

MINUTES OF THE APPEARANCE REVIEW COMMISSION
April 20, 2020

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 12:00 PM.

Members Present: Chairman John Robbins, Brad Meyer, Rich Seneczko, and Jennifer Tarello.

Members Absent: Tom Flader.

A quorum was established.

Village Staff Present: John Spoden, Director of Community Development; and Christopher Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to approve the February 17, 2020, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 20-06 Nomin Uranchimeg, Authorized Agent for Arturo Rojas
1757 N. Milwaukee Avenue, Suite 2**

Request is for new signage.

Chairman Robbins confirmed the signage has already been installed on site. Mr. Sandine confirmed the signage has already been installed by the applicant.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 1757 N. Milwaukee Avenue, Suite 2, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 20-07 All Right Sign, Authorized Agent for BRE Retail Residual Owner 4 LLC
1441 Peterson Road**

Request is for new signage.

Ms. Erin Livingston, Authorized Agent for All Right Sign, presented the proposed signage for 1441 Peterson Road. Chairman Robbins confirmed the scope of work includes removing and replacing the existing wall signs. Ms. Livingston noted additional vinyl window graphics will be

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installed on the building and the tenant panel on the pylon sign will be replaced. Chairman Robbins clarified the location of the window signs to be installed on site. Chairman Robbins noted Staff's comment about the white color background on the pylon sign to match the other white panels. Ms. Livingston confirmed the white color will match for consistency.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 1441 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 20-08 Brandy and Bryan Chisenhall, Authorized Agent for Tim Smith
777 N. Milwaukee Avenue

Request is for new signage.

Chairman Robbins noted that the proposed signage appears to be a non-illuminated face change on the freestanding sign. Chairman Robbins confirmed the sign is replacing a similar sign from a year ago. Commissioner Meyer noted how the previous sign did not seem to convey their business as much as the proposed sign.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 777 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 20-09 M/I Homes of Chicago, LLC, Authorized Agent for Village of Libertyville
Elderberry Drive and Peterson Road Entrance

Request is for new signage.

Mr. Marc McLaughlin, Authorized Agent for M/I Homes of Chicago, LLC, presented the proposed signage for Elderberry Drive and Peterson Road Entrance. Chairman Robbins noted the sign appears to be for the Wineberry Subdivision and questioned if a sign was installed previously. Mr. McLaughlin stated that previously Taylor Morrison was the contract purchaser for the properties in Wineberry and installed a sign along Peterson Road after an approval from the Village Board. Mr. Spoden noted that the previously installed sign appeared to be in the ComEd right-of-way and reminded the applicant to install the signage in accordance with the plans submitted. Mr. McLaughlin confirmed the sign will be installed in the correct location. Mr. Spoden noted that if brush is to be removed then it should be coordinated with the Village.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at Elderberry Drive and Peterson Road Entrance, in accordance with the plans submitted.

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Motion carried 4 - 0.

ARC 20-10 The Chapel, Applicant
1200 American Way

Request is for new building facades.

Mr. Andy Bruegger and Mr. Dan Dalziel, Authorized Agents for The Chapel, presented the proposed building facades for 1200 American Way. Chairman Robbins confirmed the proposal appears to be a prefabricated shed with a greenhouse attached. Chairman Robbins confirmed a pergola would be installed on the north-side of the structure. Chairman Robbins noted the building elevations do not appear to match each other as there are hip roofs and gable roofs. Chairman Robbins guessed that the structure will have a gable roof due to the greenhouse. Mr. Bruegger stated the shed will be a key component to the structure in comparison to the greenhouse. Mr. Dalziel stated agrees the roof should be a gable rather than a hip roof and the lap siding will go to the roofline. Mr. Dalziel stated the floor will be built like a deck so the floor is above grade. Mr. Dalziel stated there will be a ramp that slopes up towards the doorway. Chairman Robbins questioned the belt course to be installed on one façade instead of each façade. Mr. Dalziel stated it is an aesthetic stripe that is painted. Chairman Robbins noted that the stripe should continue on each side of the shed. Chairman Robbins questioned if any additional lighting will be installed on the exterior. Mr. Dalziel confirmed there will be no more lighting. Chairman Robbins confirmed the most up to date document is dated March 6, 2020. Commissioner Meyer questioned how the corner boards will have trim-boards. Mr. Dalziel stated there will be vertical trim-boards at the corner. Commissioner Meyer confirmed the corner boards will be a darker brown color.

Commissioner Seneczko questioned which elevation faces Winchester Road. Mr. Dalziel stated the greenhouse with the two cross pieces faces Winchester Road. Chairman Robbins noted the site diagram does not resemble that explanation. Mr. Dalziel stated the long side will be parallel to the parking lot.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 1200 American Way, subject to the following conditions: 1) The orientation of the structure is parallel to the parking lot; 2) The corner boards are added at the corners in a darker brown trim material; 3) The darker trim beltline carries around the entire building of the shed, not the greenhouse; and 4) The south elevation with the cross design can be adjusted to make the corner boards fit.

Motion carried 4 - 0.

ARC 20-11 Lakeside Cemetery, Applicant
500 Lake Street

Request is for new landscaping.

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Mr. Joe Wilson, Authorized Agent for Lakeside Cemetery, presented the proposed landscaping for 500 Lake Street. Mr. Wilson stated the scope of work includes the removal and replacement of one (1) tree. Mr. Wilson stated the tree must be removed to accommodate a storm retention basin. Mr. Wilson stated the new roadway will allow for them to start selling plots in the northwest section of the cemetery.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at 500 Lake Street, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 20-12 TMA Affinity Corporation, Authorized Agent for Steris Inc.
2500 Commerce Drive

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

Mr. Scott Kozak and Mr. Michael Molton, Authorized Agent for TMA Affinity Corporation, presented the proposed building facades, landscaping, and lighting for 2500 Commerce Drive. Mr. Kozak stated that Steris needed to change how they would be processing their product inside the structure, which caused the buildings design to change. Mr. Kozak stated there will be no precast 33 feet above the finished floor, but there will be a penthouse to screen mechanical equipment on the roof. Mr. Kozak stated another penthouse will be coming in the future. Chairman Robbins noted the design is similar to the previous proposal but it now includes a penthouse addition.

Chairman Robbins noted there were additional landscape changes to the proposal. Mr. Kozak stated additional plantings have been provided along the transformers. Mr. Kozak stated additional evergreen plantings have been planted along Commerce Drive and colorful deciduous plantings will be installed around it to provide seasonal colors.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 2500 Commerce Drive, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 20-13 McDonald's USA, LLC, Applicant
1417 Peterson Road

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

Mr. Jim Olguin, Mr. Joe Kerchner, Mr. Dan Olson, and Mr. Joe Coconato, authorized agents for McDonald's USA, LLC, presented the proposed building facades, landscaping, lighting, and signage for 1417 Peterson Road. Mr. Olguin stated the scope of work includes remodeling the existing McDonald's to allow for a dual drive-thru and an exterior face-lift. Chairman Robbins

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requested the applicant address the Staff comments. Mr. Olguin stated the material and elevations will be provided for the dumpster enclosure.

Mr. Olguin stated the directional and freestanding sign along Peterson Road will remain. Mr. Spoden noted how the previous signage appears to be for the previous design and questioned if all the signage should be updated to match. Mr. Olguin stated they can discuss the signage internally. Mr. Kerchner stated McDonald's typically does not change road signs and noted that red is still the standard for road signs. Commissioner Seneczko questioned if there are designs for the ground signage to match. Mr. Olguin stated the color scheme would be the same with slight differences in the directional signage. Commissioner Seneczko questioned what would be different. Mr. Olguin stated some freestanding signs would not have the "McDonald's" wordmark on the bottom. Commissioner Seneczko questioned if there will be any red on the building. Mr. Olguin confirmed that there will be no red on the building. Commissioner Seneczko questioned why the signs will be red without any red on the building. Chairman Robbins questioned if the color of the brick will be changed. Mr. Kerchner stated the color of the brick will not be changed. Mr. Kerchner stated the renderings should show gray on top with the existing red brick on the bottom.

Chairman Robbins noted the elevations are deceiving without the right color on the brick. Commissioner Seneczko noted that there were not any samples. Commissioner Seneczko recommended continuing the application until the Commission receives an accurate sample and rendering. Chairman Robbins stated he would like to see a better color palette to understand what is happening on site. Mr. Kerchner requested to email the updated renderings to the Commission. Mr. Kerchner sent the updated renderings to Mr. Sandine. Chairman Robbins noted that three additional trees would be removed and they were not going to be replaced. Mr. Olson stated the trees can be replaced one-for-one. Mr. Sandine showed the Commission the updated renderings with the red brick. Commissioner Tarello noted the brick in the elevations seems to be lighter than the brick on the signage. Mr. Kerchner stated the intent is to keep the brick existing and not change anything. The Commission noted they were okay with the proposed elevations. Commissioner Seneczko stated he has an issue with the mismatching signage. Chairman Robbins noted the Commission is able to make a recommendation on matching signs and let the Plan Commission/Village Board act accordingly. Chairman Robbins stated he thinks it will be a more successful project with cohesive signage. Commissioner Meyer questioned the standard for the freestanding sign. Chairman Robbins noted there are a lot of different standards that can be applied. Commissioner Seneczko stated the signs should match, regardless of whether it meets the standards or not.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, lighting, and signage at 1417 Peterson Road, subject to the following conditions: 1) The ground signage matches the building signage; and 2) Replace the trees on a one-for-one basis.

Motion carried 4 - 0.

Chairman Robbins left the meeting. Commissioner Meyer was elected Acting Chairman for the remainder of the meeting.

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ARC 20-17 Mark Khayat, Austin's Saloon, Applicant
481 Peterson Road

Request is for new building facades.

Mr. Timothy Archibald, Authorized Agent for Mark Khayat, presented the proposed signage for 481 Peterson Road. Mr. Archibald stated that at the rear of the building, there is a stage that will need to be replaced. Mr. Archibald stated the volume will be removed and a new volume will be installed on the same foundation. Mr. Archibald stated the existing structure has a gable roof and the proposed roof will be flat. Mr. Archibald stated the proposed design will help mitigate sound transmission and it will allow Austin's to do a wider variety of entertainment. Mr. Archibald stated it will allow for other theater type production as more lighting can be used on the stage. Mr. Archibald stated the materials will be a split-face concrete block with dark brown gutters. Mr. Archibald stated the volume is difficult to see unless you are at the rear of the building or on the neighboring side street. Commissioner Seneczko noted how the volume will be hidden from the street.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 481 Peterson Road, in accordance with the plans submitted.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, provided the Commission with an update on the Libertyville Sports Complex property. Mr. Spoden stated that the Village is looking to retain the Sports Complex itself, but sell the southern acres. Mr. Spoden stated the current design includes two (2) industrial buildings and a gas station/retail shop at the corner. Mr. Spoden stated the developer of the industrial buildings is looking to have a final design ready within the next few months, while the developer for the gas station/retail shop is more conceptual.

Mr. Spoden and Mr. Sandine thanked the Commission for their willingness to move forward with a virtual ARC meeting. Mr. Spoden stated it is likely the Village will do another virtual meeting in May. Commissioner Meyer stated he is a fan of having all the documents virtually in one place.

Commissioner Tarello noted that the freestanding sign on 801 E. Park Avenue has been looking dilapidated with some aspects of the signage removed, showing exposed lights. Mr. Spoden stated the Village will look into the signage and bring it up with them.

With no further discussion, Commissioner Meyer moved and Commissioner Tarello seconded a motion to adjourn.

Motion carried 3 - 0.

Meeting adjourned at 1:26 p.m.