

MINUTES OF THE APPEARANCE REVIEW COMMISSION
June 19, 2023

The regular meeting of the Appearance Review Commission was called to order by Acting Chair James Hartshorne at 5:19 p.m. at 118 W. Cook Avenue.

Members Present: Acting Chair James Hartshorne, Tom Flader, Les Galo, and Mike Kollman.

Members Absent: Chair Sarah Burger, Michael Haug, and Casey Rooney.

A quorum was established.

Village Staff Present: Christopher Sandine, Senior Planner.

Commissioner Galo made a motion, seconded by Commissioner Kollman, to approve the May 15, 2023, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

**ARC 23-22 Robert Bleck, Authorized Agent for 939 E. Park Avenue LLC
939 E. Park Avenue**

Request is for new building facades.

Mr. Robert Bleck, Architect at Bleck & Bleck Architects, presented the proposed building facades at 939 E. Park Avenue. Mr. Bleck reminded the Commission this project was before them a few months ago. Mr. Bleck stated revisions to the internal circulation pattern resulted in the removal of an exterior overhead door. Mr. Bleck noted parking stalls on the western side of the property were also removed because there is not enough room to make them compliant. Mr. Bleck stated those spaces have been accommodated elsewhere on the property. Mr. Bleck stated the colors of the building are essentially the same, but the manufacturer is different. Mr. Bleck provided the Commission with a visual representation of those color samples. Commissioner Flader questioned the comment on the fence for the U-Haul screen. Mr. Bleck stated the fence will revert to the previously approved plan, which was ten (10) feet. Commissioner Kollman confirmed the signage is not part of the scope of work for this proposal.

Commissioner Flader made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new building facades at 939 E. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 23-23 Canlan Sports Libertyville, Applicant
1950 N US Highway 45**

Request is for new landscaping.

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 2 of 8

Mr. Angel Garcia, Facilities Manager at Canlan Sports Libertyville, presented the proposed landscaping at 1950 N US Highway 45. Mr. Garcia provided the Commission with images of the existing landscaping. Mr. Garcia stated the Landscape Plan has been revised to provide at least one (1) or two (2) trees within each landscape island. Mr. Sandine noted the proposed plan is very similar to the plan previously approved in the sale agreement. Mr. Sandine noted the only change seems to be the removal of the rose bushes.

Commissioner Kollman questioned the color changes to the façade. Mr. Garcia stated the metal awning is proposed to be a blue color. Mr. Garcia stated the main color of the concrete building will be painted a grey/white color. Mr. Garcia stated the masonry columns will be painted a grey color. Commissioner Kollman noted the Staff Report has concerns with painting the columns. Mr. Garcia stated their contractors believe there will be no maintenance issues if it is done correctly.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping at 1950 N US Highway 45, in accordance with the plans submitted.

Motion carried 4 - 0.

NEW BUSINESS:

**ARC 23-24 SM Deluxe Sign, Authorized Agent for Libertyville Associates, LLC
1189 S. Milwaukee Avenue**

Request is for new signage.

Mr. Kwan Kim, SM Deluxe Sign, presented the proposed signage at 1189 S. Milwaukee Avenue. Mr. Kim stated the scope of work includes installation of an illuminated channel letter sign (with LED lights) and an opaque symbol and tagline. Commissioner Kollman confirmed that only the letters will be illuminated.

Commissioner Galo made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1189 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 23-25 North Shore Sign Co., Authorized Agent for Frontier Libertyville, LLC
820 S. Milwaukee Avenue**

Request is for new signage.

Mr. Matt Laska, North Shore Sign Co., presented the proposed signage at 820 S. Milwaukee Avenue. Mr. Laska stated the scope of work includes the installation of two (2) channel letters signs that will be mounted to a raceway painted to match the façade. Mr. Laska stated the red channel letters will have a black trimcap. Mr. Laska stated there will be red LED lights and the

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 3 of 8

signage will hook up to the existing electric. Commissioner Kollman noted the Staff Report includes a comment about the window signage. Mr. Sandine stated the existing tenant space is completely covering their windows while the buildout work is being completed, however, once the tenant space opens then only a portion of the window space is permitted to be covered.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 820 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-26 North Shore Sign Co., Authorized Agent for Kernel Parikh
232 Church Street

Request is for new signage.

Mr. Matt Laska, North Shore Sign Co., presented the proposed signage at 232 Church Street. Mr. Sandine stated there were several Staff comments regarding the submitted signage; one of which indicated that a variation from the Zoning Code will be required. Mr. Sandine stated the submitted signage exceeded the maximum square footage allowed in the Residential District and the location of the submitted sign was not permissible. Mr. Sandine suggested the item be continued until the July 2023 meeting date. Mr. Laska stated the customer is open to changing the location of the sign, however, they felt the current location on the corner offered the best visibility. Commissioner Kollman stated that he has no issues with the aesthetics of the sign but indicated that there will need to be other details figured out before making a recommendation.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to continue the application for new signage at 232 Church Street, until the July 17, 2023, meeting date.

Motion carried 4 - 0.

ARC 23-27 North Shore Sign Co., Authorized Agent for Panico Properties LLC
160 E. Cook Avenue

Request is for new signage.

Mr. Matt Laska, North Shore Sign Co., presented the proposed signage at 160 E. Cook Avenue. Mr. Laska stated the scope of work includes the installation of one (1) wall sign above the entrance. Mr. Laska stated it will be a standard cabinet style sign with a flat face. Mr. Laska stated the black opaque background will allow for the white letters to illuminate. Mr. Laska stated the cabinet will be painted white to tie into the logo. Mr. Laska stated the ground sign will be repurposed (same sign and foundation) but the curved sign will be removed. Mr. Laska stated the new freestanding sign will have a flat face and hook up to the existing power.

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 4 of 8

Commissioner Galo made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new signage at 160 E. Cook Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-28 North Shore Sign Co., Authorized Agent for the Village of Libertyville
1700 N. Milwaukee Avenue

Request is for new signage.

Mr. Matt Laska, North Shore Sign Co., presented the proposed signage at 1700 N. Milwaukee Avenue. Mr. Laska stated the scope of work includes the installation of a new double-sided monument style sign. Mr. Laska stated the *Adler Arts Center* letters will be push-thru so the black is non-illuminated but there will be a white glow around each letter. Mr. Laska stated the rest of the letters will be black vinyl letters. Mr. Laska stated the changeable copy will be illuminated. Commissioner Kollman confirmed the size meets the Zoning Code requirements. Commissioner Kollman stated the size of the vinyl letters seem to small and it could be difficult to read at about 4-inches. Commissioner Flader suggested relocating the address to the vertical endcap.

Ms. Amy Williams, Adler Arts Center, stated the address was never on the sign before, so it made sense to add it at this time. Commissioner Kollman agreed that it was important to have on the sign. Commissioner Kollman suggested it would look nice vertically on the endcap of the sign. Ms. Williams stated the rest of the vinyl letters will be able to be shifted downwards accordingly.

Commissioner Flader made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new signage at 1700 N. Milwaukee Avenue, subject to the following condition: (1) The address is located vertically on the endcap of the sign facing Milwaukee Avenue.

Motion carried 4 - 0.

ARC 23-29 Rush Slowly LLC, Applicant
175 Peterson Road

Request is for new landscaping.

Dr. Baruch Caballero and Dr. Jami-Lyn Derse, Applicants, presented the proposed landscaping at 175 Peterson Road. Dr. Derse stated that since their project has commenced, there have been several changes to the landscaping. Dr. Caballero stated they have proposed the relocation of certain plantings so they will fit better on the site and they will not be subject to the salt spray along Peterson Road. Commissioner Galo confirmed other elements (parking, building, light poles) of the site have not changed. Commissioner Kollman noted that the Staff Report mentions the landscaping on site is deficient. Mr. Sandine stated the Zoning Code requires new developments to install a certain number of plantings in the Perimeter Landscape Open Space. In certain circumstances, Mr. Sandine stated the Village Board of Trustees has the authority to reduce

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 5 of 8

the required number of plantings or allow of relocation of plantings within the property. Mr. Sandine stated the applicant discussed their previously compliant plan with several landscape companies, who advised them that the plantings may be too dense. Mr. Sandine stated the applicant is now in front of the Commission to request changes to their approved Landscape Plan for something that they envision will work better for the site. Dr. Derse stated there are issues with additional storm drains that were unaccounted for previously and other trees on site that will provide competition. Dr. Caballero stated they tried to meet the intention of the requirements and are looking to install those plantings accordingly.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping at 175 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-30 HOK, Inc., Authorized Agent for BRIT-Libertyville Owner LLC
1910 Innovation Way, Suite 100

Request is for new building facades (rooftop mechanical unit screening).

Mr. Bill Bishop and Mr. Daniel Niewoehner, Architect for HOK, Inc., presented the proposed building facades (rooftop mechanical unit screening) at 1910 Innovation Way, Suite 100. Mr. Niewoehner stated the scope of work includes installing a rooftop mechanical screen around the exhaust fan associated with an interior renovation. Mr. Niewoehner stated the color and material will be like the existing building, while the screen will be perforated for structural reasons. Commissioner Kollman confirmed only the new exhaust fan will be screened.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades (rooftop mechanical unit screening) at 1910 Innovation Way, Suite 100, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-31 1851 N. Butterfield Road LLC, Applicant
1851 N. Butterfield Road

Request is for new landscaping.

Mr. Michael Zaccaro, Applicant, presented the proposed landscaping at 1851 N. Butterfield Road. Mr. Zaccaro stated the scope of work includes installation of a berm and various evergreen trees to provide the required screening from the residential structures south of their train tracks. Mr. Zaccaro stated the initial approvals identified 115 twelve-foot Norway Spruce trees to be installed along the berm. Mr. Zaccaro stated that it is nearly impossible to find this size of Norway Spruce trees and it is poor landscaping practice to have one singular species in a required area. Mr. Zaccaro stated their proposal is to allow for a variety of evergreen trees that are slightly shorter (7-foot to 8-foot) trees to be installed on the berm. Mr. Zaccaro noted that these plantings will not meet the

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 6 of 8

required Screening Height Elevations and further noted that it is not possible to raise the berm any higher to accommodate the shorter trees. Mr. Zaccaro stated that raising the berm will further reduce the size of the potential building that can be constructed on this site.

Mr. Sandine stated the reasoning for the Screening Height Elevations and the 115 twelve-foot Norway Spruces is because this property was subject to a Settlement Agreement that required this type of screening to be completed. Mr. Zaccaro questioned if the screening is still required at the same height if the building is smaller. Mr. Sandine stated he is unsure and will need to verify in the Settlement Agreement documents.

Commissioner Kollman stated the diversity of the trees makes sense, but it seems to come down to geometry of the Screening Height Elevations. Commissioner Flader stated he agrees with the need for diversity and agreed it will be difficult to source the required plantings. Commissioner Flader stated it is possible that 7-foot to 8-foot trees will grow about ½-foot per year, which could help with any screening potential. Mr. Zaccaro stated there is no intention to have a building on the site within the next few years. Mr. Zaccaro stated he lives in the neighborhood and would like for it to be screened, as well. Commissioner Kollman confirmed the building would be smaller, but the height would stay the same. Commissioner Kollman noted the sight lines may be different if the building is further back from the property line that initially proposed. Commissioner Flader questioned if this proposal can be conditionally approved. Mr. Sandine stated a similar request was conditionally approved a few years ago that required the Screen Height Elevations be met. Mr. Sandine stated a similar condition may be placed on this application. Mr. Sandine suggested meeting with Mr. Zaccaro to review all options given the height of the plantings and the proposed berm, along with the requirements set forth in the Settlement Agreement.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping at 1851 N. Butterfield Road, subject to the following condition: (1) The applicant is allowed to diversify the landscape species from Norway Spruce to any combination of White Fir, Norway Spruce, Vander Wolf Limber Pine, Black Hills Spruce, Eastern White Pine, or Green Giant Arborvitae, however, the overall height of the landscaping and berm must meet the "Screening Height Elevation" sightlines that were previously required by the Settlement Agreement.

Motion carried 4 - 0.

ARC 23-32 Commonwealth Edison Company, Applicant
1500 Franklin Boulevard

Request is for new landscaping and lighting.

Mr. Darren Boundy, Mr. Scott Saef, Mr. Tom Stratford, Mr. Doug Gotham, and Mr. Meathe authorized agents for the Commonwealth Edison Company, presented the proposed landscaping and lighting at 1500 Franklin Boulevard. Mr. Boundy stated the scope of work includes implementing a utility training program at their facility and installing the necessary improvements in an underutilized portion of their existing parking lot. Mr. Boundy stated these improvements will allow for ComEd to provide a training base in the northern communities of Lake County so if

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 7 of 8

there is an unexpected outage or major event, these individuals will be much closer to these communities. Mr. Saef provided the Commission with an overview of the facility history. Mr. Saef explained the location of the proposed training facility and how it relates to the surrounding areas. Mr. Saef stated their goal is to create a regional training center for prospective overhead line workers and current employees. Mr. Saef stated this project will allow for workers to learn and recertify their skills. Mr. Saef stated the training facility will have experiential learning poles that are electrified and other learning poles that are not electrified. Mr. Saef stated the usage for this facility is about ten (10) days per month and there is going to be an indoor classroom. Mr. Saef stated there will be an outdoor shelter for the employees. Mr. Saef stated the design of the shelter will have brown shingles that matches the façade and painted aluminum fascia. Mr. Saef stated the area will be secured by an eight (8) foot tall, black palisade fence. Mr. Saef stated the outdoor training equipment will include 24 poles and an electrified area that has about 8-9 poles. Mr. Saef stated some of the poles will be in a hexagon shape so that instructors can view each new trainee at one time. Mr. Saef stated the poles will vary in height from 40-feet to 65-feet. Commissioner Kollman questioned the diameter of the poles. Mr. Saef stated they will be about 2-3 feet in diameter. Mr. Saef stated each pole will be buried ten percent of the pole height plus two feet, which means the maximum heights may range from 34-feet to 56.5-feet.

Mr. Saef stated the base layer under the poles will be mulch. Mr. Saef stated there will be some distribution poles to provide electricity in a safe way. Mr. Saef stated they also desire to maintain the worst potential parking supply for their facility, which is 250 parking spaces. Mr. Saef stated they will provide a berm and landscaping along the front property line. Mr. Saef stated the main driveway is being preserved for the neighboring access and several storage areas are being relocated on the south side of the property. Mr. Stratford provided the Commission with an update on relocated light poles throughout the property. Mr. Stratford stated the fixtures will be LED and the maximum height will be no greater than 25-feet. Mr. Gotham stated the landscaping along the western parking lot will have a mixture of deciduous and evergreen landscaping, plus a three-foot berm. Mr. Gotham stated they will have one (1) tree per parking lot island where possible. Mr. Gotham stated there is a diversity of plant material throughout the site that is as simple and low maintenance as possible. Mr. Saef stated they may need to request a deviation from the Planned Development if it has been determined that they are less than ten percent in the parking area. Mr. Saef showed the Commission rendered images of how the site will look with the poles on-site.

Commissioner Kollman questioned how stormwater will be handled throughout the site. The petitioner explained how stormwater historically operates on the property and that the proposed improvements actually increase the amount of green space on the parcel. Commissioner Kollman questioned if the plants are irrigated on the property. Mr. Saef stated they intend to water the plantings until they are established, and the trees will be trimmed twice a year. Mr. Gotham stated the contractor will traditionally be responsible for the plantings until they are established. Commissioner Kollman confirmed that the parking spaces will traditionally be for the training facility and workers based in the area. Commissioner Flader confirmed that no additional signage is being requested at this point. Mr. Saef stated it is possible that ComEd will update their logo, but that will be something they will need to return to the Commission. Commissioner Kollman confirmed wires will not be located between the poles. Mr. Meathe explained how the training center will operate and the interconnectedness of the proposed poles.

Minutes of the June 19, 2023, Appearance Review Commission Meeting
Page 8 of 8

Commissioner Flader made a motion, seconded by Commissioner Kollman, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and lighting at 1500 Franklin Boulevard, 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 6:46 p.m.