

MINUTES OF THE APPEARANCE REVIEW COMMISSION
June 20, 2022

The regular meeting of the Appearance Review Commission was called to order by Acting Chair James Hartshorne at 5:08 p.m. at 118 W. Cook Avenue.

Members Present: Acting Chair James Hartshorne, Les Galo, Michael Haug, and Mike Kollman.

Members Absent: Sarah Burger, Tom Flader, and Casey Rooney.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Galo made a motion, seconded by Commissioner Kollman, to approve the May 16, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

**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 reminded the Commission they had reviewed this project last month. Mr. Laska stated they have revised the signage to have a perforated metal backer-plate that will color match the window trim. Mr. Laska stated the signage will have a black aluminum frame to provide further character and depth on Milwaukee Avenue. Mr. Laska stated the square footage will be under the allowable limitation as the metal backing is covering the raceway. Mr. Laska stated the signage will tie into the windows directly above. Mr. Laska stated they also provided a darker red that accommodates previous comments. Commissioner Kollman stated he might have also preferred not having a backer-plate. Mr. Sandine provided the Commission with a comparison of the signage details from May 2022 and June 2022. Mr. Laska stated a previous concern with lowering the sign will cause visibility issues with the patio umbrellas.

Chairman Hartshorne made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new signage at 1590 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

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

Request is for new fencing.

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Mr. Zeke Hellenbrand and Mr. Ken Horinoco, authorized agent for S&H Management LLC, presented the proposed fencing for 929 N. Milwaukee Avenue. Mr. Hellenbrand stated their original proposal was to install a fence, but it led into a larger discussion on replacement trees and dumpster enclosures. Mr. Hellenbrand stated they will replace the four trees in response to the trees that were removed without receipt of a permit, along with two replacements for the two crabapples that will be removed due to the installation of the fence materials. Mr. Hellenbrand stated they have provided the location of the refuse container – in the southwest corner of the property. Mr. Hellenbrand stated the enclosure will be a stucco that matches the rest of the building. Commissioner Haug questioned if the Staff Comment requested the specific tree to be incorporated into the Landscape Plan. Mr. Sandine stated the submitted documents show a range of trees that can be installed. Mr. Horinoco stated they intend on using one of the trees in the options, depending on availability.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new fencing at 929 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

NEW BUSINESS:

ARC 22-32 USCLP IL Harris, LLC, Applicant.
1501 Harris Road

Request is for new building facades.

Commissioner Galo stated the proposal looks very appropriate. Commissioner Haug stated the proposal appears to be an improvement for the building.

Commissioner Galo made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new building facades at 1501 Harris Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 22-33 North Shore Sign Co., Authorized Agent for A. W. Grande Zengeler Cleaners Inc.
1401 Peterson Road

Request is for new signage.

Mr. Matt Laska, authorized agent for A. W. Grande Zengeler Cleaners Inc., presented the proposed signage for 1401 Peterson Road. Mr. Laska stated the scope of work includes removing the two box signs and installing two reverse channel letters. Mr. Laska stated they will be reverse back-lit with two-inch spacers. Mr. Laska noted a Staff Comment requested a photo on the West Elevation

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and to confirm the measurements. Commissioner Kollman questioned if the fascia will change. Mr. Laska stated the fascia rendering will be cleaned up, but nothing will change.

Commissioner Kollman made a motion, seconded by Commissioner Haug, to recommend the Village Board of Trustees approve the application for new signage at 1401 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 22-34 North Shore Sign Co., Authorized Agent for Newberry Flats, LLC.
131 Newberry Avenue

Request is for new signage.

Mr. Matt Laska, authorized agent for Newberry Flats, LLC, presented the proposed signage for 131 Newberry Avenue. Acting Chair Hartshorne stated he has no issues with the design. Commissioner Kollman stated the sign looks very appropriate.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 131 Newberry Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 22-35 Beron Design Group, Inc., Authorized Agent for Hemant Patel.
1060 E. Park Avenue

Request is for new building facades and lighting.

Mr. Harold Beron, authorized agent for Hemant Patel, presented the proposed building facades and lighting for 1060 E. Park Avenue. Mr. Beron stated the scope of work includes remodeling the interior of the gas station building to provide a more efficient layout, along with updating the façade of the structure. Mr. Beron stated the proposal is to remove the existing storefront and replace it with a new knee wall that will be constructed with cultured stone and limestone. Mr. Beron stated there will be a glass storefront system and glass above the knee-high panel. Mr. Beron stated the metal canopy will provide some relief for customers looking to come into the store. Commissioner Galo confirmed this is the Mobil Store on Park Avenue. Mr. Beron stated the precast panel on the side of the building will remain and the metal panel on top of the building will be replaced. Mr. Beron stated there will be two small lights at the front of the building to provide some illumination between the pumps and the building. Mr. Beron stated a light grey metal panel will provide rooftop screening. Commissioner Kollman questioned if signage will be installed on the building. Mr. Beron stated he understands any new signage will require them to return to the Commission. Mr. Beron stated any new signage would only fit above the canopy. Commissioner Kollman questioned if the applicant had a sample board. Mr. Beron stated the panels are Rynobond material and will be a grey color (as denoted on the plans). Mr. Beron stated the cultured stone will also be a dark grey. Commissioner Kollman confirmed the color of the coping will be a vintage

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wood. Commissioner Kollman confirmed the canopy and lighting will be a black color. Commissioner Kollman questioned the timing of the project. Mr. Beron stated they have the interior work approved and are waiting for the exterior work to be approved. Commissioner Kollman stated it is a nice improvement, but he would like to see the sample materials. Commissioner Kollman requested a material sample board prior to providing a final approval.

Commissioner Kollman made a motion, seconded by Commissioner Haug, to recommend continuance of the application for new building facades and lighting for 1060 E. Park Avenue, until July 18, 2022.

Motion carried 4 - 0.

ARC 22-36 The Hezner Corporation, Authorized Agent for Edward Herchenbach.
1050 E. Park Avenue

Request is for new landscaping and signage.

Mr. Scott Hezner, authorized agent for Edward Herchenbach, presented the proposed landscaping and signage for 1050 E. Park Avenue. Mr. Hezner stated the scope of work includes remodeling the building on the far north end of the industrial development. Mr. Hezner stated Pampered Pup'z is currently occupying a building further south on this property, but they need more space. Mr. Hezner stated there is shared parking spaces throughout the site and the occupants of each building do not have designated areas. Commissioner Galo confirmed the business is relocating from 1068 E. Park Avenue to 1050 E. Park Avenue. Commissioner Kollman questioned if the applicant has reviewed Staff Comments. Mr. Hezner stated he will be happy to address the comments. Commissioner Kollman stated the Zoning Code requires all dumpsters to be enclosed to the complete height of the dumpster. Mr. Hezner stated there are twelve (12) dumpsters on the industrial site and none have enclosures. Mr. Hezner stated that if a fence was put around this dumpster then Groot would not replace the dumpster into the enclosure. Mr. Hezner requested relief from the screening requirement for the dumpster and sited adjacent properties that are not screening their dumpsters or materials. Mr. Hezner stated there is nothing to protect visually from this property. Commissioner Kollman questioned where the dumpster will be located. Mr. Hezner showed Commissioner Kollman the location via the site plan. Mr. Hezner stated the dumpster can only be seen from the company to the east. Commissioner Haug questioned if there is a site plan that shows sight lines to the dumpster. Mr. Hezner stated the nearest residences are over 300-feet away and much of the neighboring properties are forested areas. Mr. Sandine stated the Appearance Review Commission does not have the authority to waive the screening requirement for the dumpster enclosure. Mr. Hezner questioned how the Commission feels about screening the dumpster given the location. Acting Chair Hartshorne stated the entire area needs to be cleaned up at some point. Mr. Hezner stated that should be up to Mr. Herchenbach. Commissioner Kollman stated the question is whether the Commission starts with this application or accepting it will be like this forever. Commissioner Galo stated there needs to be a discussion with the garbage company, as well. Acting Chair Hartshorne stated he would like to see the dumpster enclosed. Commissioner Kollman questioned if this is the opportunity to start cleaning up the site and the Zoning Code allows for this screening requirement. Acting Chair Hartshorne stated the remodel looks nice and it can hopefully lend itself to the rest of the buildings in the industrial site.

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Commissioner Haug stated we had a similar applicant required to enclose their dumpster and we liked the renovation on their property. Commissioner Haug stated he doesn't see a hardship that would allow for the requirement to be waived and doesn't recommend waiving the enclosure requirement. Commissioner Kollman requested Mr. Hezner to address the Staff Comment in regard to the curb cuts and wheel stops. Mr. Hezner stated the northern side of the parking lot will have bollards and wheel stops, while the southern side has a continuous guard rail, and the western side has a five-foot buffer between the parking stall and chain link fence. Mr. Hezner stated they are hoping to not have wheel stops on the western end because that is where they push snow in the wintertime. Mr. Hezner stated it is how it exists right now, but they will be adding bollards.

Commissioner Galo made a motion, seconded by Commissioner Kollman, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and signage at 1050 E. Park Avenue, subject to the following conditions: 1) The refuse container is screened per the Zoning Code standards.

Motion carried 4 - 0.

ARC 22-37 Joseph Minorik, Authorized Agent for McDonald's USA LLC.
1330 N. Milwaukee Avenue

Request is for new landscaping and signage.

Mr. Dan Olson, authorized agent for McDonald's USA LLC, presented the proposed landscaping and signage for 1330 N. Milwaukee Avenue. Mr. Olson stated the scope of work includes improving the drive-thru at the existing McDonald's location. Mr. Olson stated the improvements include converting a standard single-lane drive-thru into a side-by-side double drive-thru lane. Mr. Olson stated they are seeking approval for the updated landscaping and additional menu boards. Mr. Olson stated all the work will occur on the east side of the property and require the removal of six (6) parking stalls. Mr. Olson stated there will be a by-pass lane for customers and there will be a center island between the drive-thru lanes. Mr. Olson stated the menu boards are currently the same as the ones on-site, it will just be adding an additional pre-browse and menu board. Mr. Olson stated the amount of signage will require a variation from the Zoning Code. Mr. Olson stated the rear of the lot is heavily screened and will not be modified. Mr. Olson stated only the landscaping in the island is added. Commissioner Kollman confirmed the sight lighting will not change. Acting Chair Hartshorne confirmed the same menu board is being relocated. Acting Chair Hartshorne questioned the Staff Comment on menu boards. Mr. Sandine stated the Zoning Code allows for one secondary menu board and the proposal will request an additional secondary menu board. Mr. Sandine stated the applicant is amending their special use permit and requesting a parking variation for the removal of the parking spaces at the rear of the property.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new landscaping and signage at 1330 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

ARC 22-38 Jason Bergwerff, Authorized Agent for Libertyville Ventures, LLC.
175 Peterson Road

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

Mr. Juan Villagomez, Dr. Jami-Lyn Derse, and Dr. Baruch Caballero, authorized agent for Libertyville Ventures, LLC, presented the proposed building facades, landscaping, lighting, and signage for 175 Peterson Road. Dr. Derse stated their goal is to construct a veterinary urgent care hospital at 175 Peterson Road. Mr. Villagomez stated the existing vacant site will be improved with a single-story office building. Mr. Villagomez stated they would like to have a six (6) foot privacy fence that will be adjusted to meet the Zoning Code. Commissioner Kollman questioned how the Landscape Plan will meet the Perimeter Landscape Open Space requirement. Mr. Villagomez stated they will discuss with the landscape architect to ensure the calculations are met. Dr. Caballero stated they would like the property to reflect the prairie style of the region. Dr. Derse stated they would like to have an Independence Grove feel with native and low-maintenance plantings. Acting Chair Hartshorne questioned if the Village is okay with a retention pond. Mr. Sandine stated the Engineering Division is evaluating the engineering data. Dr. Caballero stated it will be a dry pond with very little water in a rainstorm. Mr. Villagomez stated they will further provide the necessary screening along the rear of the property line. Commissioner Kollman questioned the lighting plan. Mr. Villagomez stated they will match the lighting plans and adjust the height of the light poles at the rear of the property to meet the Zoning Code standards. The applicants provided a material sample board for the Commission to review. Mr. Villagomez stated the proposed fence is a board-and-batten vinyl siding. Mr. Villagomez provided samples for the lap siding, the trim siding, the shingles (grey), and a white trim color (herringbone). Mr. Villagomez stated signage will be applied for under a separate permit and application. Dr. Caballero stated they will work with North Shore Sign Co. for specifics. Dr. Caballero stated the design of the building includes natural colors to relate to a natural prairie. Mr. Villagomez stated they are not using real wood so it will last longer, and the color will not fade. Dr. Caballero stated the window trim is black. Commissioner Kollman questioned the projection of the eaves. Mr. Villagomez stated they will project about two (2) feet all around the structure. Dr. Caballero stated there is a lot of open space from Peterson Road so it the structure will be very visible. Commissioner Kollman questioned if there will be an address on the building. Dr. Caballero stated they will have one on the exterior monument sign and likely have one on the structure to comply with the Fire Department regulations. Commissioner Haug stated this will be a great improvement to the property and commended the thought and heart that is being placed into the property. Commissioner Haug stated the Landscape Plan will just need to be revised to meet the requirements in the Zoning Code.

Dr. Caballero stated this property will be an urgent care facility for pets that cannot wait for their regular veterinarian or need urgent care. Dr. Derse stated she currently has a mobile urgent care program, but it will be much better to have a brick-and-mortar facility. Dr. Caballero stated there will not be any overnight care or dog runs.

Commissioner Kollman questioned the color of the roof. Mr. Villagomez stated it will be a Georgetown Grey color. Commissioner Kollman stated the project looks nice, but the details in

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the corner of the building seem to be too much. Commissioner Kollman noted the details tie into the truss, but that portion of the design seems heavy. Commissioner Kollman stated the accents refer to a timber-frame building, and it doesn't add much to the overall feel of the building. Dr. Caballero questioned if it is the truss in the corner and the front or just the corner. Commissioner Kollman stated only the truss at the corner and suggested a corner board that wraps around the siding instead. Mr. Sandine noted there are a few unanswered questions and stated the applicant will have the opportunity to appear before the Commission prior to their previously scheduled PC/ZBA meeting in July. Mr. Sandine stated this would allow for the applicant to provide new materials to address these items to the satisfaction of the Commission and it would not hold up the applicant's timeline.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend continuance of the application for new building facades, landscaping, lighting, and signage for 175 Peterson Road, until July 18, 2022.

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 6:26 p.m.