

MINUTES OF THE APPEARANCE REVIEW COMMISSION
May 16, 2022

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:06 p.m. at 118 W. Cook Avenue.

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

Members Absent: Mike Kollman.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Flader made a motion, seconded by Commissioner Hartshorne, to approve the April 18, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 6 - 0.

OLD BUSINESS:

**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.

Mr. Robert Bleck, authorized agent for 939 E. Park Avenue LLC, presented the proposed building facades, lighting, and signage for 939 E. Park Avenue. Mr. Bleck stated the scope of work is to renovate the existing Cornerstone Automotive store, which will require special approvals through the Zoning Board of Appeals and Plan Commission. Mr. Bleck stated the current site has U-Haul rentals and Towing Operations. Mr. Bleck stated a corner of the building will be filled in, so the building is the same height. Mr. Bleck stated the building encroaches into the setback by about 18” so a front yard setback variation will be required. Mr. Bleck stated the U-Haul rentals, and the Towing Operations will be flipped on site. Mr. Bleck stated the fencing will fully screen the Towing Operations and partially screen the U-Haul rentals. Mr. Bleck stated that the nature of the U-Haul business allows for rentals to be returned at any time. Mr. Bleck stated it is better to keep the U-Haul trucks on site instead of having the customers park them by themselves. Mr. Bleck provided the Commission with the existing elevations that includes brick and painted concrete block. Mr. Bleck indicated the changes will include a steel siding product with horizontal exposed fasteners. Mr. Bleck stated they are also using a coating system from TENMEC. Mr. Bleck stated the color of the upper section will be a “Thundercloud” color. Mr. Bleck stated there will also be a “Red” color and a “Steel Wool” which is a darker color at the base. Mr. Bleck stated the darker color will be easily patched and touched up. Mr. Bleck stated the window frames will only be painted black. Mr. Bleck stated lighting on site will be renovated, too. Mr. Bleck noted a photometric plan was provided that does show compliance at the perimeter lot line. Mr. Bleck provided an exhibit for the fence enclosure that will be a black vinyl insert into a galvanized fence to shield the Towing Operations. Mr. Bleck stated the signage will be placed on a metal

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background with chrome bolts to relate to the automotive. Mr. Bleck questioned the size allowance for the signage. Mr. Sandine stated the Industrial Zoning District has a 32 SF maximum, while other Zoning Districts allow for different sizes. Mr. Bleck stated the proposed sign will be like the one that is existing and will be illuminated through an exterior light that shines downward. Commissioner Rooney questioned the location that needs a variation. Mr. Bleck stated there is a small sliver that encroaches into the 100-foot setback. Mr. Bleck also noted the operations of the U-Haul rentals will require a Special Use Permit. Mr. Sandine noted the applicant is also requesting a text amendment to allow for a portion of the screening to be waived. Commissioner Rooney noted it would be difficult to provide screening with the U-Haul operations. Mr. Bleck stated it is physically possible, but it is practically impossible, as the fence would often get damaged. Commissioner Rooney noted this project will be a great improvement to the property.

Commissioner Hartshorne made a motion, seconded by Commissioner Rooney, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 939 E. Park Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

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

Request is for new signage.

Mr. Daniel Juarez, Facilities Manager, presented the proposed Entrance Signage for the Village of Libertyville. Mr. Juarez stated the Village has been working with Heritage Signs, who are the original installers. Mr. Juarez stated the pillars and landscaping are still in good condition. Mr. Juarez stated there are two signs on Milwaukee Avenue and two signs on Park Avenue.

Commissioner Flader made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new entrance signage throughout the Village, in accordance with the plans submitted.

Motion carried 6 - 0.

NEW BUSINESS:

ARC 22-28 Glam Street Salon LLC, Applicant.
275 Peterson Road

Request is for new signage.

Mr. Gene Meliksetyan, applicant, presented the proposed signage for 275 Peterson Road. Mr. Meliksetyan stated the scope of work includes the removal of the existing box sign and the installation of black, halo-lit, aluminum letters. Mr. Meliksetyan stated the illumination and sign thickness details have been provided. Mr. Meliksetyan stated the size of the sign is only twenty-

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four (24) square feet. Mr. Meliksetyan stated the sign will be multiple pieces, as elements are in cursive. Mr. Meliksetyan stated the sign will be mounted to the building without a raceway.

Commissioner Galo made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 275 Peterson Road, in accordance with the plans submitted.

Motion carried 6 - 0.

ARC 22-29 North Shore Sign Co., Authorized Agent for Rod Vetter.
1590 S. Milwaukee Avenue

Request is for new signage.

Mr. Matt Laska, authorized agent for Rod Vetter, presented the proposed signage for 1590 S. Milwaukee Avenue. Mr. Laska stated the scope of work includes installing a wall sign for The Parched Pug. Mr. Laska stated the sign will be mounted above the patio facing Milwaukee Avenue. Mr. Laska stated the sign will be individual letters that are mounted to the raceway with a red, vinyl face and white cabinets. Mr. Laska stated the biggest issue with the restaurant is visibility. Mr. Laska stated the freestanding sign does not provide enough for drivers at nighttime. Mr. Laska stated the proposed signage does conform to the signage allowances.

Acting Chair Burger questioned if additional approvals will be required since this is a new sign. Mr. Sandine explained that Sign Code will look at the proposed sign as the businesses one and only wall sign. Mr. Sandine stated the signage on the awning near the front entrance is considered a non-conforming sign, but not a wall sign so it does not fall into this criterion. Commissioner Hartshorne questioned if the sign will be taller than the edge of the wall. Mr. Laska confirmed it will be about halfway between the wall and the top half will not have a backing. Commissioner Hartshorne stated that will be a perfect nesting area for small birds. Acting Chair Burger stated she does not feel this sign belongs on the building. Acting Chair Burger stated the sign seems to want a backing and looks out of place. Commissioner Hartshorne stated he agrees with Acting Chair Burger and noted the color doesn't seem to go with the rest of the building. Mr. Laska stated the tenant is open to changing colors, such as having the color match the brick. Acting Chair Burger suggested adding a mounting board or moving it down so the back is on the building. Mr. Laska questioned if the sign could be lowered onto a panel instead of using a raceway. Acting Chair Burger stated that would be an option but suggested there is something between the placement and how it is adhered to be building that seems off. Acting Chair Burger stated the sign does not look architecturally appropriate. Mr. Laska stated they can do a flat panel that is directly mounted to the building.

Commissioner Flader questioned if the signage can be on the brick itself. Commissioner Flader stated it might look better with the signage completely on the brick. Acting Chair Burger confirmed the windows are pushed back. Commissioner Rooney stated she would like to see the color of the sign matching with the brick. Acting Chair Burger stated it is possible the letters will need to be adjusted to fit the area. Commissioner Galo stated he likes how the signage has been presented. Commissioner Rooney stated she would like there to be something behind the letters if it will be

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above the ledge. Mr. Laska stated that would not be a problem and it could be a substitution for the raceway. Acting Chair Burger stated she would like to see some refinement that considers the architectural appropriateness. Commissioner Flader stated it sounds like the two options are to have a panel behind the sign as it is shown or move the sign, so it is completely on the brick. Commissioner Haug suggested having the sign match the existing color of the building and have the raceway or accents match the black on the doorways. Commissioner Hartshorne suggested reviewing the information discussed and providing revised plans for the Commission to review.

Commissioner Rooney made a motion, seconded by Commissioner Hartshorne, to recommend continuance of the application for new signage for 1590 S. Milwaukee Avenue, until June 20, 2022.

Motion carried 5 - 1. Commissioner Galo opposed.

ARC 22-30 Kevin Quinn, Authorized Agent for S&H Management LLC.
929 N. Milwaukee Avenue

Request is for new fencing.

Mr. Kevin Quinn, authorized agent for S&H Management LLC, presented the proposed fencing for 929 N. Milwaukee Avenue. Mr. Quinn stated the scope of work includes installing a six (6) foot, black, steel, wrought-iron fence that will provide an extra layer of security for the bank employees. Mr. Quinn stated the fence will be located along the back door of the bank so it will not change the look of the property. Mr. Sandine stated that Staff can approve certain fences at an administrative level, but this type of fence did not fall into that qualification. Commissioner Galo confirmed the fence is for security of the employees. Acting Chair Burger questioned the premise for the request. Mr. Quinn stated an employee may use this area as a space to get some open air.

Commissioner Hartshorne questioned whether the dumpster will remain or be relocated. Mr. Quinn stated it will be removed. Commissioner Hartshorne questioned where it will be relocated. Mr. Quinn stated he believes the dumpster has been removed. Commissioner Hartshorne stated the building needs to have a dumpster, though. Mr. Quinn stated it will be located in this parking spot. Commissioner Hartshorne questioned if the dumpster will be enclosed with a fence. Mr. Quinn confirmed a fence will be put around it. Commissioner Hartshorne stated the Commission will need to see an image of the fence to be around the dumpster. Commissioner Hartshorne stated he has no issues with the fence, but the dumpster will need to be located on site. Mr. Sandine stated the Zoning Code requires the dumpster to be completely screened from all neighboring properties and there are certain setback locations that will allow for dumpsters.

Commissioner Flader questioned which trees were removed from the property. Mr. Sandine showed images from Google Maps that show four trees in front of the building that have been removed. The Commission noted the trees were significant and appeared to be healthy.

Mr. Quinn stated they are unsure what will happen with the dumpster enclosure. Mr. Quinn stated that Baxter Credit Union will be in front of the Commission to address the dumpster and trees in a month. Commissioner Haug questioned if trees will need to be removed to have the fencing installed. Mr. Quinn stated the trees should not be affected. Commissioner Hartshorne confirmed

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the two trees near the fencing location will stay. Commissioner Rooney stated she was skeptical the fencing will not affect the trees. Commissioner Flader stated he would like to see a landscape plan that shows the relationship between the trees and the fence. Mr. Quinn stated he understands but reiterated his scope of work is just the fence. Commissioner Rooney stated the entire site is looked at together and the Commission will need to know all the details before offering a recommendation. Commissioner Haug stated it might be possible the fencing can be on the outside of the trees, but it will require a site plan that shows those details. Commissioner Hartshorne questioned the Village policy if the trees are to be removed. Mr. Sandine stated the Village will look for a one-to-one replacement, but the Commission can recommend this number be reduced. Commissioner Flader stated their initial landscape plan was overplanted, so that could be difficult. Commissioner Hartshorne questioned if the air conditioning units need to be screened. Mr. Sandine stated they will need to be screened, but the landscaping appears to achieve that requirement. Commissioner Galo stated he would like to see an updated fencing plan associated with the landscape plan for the additional trees. Commissioner Rooney agreed, requesting notations where the additional trees will be required and how the existing trees will be accommodated. Acting Chair Burger stated she would like to see where any gates will be located for the fence. Commissioner Flader stated outstanding items include the dumpster, trees, and gate for the fence.

Commissioner Flader made a motion, seconded by Commissioner Rooney, to recommend continuance of the application for new fencing for 929 N. Milwaukee Avenue, until June 20, 2022.

Motion carried 6 - 0.

ARC 22-31 St. John's Lutheran Church, Applicant.
501 W. Park Avenue

Request is for new building facades.

Mr. Brian Starck, authorized agent for St. John's Lutheran Church, presented the proposed building facades for the 501 W. Park Avenue. Mr. Starck stated the scope of work includes installing new mechanical units that will provide heating and cooling to students. Mr. Starck stated the church was awarded a grant that is assisting with the funding for this project. Mr. Starck stated the current setup is like those used in hotels, but the heat capacity is not sufficient. Mr. Starck stated the end goal is to have nine (9) outdoor Mitsubishi units, five (5) that face towards Park Avenue and four (4) that face towards the parking lot. Mr. Starck stated there is a fifty (50) foot setback from the nearest condensing unit and the residence along the western property line. Mr. Starck stated each of these units will be at least fifty (50) feet away. Mr. Starck stated the color of the units will be very similar with the brick. Mr. Starck stated the decibel levels are very quiet and the piping will be ran on the interior. Mr. Starck stated the heat pumps will be through-bolted through the building and installed at least eighteen (18) inches off the ground. Mr. Starck stated the church is open to installing landscaping in the green space along the parking lot side. Meanwhile, Mr. Starck stated the playground will screen most of the units along Route 176. Mr. Starck stated the existing units will be removed and filled in by the church.

Commissioner Rooney questioned how the units will be protected within the playground area. Mr. Starck stated there is not a plan for protection, but there are usually several adults with the children

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and there are no items that can be kicked into them. Commissioner Hartshorne questioned if the brick is solid masonry or a brick veneer. Mr. Starck stated it is all solid masonry with block. Commissioner Rooney stated she would like to see screening along the parking lot side. Mr. Starck stated they are willing to screen the units. Commissioner Hartshorne stated the screening might cut off windows to the lower-level classrooms. Commissioner Hartshorne stated they are no more intrusive than traditional window units.

Commissioner Hartshorne made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new building facades at 501 W. Park Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 6 - 0.

Meeting adjourned at 6:09 p.m.