

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**March 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, Tom Flader and Rich Seneczko.

Members Absent: Jennifer Tarello.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Flader made a motion, seconded by Commissioner Seneczko, to approve the February 15, 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.**

Ms. Maureen Napleton, authorized agent for Napleton Properties, LLC, presented the proposed signage for 1050 S. Milwaukee Avenue. Ms. Napleton stated the twenty (20) foot Certified Pre-Owned Freestanding Sign has been removed from the scope of work to accommodate the P30 Sign. Ms. Napleton stated the location of the thirty (30) foot sign has been relocated to accommodate the height allowance by the Zoning Code. Ms. Napleton stated the size of the sign exceeds what is permitted, which requires the variation request. Chairman Robbins confirmed the Commission is only acting on the primary pylon sign. Commissioner Flader confirmed the height of the sign will still be thirty (30) feet. Chairman Robbins questioned the nature of the landscape specimens. Chairman Robbins stated the Burning Bush will lose its foliage and questioned the Wintercreeper. Commissioner Flader stated the Wintercreeper is a low groundcover planting that will keep some foliage but indicated it will go dormant in the winter months. Commissioner Flader stated the grasses will provide some visual in the winter months if they are left upright but noted the other plantings will likely appear as sticks or be cut back in the winter. Commissioner Flader suggested evergreens or Boxwoods for greenery year-round. Ms. Napleton stated they are open to making some changes to the landscaping to provide year-round interest. Commissioner Flader suggested swapping the Burning Bushes with a Conifer, Evergreen, or Boxwood to provide character and color.

*Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new signage at 1050 S. Milwaukee Avenue, subject to the following condition: 1) Replace the “Burning Bush” plantings with a “Conifer”, “Evergreen”, or “Boxwood” plantings.*

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*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. Brad Kang and Mr. Aaron Hering, authorized agents for Swigert Enterprises LLC, presented the proposed signage for 716 S. Milwaukee Avenue. Chairman Robbins reminded the Commission that this project was reviewed in February 2021 but there were some outstanding questions regarding the lighting for the signage. Mr. Kang stated the type of lighting will be spot flood lights from the awnings, pointed up towards the signage. Mr. Kang stated there will be two narrow beam flood lights at 28-degree beams, with natural light colors. Mr. Kang stated he tried to angle them to limit the light bleed-off, while the cornice will help eliminate the light from going into the atmosphere. Mr. Kang stated the sign facing Milwaukee Avenue will have smaller flood lights pointed directly at the signage, too. Mr. Kang stated the awnings have been reduced from 4-feet to 2-feet to assist in promoting the signage.

Chairman Robbins stated the initial application is for new signage, but the applicant is manipulating building elements. Mr. Sandine stated the Commission is within their rights to act on the building elements, too, since it is connected to the lighting and signage.

Chairman Robbins questioned if the luminaires are going to be structured so there is not any glare onto Milwaukee Avenue. Mr. Kang stated the lights will be pointed directly at the signage instead of onto Milwaukee Avenue. Mr. Kang stated the lights should not provide any glare and the cutoffs should assist in limiting any issues.

*Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new signage at 716 S. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**NEW BUSINESS:**

**ARC 21-06 Lake County Facility and Construction Services, Authorized Agent for Lake County, Illinois**  
**1125 N. Milwaukee Avenue**

**Request is for new landscaping.**

Mr. Jonathon Joy, Mr. Bruce Webber, and Ms. Terry Ryan, authorized agents for Lake County Government, presented the proposed landscaping for 1125 N. Milwaukee Avenue. Mr. Joy stated the scope of work includes a tree restoration project in part of the greater demolition of the Winchester House. Mr. Webber stated the project broadly includes the demolition of two buildings at the corner of Milwaukee Avenue and Winchester Road. Mr. Webber stated most of

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the trees that are going to be removed are in planters within courtyards around the building or are too close to the building during the demolition. Mr. Webber stated Ms. Ryan is a landscape architect who has done work within the area for quite some time. Ms. Ryan stated the proposal includes plans that shows the existing tree inventory and existing tree photographs. Ms. Ryan stated there was a one-to-one replacement approach that included the removal of trees from one group to be replaced with a like tree from a similar group. Ms. Ryan stated most of the trees are native that would survive urban conditions, such as Swamp White Oaks and Hackberry's. Ms. Ryan stated a tree replacement chart has been provided with the proposed planting list. Ms. Ryan stated the Staff report includes a comment on replacing a Group D tree and requested clarification. Mr. Sandine stated the non-residential properties have a one-for-one replacement, regardless of tree classification. Mr. Sandine stated the residential properties do not require a replacement for Group D trees and have the more stringent replacement rates, such as the three replacements required for a Group A tree. Chairman Robbins confirmed the trees appear to be kept at the perimeter so that the most amount of buildable land is kept open. Commissioner Flader stated the proposal includes a great group of trees.

*Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 1125 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**ARC 21-07 Integrated Home Healthcare Palliative & Hospice, Applicant.**  
**151 W. Golf Road**

**Request is for new building facades.**

Mr. Allan Oliva, Mr. Ted Peck, and Mr. Daryl Moore, authorized agents for Integrated Home Healthcare Palliative & Hospice, presented the proposed building facades for 151 W. Golf Road. Mr. Oliva stated the project includes removing and replacing windows on two sides of the building. Mr. Oliva stated the North façade will not have any changes. Mr. Oliva stated the East façade will have a door changed to a newer door. Mr. Oliva stated the South façade will be changed to have several windows removed and replaced to match the existing windows. Mr. Oliva stated the West side of the building will have windows added to match the existing. Chairman Robbins questioned if all the windows on site will be replaced. Mr. Oliva stated the older windows on the building will be replaced, but not all of them. Chairman Robbins stated the existing windows have a smaller grill pattern with quite a few openings. Chairman Robbins noted the proposed windows appear to have a grill pattern of two over two. Mr. Oliva stated the windows on the South façade are not changing. Mr. Moore stated all of the windows should have the same appearance. Chairman Robbins confirmed the only items changing on the East elevation is the door. Chairman Robbins stated the windows depicted on the drawn elevations are different than those shown to be existing. Chairman Robbins confirmed the North elevation is not changing any windows. Chairman Robbins confirmed the South elevation is changing window and door locations. Chairman Robbins noted the South elevation and East elevation will have different window types. Mr. Moore confirmed there will be two different window types. Chairman Robbins confirmed the West elevation will have all new window openings. Mr. Moore

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confirmed, noting the windows will look onto the Fire Station. Chairman Robbins questioned if there was a wing wall on the southern corner of the building. Mr. Oliva stated the wing wall screens the dumpsters. Mr. Moore stated the new windows will be completely different windows compared to the existing windows on the building. Chairman Robbins stated the additional windows may make the building appear to be a hodgepodge. Chairman Robbins questioned why the new windows will not match the existing windows. Mr. Moore questioned if the issue is the grills inside the windows. Chairman Robbins noted the grill pattern, the dimensions, and the head heights. Mr. Moore stated the head heights should be the same. Mr. Moore stated the grill pattern can be changed to match. Chairman Robbins stated that should be changed at a minimum. Mr. Peck stated their client wanted to provide as much natural light into the patient rooms, which explains the difference between the windows on the building. Chairman Robbins acknowledged the intent but noted the proportions of the windows are different. Chairman Robbins questioned the relative proportion of the existing windows compared to the proposed windows. Mr. Peck stated the existing windows on the East elevation have a proportion of 3' x 6'. Mr. Moore stated those type of windows could not be used in the patient rooms because they would be too low.

Commissioner Flader stated the West elevation does not show the same information as the proposed plans. Commissioner Flader noted there are not any measurements, utility boxes, wing walls, or railings. Mr. Moore stated the railing is for a concrete stairway to the basement, that was not included in this application. Chairman Robbins questioned how the railing will interact with the windows. Mr. Moore stated the railing will not interact with the windows. Chairman Robbins questioned the windows on the North elevation. Chairman Robbins stated the windows are 4 x 5 square and the windows proposed are a 2 x 1. Chairman Robbins questioned the kicker members in the front entrance canopy. Mr. Peck stated those elements will stay. Mr. Moore stated the existing windows on the West façade are portal windows that will be removed.

Commissioner Burger stated the new windows should match the existing grill patterns and proportions. Commissioner Seneczko stated the grill patterns should match and each elevation should have a common window pattern. Commissioner Flader recommended the Commission revisit the proposal in the future after the applicant provides some more complete plans that shows the existing building features, with measurements and existing landscape items. Mr. Oliva stated he will work on providing that information for the next meeting.

*Commissioner Flader made a motion, seconded by Commissioner Seneczko, to continue the application for new building facades at 151 W. Golf Road, to the April 19, 2021, Appearance Review Commission meeting.*

*Motion carried 4 - 0.*

**ARC 21-08 Middough Inc., Authorized Agent for Platinum Owner IL LLC**  
**1940 USG Drive**

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

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Mr. Robert Davidson, authorized agent for Middough Inc., presented the proposed building facades and landscaping for 1940 USG Drive. Mr. Davidson stated the project includes the addition of a chiller and boiler addition to the property. Mr. Davidson stated there is an existing chiller in the lower dock bays in the southeast corner of the property. Mr. Davidson stated there the heavily landscaped area will be carved out to allow for the new mechanical equipment. Mr. Davidson stated the new area will encroach into the twenty-five (25) foot interior side yard setback. Mr. Davidson stated the mechanical equipment will be placed behind a ten (10) foot fence that matches the existing fence. Mr. Davidson stated the fence will be chain-link with slats. Mr. Davidson stated the three (3) dumpsters on site will be screened by the new ten (10) foot tall fence, as well. Chairman Robbins confirmed the dumpsters will stay in their location but gain an enclosure. Chairman Robbins confirmed the existing mechanical equipment will stay in place. Chairman Robbins confirmed the proposed mechanical equipment will be located behind a new enclosure and be screened by the existing landscaping. Mr. Davidson stated their intent is not to inhibit the truck traffic. Mr. Davidson stated a landscape plan has not been created yet, but it can be expedited. Mr. Davidson stated each tree can be replaced like-for-like. Mr. Davidson stated the front of the building is on the north side of the building, so it makes more sense to have the dumpster enclosures along the utility area at the south side of the building. Mr. Davidson stated the lighting will be extremely minimal and below the fence height, which should limit the illumination of the property line. Chairman Robbins stated its probably a simple solution to have a Photometric Plan created to confirm compliance. Chairman Robbins stated the dumpsters make sense at this location since it is next to the truck dock, although he does understand the Ordinance. Chairman Robbins stated the Commission does like to see the Landscape Plan, but it is possible to see the final product at a following meeting. Mr. Davidson stated they are open to having their consultant design a Landscape Plan that works with the Village's criteria.

Commissioner Senczko and Commissioner Flader stated they do not have any issues with the proposal.

*Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades and signage at 1940 USG Drive, subject to the following condition: 1) Provide a Landscape Plan for the Commission to review at a future meeting date.*

*Motion carried 4 - 0.*

**ARC 21-09 Hollister Incorporated, Applicant**  
**2000 Hollister Drive**

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

Mr. Scott Pupino and Mr. Eric Nelson, authorized agents for Hollister Incorporated, presented the proposed building facades, landscaping, lighting, and signage for 2000 Hollister Drive. Mr. Pupino stated the scope of work is to enhance security on the property by installing an access road, a guard house, and reutilized security gates that currently exist on the property. Mr. Pupino stated three Crabapple trees will be removed and replaced with three Burr Oaks. Commissioner

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Seneczko questioned if there is a requirement for landscaping around the guard house. Mr. Sandine stated there is not a requirement for landscaping around the guard house. Chairman Robbins confirmed the scope of work is to add a guard house, a single light fixture, and relocating some gates. Chairman Robbins noted how easy it could be for someone to get lost on the property. Mr. Pupino stated Hollister Inc. spends a lot of money to make sure their grounds stay aesthetically pleasing and this project will adhere to those requirements. Mr. Pupino stated it is unlikely that the access road will even be seen from Hollister Drive. Commissioner Flader stated the Crabapples look mature and in poor shape, so the new replacements will be a nice improvement. Commissioner Seneczko and Commissioner Burger stated they have no issues with the project.

*Commissioner Flader made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, lighting, and signage at 2000 Hollister Drive, in accordance with the plans submitted.*

*Motion carried 4 - 0.*

**ARC 21-10 Darren Anders, Durable Inc., Applicant**  
**1530 Artaius Parkway**

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

Mr. Jared Kenyon and Mr. Rick Harris, authorized agents for Darren Anders, Durable Inc., presented the proposed building façades, landscaping, and lighting for 1530 Artaius Parkway. Mr. Kenyon stated the scope of work includes consolidating the shipping and receiving portion to the south of the building and adding a parking lot to the northwest corner of the building. Mr. Kenyon stated additional loading docks on the south façade of the building will be on the exterior. Mr. Kenyon stated a few trees will be removed for the parking lot on the northwest side and on the south side to accommodate improvements. Mr. Kenyon stated tree replacements will be provided in accordance with the Tree Ordinance. Mr. Kenyon stated lighting will be handled via wall packs. Mr. Harris stated three interior docks will be removed on the south façade and replaced with several overhead truck dock doors. Mr. Harris stated the existing wall packs are at most, 23-feet off grade. Mr. Harris stated the color changes will match the existing colors and brick. Mr. Harris stated the unique color is difficult to call out and will need to be matched in the field. Mr. Harris stated the overhead doors will be brown to match the existing dock doors. Chairman Robbins confirmed a few trees will be removed and replaced on site. Chairman Robbins questioned if Staff comments have been reviewed.

Chairman Robbins stated a concrete curb will be required along the parking lot. Mr. Kenyon stated initial conversations with Village Staff revolved around the northwest parking lot and not around the south truck court. Mr. Sandine confirmed that Staff will review the south portion of the parking lot for a required curb. Chairman Robbins questioned the interior landscaping requirement for this plan. Mr. Sandine stated the comment arose from the lack of landscaping within the south parking lot. Chairman Robbins questioned the requirement for parking lot screening. Mr. Sandine stated additional screening may be required in both sections. Mr. Kenyon stated there is a dense existing tree line along the eastern property line. Mr. Kenyon stated there

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are some trees proposed along the southern property line. Chairman Robbins noted the nature of the planting may be an issue if the plantings are deciduous. Chairman Robbins indicated a Photometric Plan may be required during the permitting process. Mr. Kenyon stated the foot candles are less than the maximum allowed. Chairman Robbins questioned the height of the light standards. Mr. Harris stated the height is at a maximum of 23-feet and will add them to the final elevations. Chairman Robbins confirmed the overhead doors will be a brown color to match the existing doors. Chairman Robbins noted the only open item is the south parking lot. Chairman Robbins suggested allowing the applicant to comply with the Ordinance or have them return before the Commission.

*Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Plan Commissioner/Zoning Board of Appeals approve the application for new building facades, landscaping, and lighting at 1530 Artaius Parkway, subject to the following condition: 1) Meet Staff Comments regarding Zoning Requirements listed in Staff Report.*

*Motion carried 4 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

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

Motion carried 4 - 0.

Meeting adjourned at 8:27 p.m.