

MINUTES OF THE APPEARANCE REVIEW COMMISSION
July 20, 2020

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

Members Present: Chairman John Robbins, Tom Flader, Rich Seneczko and Jennifer Tarello.

Members Absent: Brad Meyer.

A quorum was established.

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

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to approve the June 15, 2020, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

ARC 20-26 Tribos Libertyville, LLC, Applicant
1205 S. Milwaukee Avenue

Request is for new building facades.

Mr. Eric Pepa, authorized agent for Tribos Libertyville, LLC, presented the proposed building facades for 1205 S. Milwaukee Avenue. Chairman Robbins confirmed the scope of work is for a façade change to a design that was previously approved. Mr. Pepa stated the requested modifications to the front facade of the dealership are from Infiniti Corporate. Mr. Pepa stated the changes are an attempt to improve the overall functionality of the façade and find some cost-savings. Mr. Pepa stated the modifications include removing the glass sail element and providing an ACM-panel façade on the front that mimics the curve. Mr. Pepa stated the glass sail element is expensive and has maintenance issues. Mr. Pepa stated the glass sail projects from the building about one foot, which allows for birds to make nests and it is difficult to clean. Mr. Pepa stated Infiniti Corporate has provided this alternate solution for newer dealerships in lieu of the glass sail element. Mr. Pepa stated the ACM-panel will be a dual colored element in the same 3'x9' grid pattern as the rest of the façade. Mr. Pepa stated the gray element will match the aluminum on the "Service" area and the white element will match the same color as the previously approved sail element. Mr. Pepa stated this will be flush to the façade and provide for easier maintenance in the future. Mr. Pepa stated the ACM-panel will wrap around the building and provide a three-dimensional façade.

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Chairman Robbins confirmed the size of the signage will remain the same and only the placement is relocated. Chairman Robbins questioned if the revised design is coming from the Infiniti Corporate. Mr. Pepa confirmed this new design is coming from the new standard from Infiniti. Chairman Robbins questioned if Infiniti saw this change coming a few months ago. Chairman Robbins stated many of the corporate companies are changing their design often and questioned what would stop them from changing their design in another few months. Chairman Robbins questioned if the applicant has seen any other alternative designs. Mr. Pepa stated the company does have a few different varieties depending on the location. Mr. Pepa stated he has been working with Infiniti Dealerships for about ten years and it seems they are changing approximately every five years.

Chairman Robbins confirmed the ACM-panels will be coplanar and there will be no change between the white and gray. Chairman Robbins questioned how the signage is illuminated. Mr. Pepa stated both signage will be illuminated from the back. Chairman Robbins questioned what is happening with the coping. Mr. Pepa stated the coping will be an aluminum to match the brushed aluminum color. Commissioner Seneczko questioned how the mechanical units will be screened. Mr. Pepa stated the mechanical units will be screened by a combination of a parapet wall and screening systems.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 1205 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 20-27 North Shore Sign Co., Authorized Agent for Catholic Bishop of Chicago
100 N. Milwaukee Avenue

Request is for new signage.

Mr. Art Solis, representative for North Shore Sign Co., presented the proposed signage for 100 N. Milwaukee Avenue. Mr. Solis stated the scope of work includes updated the signage at the Mil-Park Shopping Center. Mr. Solis stated the existing signage will be refaced for each tenant by painting the sign cabinets a burgundy color, providing LED lighting, and painting the cabinets between each tenant space a color to match the primary façade. Mr. Solis stated the changes will provide each tenant a more direct view of their sign. Mr. Solis stated the pylon sign will be redesigned to match the color of the wall signs and show every tenant within the plaza. Mr. Solis stated the colors chosen are a dark-maroon metallic. Mr. Solis stated the panels are aluminum so only the copy and logos are going to be illuminated. Mr. Solis stated the design criteria has been updated, too.

Chairman Robbins questioned if the signage cabinets will remain the same and only the colors will change. Mr. Solis confirmed the heights of the cabinets will remain the same, and only the finish color is different. Commissioner Seneczko questioned the existing green band on the wall. Mr. Solis stated the green band in between the tenant panels will be painted to match the background color of the building. Mr. Solis stated this will allow for future signage in case a

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tenant takes over more than one tenant space. Chairman Robbins questioned the color of the coping. Mr. Solis stated the coping is a dark color but will work with the owner on ensuring the coping is a black color. Mr. Solis stated the signage on the south side of the building is included within this application (currently belongs to Berkshire Hathaway).

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 100 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 20-28 Jim Rundle, Authorized Agent for Forever Land Company, LLC
1801 N. Butterfield Road

Request is for new signage.

Mr. Jim Rundle, representative for Forever Land Company, LLC, presented the proposed signage for 1801 N. Butterfield Road. Mr. Rundle stated the scope of work includes one new building sign, one new monument sign, two new directional signs, and one refaced monument sign. Mr. Rundle stated the existing freestanding sign will be refaced, the new wall sign is proposed along the north side of the building to be seen from Peterson Road, and the other directional signs will be placed on the internal roadways.

Commissioner Flader questioned how the refaced monument sign will be treated once the letters are removed. Mr. Rundle stated the sign will be repainted and the holes will be fixed. Commissioner Flader confirmed the landscaping will be placed at the base of the signage. Commissioner Seneczko questioned if the building signage is greater than what is permitted. Mr. Rundle confirmed the signage is greater than what is permitted, as the client would like the sign to be seen from the street. Commissioner Seneczko stated he would like for the sign to be lowered so the "Logistics" portion is in the darker panel. Commissioner Seneczko stated the size does not bother him since it is farther away from the roadway. Commissioner Tarello stated she agrees with Commissioner Seneczko. Mr. Rundle confirmed that the sign should align the "Pharma" with the top of the gray area.

Chairman Robbins questioned if the landscaping will be on each side of the signage. Mr. Rundle stated the landscaping will be on each side of the existing monument sign. Mr. Rundle stated the landscaping will be at the front of the new monument sign with mulch at the rear of the sign. Chairman Robbins confirmed the applicant has seen the Staff comments. Mr. Rundle stated a larger drawing has been provided for the Commission to review.

Chairman Robbins stated he has a grave concern regarding the size of the proposed wall sign. Chairman Robbins stated the sign is too large and is concerned about the potential precedent. Mr. Rundle questioned how far off a deviation would be acceptable. Chairman Robbins stated the sign should meet the ordinance. Chairman Robbins stated it is a logo that will not be mistaken from a distance and there is not a drawback of having the signage meet the ordinance.

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Commissioner Tarello questioned if there is a rendering with the logo at the Village Sign Code maximum allowed. Mr. Rundle confirmed there was a rendering within the packet that showed the Village Sign Code allowed signage. Mr. Rundle noted Medline also has relatively larger signs on their buildings.

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1801 N. Butterfield Road, subject to the following condition: 1) Center the sign between the two-color bands.

Motion carried 3 - 1. Chairman Robbins voted against.

Mr. John Spoden, Director of Community Development, stated that typically the size of the sign would require a variation from the Zoning Board of Appeals. However, the property is located within a Planned Development that means the recommendation of the Appearance Review Commission goes directly to the Village Board of Trustees, where they make a determination on granting the approval or referring the project to the Plan Commission for a hearing on the proposal.

ARC 20-29 Principle Construction, Authorized Agent for Forever Land Company, LLC
1851 N. Butterfield Road

Request is for new landscaping.

Mr. Ernie Spina, representative for Principle Construction, presented the proposed landscaping for 1851 N. Butterfield Road. Mr. Spina stated that when they were working on Lot 2 of the nearby development, a lot of earthwork was generated. Mr. Spina stated the idea was to keep the material on Lot 4. Mr. Spina stated an agreement was made with the homeowners in 1999 to create a line of sight that would block the commercial development. Mr. Spina stated approximately 30,000 cubic yards of earth will be required for the berm. Mr. Spina stated they have talked with three potential end users for the property. Mr. Spina stated the amount of work that needs to be completed includes creating the berm, planting trees on the berm, expanding the detention pond, and table-topping the site. Mr. Spina stated this process would take 10-12 weeks and the end users stated they were not longer interested. Mr. Spina stated their intention is to make the site more appealing for the next end user.

Chairman Robbins questioned if the pad will need to be built up. Mr. Spina stated the pad will be table-topped. Chairman Robbins questioned if the basin will be expanded. Mr. Spina stated the basin will need to be expanded. Mr. Spina stated there will be some black dirt spread over the pad so grass can grow. Chairman Robbins asked for Commissioner Flader's opinion on the landscaping choices. Commissioner Flader stated the evergreens will want drier soils so they are good specimens for a berm. Commissioner Flader questioned the choice of Austrian Pines, as they are difficult to find in nurseries and an insect has been attacking them. Commissioner Flader recommended Spruces or Firs instead of the Austrian Pines. Mr. Spina stated the top of the berm is a ten-foot flat area that will provide an opportunity for the trees to soak up some water. Commissioner Flader questioned if the berm will have turf grass or native vegetation. Mr. Spina stated they are looking into native vegetation. Commissioner Flader questioned how it would be

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managed and if the grade is mow able. Mr. Spina stated the grade is closer to a 2.5-1 slope. Commissioner Seneczko questioned if the grade of the pad will be raised. Mr. Spina stated the grade of the pad is the same as the approved grade. Commissioner Seneczko questioned how the grade has changed from the berm. Mr. Spina stated the berm has been raised and widened slightly. Mr. Spina stated the design has been around the line of sight. Commissioner Seneczko stated he is okay with the berm as long as the building will return to the Commission to review the line-of-sight.

Mr. John Spoden, Director of Community Development, stated the Staff report does provide insight into the different elevations from the approved berm versus the proposed berm. Mr. Spoden stated the reason the applicant is before the Commission is because they are making landscaping changes on top of the berm. Mr. Spoden stated the proposal was initially approved as part of a lawsuit, which means the sightlines will have to be met, by some combination of the berm and landscaping. Mr. Spoden noted that Sight Line 1 is deficient 3 feet, Sight Line 2 is over by 3 feet, Sight Line 3 is deficient 4 feet, and Sight Line 4 is deficient 3 feet. Mr. Spoden noted these changes appear to be from the changes in plantings size, noting that the initial plans recommended 12-foot Austrian Pines and the proposed plans recommend 7-foot/8-foot plantings. Mr. Spoden questioned if it is possible to raise the berm or install taller plantings. Mr. Spina stated the rate of survival is much lower at 12-feet. Mr. Spina stated the mix of Pine trees at 7-8 feet will provide a greater chance of survival. Mr. Spina stated he can investigate raising the berm height. Mr. Spoden stated it will be important to be able to show the Village Board that the sightlines are being met. Mr. Spina stated it is important for them to meet the line of sight. Commissioner Flader stated the 8-foot plantings will have a much higher rate of survivability than going with taller plantings. Chairman Robbins stated he does not mind manipulating the berm to meet the line of sight from the neighbors. Mr. Spoden questioned if the previously discussed retaining wall is still within the scope of work. Mr. Spina stated a small retaining wall will be required, but he would like to wait on that component.

Commissioner Seneczko 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) Meet the sightlines of the previously approved document to effectively screen the building.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

With no further discussion, Commissioner Flader moved and Commissioner Tarello seconded a motion to adjourn.

Motion carried 4 - 0.

Meeting adjourned at 7:56 p.m.