

MINUTES OF THE APPEARANCE REVIEW COMMISSION
July 18, 2022

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:20 p.m. at 118 W. Cook Avenue.

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

Members Absent: None.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Flader made a motion, seconded by Commissioner Rooney, to approve the June 20, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 7 - 0.

OLD BUSINESS:

**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. Savi Singh, authorized agent for Hemant Patel, presented the proposed building facades and lighting for 1060 E. Park Avenue. Mr. Sandine reminded the Commission that this project was before them last month and it was requested that the applicant provide a material sample of the stone for the Commission to review. Mr. Singh brought two samples for the Commission to review but was unsure which sample the owner would like to move forward with during installation. Commissioner Kollman suggested finalizing the stone sample and returning to the Commission with a final determination. Mr. Singh stated he understood and will return to the Commission at a following meeting.

Commissioner Flader made a motion, seconded by Commissioner Kollman, to recommend continuance of the application for new building facades and lighting for 1060 E. Park Avenue, until August 15, 2022.

Motion carried 7 - 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.

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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. Mr. Villagomez reminded the Commission the scope of work for this project is to construct a veterinary practice that will provide urgent care. Mr. Villagomez provided the Commission with a review of the material sample board. Mr. Villagomez stated they have addressed the comments from the Commission at the previous meeting, including the landscaping, lighting, and fence issues. Mr. Villagomez stated the site plan does show an improvement from the previous meeting, which is the current HVAC location. Dr. Caballero stated the landscaping, lighting, and screening was completed. Mr. Villagomez stated the landscaping contains the required amount of landscaping in accordance with the Zoning Code regulations. Mr. Villagomez stated the fence has been pulled back to be in line with the building. Mr. Villagomez stated the height of the light poles at the rear of the property has been adjusted to meet the standards. Mr. Villagomez provided the Commission with a rendering of the fence that will surround the dumpster.

Commissioner Kollman stated the line drawing shows the timber frame to be removed at the corners. Mr. Villagomez stated that is a graphical error and that feature will stay on the building. Dr. Caballero stated the landscaping on-site will be native and like that in Independence Grove. Commissioner Flader stated the landscape plan looks good. Acting Chair Burger questioned if there is an area for dogs to urinate. Dr. Caballero stated they will have that opportunity in the green space to the south of the building. Acting Chair Burger questioned if there is any area for dogs to be taken outside. Dr. Derse stated the fence is for screening and all dogs will be on a two-leash policy so they will not be able to escape. Dr. Caballero further stated they will not have any boarding or daycare at the facility.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage for 175 Peterson Road, in accordance with the plans submitted.

Motion carried 7 - 0.

NEW BUSINESS:

ARC 22-39 Patrick Sexton, Authorized Agent for FNR & TK LLC.
1101 W. Park Avenue

Request is for new building facades.

Mr. Patrick Sexton, authorized agent for PNR & TK LLC, presented the proposed building facades for 1101 W. Park Avenue. Mr. Sexton stated the building is currently under construction but there were a few change requests from the owner. Mr. Sexton stated the windows and exterior finishes will be the same, but there is a small portion of the building that is going to be flush with the rest of the building instead of having it bump out. Mr. Sexton stated there will also be a window installed to allow light into a stairway. Mr. Sexton stated the area pulled back is a cost-related issue. Mr. Sexton stated there were a few changes to the windows given the grade changes on

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earlier plans. Mr. Sandine stated this project was reviewed by the Appearance Review Commission in 2019 and it went through several iterations in the design review process.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 1101 W. Park Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 7 - 0.

Meeting adjourned at 5:38 p.m.