there will be decorative lighting and wall packs for security around the perimeter of the building. Commissioner Kollman confirmed there are only two light poles to be installed on site. Mr. O'Neil stated they had several discussions on making sure the lights are

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focused and not bleeding onto neighboring properties. Mr. Dahms stated the rooftop mechanical units will be screened with a CityScapes product that is complimentary to the color of the building façade. Mr. Dahms stated the building itself is a block structure with a canopy at the main entrance, made of anodized aluminum. Commissioner Kollman questioned if the façade is a brick product versus a CMU. Mr. Dahms stated it is a CMU product that appears to be brick. Mr. O’Neil stated the building provides brand recognition and the color is closest to the photograph provided. Commissioner Kollman confirmed the size of the CMU is 8” x 8” x 16”.

*Commissioner Flader made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 416 S. Milwaukee Avenue, subject to the following conditions: 1) Confirm the masonry color of the CMU block is redder than brown, and 2) The applicant return to the Appearance Review Commission with permanent signage.*

*Motion carried 4 - 0.*

**ARC 22-09 Community Partners for Affordable Housing, Authorized Agent for Nabih Mangoubi.  
500 Peterson Road**

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

Mr. Rob Anthony and Mr. Chase Morris, authorized agents for Community Partners for Affordable Housing, presented the proposed building facades, landscaping, lighting, and signage for 500 Peterson Road. Mr. Anthony stated Eve B. Lee Place is a thirty-four (34) unit senior residential community that offers attainable rents for persons aged 55 and older. Mr. Anthony stated the site has been a vacant commercial office building for the past ten years (at least) and could have been vacant for at least seventeen (17) years. Mr. Anthony stated the development will offer one-bedroom and two-bedroom apartments that rent between \$1,050 and \$1,250, including utilities. Mr. Anthony stated the building amenities will include a shared community room, on-site laundry, fitness room, computer lab, covered drop-off and pickup area, outdoor patio, outdoor walking path, and the building will pursue the Enterprise Green Community Certification. Mr. Anthony stated the building will be all electric and free of off-site fossil fuels. Mr. Anthony stated there have been a few modifications since the initial submittal, so it is the intention to discuss options with the Commission and come back with a complete submittal in March 2022. Mr. Anthony stated the first change is an increase in the number of units from 32 to 34. Mr. Anthony stated this change is from the IDHA, which has specific cost-per-unit specifications that could not be met with 32 units. Mr. Anthony stated these two additional units were able to be added without an increase in the FAR. Mr. Anthony stated the second change is a modification from a L-Shape to a C-Shape. Mr. Anthony stated the last change is that a portion of the building will be constructed with wood framing instead of concrete. Mr. Anthony stated this project has been designed around the Village’s recently adopted Comprehensive Plan. Mr. Anthony stated the Plan speaks to housing options for empty nesters and early retirees, along with low to mid-rise apartments. Mr. Anthony stated the Plan specifically points to revitalizing this stretch of Peterson Road. Mr. Anthony stated the residential units will be located on the second and third floors, while the first floor will house approximately 8,000 SF of office space (for CPAH’s new office headquarters). Mr. Anthony stated

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the new offices at this location will expand their capacity to serve residents throughout the Village. Mr. Anthony stated CPAH is the only comprehensive housing service that operates in the northern suburbs, and they continue to provide a variety of housing assistance programs.

Mr. Hugo Prill, authorized agent for Community Partners for Affordable Housing, presented the proposed architecture for the project. Mr. Prill provided general background information regarding the site. Mr. Prill stated the existing structures on site will be demolished. Mr. Prill provided an overview of the site proposal and indicated there will be a covered entryway as a respite from the elements. Mr. Prill stated they intend on having the property fully landscaped with landscape islands. Mr. Prill stated the building is setback from Peterson Road to allow for a buffer for landscaping and surface parking spaces. Mr. Prill stated the first floor is primarily intended for office space, but it will include a shared entrance space and residential amenities. Mr. Prill stated the intent is to have access for the tenants and residents to access landscaping at the perimeter of the building. Mr. Prill stated the second and third floor will be completely residential. Mr. Prill stated there will be additional amenity spaces dispersed among the floors, including a shared laundry space. Mr. Prill stated 30 units will be one-bedroom and 4 units will be two-bedrooms. Mr. Prill stated the unit sizes range between 600 SF and 1,200 SF. Mr. Prill stated there will be a fully furnished kitchen and several have the capability to be ADA compliant. Mr. Prill stated the elevations lean heavily on elements from Mid-Century Modern and Scandinavian Design. Mr. Prill stated materials include face brick along the entire first floor and face brick / fiber cement cladding on the second and third floors. Mr. Prill stated the rooftop units will be screened along all four sides. Mr. Prill stated another reason for the site revision from an L-Shape to a C-Shape is that the latter allows for a more prominent façade along Peterson Road and a front face to the building. Mr. Prill stated the northern elevation provides a cohesive design with the rest of the elevations. Mr. Prill stated the color palette is proposed to be neutral with earth tones that connect to the environment and greenery. Mr. Prill provided the Commission with inspiration images from previous projects. Mr. Prill stated they are trying to bring an environmentally, landscaped focus to the façade with natural wood grains and traditional American architecture. Mr. Prill stated it is their intention to provide a fully landscaped site and site signage. Mr. Prill stated there will be an appropriate amount of signage landscaping at the base of the sign. Mr. Prill stated the ingress / egress from Peterson Road has slightly changed to allow for a direct connection between the roadways. Mr. Prill stated they are able to confirm the ten (10) foot perimeter landscape open space requirement. Mr. Prill stated they will provide the appropriate signage package at a future date. Mr. Prill stated they intend to have the signage along Peterson Road as a multi-tenant sign. Mr. Prill stated they are also proposing a sign above the main front entry and along the South Façade. Mr. Prill stated further details will be provided at a later date. Mr. Prill stated they have also provided an initial photometric plan that will be revised to address any Staff comments.

Mr. Morris thanked the Commission for considering the project and stated they strongly believe in the vision of the project proposed at this location. Mr. Morris stated they will welcome any feedback from the Commission and then return in March with updated renderings / drawings.

Commissioner Kollman noted there is an overhead trash door underneath the cantilevered overhang (shown on the South Elevation) and questioned how a truck will access this doorway. Mr. Anthony Akindele, authorized agent for Community Partners for Affordable Housing, stated

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the overhead door is further north and outside of the overhang area. Mr. Akindele stated the maintenance team will roll the dumpsters out on the pickup day and place in the loading area. Mr. Akindele stated the trash will be stored within the trash room. Mr. Prill highlighted the loading area for the Commission to review. Commissioner Kollman stated it seems like there will be a lot of congestion within that area.

Acting Chair Burger questioned if there is anticipation that residents will have vehicles parked on site. Mr. Akindele stated the two major uses for the building will be residential and office. Mr. Akindele stated they are making an application to allow for one-to-one parking spaces for the residents. Mr. Akindele anticipates the parking spaces will be designated for residents versus office parking spaces. Mr. Prill added that the office spaces will be available for residents after office hours and on the weekends. Mr. Prill stated it is their interpretation that the amount of parking spaces requested will provide enough parking spaces. Acting Chair Burger questioned if the amount of ADA parking spaces has been increased compared to the amount typically required. Mr. Prill stated the ADA parking spaces are based on required calculations; however, one additional ADA space has been provided (four total).

Commissioner Kollman questioned the sustainable features that will be incorporated into the building. Ms. Lindsey Elton, authorized agent (sustainability consultant) for Community Partners for Affordable Housing, stated the project will try to achieve multiple green certifications and be all electric. Ms. Elton stated the project will comply with the ComEd Multi-Family Standard. Ms. Elton stated the main certification the project will be pursuing is the Enterprise Green Communities 2020, which is a broad scale sustainability program akin to LEED. Ms. Elton stated there will be multiple categories that the program will consider during evaluation, and the project is also required to be certified through the Energy Star Multi-Family Program. Ms. Elton stated they will look for each individual unit and common area to comply with the standards from Energy Star. Ms. Elton stated they are also going a step above Energy Star and pursuing a Zero Energy Ready Homes Program (that is one step above Energy Star). Mr. Elton stated the project will employ advanced domestic hot water efficiencies, designing for solar energy, routing in broadband, and using sustainable materials. Ms. Elton stated the ComEd Program will require the project to comply with more rigorous HVAC and Blower Door Testing requirements. Ms. Elton stated the sustainable component will provide a well-rounded project and success story for the Village.

Commissioner Kollman questioned how stormwater management will fit into the scope of the project. Ms. Elton stated they are required, as a minimum, to meet a sixtieth percentile event. Commissioner Kollman questioned how the stormwater will be stored on site. Mr. Mike Bleck, authorized agent for Community Partners for Affordable Housing, stated the stormwater will be managed through permeable pavement throughout the front parking lot. Mr. Bleck stated this will meet the water retention needs and the water quality aspect of the watershed development ordinance. Mr. Bleck stated the permeable pavement is considered a best management technique acceptable from Lake County. Ms. Elton further stated all native and climate appropriate plantings will be provided. Acting Chair Burger noted a Staff comment that indicates a lot coverage variation may be required. Mr. Morris stated they will look into the impervious coverage and provide a formal response at an upcoming meeting.

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Commissioner Kollman stated the color palette seems to be somewhat overpowering or overemphasized with the dark frames on the building. Commissioner Kollman suggested a complementary transition between the colors and materials. Mr. Prill stated they agree some of the contrasts are stark and will note that in their next submittal. Acting Chair Burger stated she has not seen this type of style within other areas of the Village and noted this type of style seems a bit bold. Mr. Prill agreed the style is a bit bolder than other areas in the Village but argued the location and setback from Peterson Road allow it to be contextualized and appropriate. Commissioner Kollman questioned the square footage of the commercial space on the ground floor. Mr. Anthony stated it will be about 7,500 SF – 8,000 SF that will serve as the new headquarters for CPAH (nobody else). Mr. Anthony stated it will primarily be office space, but there are some classes.

Mr. Smith stated the recent changes and discrepancies between the plans suggest the applicant should request a continuance until the March 2022 meeting date so they can prepare revised materials that address these concerns. Acting Chair Burger noted the comments within the Staff Report that should be addressed prior to the next meeting. Mr. Smith suggested the applicant review the feedback provided by the Commission and prepare for the March 2022 meeting date.

*Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to continue the application for new building facades, landscaping, lighting, and signage until the March 21, 2022, meeting date.*

*Motion carried 4 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 4 - 0.

Meeting adjourned at 7:55 p.m.