

MINUTES OF THE APPEARANCE REVIEW COMMISSION
June 21, 2021

The regular meeting of the Appearance Review Commission was conducted virtually due to public health concerns and called to order by Acting Chairman Tom Flader at 7:00 p.m.

Members Present: Acting Chairman Tom Flader, Sarah Burger, and Rich Seneczko.

Members Absent: Chairman John Robbins.

A quorum was established.

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

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to approve the May 17, 2021, Appearance Review Commission meeting minutes, as written.

Motion carried 3 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

ARC 21-27 Suydam Ltd. Partnership, Applicant
725 N. Milwaukee Avenue

Request is for new building facades (roofing materials).

Mr. Dante Sabel, authorized agent for Suydam Ltd. Partnership, presented the proposed building facades (roofing materials) for 725 N. Milwaukee Avenue. Mr. Sabel stated the existing building has a cedar shake shingle that covers the front of the roof and the mansard roof around the entire property. Mr. Sabel stated that Birdy's Coffee Shop is having some leaking during, especially during the winter months. Mr. Sabel stated the scope of work is just proposed for the portion of the roof over Birdy's Café and the rest of the shingles will remain as a cedar shake. Mr. Sabel stated the existing cedar shakes and flashing will be completely removed. Mr. Sabel stated that the cost of cedar shakes is more expensive than what the owner would like to install at this time and the maintenance and upkeep of an architectural asphalt shingle will be easier in the long term. Mr. Sabel estimated an approximately \$7,000-\$10,000 cost savings from the switch of shingles to cedar shakes. Mr. Sabel stated the owner is looking at installing a GAF Hickory, which is a deeper red/brown shingle that matches the brickwork. Mr. Sabel noted there are a number of colors that could be installed but indicated the Hickory color is the preferred choice. Mr. Sabel stated there will be brand new flashing and gutters to match the look of the building. Mr. Sabel stated there are two options, GAF Weathered Wood and GAF Mission Brown, that would better match the existing cedar shake shingles, too.

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 2 of 13

Acting Chairman Flader stated the Staff report included a comment regarding the color of the roofing materials. Commissioner Burger stated she understands and supports the removal of the cedar shake for the architectural asphalt from a maintenance perspective but would like to see the Weathered Wood color option chosen to match the rest of the existing cedar shake shingles. Commissioner Seneczko confirmed the strip center is under one owner, but only one tenant is proposed to have new roofing materials. Commissioner Seneczko questioned why the rest of the center will not be replaced at this time. Mr. Sabel stated one reason is cost and the other reason is because this is the only area with a pitch that is causing problems. Mr. Sabel stated the mansard portion of the roof doesn't cause much of a problem with water compared to the front portion. Commissioner Seneczko stated he believes the whole roof should be changed at one time. Acting Chairman Flader stated he agrees with Commissioner Burger regarding the Weathered Wood color choice. Acting Chairman Flader stated he also agrees with Commissioner Seneczko that it would look better to have one cohesive roof. The Commission stated they are okay with the aesthetic of the proposed shingle.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades (roofing materials) at 725 N. Milwaukee Avenue, subject to the following condition: 1) The entire roof of the strip center be updated at one time with the Weathered Wood color or the Mission Brown color.

Motion carried 3 - 0.

ARC 21-28 Paul Grozier, Authorized Agent for the School Street District Brownstone Association
171-179 School Street

Request is for new landscaping and fencing.

Mr. Paul Grozier, authorized agent for the School Street District Brownstone Association, presented the proposed landscaping and fencing for 171-179 School Street. Mr. Grozier stated there is an existing wood fence along the North, East, and South sides of the property. Mr. Grozier stated the existing posts have started to fail, which has led to damaged panels during high winds. Mr. Grozier stated they would like to improve the fencing, so they would like to propose several different ideas along each property line. Mr. Grozier stated the fence along the Northern property line abuts residential properties, while the Southern property line abuts the Village offices. Mr. Grozier stated they would like to change the fencing on the North side to a black aluminum railing, update the fencing along the East side with treated posts in concrete, and remove the fencing on the South side to install a vegetation barrier. Mr. Grozier stated the fencing on the North side will be a six (6) foot aluminum fence that will be able to handle the winds. Mr. Grozier stated would like to complete the North fencing as soon as possible, continue to maintain the fence along the East side, and plant six (6) arborvitae along the South side.

Acting Chairman Flader questioned how the aluminum fencing will shield headlights from the residential neighbors to the North. Mr. Grozier stated access around the back of the property is limited to the homeowners. Mr. Grozier stated the traffic goes from South to North, which would affect those residential properties to the North. Mr. Grozier stated artificial greenery may be

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 3 of 13

placed along the northern property line to block the headlights on the private driveway. Acting Chairman Flader questioned if there is still a retaining wall on the northern property line. Mr. Grozier confirmed the retaining wall still exists, which makes it difficult to provide other fencing and screening options. Acting Chairman Flader confirmed the plantings will be installed within the northeast corner of the property to provide the required screening. Mr. Grozier confirmed the location, noting it will likely be an artificial greenery. Acting Chairman Flader questioned if there is an option for a solid aluminum fence. Mr. Grozier stated they did not find an attractive option and there is still a fear of enhancing the wind tunnel effect.

Commissioner Burger clarified there is an existing wood fence on the North, South, and East property. Commissioner Burger confirmed the East side will have the existing wood fence maintained and the existing wood fence on the South side removed in favor of landscaping. In the end, the North side will have an aluminum fence with artificial landscaping, the East side will have an existing wood fence maintained, and the South side will have a landscape wall.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new landscaping and fencing at 171-179 School Street, in accordance with the plans submitted.

Motion carried 3 - 0.

**ARC 21-29 Douglas Reed, Authorized Agent for the Townhomes of Redtop Drive
181-195 Red Top Drive**

Request is for new building facades (roofing materials).

Mr. Doug Reed, authorized agent for the Townhomes of Redtop Drive, presented the proposed building facades (roofing materials) for 181-195 Red Top Drive. Mr. Reed stated he represents five (5) units within two (2) buildings and he is proposing to replace their failing cedar shake roofs. Mr. Reed stated they are proposing an architectural asphalt shingle that is more fire resistant. Mr. Reed stated they are looking to use the CertainTeed Landmark Pro Series in a Max Deaf Resawn Shake or Burnt Siena color. Mr. Reed stated the photograph in the submittal shows the six (6) townhomes located north of this location that recently switched from cedar shake to an architectural asphalt shingle.

Acting Chairman Flader requested pictures of the proposed color samples. Mr. Reed shared his screen to show the Commission the Burnt Siena. Acting Chairman Flader confirmed the picture is representative of the shingle itself. Mr. Reed showed the Commission a photograph of the Resawn Shake. Mr. Reed stated their HOA voted unanimously to change from cedar shake shingles to architectural shingles. Mr. Reed stated these shingles have been installed on at least ten (10) homes in Libertyville. Commissioner Burger noted it is difficult to get a feel for the color in comparison to the color of the buildings. Commissioner Burger confirmed that the fascia and gutters will not be provided. Mr. Sandine showed a Google Street View Image of the buildings within the complex. Acting Chairman Flader confirmed a final determination has not been confirmed, but it is between the two that were shown. Mr. Reed noted that Riva Ridge is also requesting that they no longer be required to have cedar shake shingles. Mr. Spoden noted

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 4 of 13

the Plan Commission will be reviewing that proposal on Monday, June 28, 2021. Commissioner Seneczko stated he is okay with either color if it is consistent throughout the units. Mr. Reed stated all units will have the same-colored roof.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades (roofing materials) at 181-195 Red Top Drive, subject to the following condition: 1) Either color option (Resawn Shake or Burnt Siena) as long as it is consistent throughout the units.

Motion carried 3 - 0.

**ARC 21-30 Hey and Associates, Inc., Authorized Agent for the County of Lake
600 W. Winchester Road**

Request is for new landscaping.

Mr. Ryan Alexander, authorized agent for Lake County, Illinois, presented the proposed landscaping for 600 W. Winchester Road. Mr. Alexander stated the scope of work includes renovating the existing asphalt parking lot into a sustainable lot that features permeable pavement and a demonstration rain garden to the east of the parking area. Mr. Alexander stated there will be an update to the landscaping that focuses on pollinator plantings and stormwater best management practices. Mr. Alexander stated screening has been providing along Winchester Road through a mixture of ornamental plants, trees, and shrubs. Mr. Alexander stated there is an existing historical plaque that will remain and be enhanced by the landscaping. Mr. Alexander stated the east side of the parking lot will be left open to allow for views to the rain garden. Mr. Alexander stated additional shrubs have been proposed directly south of the rain garden to accommodate some of the views further down Winchester Road.

Acting Chairman Flader noted many of the plants on the south side of the parking lot appear to be deciduous. Mr. Alexander stated there is a mixture of deciduous and evergreen plantings, such as the AMAB, which is a multi-stem tree. Mr. Alexander stated many of the grasses will also be upright throughout the winter season to provide year-round interest. Mr. Alexander stated the heavy salt use will greatly affect the evergreen materials. Acting Chairman Flader confirmed the trees will be eight (8) feet at time of planting.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new landscaping at 600 W. Winchester Road, in accordance with the plans submitted.

Motion carried 3 - 0.

**ARC 21-31 Anderson Mikos Architects, Authorized Agent for Advocate Health &
Hospital Corporation
801 S. Milwaukee Avenue**

Request is for new building facades.

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 5 of 13

Mr. Roberto Orozco, Mr. David Mikos, and Mr. George Franceschina, authorized agents for Advocate Health & Hospital Corporation, presented the proposed building facades for 801 S. Milwaukee Avenue. Mr. Mikos stated the proposal is for an addition on top of a portion of the existing building. Mr. Mikos stated the addition fills in around the existing emergency room entrance. Mr. Mikos stated there will be mechanical exhaust fans that need to be routed through the roof and existing mechanical equipment will need to be relocated. Mr. Mikos indicated the intensive care unit will be an L-shape. Mr. Mikos stated the intention is to have the addition blend in with the rest of the structure. Mr. Mikos stated the precast panels and “healing angel” design will match the existing panels. Mr. Mikos noted the exhaust fan will be raised with the addition. Acting Chairman Flader stated it looks like all the materials will match and the roofline will match the rest of the structure.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, 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 3 - 0.

ARC 21-32 Jeanne Roberts, Authorized Agent for Gary D. Wilson
1308 N. Milwaukee Avenue

Request is for new building facades.

Ms. Jeanne Roberts, authorized agent for Gary D. Wilson, presented the proposed building facades for 1308 N. Milwaukee Avenue. Ms. Roberts stated Taco Bell makes upgrades every 15 – 20 years. Ms. Roberts stated the new design will have an EIFS and wainscot to break up the wall. Ms. Roberts stated the towers currently have the older Taco Bell curving that will be squared off for a clean look. Ms. Roberts stated exterior artwork will be provided and the light fixtures will be updated to go more so with the brand’s look. Acting Chairman Flader requested additional information on the artwork. Ms. Roberts stated the artwork will be permanent and attached to the building through three-four steel grommets. Ms. Roberts stated they have an opportunity to choose the artwork from a set list and this is the option that was chosen by the franchisee. Mr. John Spoden, Director of Community Development, questioned if there is any wording on the artwork. Ms. Roberts stated there is only colors and “Taco Bell” bells within the artwork. Commissioner Seneczko and Commissioner Burger stated they did not have any immediate questions or concerns. Ms. Roberts showed the Commission the artwork in detail. Ms. Roberts stated they will use the framed artwork without the borders.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades at 1308 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 6 of 13

ARC 21-33 North Shore Sign Co., Authorized Agent for Gary D. Wilson
1308 N. Milwaukee Avenue

Request is for new signage.

Mr. Jeff Barmueller, authorized agent for North Shore Sign Co., presented the proposed signage for 1308 N. Milwaukee Avenue. Mr. Barmueller stated the scope of work includes installing two (2) wall signs and one (1) freestanding sign. Mr. Barmueller stated the sign proposed on the South façade is currently two (2) square feet bigger than what the Zoning Code allows. Mr. Barmueller stated the sign will be reduced so that it is compliant. Mr. Barmueller stated there will also be purple down lighting, which is more of a glow, that will illuminate the upper purple band. Acting Chairman Flader questioned the lighting on the signs. Mr. Barmueller stated only the letters and logo will be illuminated so that the background is opaque. Acting Chairman Flader questioned if there is any landscaping proposed for the freestanding sign. Mr. Barmueller stated there is not landscaping proposed at this time. Acting Chairman Flader stated there is a shrub near the pole but there is not a defined planting bed.

Ms. Jeanne Roberts, authorized agent for Gary D. Wilson, indicated the landscaping was proposed to be left as-is. Acting Chairman Flader stated it would be nice to have a defined landscape bed at the base of the sign. Ms. Roberts stated she is willing to bring that to the owner's attention. Acting Chairman Flader questioned the details of the lighting. Mr. Barmueller stated there is a channel where the light will illuminate. Mr. Barmueller stated there will not be an exposed fixture.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new signage at 1308 N. Milwaukee Avenue, subject to the following conditions: 1) Landscaping be improved at the base of the pylon sign in accordance with the Zoning Code.

Motion carried 3 - 0.

ARC 21-34 North Shore Sign Co., Authorized Agent for Peter Przysiezny
1111 W. Park Avenue

Request is for new signage.

Mr. Jeff Barmueller, authorized agent for North Shore Sign Co., presented the proposed signage for 1111 W. Park Avenue. Mr. Barmueller stated the scope of work includes refacing the bottom tenant panel on an existing freestanding sign. Mr. Barmueller stated an issue is the differing colors between the upper panel and the lower panel. Mr. Barmueller stated the blue color is part of the logo, which was approved by the landlord. Mr. Barmueller stated the landlord is willing to approach the other tenants in order to reface the entire sign to have a blue background or have the Comic Buying Center to have a beige background with blue lettering. Commissioner Seneczko questioned if the Tek Company is a one-off business or if they will have any concerns with the blue coloring. Mr. Barmueller stated he does not have any information on that question. Acting Chairman Flader noted the Staff report indicates that signage should take into

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 7 of 13

consideration the rest of the site, which seems to have beige and brown colors. Mr. Barmueller stated the landlord is willing to accommodate the Commission's recommendation. Commissioner Seneczko requested to view an elevation of the building itself. Mr. Sandine provided the Commission with a Google Street View Image. Commissioner Seneczko stated he did not have an issue with the proposed sign. Acting Chairman Flader questioned how the sign will be landscaped. Mr. Barmueller stated the plan is to landscape the freestanding sign with at least 35 SF of landscaping.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new signage at 1111 W. Park Avenue, subject to the following conditions: 1) At least 35 SF of landscaping is provided at the base of the freestanding sign.

Motion carried 3 - 0.

ARC 21-35 North Shore Sign Co., Authorized Agent for Allan Oliva
151 W. Golf Road

Request is for new signage.

Mr. Jeff Barmueller, authorized agent for North Shore Sign Co., presented the proposed signage for 151 W. Golf Road. Mr. Barmueller stated the scope of work includes remodeling an existing freestanding sign. Mr. Barmueller stated the existing sign cabinet will be removed with the base to remain. Mr. Barmueller stated the owner is proposing a faux brick column to the building side of the sign, as a decorative add-on. Mr. Barmueller stated the current sketch is two (2) square feet larger than what is permitted, so it has been revised to come into compliance. Acting Chairman Flader questioned if the setback is met on all sides. Mr. Barmueller stated the setback has been measured from the street, but they are working with the owner to gather the Plat of Survey. Mr. Barmueller stated it appears the other businesses on the street are setback the same distances from the sidewalk. Acting Chairman Flader questioned if there is a Landscape Plan for the base of the sign. Mr. Barmueller stated the Landscape Plan will be submitted in the next few days for Staff to review, but it will meet the required amount of landscaping. Commissioner Burger noted the brick columns will need to match the brick on the building. Mr. Barmueller confirmed that the bricks will match.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new signage at 151 W. Golf Road, subject to the following conditions: 1) The brick column matches the brick on the building, and 2) The size of the sign is reduced to be compliant with the Village regulations.

Motion carried 3 - 0.

ARC 21-36 Jeff Slavish, Authorized Agent for BRE Retail Residual Owner 4 LLC
1413-1451 Peterson Road

Request is for new building facades and lighting.

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 8 of 13

Mr. Sean Vannatta, authorized agent for BRE Retail Residual Owner 4 LLC, presented the proposed building facades and lighting for 1413-1451 Peterson Road. Mr. Vannatta stated the ownership group is looking to update some of the facades along the front entrances for some of the interior tenants. Mr. Vannatta stated these improvements include a new stone façade beneath some canopies and a new colored EFIS band in the same area as the new facades. Mr. Vannatta stated a wooden pergola will be added in the middle of the shopping space to match the other wooden pergola near Sunset Foods. Mr. Vannatta stated the height of the wooden pergola will be fourteen (14) feet in height and used for outdoor seating. Mr. Vannatta stated there will not be a fence installed, as shown near the Sunset Foods. Acting Chairman Flader questioned the scope of the lighting. Mr. Vannatta stated the lighting will be updated to match the existing light fixtures on the property, while also having some hanging string lighting from the pergola. Acting Chairman Flader questioned if the pergola will be the same material as the one near Sunset Foods. Mr. Vannatta stated the pergola will be the same material, with a main difference being that this pergola will be freestanding. Acting Chairman Flader questioned if safety bollards will be required since this is outdoor seating. Mr. Sandine stated they will be recommended, but not required. Commissioner Seneczko questioned how the proposed elevation will relate to the Sunset Foods elevation. Mr. Vannatta stated the proposed façade will have a very similar appearance to Sunset Foods and the Tudor-style design. Commissioner Seneczko questioned how the colors will relate. Mr. Vannatta stated the colors will match the existing colors throughout the development.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades and lighting at 1413-1451 Peterson Road, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 21-37 CHILM Libertyville Residential LLC, Applicant
1761, 1765, and 1783 N. Milwaukee Avenue

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

Mr. Moises Cukierman, Ms. Katriina McGuire, Ms. Natalie Viscuso, Ms. Sharon Dickson, and Mr. Joe Maschek, authorized agents for CHILM Libertyville Residential LLC, and Mr. Jim Olguin, authorized agent for 1783 N. Milwaukee Avenue, presented the proposed building facades, landscaping, lighting, and signage for 1761, 1765, and 1783 N. Milwaukee Avenue. Ms. McGuire stated the development is split into three (3) parts: (a) Expanded parking to the existing Wildberry parking lot, (b) Future development of a commercial site that is located south of the Wildberry parking lot, and (c) New residential development to the west of the future commercial site. Mr. McGuire stated the residential aspect of the development will include ninety (90) single-family attached homes.

Ms. Viscuso provided an overview of the architecture proposed for the single-family homes. Ms. Viscuso stated the rear-loaded townhomes will be three (3) stories. Ms. Viscuso stated the Floor Plans will be comparable to the demand of the market. Ms. Viscuso stated residents will enter at

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 9 of 13

the lower-level, which has an option a open/flex space or bedroom, along with access to the two (2) car garage. Ms. Viscuso stated the main level will feature the main living space in an open concept configuration, and the top floor will feature all bedrooms and bathrooms. Ms. Viscuso stated the elevations have been designed in an updated traditional style, with fiber cement siding, brick veneer, architectural shingles, and decorative bracket details. Ms. Viscuso noted each private entrance will have a covered porch with an alternating roof style. Ms. Viscuso stated the elevations have a varied but cohesive architectural elements. Ms. Viscuso stated the buildings will have a varied brick height with capstone caps and the windows will have panel details. Ms. Viscuso noted the exterior elements are stretched around the side of the building to provide details on each side of the building. Ms. Viscuso noted there is an “enhanced side elevation” that includes a side entrance along the street frontage. Ms. Viscuso stated the rear elevation includes the continued brick and cantilevered bay elements. Ms. Viscuso provided the Commission with a virtual material sample board for review.

Ms. Dickson provided an overview of the landscaping proposed for the residential component and the Wildberry parking expansion. Ms. Dickson stated the landscape plan includes a mixture of shade and evergreen plantings. Ms. Dickson stated all four (4) detention basins are naturalized, meaning native plantings will be on the base and side slopes. Ms. Dickson stated there is a central open space for the residential component of the project, which will have decorative paving and benches for gathering. Ms. Dickson stated there is one sign proposed for the residential component, located at the entrance to the development. Ms. Dickson stated each building has landscaping on all sides, while a six (6) foot cedar fence is proposed along the northern property line. Ms. Dickson stated the western and southern property lines will feature a landscape buffer between the proposed development and the abutting residential neighbors. Ms. Dickson noted evergreen plantings are proposed at the end of each motor court to mitigate any potential glare from vehicles. Ms. Dickson stated parkway trees are proposed along the public access road and the private interior roadway. Ms. Dickson stated the expanded Wildberry parking area will include new parking islands with trees and undergrowth (perennials/groundcover). Ms. Dickson stated the future commercial development will be cleaned up by removing some of the existing pavement, fine grading the site, and topping it with Kentucky Blue Grass seed and blanket.

Ms. Dickson stated the name of the proposal is “Liberty Junction”. Ms. Dickson stated the entrance monument will feature the same brick that is proposed for the townhomes, along with a cedar pergola installation. Ms. Dickson provided the Commission with a view of the plantings to be installed at the foundation of the townhomes. Ms. Dickson stated the air conditioning units will be installed within the islands behind the townhomes and be screened by a deciduous shrub. Ms. Dickson stated the proposed black light poles to be installed throughout the development will match the standards that are currently used by the Village of Libertyville.

Acting Chairman Flader requested clarity on the height of the buildings, noting the R-7 Zoning District allows 2 ½ stories or 37 feet, while the plans show a three (3) story building. Ms. McGuire stated the height of the structure is one aspect that the development team is requesting relief on through the Planned Development process. Mr. Cukierman stated he has been consistent in showing Village Staff a three (3) story building since the initial conversations in August 2020.

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 10 of 13

Mr. Cukierman stated the design has not changed since those previous meetings and noted this style of townhome has done very well in the market. Mr. Cukierman stated Village Staff and several Village Trustees were aware of this plan. Mr. Cukierman stated their initial plan was to have the townhomes look like a 2 ½ story building from the front and a three (3) story building from the back. However, Mr. Cukierman stated the Village would like to see a side entrance for the units facing the private roadway. Mr. Cukierman stated that it was not possible to keep the raised grade elevation in the front with this new design, so now the entire townhome is three (3) stories. Mr. Cukierman stated the forced grade elevation would have been more economical, instead of hauling the soil off-site. Mr. Cukierman stated the only change from their initial design is that soil was removed from the front and the entrance is now at grade. Mr. Cukierman stated the interior stairways also affect the overall height and layout of the townhomes. Ms. Viscuso stated that an internal exercise showed the height of the townhome to be at 37-feet, which made it appear dated instead of modern with the current roof pitches.

Acting Chairman Flader questioned if the height of the townhomes has been compared to the Wildberry site or the neighboring residences. Mr. Cukierman stated they have not compared the height to the Wildberry building but noted the Parkside Townhomes along Winchester Road are significantly taller. Mr. Cukierman stated they are almost 49-feet in some instances. Commissioner Seneczko stated the Parkside Townhomes are irrelevant to this property. Commissioner Seneczko stated the issue with this site is how the height of the buildings will be compared to the neighboring residences. Commissioner Seneczko stated he is concerned about the height and would like to see the roof altered. Commissioner Seneczko stated he would like to see the height adjusted in the roof structure, if it is unable to be adjusted elsewhere. Mr. Cukierman stated that a 37-foot structure will not be any less visible than a 39-foot structure. Mr. Cukierman stated he is willing to reduce the height of the building but indicated the change will not be as attractive. Acting Chairman Flader stated he agreed with Commissioner Seneczko, noting that the homes along Adler Drive a typical two (2) story residences. Acting Chairman Flader stated that these homes will definitely be able to see the proposed townhomes at 39-feet. Mr. Cukierman questioned if the homes will be seen at 37-feet. Acting Chairman Flader stated the homes will be seen at 37-feet, too, but that is what the Zoning Code allows. Mr. Cukierman stated there will also be a fifty (50) foot setback from the property line to the single-family homes. Mr. Cukierman stated the distance from building to building can range from 120-140 feet. Mr. Cukierman stated the distance from the building to the property line along the West side of the development is at least 75 feet. Mr. Maschek stated the distance from building to building can range from 125-135 feet.

Commissioner Seneczko requested clarity on the rest of the zoning issues identified in the Staff Report. Acting Chairman Flader questioned if the Commission should request clarity on the issues pertaining to the Commercial area. Mr. Sandine stated the items with a “Commercial” designation are relative to the Wildberry parking lot instead of the future commercial development site.

Acting Chairman Flader questioned how the refuse containers will be controlled by residents. Mr. Maschek stated the townhomes will be able to handle two bins inside of the garage so they can be pulled out on the respective trash day. Mr. Maschek stated there will be no outdoor trash

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 11 of 13

containers since they will be maintained within the garage. Acting Chairman Flader questioned the plantings proposed to screen the air conditioning equipment within the islands. Ms. Dickson stated there will be a medium sized deciduous shrub with groundcover. Acting Chairman Flader noted the deciduous nature of the shrub will not provide year-round screening. Mr. Cukierman stated he has seen that too much shrubbery near the air conditioning equipment can often deteriorate the quality of the equipment. Mr. Cukierman requested relief from the Commission regarding the additional screening requirements. Acting Chairman Flader stated the Zoning Code requires the equipment to be screened. Ms. Dickson questioned if there is another location in the Village where the equipment has been successfully screened. Mr. John Spoden, Director of Community Development, suggested looking at the Parkside Townhomes where fencing was provided at the end of the drive aisles. Mr. Spoden also suggested looking at the newly proposed Credit Union Development. Mr. Spoden noted that historically, deciduous plantings have not been permitted as a screening option. Acting Chairman Flader also suggested studying the location of plantings from a snow removal point of view. Mr. Cukierman stated they will try to come up with a plan to address these concerns.

Commissioner Seneczko questioned the height of the light poles within the commercial property. Ms. Dickson stated the light poles throughout the development will be twelve (12) feet tall, with the lantern sitting on top. Mr. Olguin stated the lighting for the Wildberry parking lot is still being determined. Mr. Olguin stated the photometrics will comply with the Village standards. Commissioner Seneczko confirmed the pole height is still being determined, too. Mr. Olguin stated that he does not foresee an issue at this time with the pole height. Mr. Olguin stated they will do their best to try and comply with the ten (10) foot requirement.

Acting Chairman Flader stated the project narrative includes a five (5) unit townhome and a six (6) unit townhome. Mr. Cukierman stated the submittal does not include a rendering of the six (6) unit townhome and that this will be prepared for a future meeting. Acting Chairman Flader questioned the common elements within the neighborhood open space. Mr. Cukierman stated they wanted the space to remain open for people to gather. Ms. Dickson stated there will be three benches in a central gathering area. Mr. Cukierman stated that structures are often a nuisance and require an abundance of maintenance. Acting Chairman Flader questioned the visitor parking plans. Mr. Maschek stated there will be on-street parking on the loop drive to handle guest parking. Mr. Maschek stated there is also stacked parking behind the townhomes. Mr. Cukierman stated there will be four (4) parking spaces per unit and then 30 additional on-street parking spaces.

Commissioner Seneczko questioned how trees were selected to be preserved or removed. Ms. Dickson stated a Tree Preservation Plan was prepared for the residential component and the commercial component. Ms. Dickson stated a professional arborist identified each existing tree and their location, so that they could determine which trees would be impacted by construction. Commissioner Seneczko requested to review the Tree Preservation Plan. Acting Chairman Flader stated the Landscape Plan is more general in that it only includes deciduous or evergreen plantings. Mr. Sandine showed the Commission the Tree Preservation Plan. Commissioner Seneczko questioned where existing, mature trees are located that will remain. Ms. Dickson stated the existing trees to remain are located primarily on the western property line. Ms.

Minutes of the June 21, 2021, Appearance Review Commission Meeting
Page 12 of 13

Dickson stated there are also a few on the northwest corner and the southwest corner. Ms. Dickson stated there will be a total of 267 new trees to be installed within the residential component. Ms. Dickson stated the Tree Preservation Plan often includes trees located about 15-foot off the property, as the critical root zone and tree canopy can be impacted by those developments on site. Ms. Dickson noted a few of the trees to remain are on the neighboring properties to the west. Commissioner Seneczko stated the western property line looks to be pretty well covered, while the southern property line did not have many existing trees. Ms. Dickson stated there are not many high-quality trees located on site. Ms. Dickson stated the proposed species will be higher quality and leave the site better than it is today.

Acting Chairman Flader stated it appears there are several open items that still need to be addressed, including: (a) Height Restrictions, (b) Screening of A/C Units, (c) Light Pole Height, (d) Landscape Plan Details, (e) Updated Elevations for 6-Unit Building, (f) Bench Details and Open Space Details, and (g) Label Visitor Parking. Commissioner Seneczko noted his biggest issues were the height of the buildings and fencing/screening. Commissioner Seneczko stated he is okay with the elevations in terms of the looks and materials. Commissioner Seneczko stated he is more concerned with how the building will relate to the surrounding properties. Acting Chairman Flader agreed with Commissioner Seneczko, emphasizing how the development interacts with the homes along Adler Drive and to the west of the development. Mr. Cukierman confirmed the issue with the refuse containers has been resolved. Commissioner Seneczko questioned how the Village enforces that the refuse containers be kept inside the garage. Mr. Spoden stated each development will likely have a condition of approval. Commissioner Seneczko questioned if it is generally a requirement throughout the Village. Mr. Spoden stated the Zoning Code does require them to be screened from view. Mr. Spoden stated that typically the refuse bins are within the garage on a townhome development. Acting Chairman Flader suggested these items be addressed and reviewed at an upcoming meeting.

Mr. Olguin requested clarity regarding the landscaping requirements for the Wildberry parking lot. Mr. Spoden noted how Staff reviewed two (2) different site layouts within the submitted documents. Mr. Spoden requested the petitioner provide an updated site layout for consistency, and then provide a Landscape Plan that shows the updated layout. Mr. Spoden noted the submitted site plan is awkward and would likely require a more detailed review. Acting Chairman Flader stated it would be beneficial to see an entire Landscape Plan for the entire development area. Mr. Olguin questioned the height of the landscape screening required for the Wildberry parking area, considering a portion of the site abuts residential and a portion of the site abuts commercial. Mr. Olguin noted the Planned Development process may allow for the entire development to be considered in whole, where there is a considerable amount of landscaping across the street from the Wildberry parking lot that can provide screening for the proposed residences. Mr. Olguin stated it would be their preference to not have the full six (6) feet on the east side of the drive aisle and include the proposed landscaping along the west side within the screening requirement.

Commissioner Seneczko made a motion, seconded by Commissioner Burger, to continue this item to the July 19, 2021, Appearance Review Commission meeting.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

Mr. Spoden stated the Village Board is looking to combine the membership of the Appearance Review Commission and the Historic Preservation Commission. Mr. Spoden stated the Plan Commission and Zoning Board of Appeals operate in a similar manner, with the same seven (7) commissioners and two (2) chairs. Mr. Spoden stated that in this case, the Commissioners would be voted onto the Appearance Review Commission and Historic Preservation Commission, then review items based on where they are in the Village. Mr. Spoden stated there are other responsibilities with the Historic Preservation Commission.

With no further discussion, Commissioner Seneczko moved and Commissioner Burger seconded a motion to adjourn.

Motion carried 3 - 0.

Meeting adjourned at 9:10 p.m.