

MINUTES OF THE APPEARANCE REVIEW COMMISSION
March 21, 2022

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:10 p.m. at 118 W. Cook Avenue.

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

Members Absent: Tom Flader and Casey Rooney.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to approve the February 21, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

**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.

Commissioner Hartshorne made a motion, seconded by Commissioner Kollman, to continue the application for new building facades, landscaping, lighting, and signage until the April 18, 2022, meeting date.

Motion carried 4 - 0.

NEW BUSINESS:

**ARC 22-10 Karen Dodge, Authorized Agent for Truenorth Energy, LLC.
1207 W. Park Avenue**

Request is for new signage.

Ms. Karen Dodge, authorized agent for Truenorth Energy, LLC, presented the proposed signage for 1207 W. Park Avenue. Ms. Dodge stated the canopy will be updated with striping to reflect the Shell colors and one (1) logo will be installed at the corner (6 SF). Ms. Dodge stated the existing monument sign will be refurbished to include an LED PRICER and updated panels to read "FUEL". Commissioner Galo confirmed the scope of work is to refurbish the existing location. Commissioner Kollman questioned the illumination details on the Logo sign. Ms. Dodge stated the background will be opaque. Commissioner Kollman questioned if Staff has any issues with the proposal. Mr. Sandine stated the proposal meets the Village's regulations.

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Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 1207 W. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 22-11 North Shore Sign Co., Authorized Agent for Edward Herchenbach.
1080 E. Park Avenue

Request is for new signage.

Mr. Matt Laska, authorized agent with North Shore Sign Co., presented the proposed signage for 1080 E. Park Avenue. Mr. Laska stated the scope of work includes removing the existing Buck Brothers sign and replacing it with a new sign panel. Commissioner Kollman questioned if the size of the sign will remain the same. Mr. Laska stated the sign will be smaller than before the accommodate the Zoning Code requirements. Commissioner Galo questioned if the sign is already installed. Mr. Laska stated the sign has not been installed. Commissioner Galo stated he was just in that area and the sign appeared to be installed already. Mr. Laska stated it is possible the tenants installed a banner but the permanent sign has not been installed. Mr. Laska stated they have not installed anything on the building.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 1080 E. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 22-12 North Shore Sign Co., Authorized Agent for Hintz Road Associates.
1755 N. Butterfield Road

Request is for new signage.

Mr. Matt Laska, authorized agent for North Shore Sign Co., presented the proposed signage for 1755 N. Butterfield Road. Mr. Laska stated AGSCO is requesting one (1) wall sign, three (3) directional signs, one (1) non-illuminated set of letters on the multi-tenant sign, and one (1) freestanding sign. Mr. Laska provided the Commission with two drawings for the wall sign – one that measures 32 SF and meets the Zoning Code and one that measures 77 SF that and does not meet the Zoning Code. Mr. Laska stated AGSCO is requesting approval for a 77 SF wall sign to provide their business with an identifier. Mr. Laska stated the 32 SF wall sign is easily lost on the building and can be very tiny. Mr. Laska stated the channel letters are reverse halo-lit, meaning the green will not illuminate. Mr. Laska stated the multi-tenant letters will be non-illuminated and the location was pre-approved by Pharma Logistics. Mr. Laska stated the directional signs will be scattered around the park to direct users to shipping / receiving. Mr. Laska stated the last sign is the monument sign to be located near the roadway that leads to the back half of the development. Mr. Laska stated the reason for the second monument sign will be used as an identifier for trucks and users of the space. Mr. Laska stated the green will illuminate while the white will not

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illuminate. Mr. Laska showed the Commission the location of the wall sign, the non-illuminated letterset, the directional signs, and the monument sign (near the entrance of the ramp).

Commissioner Galo questioned if the main concern from Staff was the size of the wall sign. Mr. Sandine stated one comment was relative to the size of the wall sign and the second comment requested clarification on where the signs would be located on site. Commissioner Kollman questioned if there is an issue with the number of signs. Mr. Sandine stated that tenants are traditionally allowed either a multi-tenant sign or a freestanding sign. However, Mr. Sandine noted the applicant is located in a Planned Development, so they are able to request a deviation from the Zoning Code on this matter. Commissioner Kollman questioned if the number of signs is something that the Commission should consider. Mr. Sandine stated the Commission should consider them in an aesthetic sense. Mr. Sandine noted the size of the wall sign is something the Commission should consider, too.

Commissioner Kollman stated he agrees with Staff's recommendation regarding the size of the wall sign. Commissioner Kollman noted the size of the wall sign is twice what is traditionally allowed. Commissioner Kollman stated the proposed sign appears to overpower the site. Mr. Laska stated the 32 SF sign allows for 21" letters and that can be difficult to see from distance. Commissioner Hartshorne suggested a contrasting color to help improve visibility. Acting Chair Burger noted the 32 SF sign has "Corporation" underneath the sign. Mr. Laska stated the final sign plan would not include the "Corporation". Commissioner Kollman stated it is possible for the letters to be a little bigger with the elimination of "Corporation".

Mr. Laska stated that Pharma Logistics has a wall sign that is approximately 200 and they received a deviation from the Planned Development. Commissioner Galo confirmed that if the "Corporation" was removed then the letters can be increased from 21" to 28". Mr. Laska stated the letters will not make the letters too much bigger, since it will have to expand proportionally.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 1755 N. Butterfield Road, subject to the following conditions: (1) The proposed wall sign meets the Zoning Code requirement of 32 SF, and (2) Landscape specimens installed around the base of the freestanding sign provide interest in the winter months.

Motion carried 4 - 0.

ARC 22-13 Brad and Amie Lindaas, Applicants.
1509 Parkview Drive

Request is for new building facades and landscaping.

Mr. Brad Lindaas and Ms. Amie Lindaas, homeowners, presented the proposed building facades and landscaping for 1509 Parkview Drive. Ms. Lindaas stated the scope of work includes a covered paver patio in their backyard, along with a connected uncovered paver patio. Ms. Lindaas stated their backyard retains water and they would like to create a more usable living space. Ms. Lindaas stated their proposed plan will assist in addressing the water issues. Ms. Lindaas stated the project

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includes a covered patio with a fireplace and an outdoor kitchen. Ms. Lindaas stated there will be a seat wall and curtain drain to assist in alleviating the water retention issue. Ms. Lindaas noted a portion of the concrete patio encroaches beyond the build line. Mr. Lindaas stated the countertop and entire roof structure extends to the edge of the build line. Mr. Lindaas stated the only section of the project that goes into the build line is the patio area.

Mr. Sandine stated that the Commission does not traditionally review single-family homes, however, the Carriage Hill Park Planned Development has unique regulations. However, Mr. Sandine stated the petitioner is in front of the Commission because the Carriage Hill Park Planned Development was designed with certain areas that were considered “gradable” versus “non-gradable”. Mr. Sandine stated that the covered patio (rooftop) and portion encroaching into the “non-gradable” area require the review of the Appearance Review Commission and Village Board of Trustees. Ms. Lindaas stated the proposal has been reviewed and approved by their Homeowner’s Association. Commissioner Kollman questioned if it is merely a formality that the applicant appears before the Commission. Mr. Sandine stated was a regulation set forth in the Planned Development. Acting Chair Burger questioned if the applicant would need to abide by the lot coverage regulations. Mr. Sandine stated the applicant shows a lot of coverage chart, but Staff will need to confirm the numbers provided. Commissioner Kollman questioned where the curtain drain will release. Mr. Lindaas stated there is a retention pond slightly south of the property that collects the rainwater. Commissioner Kollman questioned the roofing material. Ms. Lindaas stated the structure will be a continuation of the cedar shake, as required by the HOA.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new building facades and landscaping at 1509 Parkview Drive, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 5:51 p.m.