

MINUTES OF THE APPEARANCE REVIEW COMMISSION
April 18, 2022

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:06 p.m. at 1551 N. Milwaukee Avenue (North Fire Station).

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

Members Absent: None.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

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

Motion carried 7 - 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.

Mr. Hugo Prill, authorized agents for the Community Partners for Affordable Housing (CPAH), presented the proposed building facades, landscaping, lighting, and signage for 500 Peterson Road. Mr. Prill stated the scope of work includes a 48,000 SF structure that will be mixed-use with 34 residential units maintained for individuals who are at least fifty-five (55) years old. Mr. Prill stated the residential units will be located on the second and third floors. Mr. Prill stated the first floor of the building will be a tenant buildout space that is intended to be occupied as the company headquarters of CPAH. Mr. Prill stated the Site Plan includes 61 parking stalls (4 ADA stalls), a covered main entry and drop off for tenants / residents, and a fully landscaped parcel to provide the necessary visual screening from neighbors. Mr. Prill stated they do plan on maintaining the vehicular access drives with the neighbors to the East and West. Mr. Prill stated they have discussed the proposal with the neighbors, and they have expressed interest in the project.

Mr. Prill stated a few site deviations include an encroachment into the rear yard setback, a reduction in the required perimeter landscape and open space, and a reduction in the required parking spaces. Mr. Prill stated they have provided a new lighting layout to comply with the maximum illumination levels permitted at the property lines. Mr. Prill provided the Commission with further information on the proposed floor plans (first floor, second floor, and third floor). Mr. Prill provided details on the amenity spaces within the second and third floors for residents. Mr. Prill stated the approach to the exterior of the building was to provide a neutral color palette (grey / earth tone) and not contrast with the surrounding environment. Mr. Prill stated the building is

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 2 of 13

setback to be more in line with the neighboring buildings along Peterson Road. Mr. Prill stated the design intent is taken from mid-century modern to be more contemporary. Mr. Prill stated the color palette takes inspiration from wander woods and lighter color greys so that it is not as bold as it was shown to be originally. Mr. Prill showed the Commission each elevation. Mr. Prill stated the first floor will be primarily brick, because it is a substantial material that can wear well over the years. Mr. Prill stated the second and third floors will be a combination of fiber cement cladding, aluminum composite panels, and aluminum / metal planking that will have a wood grained texture. Mr. Prill stated a mechanical screen will be provided along the roof and it will be of Hardie-Board material.

Mr. Prill indicated their proposal includes three locations for signage on the property. Mr. Prill stated one freestanding sign will be located along Peterson Road and the necessary landscaping will be installed around the monument sign. Mr. Prill stated the sign will be multi-tenant, so the size of the sign does meet the Zoning Code maximum. Mr. Prill stated the materials of the sign will match the proposed building. Mr. Prill stated the other signage will be located on the building: (1) one on the third floor facing Peterson Road, and (2) one on above the main entrance to the tenant and residential lobby. Mr. Prill stated the covered entry will provide residents safety from the elements. Commissioner Galo confirmed the existing one-story building will be demolished.

Acting Chair Burger questioned if the applicant reviewed the Staff comments. Mr. Prill stated there were three (3) trees located on the property line and the species / condition are not desirable. Mr. Prill stated he believes his team has reached out to the adjacent owners to discuss removal of the trees. Commissioner Kollman requested clarity on where each material will be located on the building. Mr. Prill showed the Commission where each material will be installed.

Commissioner Kollman questioned the location of the refuse container. Commissioner Kollman stated it seems very congested with the rest of the logistics on site. Mr. Prill stated they had originally proposed a dedicated trash enclosure separate from the rest of the building, but they ran into area constraints. Mr. Prill stated the trash room will store the trash containers inside until the day of trash pickup. Mr. Prill stated the facility maintenance team will bring out the trash containers and bring them back inside after pickup. Mr. Prill stated the original layout on site has a connection to the neighboring property to the East. Mr. Prill stated they would like to maintain the drive connection and the number of parking spaces to the East. Commissioner Flader questioned what will happen when the neighbor sells their property, and the new property owner does not honor the connection agreement. Mr. Prill stated there will need to be a conversation with the neighbor about access. Commissioner Rooney questioned if a fence will be installed around the development. Mr. Prill stated there are requirements for a visual screen that will be achieved through landscaping. However, Mr. Prill stated there will not be a fence installed. Mr. Prill noted that there is significant landscaping to the North of the development that acts as a barrier from the subject property and the residential properties immediately to the north. Commissioner Rooney stated she is concerned with neighboring businesses taking the parking of the subject property. Mr. Prill stated most of the parking spaces will be allocated to the residents, but signage will be required to ensure that users understand who the parking spaces are intended to serve.

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 3 of 13

Commissioner Kollman questioned if additional information has been provided with the updated Site Lighting. Mr. Prill stated an updated Photometric Plan has been completed and the foot candles meet the requirements set forth in the Zoning Code. Commissioner Flader noted the Plant Palette in the Landscape Plan does not include “TO”. Mr. Prill stated they have not received a response from the Landscape Architect on the specific specimen but noted it will be a shrub based on the designation. Mr. Prill stated another amenity for the development is a continuous walking path around the building that will also include a grill station, outdoor terrace, raised vegetation bed, and benches for seating.

Commissioner Rooney requested more information on the CPAH wall sign location. Mr. Prill stated the proposed location is setback on the Third Floor of the South Elevation. Mr. Prill stated they believe the wall sign will blend in nicely with the surroundings, as it is setback further from the roadway and the wall. Acting Chair Burger questioned if any of the signage will be illuminated. Mr. Prill confirmed there will be no illumination on any of the signage, however, they might consider an exterior light source shining towards the CPAH wall sign.

Commissioner Kollman applauded the changes from the previous meeting. Commissioner Kollman noted he is concerned with the traffic congestion that will occur near the front entranceway. Commissioner Kollman stated it could be a lot with drop offs, deliveries, and vehicles. Commissioner Kollman questioned if the size of the signage is compliant. Mr. Sandine stated the size of the signage is permitted; however, the Sign Code does not permit for the Wall Sign to be located on the third floor and disconnected from their tenant space. Commissioner Rooney stated she is not in favor of having the CPAH signage on the third floor, as it gives off an “office-building” appearance. Commissioner Rooney stated she likes how the CPAH sign is not illuminated. Mr. Prill stated they have a few other locations in mind for the CPAH sign and these can be discussed further. Commissioner Flader stated the building looks great and the landscaping looks phenomenal, but the scope of the project seems to stem on the use of neighboring properties. Commissioner Flader stated that if the property from the East decides they no longer want an access drive, then it can cause issues for the subject property. Mr. Anthony stated the overhang is high enough to allow for emergency vehicles and garbage trucks. Mr. Prill reiterated that the Commission is concerned with the circulation of traffic on site. Mr. Prill stated it is the subject properties intention to have the connections remain between this property and the neighbor properties. Commissioner Flader suggested having their own circulation pattern for residents and other individuals. Commissioner Flader questioned where residents will park with their moving truck when moving into their space. Mr. Prill stated they will utilize the loading space and work with an accessible loading dock. Acting Chair Burger stated she agrees with Commissioner Flader about having a separate site circulation pattern for residents and larger vehicles.

Commissioner Haug stated he believes the “TO” designation on the Landscape Plan refers to an evergreen shrub that is slightly mixed up with the “TT” designation. Commissioner Haug stated the plantings along Peterson Road appear to be within an easement with a sanitary sewer. Commissioner Haug questioned if the depth of the sanitary sewer is known and whether there are restrictions on planting certain plant sizes within the utility easement. Mr. Prill stated he will follow-up with the Landscape Architect and Civil Engineer on whether the plantings are permitted in the easement. Commissioner Haug stated a few plant species might need more consideration,

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 4 of 13

such as the two Serviceberry's in front of the freestanding sign. Commissioner Haug stated the trees will eventually block the freestanding sign from all westbound traffic. Commissioner Haug stated the White Pine Evergreen is very sensitive to salt spray, while the Arborvitae are also sensitive to salt spray. Commissioner Haug stated alternative species might be better suited at this location. Commissioner Haug stated he understands the intention to meet the Zoning Code, but some of the plantings are in inappropriate areas. Commissioner Haug noted the Black Spruce Tree is only planted a few feet from the walking path, which might not be a great location. Commissioner Haug suggested Junipers that are more tolerant to salt spray and could be a better fit along Peterson Road.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 500 Peterson Road, subject to the following conditions: (1) Relocate the proposed wall sign from the Third Floor to the First Floor, and (2) Revise the "Landscape Plan – Plant Palette" and the plantings along Peterson Road.

Motion carried 7 - 0.

NEW BUSINESS:

ARC 22-14 John Kapoor, Applicant.
708 N. Milwaukee Avenue

Request is for new fencing and guardrail.

Mr. John Kapoor presented the proposed fencing for 708 N. Milwaukee Avenue. Mr. Kapoor stated the scope of work includes installing a matching fence adjacent to the existing fence that separates the subject property from the house structure. Mr. Kapoor stated the fence appears to have been broken off beforehand, so this will be an easy fix for that area. Commissioner Galo questioned how much of the fence has broken off the rest of the fence. Mr. Kapoor estimated about six (6) feet. Mr. Kapoor stated there is a second request to continue that section of fencing around the vacant lot in the rear corner of the property. Mr. Kapoor described the vacant lot as being undeveloped with a downward sloping incline and is unkept (weeds, broken branches, glass). Mr. Kapoor stated the soil remains damp and slippery, which is a safety concern for those traversing through the area. Mr. Kapoor noted several people have fallen trying to traverse this lot. Mr. Kapoor stated the proposed fence will be a back-to-back fence around the vacant lot that will provide a pleasing cosmetic uplift to the parking lot and address any safety concerns. Mr. Kapoor stated it will be a beige color fence, six (6) feet high, with 2-inches above the ground for proper drainage. Mr. Kapoor stated none of the fencing will be seen from Milwaukee Avenue.

Commissioner Galo questioned how someone will access the adjacent property if the fence is installed. Mr. Kapoor stated there will not be access to the property. Commissioner Galo confirmed that there will be no access to this property and a fence will be installed around it. Commissioner Galo questioned the ownership of that parcel. Mr. Kapoor stated the intention of fencing off the vacant land is to prevent people from going onto the vacant land.

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 5 of 13

Commissioner Flader questioned the installation of the guard rail. Mr. Kapoor stated there is a proposal to install a galvanized guard rail on the east side of the Newberry entrance to be symmetrical. Mr. Kapoor stated it will be a cosmetic uplift. Commissioner Galo questioned ownership of the vacant parcel. Mr. Sandine stated the Village of Libertyville owns the vacant parcel. Commissioner Galo questioned the Village's intention for the property. Mr. Sandine stated he is unsure of the Village's intention, but it can be discussed at the Village Board meeting.

Commissioner Flader stated the parcel might be accessed off the parking lot on School Street. Commissioner Galo noted the grade change will cause issues for pedestrians. Commissioner Flader questioned if there are landscaping requirements for headlights for the installation of the guard rail. Mr. Sandine stated the applicant is not reconstructing the parking area so the requirements for headlight screening does not apply. Commissioner Kollman questioned where the water goes after it is drained from the retaining wall. Commissioner Galo questioned how far the property extends beyond the existing fence. Mr. Kapoor stated the property extends a little bit further towards the East. Commissioner Kollman noted a Staff Comment indicates the asphalt extends right to the property line and it will affect the wheel stop locations. Mr. Kapoor stated the wheel stops will be adjusted to accommodate the fence location. Mr. Kapoor stated the fence will be at least three inches into the subject property.

Commissioner Galo made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the proposed fencing at 708 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-15 SignX Co., Authorized Agent for Platinum Owner IL LLC.
801 Technology Way

Request is for new signage.

Mr. Andy Synek, authorized agent with SignX Co., presented the proposed signage for 801 Technology Way. Mr. Synek stated the scope of work includes removing the existing "FLEX" sign and replacing it with an "Aptar" sign. Mr. Synek stated the proposed signage is non-illuminated architectural type reverse channel letters.

Commissioner Flader made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 801 Technology Way, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-16 SignX Co., Authorized Agent for Platinum Owner IL LLC.
901 Technology Way

Request is for new signage.

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 6 of 13

Mr. Andy Synek, authorized agent with SignX Co., presented the proposed signage for 801 Technology Way. Mr. Synek stated the scope of work includes removing the existing “FLEX” sign and replacing it with an “Aptar” sign. Mr. Synek stated the proposed signage is non-illuminated architectural type reverse channel letters.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 901 Technology Way, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-17 Image360 Gurnee, Authorized Agent for Dr. David Honey.
1441 N. Milwaukee Avenue

Request is for new signage.

Mr. Dennis DuBois, authorized agent with Image360 Gurnee, presented the proposed signage for 1441 N. Milwaukee Avenue. Mr. DuBois stated the proposed signage is slightly different than the initial approval. Mr. DuBois stated the location will be the same as what was initially reviewed and approved. Commissioner Flader questioned if the letters are the only aspect that will be illuminated. Mr. DuBois stated the letters, the address, and the honeycomb logo will be illuminated through routed-channel letters. Mr. DuBois stated there is a secondary tenant panel underneath the proposed “Honey Dental” tenant panel. Mr. DuBois stated the secondary tenant panel will be aluminum until a tenant has been identified for the space. Commissioner Kollman questioned how the wall sign will be illuminated. Mr. DuBois stated the wall sign will have fabricated, stainless steel with LED panels in the back to produce a halo effect. Mr. DuBois stated the “Family Dental” is non-illuminated.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 1441 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-18 Image Signs, Authorized Agent for Leonardi Enterprises LLC.
416 S. Milwaukee Avenue

Request is for new signage.

Mr. Bob Baker, authorized agent for Image Signs, presented the proposed signage for 416 S. Milwaukee Avenue. Mr. Baker stated they have reviewed the Staff Report and made changes to the freestanding sign so that only the letters are illuminated. Mr. Baker stated the sign will be setback from the sidewalk, as indicated by the Staff Report. Acting Chair Burger stated other comments included the necessity for landscaping at the base of the sign and the raceway of the wall sign to match the principal business façade. Mr. Baker stated the site is sufficiently landscaped and the raceway will match the principal business façade. Commissioner Kollman questioned if

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 7 of 13

there will be landscaping at the base of the sign. Mr. Sandine stated the Sign Code does require landscaping immediately at the base of the sign, such as a mixture of perennials, evergreen shrubs, and grasses. Mr. Baker stated they are willing to work with Staff on a plan that meets the requirements.

Commissioner Kollman made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 416 S. Milwaukee Avenue, subject to the following condition: (1) The applicant provide at least 24 SF of landscaping at the base of the sign.

Motion carried 7 - 0.

ARC 22-19 Sign Center, Authorized Agent for Wynkoop Holdings LLC.
312 Peterson Road

Request is for new signage.

Ms. Jennifer Boenzi, authorized agent with Sign Center, presented the proposed signage for 312 Peterson Road. Ms. Boenzi stated the scope of work is for back-lit halo letters in three lines. Commissioner Kollman requested clarity based on the Staff Comments. Ms. Boenzi stated it will look terrible on two lines and it looks much nicer on three lines. Ms. Boenzi stated the design of the sign will look better with the height of the building. Ms. Boenzi stated the style does not change the square footage.

Commissioner Flader made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 312 Peterson Road, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-20 Aaron Hering, Authorized Agent for Ashyana LLC Libertyville Management.
147 N. Milwaukee Avenue

Request is for new signage.

Mr. Aaron Hering, authorized agent for Signarama-Libertyville, presented the proposed signage for 147 N. Milwaukee Avenue. Mr. Hering stated the scope of work includes two sets of front-lit channel letters, one on the west side (parking lot) and one on the east side (Milwaukee Avenue). Mr. Hering stated there is existing electrical from previous signs at both locations. Commissioner Kollman questioned if these will replace existing signs. Mr. Hering stated these signs have been removed a few years ago. Acting Chair Burger questioned if previous tenants had their signage on the angle facing southeast. Mr. Hering stated that is another possible location, but it is not preferred by the tenant.

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 8 of 13

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 147 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-21 Strang, Inc., Authorized Agent for Michael Reiter.
1402 N. Milwaukee Avenue

Request is for new building facades.

A representative for the applicant did not appear before the Commission to discuss this project. Instead, Mr. Christopher Sandine explained the applicant revised their plans from February 2022 to accommodate budget constraints. Mr. Sandine reminded the Commission that their previous plan included removing the barrel roof, extending the height of the structure five (5) feet, and painting the structure with brand colors. Mr. Sandine stated the new proposal is to paint the structure with brand colors and provide new windows on the front façade along Milwaukee Avenue. Mr. Sandine stated there were several smaller (thinner) windows that will be removed in favor of three larger (wider) windows.

Commissioner Galo made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new building facades at 1402 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-22 Advocate Condell Medical Center, Applicant.
801 S. Milwaukee Avenue

Request is for new building facades.

Mr. George Franceschina, authorized agent for Advocate Condell Medical Center, presented the proposed building facades for 801 S. Milwaukee Avenue. Mr. Franceschina stated the scope of work includes providing a weather canopy for Staff along Cleveland Avenue. Mr. Franceschina stated this canopy improvement will cover their dumpsters and compactors. Mr. Franceschina stated the canopy will be a simple-steel structure with six, two columns and fascia to match the existing. Commissioner Kollman questioned if there is lighting inside the canopy. Mr. Franceschina stated there will be four (4) lights tucked into the fascia. Commissioner Galo confirmed there will be no signage.

Commissioner Galo made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 801 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-23 Libertyville Ridge Condominium Association, Applicant.
Libertyville Ridge Condominiums (Briarwood Lane, Spruce Court, Garfield Avenue).

Request is for new building facades.

Ms. Joan Sheldon and Mr. Mike Herchenbach, authorized agents for Libertyville Ridge Condominium Association, presented the proposed building facades for the Libertyville Ridge Condominiums (Briarwood Lane, Spruce Court, Garfield Avenue). Ms. Sheldon stated the scope of work is to remove the existing stucco and replace with vinyl siding throughout the complex. Ms. Sheldon stated there are three reasons for the change: (1) the existing structures are rotting (there are 21 buildings), (2) water is leaking inside the structures and endangering the integrity of the buildings, and (3) the cost of materials and supplies is increasing every year, which significantly increases the costs of homeowner association fees. Ms. Sheldon stated they are intending to extend the life of the buildings that were constructed in 1978. Ms. Sheldon stated she understands the desire to keep the half-timbering Tudor style. However, Ms. Sheldon stated the cost to maintain that appearance is significantly increasing and the existence of that style is compromising the integrity of the building. Ms. Sheldon provided the Commission with photographs of how the condominiums have changed over time. Ms. Sheldon stated they identified that the stucco is rotting, and it has been gradually replaced with Hardie-Board siding. Ms. Sheldon stated the wood-trim boards have not changed, but they are rotted, and water is getting behind the Hardie-Board. Mr. Herchenbach stated each building will need to be stripped of their wooden trim boards, wrapped, and installed with new siding. Mr. Herchenbach stated they are trying to prevent damage. Ms. Sheldon stated the vinyl siding will be maintenance friendly, while the light color will be resistant to fading and deterioration. Ms. Sheldon stated they have discussed these changes with their community and many of their residents provided input on the project. Ms. Sheldon stated they did look at other alternatives, but the prices are significantly higher. Ms. Sheldon stated they are considering the .46-gauge vinyl in Herringbone (color). Ms. Sheldon stated the roof and downspouts are not changing, so the challenge was to decide on a color that complements the existing features. Ms. Sheldon provided the Commission with an example of the Herringbone siding (color). Ms. Sheldon stated it will be a greyer beige versus a yellow beige. Ms. Sheldon noted how there will be new light fixtures on each townhome, along with new four-inch letters that showcase the addresses for each unit. Ms. Sheldon stated she understands the Tudor-style, but noted the roofs are flatter and are not the typical Tudor-style. Ms. Sheldon reiterated the buildings will have the same brick, same gutters, and same fascia will be on the building.

Acting Chair Burger questioned what will happen with the garage doors. Ms. Sheldon stated new garage doors have been installed, but they have not been painted. Ms. Sheldon stated they will look to paint the garage doors in a way that blends with the new vinyl. Ms. Sheldon stated they will not be repainted red. Acting Chair Burger questioned the exposure on the siding. Ms. Sheldon stated it will be four-inch. Acting Chair Burger stated she is indifferent on the Tudor-style change but noted other single-family residences in the neighborhood traditionally went with a thicker exposure on their replacement siding. Mr. Herchenbach stated the lower roof will tend to do well with the thinner vinyl. Commissioner Kollman questioned if changes will be made to the windows. Ms. Sheldon stated there are two different windows on the building, but the homeowner cannot be

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 10 of 13

forced to change them. Commissioner Kollman confirmed the window frames will be wrapped with aluminum. Commissioner Kollman questioned if every building will be fixed with the new vinyl. Mr. Herchenbach stated every unit will be fixed, including what was recently fixed over the past year. Ms. Sheldon stated Apex will take about eight (8) days to complete each building and will make sure each one flows. Mr. Herchenbach stated he will be on site all the time as the construction managers to ensure the project is being completed. Commissioner Galo confirmed the residents know about the changes. Ms. Sheldon stated there has been significant information sent out about the project. Commissioner Kollman stated it will be important for the flashing to be secure underneath the low roofs to avoid water from entering behind the trim boards.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at the Libertyville Ridge Condominiums (Briarwood Lane, Spruce Court, Garfield Avenue), in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-24 Tala Coffee Roasters, Applicant.
834 Liberty Drive

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

Ms. Joanna Tong and Mr. Ryan Hickman, authorized agents for Tala Coffee Roasters, presented the proposed building facades, landscaping, and signage for 834 Liberty Drive. Ms. Tong stated their space on Liberty Drive was opened in June 2017 as a roastery for their business. Ms. Tong stated there are three units in the building and they have two of the three units. Ms. Tong stated they are interested in taking over the final unit to add a commercial kitchen, training lab, and tasting room that serves fresh coffee to local residents. Ms. Tong stated the building is in the I-3 Zoning District, which requires special approvals before moving into the space. Ms. Tong stated they currently have a café in Highwood, and they are excited to have an opportunity to expand their business in Libertyville. Mr. Hickman stated he has roots in Libertyville as he worked at Rosati's Pizza on the corner of Winchester Road and Milwaukee Avenue. Mr. Hickman stated he sold that business to work towards Tala Coffee Roaster. Mr. Hickman stated they would like to provide a brewery-type feel, where you can see into the roasting process from the café. Mr. Hickman stated this is their home location for shipping their product throughout the United States.

Mr. Hickman stated the signage and building improvements will really enhance the look of the building. Ms. Tong stated their location may cause some issues in attracting customers, but they know there is a strong, local customer base. Ms. Tong stated they would like to have a sense of presence as people arrive to their location. Ms. Tong noted the industrial nature and dead-end makes it a unique location that does not have a lot of visibility. Mr. Hickman noted there is great visibility from travelers along the Metra train. Ms. Tong stated a lot of the landscaping is overgrown and the changes will improve the situation. Ms. Tong stated they would like to paint the reddish-brown their "Tala Blue" color, while adding a logo to the front of the building. Mr. Hickman stated the logo will be a vinyl material that can be adhered to the brick. Mr. Hickman stated the white and blue will also be a vinyl-wrap instead of a permanent paint on the brick. Mr.

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 11 of 13

Hickman stated the landscaping would include trimming the hedges and installing hydrangeas, boxwoods, and perennials to provide color and renewed life into the building.

Commissioner Kollman questioned if there is any pedestrian access to the site. Ms. Tong stated they do not have any sidewalks in this area; however, people will walk their dogs up-and-down the neighborhood. Mr. Hickman noted there is a path that leads into a larger trail system. Commissioner Kollman stated he thinks this will be a great project and believes the additional logo will be appropriate for this location. Commissioner Galo questioned if the north side has a logo, too. Mr. Hickman stated there is not a logo proposed for the north side of the property. Commissioner Galo suggested a smaller sign on the norther façade to advertise for the Metra riders. Commissioner Kollman questioned how the white vinyl will be adhered to the brick. Mr. Hickman stated it was explained as similar to a vehicle wrap that has a five (5) year lifespan. Acting Chair Burger reviewed the Staff comments with the petitioner. Ms. Tong stated the size of the signage was designed to be scaled proportionally onto the sign. Commissioner Kollman noted the mass of the letters is much less than what the Zoning Code calculates. The rest of the Commission noted they have no issues with the design.

Commissioner Hartshorne made a motion, seconded by Commissioner Kollman, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, and signage at 834 Liberty Drive, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-25 Robert Bleck, Authorized Agent for 939 E. Park Avenue LLC.
939 E. Park Avenue

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

Commissioner Rooney made a motion, seconded by Commissioner Kollman, to recommend continuance of the application for new building facades, lighting, and signage at 939 E. Park Avenue, until May 16, 2022.

Motion carried 7 - 0.

ARC 22-26 Village of Libertyville, Applicant.
920 Crane Boulevard (Nicholas Dowden Park – South)

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

Mr. Harrison Meyer, Senior Project Engineer for the Village of Libertyville, and Ms. Lacey Lawrence, Hitchcock Design Group, presented the proposed building facades, landscaping, and lighting for 920 Crane Boulevard (Nicholas Dowden Park – South). Mr. Meyer stated the scope of work is essentially a stormwater project. Mr. Meyer stated the Master Stormwater Program was adopted by the Village Board last year and this area was identified as a major area of concern. Mr. Meyer stated the scope of work includes excavating the park anywhere from six (6) to ten (10) feet to create a stormwater basin. Mr. Meyer stated the intention is to have stormwater that typically

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 12 of 13

flooded homes in the area will be routed to this basin. Mr. Meyer stated there is an existing brick building on site that was constructed by the Libertyville Girls Softball Association. Mr. Meyer stated the excavation will require everything to move, so the brick building will need to be rebuilt in a new location. Mr. Meyer stated the design of the brick pattern will be mirrored with the building on Nicholas Dowden Park – South. Mr. Meyer stated the L-shaped, southeast will be the lower bowl. Mr. Meyer stated the building area will be located outside of the detention basin so it cannot be flooded. Mr. Meyer stated the softball fields should only be flooded in large-scale rain events. Mr. Meyer stated the Site Plan has gone through many iterations between Village Administration, Hitchcock Design Group, and CBBEL. Mr. Meyer stated the proposed design will significantly upgrade the existing facilities. Mr. Meyer stated foundation plantings were added to the proposed structure. Mr. Meyer stated the concrete block will have brick veneer that matches the building across the street on Crane Boulevard. Mr. Meyer stated the batting cages will be a similar style to what is existing, with black netting and a high-tension cable. Mr. Meyer noted the netting will be removed in the off-season. Mr. Meyer noted the thin-brick veneer will be a “Redwood” style that compliments the building across the street. Mr. Meyer discussed the Landscape Plan with the Commission and indicated the Parks Department will maintain the landscaping on site. Mr. Meyer stated the Parks Department wanted to see a variety of plantings, including crabapples and arborvitae.

Commissioner Flader questioned if the detention area will be a turf grass or native plantings. Mr. Meyer stated it will be a turf grass that can double as practice areas. Mr. Meyer stated they will use a sand slit that can allow for water to dry-out faster. Commissioner Galo questioned if the ball fields will be at the same elevation. Mr. Meyer stated the ball fields will be about four (4) to five (5) feet higher than the deepest part of the basin. Mr. Meyer stated there was an effort to have this area available for the softball association. Mr. Meyer noted the fields will be sunken, but they will not flood without a 100-year to 500-year storm event. Mr. Meyer stated the slopes should not adversely affect someone’s ability to walk into the basin. Commissioner Kollman questioned if there will be pipes that transfer water out of the neighborhoods and into the basin. Mr. Meyer stated the pipes are in the second phase of work. Commissioner Galo questioned where the water will go from this basin. Mr. Meyer stated it will travel further South towards Charles Brown Park.

Commissioner Kollman questioned whether there will be lighting with the project. Mr. Meyer stated there will be a few wall packs on the building, but the fields will not have lights. Commissioner Kollman noted the building will now feature concessions. Mr. Meyer stated the building will not have water or sewer access. Mr. Meyer stated the drinking fountains and bathrooms are at Nicholas Dowden North. Commissioner Kollman questioned if there will be any signage. Mr. Meyer stated there is no signage proposed at this time.

Commissioner Kollman questioned if the walkways will be concrete. Mr. Meyer stated the ones connecting the fields will be asphalt and the rest will be concrete. Mr. Meyer stated the ramps will be ADA compliant. Commissioner Flader questioned if there will be any railings. Mr. Meyer stated the slopes will meet the ADA requirements, so railings are not required.

Minutes of the April 18, 2022, Appearance Review Commission Meeting
Page 13 of 13

Commissioner Galo 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 920 Crane Boulevard (Nicholas Dowden Park – South), in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-27 Village of Libertyville, Applicant.
Village Entrance Signs (Multiple Addresses)

Request is for new signage.

Commissioner Rooney made a motion, seconded by Commissioner Kollman, to recommend continuance of the application for new signage for Village Entrance Signs (Multiple Addresses), until May 16, 2022.

Motion carried 7 - 0.

COMMUNICATIONS AND DISCUSSION:

Mr. Sandine introduced Commissioner Haug to the rest of the Appearance Review Commission. Mr. Haug stated he is a Landscape Architect and has done seven (7) years of residential design on the North Shore and nineteen (19) at the Lake County Forest Preserve District. Mr. Haug stated he has been in Libertyville for twenty years and he enjoys public service.

Commissioner Kollman noted that Commission was looking into mural regulations a few years ago. Mr. Sandine stated he will investigate regulations that are out there for the Commission to review so the Village has a plan in place for future murals.

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

Motion carried 7 - 0.

Meeting adjourned at 7:57 p.m.