

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**August 16, 2021**

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 5:03 p.m. at 118 W. Cook Avenue.

Members Present: Chairman John Robbins, Sarah Burger, Tom Flader, Les Galo, James Hartshorne, Mike Kollman, and Casey Rooney.

Members Absent: None.

A quorum was established.

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

Commissioner Rooney made a motion, seconded by Commissioner Flader, to approve the July 8, 2021, and the July 19, 2021, Appearance Review Commission meeting minutes, as written.

Motion carried 7 - 0.

**OLD BUSINESS:**

**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.**

*Chairman Robbins tabled this item until later in the meeting to allow the applicant's full project team to arrive.*

**ARC 21-41 Holladay Properties, Authorized Agent for Lamash Investments, LLC.**  
**1980 Kelley Court**

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

Mr. Duffey Phelps, authorized agent for Holladay Properties, presented the proposed building facades, landscaping, and lighting for 1980 Kelley Court. Mr. Phelps reminded the Commission that this project was in front of them last month, and they have since addressed the Staff/Commission comments. Mr. Phelps stated the building has been relocated so that the entry canopy is no longer encroaching into a setback. Mr. Phelps provided the Commission with an updated elevation sheet that shows the correct location of the building mounted light standards. Mr. Phelps stated their landscape architect updated the Landscape Plan to provide more evergreen shrubs around the perimeter of the parking lot. Mr. Phelps showed the Commission representative samples of the stone to be installed on the façade, including a physical sample and images from their Gurnee location. Mr. Phelps noted an updated Tree Preservation Plan has been included within the submittal. Mr. Phelps stated the Landscape Plan, Site Plan, and Grading Plan have been updated to reflect the proposed conditions. Mr. Phelps stated the stormwater plan was

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arranged so that there is no pooling or puddling of water on site. Mr. Phelps indicated they would like to work with the Village of Libertyville on connectivity and enhancing the pedestrian experience at this location.

Commissioner Galo thanked the applicant for the timely response to the various concerns. Commissioner Rooney stated she appreciates how each comment is addressed in their review packet. Commissioner Kollman stated there are very few sidewalks or connection points for visitors and questioned how this may be addressed in the future. Mr. Phelps stated there is only a sidewalk on the south side of the site. Mr. Phelps stated there might be an opportunity to have pedestrian access along Northwind Boulevard to Peterson Road. Chairman Robbins stated consideration should be given to sidewalks for someone who wants to go for a walk or a jog. Chairman Robbins stated that access built into the plan right now will be beneficial so future users so it does not have to be re-planned. Mr. Phelps stated they are somewhat restricted on the site in terms of setbacks and easements, but they will look into an opportunity to have sidewalks throughout the site. Mr. Spoden noted Peterson Road is under the IDOT's jurisdiction. Mr. Spoden suggested a sidewalk along the drive aisle, which may connect into the Wendy's subdivision across the street. Mr. Phelps stated they are willing to look into the sidewalk along the drive aisle to make sure it works. Commissioner Galo stated many hotel guests are willing to walk to a restaurant nearby, which is another reason the connectivity would be important.

Chairman Robbins questioned if the main canopy would have lighting underneath. Mr. Phelps confirmed it will have decorative light fixtures. Chairman Robbins questioned how the downspouts will interact with the landscape plan, so they are not overwhelmed. Mr. Phelps stated the downspouts are likely going straight into the stormwater system. Chairman Robbins confirmed the Engineering Division will be okay with this plan. Chairman Robbins confirmed the stormwater will be captured by the stormwater management system and then discharged into the sewer system. Mr. Phelps stated they are still working out the final stormwater report.

*Commissioner Kollman made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 1980 Kelley Court, subject to the following condition: (1) Pedestrian access is explored and presented to the Commission prior to final permit issuance.*

*Motion carried 7 - 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.**

Ms. Katriina McGuire, authorized agent (attorney) for the residential development, Mr. Moises Cukierman, authorized agent with ILM Homes (residential developer), and Mr. James Olguin, authorized agent (attorney) for the commercial development, presented the proposed building facades, landscaping, lighting, and signage at 1761, 1765, and 1783 N. Milwaukee Avenue. Ms. McGuire stated their development team includes Mr. Joe Maschek, Land Planner from BSB

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Design, Ms. Natalie Viscuso, Architect from BSB Design, Sharon Dickson, Landscape Architect from Dickson Design Studio, and Ron Adams, Civil Engineer from Pearson Brown and Associates. Ms. McGuire reminded the Commission that this project was initially presented in June 2021. The Commission was presented with updated Landscape Plans and Building Elevations that addressed some of the Staff comments in the Staff Report.

Mr. Maschek reminded the Commission the site is about 15 acres located at the corner of Peterson Road and Milwaukee Avenue. Mr. Maschek stated the site plan follows the framework setup in the 2030 Comprehensive Plan, which features a mixture of commercial and residential uses connecting to Peterson Road. Mr. Maschek stated they have followed the Comprehensive Plan with their design of the 10-acre residential development. Mr. Maschek stated the idea is to change the zoning from C-3 to R-7. Mr. Maschek stated the site plan has remained relatively unchanged since the June 2021 meeting, where there is a 50-foot setback from the neighbors to the south and a 75-foot setback from the neighbors to the west. Mr. Maschek noted both setbacks are greater than what is required. Mr. Maschek stated there are two (2) commercial sites shown on the site plan: (1) an expanded parking lot area for the Wildberry restaurant, and (2) a pad ready green space to the south of the expanded parking lot fronting Milwaukee Avenue. Mr. Maschek stated the major changes to the site plan include redesigning the Peterson Road connection, which allowed for a more efficient parking layout for the Wildberry restaurant. Mr. Maschek stated approximately 87 new parking spaces will be available.

Ms. Viscuso provided the Commission with an elevation of the six (6) unit building. Ms. Viscuso stated the materials for the buildings will be brick, fiber cement siding, and composite trim detailing. Ms. Viscuso stated light fixtures will be located next to each front door and flank each garage door. Ms. Viscuso stated the utility locations have been added onto the side elevations that are less visible from the street and will be screened with landscaping. Ms. Viscuso provided the Commission with a virtual material board.

Ms. Dickson provided the Commission with updated Landscape Plans to address comments provided by Staff and the Commission. Ms. Dickson the landscaping on site will feature a mixture of evergreen, canopy, and ornamental trees. Ms. Dickson stated the understory will include a mixture of evergreen and deciduous shrubs, ornamental grasses, and groundcover. Ms. Dickson stated there are two (2) proposed signs, in addition to the existing Wildberry sign. Ms. Dickson stated the landscape buffer has been revised along the South and West property lines to accommodate the neighbors. Ms. Dickson stated special attention was considered at the end of the drive aisles, which features a four (4) foot vinyl fence panel with landscaping on both sides of the fence. Ms. Dickson stated the proposed commercial multi-tenant signage will mimic the existing materials at Wildberry and feature three (3) tenant panels. Ms. Dickson stated the proposed residential signage will mimic the materials for the proposed townhomes. Ms. Dickson indicated the streetlamps will match the existing poles on Adler Drive with a black LED lantern and a concrete pole. Ms. Dickson stated these poles will be located along the proposed north/south drive aisle and on the internal roadway. Ms. Dickson stated the proposed Wildberry parking lot will feature similar lighting to that found in Downtown Libertyville. Ms. Dickson provided the Commission with images of potential plantings that provide a variety of scale, texture, and bloom time. Ms. Dickson stated the northern property line will have a six (6) foot

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board-on-board fence to separate the residential development from the commercial areas. Ms. Dickson stated the other fences will be a four (4) foot vinyl fence that is supposed to screen air conditioning equipment. Ms. Dickson stated the color of the vinyl fences will blend with the architectural palette. Ms. Dickson indicated the homes will be landscaped on three (3) sides, while the air conditioning equipment will be in islands in the motor court. Ms. Dickson stated the foundation plantings will be a mixture of trees, ornamental shrubs, grasses, and perennials.

Commissioner Kollman questioned the plant materials in the naturalized detention areas. Ms. Dickson stated there will be a mixture of native flowers and grasses. Ms. Dickson stated the detention areas are not intended to have a wet bottom, so they will be inundated and then dry out. Ms. Dickson stated the plant set will take this information into consideration. Commissioner Kollman questioned the height of the proposed plantings. Ms. Dickson stated they can range from four (4) feet to six (6) feet in height, but there will be a mixture of plantings heights that can be maintained accordingly. Commissioner Rooney questioned the center open space area. Ms. Dickson stated the center area is a paved circular area that is surrounded by planting beds and trees with three (3) benches. Commissioner Kollman confirmed the vegetation will not be watered through an irrigation system. Ms. Dickson stated the plantings will be Zone 5 which will withstand the climate. Commissioner Flader questioned the plantings near the air conditioning units. Ms. Dickson stated they are planning to have a medium deciduous shrub, such as an Annabelle Hydrangea, and ornamental grasses. Commissioner Flader questioned if the landscaping is acting as a screening device for the air conditioning units. Ms. Dickson stated there are other plantings and fences that will provide screening, so the area in the motor court can be open and provide clean air to the equipment. Commissioner Flader questioned how snow removal would be handled within the motor courts. Ms. Dickson stated the landscaping located at the end of each motor court is setback 15-feet to provide an area for snow to be compiled. Chairman Robbins confirmed the fence along the northern property line will be cedar. Chairman Robbins confirmed the HOA will need to maintain the fence on an ongoing basis. Ms. Dickson stated the fence, the detention basin, and the common open space area will fall into an HOA's jurisdiction.

Commissioner Rooney stated the proposed height may stick out when compared to the neighboring residences. Mr. Maschek stated the units were purposefully located perpendicular to the southern property line to avoid the interaction with the neighbors along Adler Drive. Mr. Maschek stated the units along the western property line were setback 75-feet in an attempt to increase the privacy from their neighbors. Commissioner Galo stated the proposed residential structures are very tall. Mr. Maschek stated they setback the proposed structures to help alleviate this concern. Commissioner Burger questioned the typical roof height of the neighboring residences compared to the roof height of the proposed structures. Mr. Maschek stated a typical two-story single family residence ranges from 30-35 feet, when measured to the ridge of the roofline. Mr. Maschek stated the proposed structures are measured to be 39-feet in height. Ms. Viscuso noted the height is measured to the ridge, which is setback from the front gables and is even further setback from the front of the building. Mr. Viscuso stated the height of the front gable is approximately 37-feet. Commissioner Galo stated a 40-foot structure is typically four (4) stories. Commissioner Rooney stated the townhomes on Winchester Road do stick out as being taller but noted there are no single-family residences immediately nearby that development.

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Commissioner Rooney stated it is important for a development to fit in with the rest of the neighborhood.

Mr. Adams stated the residences along Adler Drive are relatively the same elevation as the proposed residential structures. Mr. Adams stated the finished grade elevations are at a similar elevation. Mr. Adams stated every two residential buildings sharing a motor court will need to have the same elevation. Mr. Adams stated the detention area for the entire development has been incorporated into the residential component. Mr. Adams stated the finished grade elevations are similar to the homes along Cedar Glen, too. Mr. Adams showed the Commission several sight line drawings have been completed to provide the Commission an understanding of the proposed height. Mr. Adams indicated the sight line drawings showed potential heights at 37-feet and 39-feet. Mr. Adams provided the Commission with a history of the site, indicating the vacant residential property was previously a golf course with unnatural grade. Commissioner Kollman questioned the metrics used to calculate the stormwater requirements. Mr. Adams stated they are using the current Lake County Ordinance and the new 100-year rainfall calculation. Mr. Adams stated the proposed commercial site will completely drain into the four (4) detention ponds, where it will eventually drain towards Bull Creek. Chairman Robbins questioned what happens once the four (4) detention ponds are filled with water. Mr. Adams stated the water will drain into the storm sewer system on Adler Drive, but the overflow runs down Adler Drive. Mr. Adams stated the storm sewers in this neighborhood are designed for a five (5) year frequency event, so anything above that rain event will flood the roadway. Mr. Adams stated the amount of water coming off the proposed development will be controlled by a specific release rate. Mr. Adams stated water within the detention area will be slowly released into the storm system.

Chairman Robbins provided an example to the Commission on the height of the proposed structure and visualized the height will be approximately four (4) times the size of the wall in the Village Board Room. Chairman Robbins questioned the mature height of the plantings along the western property line. Ms. Dickson stated the run of arborvitae located behind Buildings 7 & 8 will have a planting height of eight (8) feet. Ms. Dickson stated the arborvitae will average around 15-feet in height and will fully mature in about 10 years. Ms. Dickson stated it is possible they will grow one (1) foot per year under the right conditions. Ms. Dickson stated the arborvitae will maintain their bushy appearance and grow into each other to create a hedgerow. Chairman Robbins questioned the location of the existing trees. Ms. Dickson stated there are several trees located on the neighboring properties that will remain. Chairman Robbins confirmed they are mature trees that will provide some screening for any type of development. Commissioner Kollman questioned if the grade near the property line will be changed. Mr. Adams stated they will be meeting the grade at the property line, with a small swale to capture stormwater. Mr. Adams stated they will need to be cognizant of the drip line for the existing trees so the roots will not be damaged. Commissioner Kollman questioned the depth of the swales. Mr. Adams stated they will be approximately 6" – 12" along the western property line. Chairman Robbins stated the western property line will see the entire length of the proposed structures. Mr. Adams confirmed, noting the setbacks have been increased by an additional 25-feet. Commissioner Rooney confirmed the decks are above the sightline of the arborvitae. Ms. Viscuso stated the decks will be approximately nine (9) feet above grade. Commissioner Flader stated 15-feet is a generous height to rely upon, further noting the availability of 8-foot arborvitae are difficult to

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find in the area right now. Ms. Dickson stated they are not starting the project this year, so it is possible they will become available when necessary. Ms. Dickson stated they are open to planting taller arborvitae or a different variety, if necessary.

Mr. Cukierman stated their goal is to have approvals by January or February 2022 so he anticipates landscaping will not be installed until Spring 2024. Mr. Cukierman stated they are incentivized to have the necessary arborvitae so that they can close on their occupancies. Mr. Cukierman stated the setback for the R-7 Zoning District is 25-feet. Mr. Cukierman stated an additional setback of 14-feet is required since the buildings have a height of 39-feet. Mr. Cukierman stated the required setback is 39-feet, and they are achieving this setback at a minimum of 50-feet. Mr. Cukierman stated the existing C-3 Zoning allows for a three-story building with residential on the second and third floors. Mr. Cukierman stated this zoning allows for a 45-foot structure and the setback from the property line for this type of structure would be 48-feet. Mr. Cukierman stated a single-family home in the R-7 Zoning District can have a height of 32-feet and be located only 25-feet from the property line. Mr. Cukierman stated an apartment building at this location can be constructed with 238 units. Mr. Cukierman stated they are only asking for two (2) more feet in height for aesthetic reasons. Mr. Cukierman stated the difference between a 37-foot townhome and a 39-foot townhome will be negligible. Chairman Robbins acknowledged the aesthetic comment and agreed the higher pitch makes sense. However, Chairman Robbins noted that 238 units on this site would never work. Mr. Spoden stated the C-3 Zoning District does allow for a three (3) story building with a height allowance of 45-feet. Mr. Spoden noted a Special Use Permit would be required for any residential units above the first floor. Chairman Robbins stated there would likely be give and take with any development, and the goal is to review the development in front of them.

Ms. Laurie Kaya, 1716 Young Drive, questioned if the garages are able to be located underneath or on the front of the structure. Mr. Adams stated the drainage for a below grade garage would be into the garage, which would be less than ideal. Mr. Spoden stated the Village requires the garages on the rear of a townhome structure so there is a relationship to the street frontage. Mr. Spoden noted previous developments along Church Street and Newberry Avenue where the public was upset with the aesthetic of garages on the front of the structure.

Ms. Michele Houser, 1724 Cedar Glen Drive, requested clarity on why the northern property line will have a fence but the western property line will not have a fence. Mr. Cukierman stated their intention is to have the arborvitae provide a more aesthetic screening option, whereas the fence along the north separates the development from the commercial property. Mr. Cukierman stated he is willing to provide a fence along the western property line if requested. Ms. Houser stated the headlights from the residents will shine through the arborvitae and into the existing residences. Mr. Cukierman stated the intention is to have the arborvitae located close enough to touch on day one but still grow, so they will provide screening of headlights. Ms. Houser questioned if the arborvitae would absorb water during a rainfall event. Ms. Dickson stated they will be able to absorb some water, but she was unsure on their absorption rate. Ms. Houser expressed concern about the stormwater running towards the existing residences along Cedar Glen. Mr. Adams stated the water will be contained in the detention ponds and then slowly released into the storm sewers along Adler Drive. Mr. Adams stated that in the event of a second

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100-year rainfall event, then the overflow location is along the northwest corner of the property towards Bull Creek. Mr. Adams stated they are currently evaluating what would happen to the water in back-to-back 100-year rainfall events. Mr. Cukierman stated the stormwater conditions are being improved for the rest of the neighborhood. Ms. Houser stated she would still like to see a fence along the western property line to help buffer the twelve (12) air conditioning units. Mr. Cukierman stated he believes the fence will be unnecessary and unsightly, but they are willing to install a fence.

Mr. Robert Folkrod, 184 Adler Drive, questioned the depth of the retention ponds. Mr. Adams stated the proposed detention ponds are the preference on Lake County Stormwater Management and the Village of Libertyville. Mr. Adams stated the depth of the detention ponds is approximately four (4) feet that will fill up in a 100-year rainfall event. Mr. Adams stated the design of the detention ponds is to allow for evaporation, soaking into the ground, or outlet through the pipe. Mr. Adams stated all of the detention ponds have the same high-water elevation point. Mr. Adams noted the location of Mr. Folkrod's residence is approximately five (5) feet higher than the detention basin. Mr. Folkrod questioned how the water table will be affected by the development and whether there are potential negative impacts to the residents. Mr. Adams stated the project will be designed so neighboring properties are not negatively impacted. Mr. Folkrod questioned if there will be mosquito issues from standing water. Ms. Dickson stated the native flowers and grasses will breed a habitat for insects that will eat mosquitoes. Ms. Dickson stated there will likely be a soggy bottom, but no sitting water.

Mr. Joshua Platt, 180 Adler Drive, questioned if there are any mitigation efforts to control the noise coming from the air conditioning units. Mr. Spoden stated there is a sound ordinance that is tied to the State Code. Chairman Robbins stated that air conditioning units provide issues with every neighborhood. Chairman Robbins noted that it is possible if every air conditioning unit is running at one time then people may not be outside as much. Chairman Robbins noted that landscaping and fencing often provide white noise to muffle the sound of the volume. Commissioner Galo confirmed the location of the air conditioning units are located within the motor court. Mr. Platt questioned where the lighting will be located on the buildings. Mr. Adams stated the motor court will have a light on the building near the garage and near the front door. Mr. Adams stated the lights will be photoelectric so they cannot be turned off. Chairman Robbins stated their cutsheets allows for 100W light bulb in each fixture. Mr. Platt questioned the specific changes to the buffers on the Landscape Plan. Ms. Dickson stated the landscaping was shifted to screen motor courts and buildings from neighboring properties. Mr. Platt stated the height of the buildings do not fit in with the rest of the neighborhood of single-family homes that are approximately 27-30 feet in height. Mr. Platt stated he is concerned the height at 39-feet will stand out in the neighborhood.

Mr. Ron Krukowski, 176 Adler Drive, stated he is concerned with the aesthetic of having a four (4) story townhome next to his two (2) story residence. Mr. Krukowski stated the townhome closest to his property is closer to his property line than his existing residence. Mr. Krukowski is concerned with the tree removals within the proposed retention pond. Mr. Krukowski stated the trees provide important habitats for animals and would like for the trees to remain. Mr. Krukowski noted the sewer on Adler Drive often clogs when it rains and the sewer system on

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may not be possible to take on the additional water from this development. Mr. Adams explained that only a set amount of water can move through the outlet control restrictor into the existing storm sewer system. Mr. Adams stated the overflow area is at the northwest corner of the property, where water will move west towards Bull Creek. Ms. Dickson stated the trees to be removed within the detention area are necessary because they will be damaged during the construction process. Mr. Krukowski stated he has a wooded backyard right now and is concerned about the lack of trees to remain. Ms. Dickson stated there will be a variety of plantings throughout the development and there will be larger plant specimens along the southern and western property lines.

Ms. Nancy Ryan, 1709 Cedar Glen Drive, confirmed there will only be light standards along the interior ring road and along the access drive connecting Peterson Road and Adler Drive. Chairman Robbins noted that the buildings will only have wall-mounted fixtures. Ms. Ryan questioned the size of the decks. Ms. Viscuso stated they will be cantilevered decks that have the dimensions of 18' x 5'. Ms. Ryan confirmed the decks will be approximately nine (9) feet from grade. Mr. Ryan expressed concern with the noise of the air conditioners and privacy issues with decks peering over the landscaping. Ms. Ryan stated the height increase will also impact the view of the neighborhood. Ms. Ryan noted the townhomes on Winchester Road are not abutting a single-family neighborhood, so this plan is different. Ms. Ryan expressed concern this development will negatively impact the neighborhood.

Commissioner Kollman questioned the distance from the entrance along Peterson Road to the corner of Peterson Road and Milwaukee Avenue. Mr. Maschek estimated approximately 300 feet from the entrance to the corner. Mr. Maschek stated the design is being reviewed by KLOA and IDOT. Mr. Adams stated they are installing a right-in, right-out with a pork chop to influence traffic movements.

Chairman Robbins questioned the Commission if they feel confident in acting on this petition. Commissioner Galo reminded the Commission the applicant is willing to add a fence to the western property line. Commissioner Rooney stated the aesthetics of the building are very attractive, however, the height is still a major concern. Commissioner Rooney stated the height of the townhomes do not appear to fit in with the single-family residences in the rest of the neighborhood. Commissioner Rooney indicated that even the most attractive project still needs to fit in with the rest of the community. Chairman Robbins noted it is sometimes a challenge to make sure a project fits into the proposed context. Commissioner Galo agreed with Commissioner Rooney. Commissioner Flader stated the proposed landscaping on site and in the detention area will be quality specimen. Commissioner Flader questioned if the design team has considered rotating Buildings 7 & 8 by 180 degrees so the neighbors along the western property line have a front house with a landscaped courtyard instead of a motor court with air conditioning equipment. Mr. Maschek stated several plans have been considered along the western property line and flipping the buildings will severely affect the drainage onsite. Commissioner Burger echoed the previous Commissioner's concerns, stating Commissioner Flader's recommendation may be a better design for the subdivision. Commissioner Burger stated the fence along the western property line is a legitimate concern that should be addressed. Commissioner Burger recommended the light fixtures are considerate of neighbors. Chairman



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Robbins recommended a dark-sky fixture that directs light downwards. Commissioner Kollman stated the architecture of the building appears to be appropriate. Commissioner Kollman stated the adjacent properties will be affected by the volume and mass of the buildings. Commissioner Kollman suggested stepping down the buildings as they get closer to the property line so they are only two stories, if it still works with the density. Commissioner Kollman stated the detention areas appear to be forced in their shape and this is potentially an effect of taking in the commercial runoff. Commissioner Kollman stated he would like to see more thought put into a natural shape for the detention areas. Commissioner Flader stated that rotating the buildings 180 degrees may allow for the detention areas to be looked at more closely. Commissioner Flader stated the orientation of these buildings are being put onto the western neighbors. Commissioner Burger stated she was unsure regarding the purpose of the middle courtyard and questioned the potential users. Chairman Robbins agreed with many of the comments from the Commission, noting that changing the orientation of the detention areas can affect the overall site development. Chairman Robbins stated there is a lot of good in the architecture, specifically having the street side have an entrance. Chairman Robbins stated the amount of open space on site is significant enough to allow trees between the buildings. Chairman Robbins questioned the depth of the units. Ms. Viscuso stated they have a depth of approximately 40-feet. Chairman Robbins stated the gap between the buildings is at least 40-feet or more, which lends itself to more open space than can be perceived. Chairman Robbins stated it will be difficult to save existing trees that have been neglected and the grade will need to be manipulated. Chairman Robbins stated he is concerned about the height and how it will impact the neighbors. Chairman Robbins stated it is likely beneficial for the neighbors to the south, but the neighbors to the west will be looking at a four (4) story wall. Chairman Robbins stated it may be advantageous for the Commission to continue this request, so the applicant is able to address these details on the detention areas, site plans, light fixtures, and courtyard area. Commissioner Galo questioned the size of the proposed units. Mr. Cukierman stated each unit will be three (3) bedrooms. Ms. Viscuso stated each unit will be approximately 2,000 SF – 2,150 SF. Commissioner Galo stated children will be living in the proposed development and there is no recreational area. Mr. Cukierman stated there will be an open space in the middle of the development. Mr. Cukierman stated they do not expect many children in this community based on the design of the townhomes. Mr. Cukierman stated these townhomes are designed for families in their fifties or with their children in college. Commissioner Galo questioned where the master bedroom will be located. Mr. Cukierman stated they will be located on the top floor. Mr. Cukierman stated families with children will likely look for single-family homes in the area. Commissioner Rooney stated the Village's Comprehensive Plan identifies a need for housing that will accommodate the older generation without two flights of stairs. Commissioner Rooney noted children will likely come to this area because the school district is top notch and nearby. Mr. Spoden noted questions relative to the school district will be addressed at the Plan Commission.

Ms. McGuire stated their development team has been involved with this project for several months and went through several site plans. Ms. McGuire noted they have contractual obligations and requested the Commission consider voting on the application tonight so they can appear before the Plan Commission on August 23, 2021. Ms. McGuire stated she understands the concerns from the Commission but indicated they are unlikely to be resolved at the Appearance Review Commission level. Commissioner Kollman questioned if the Commission has reviewed

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this submittal before. Mr. Spoden stated Commissioner Burger and Commission Flader were the only Commissioners present at the June 2021 meeting to review this project initially. Commissioner Kollman confirmed prior comments have been reviewed and revisions have been attempted. Mr. Olguin stated their timetable with their seller is a concern and requested the Commission consider voting on the application tonight with certain conditions or concerns forwarded onto the Plan Commission. Chairman Robbins noted there are several items that can likely be conditioned based on the approval but indicated that height is likely not one of those items. Mr. Cukierman stated he is willing to reduce the height from 39-feet to 37-feet. Mr. Cukierman stated the setbacks are still compliant from the neighbor's property. Mr. Cukierman stated the roadway needs to happen so that the parking will be constructed. Mr. Cukierman stated their contract with the seller requires final approval and extending the timeline will push up against that timeline. Commissioner Kollman questioned how critical it will be that the stormwater from the commercial property is located on the residential property. Mr. Cukierman stated it will be very crucial and it was requested from the Village. Mr. Cukierman stated they will provide organized parking for Wildberry, while cleaning, grading, and seeding the future commercial lot, and creating a gateway into the Village at this corner. Mr. Cukierman stated he understands the Village's position to maximize the future commercial component.

Mr. Platt stated the neighborhood is interested in seeing the area developed responsibly, capturing the spirit of the area. Mr. Platt stated the proposed development will be a complete change to the area that will not keep within the spirit of the Village. Chairman Robbins stated a few comments over the course of the meeting have been directly related to the Plan Commission. Chairman Robbins stated anything that happens on this site will be a change, whether it happens now or in the future. Chairman Robbins stated the only way for this area to stay open space is for someone to buy it and keep it as open space.

Chairman Robbins stated there has been an offer by the applicant to reduce the height to thirty-seven (37) feet. Chairman Robbins questioned the existing and proposed roof pitches. Ms. Viscuso stated the proposed roof pitch will be a 10:12 and a 4:12. Ms. Viscuso stated the 4:12 pitch is not ideal for shingle life or aesthetics. Chairman Robbins stated there is a nine (9) foot floor plate for the main floor and questioned if it is possible to lower the floor plate. Mr. Cukierman stated they will not be able to sell units with headroom less than nine (9) feet. Chairman Robbins questioned if there were any other ideas on how to reduce the height of the structure. Chairman Robbins questioned if there is any way to reshape the stormwater basins, so they look less structured. Mr. Adams stated they will be vegetated so it will not look as boxy. Chairman Robbins questioned how much vegetation will remain year-round. Ms. Dickson stated there will be a mixture of perennials and tall grasses that will be monitored and maintained. Ms. Dickson noted they will go dormant in the winter and come back in the springtime. Ms. Dickson stated the maintenance program will likely have them trimmed down every three (3) years or so.

Chairman Robbins stated potential conditions may include: (1) the Landscape Plan be updated to incorporate the size, species, location, and quantity of plantings, (2) the Landscape Plan reflect the required parking lot screening along the western and southern edges of the improved parking lot in accordance with the Zoning Code standards, (3) the air conditioning equipment is completely screened, to the full height of the units, from all neighboring properties, (4) one (1)

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shade tree with a minimum trunk size of three (3) inches is planted in newly developed parking lot landscape islands, while coordinating with the light pole locations and proposed trees, (5) the required amount of landscaping for the parking lot islands be revised to ten percent, and (6) the multi-tenant sign be considered at a future date by the Commission when the commercial tenants apply for the development. Commissioner Rooney stated she would like to add the condition regarding the illumination levels of the wall mounted fixtures. Commissioner Kollman stated he would like to add a condition regarding the shape of the detention areas, so they feel more natural. Chairman Robbins stated a fence should be provided along the western property line. Chairman Robbins questioned if the Commission would like to add a condition regarding the height of the structures. Commissioner Rooney stated she does not think there will be a discernable difference between 37-feet and 39-feet, but indicated she is concerned the height does not fit in with the neighborhood. Commissioner Kollman stated he is also concerned with the height, but it will be a good conversation for the Plan Commission. Commissioner Galo stated he does not think this will be an appropriate development for the property located near single-family residences. Chairman Robbins stated it is important to trust the process in place and let the Plan Commission review the proposal with the same scrutiny. Chairman Robbins stated he agrees with Commission regarding the height issue but indicates there will be more detriment to the buildings by reducing them the two (2) feet.

Mr. Olguin stated he has concerns regarding several of the potential conditions. Mr. Olguin stated he is concerns about having parking lot screening on the southern side of the parking lot and having landscaping in an area that will need to be torn out when the commercial property is developed. Mr. Olguin stated there is a mixture of landscaping along the western property line. Mr. Sandine noted several deficiencies on the submitted Landscape Plan along the western property line. Mr. Sandine stated the Village would like to see screening along the southern property line because it is unknown when the commercial property will be developed, and the landscaping will be provided screening from the residences on Adler Drive. Mr. Olguin stated they understand the comments from Staff regarding the secondary sign. Chairman Robbins questioned if there is an obligation for a perimeter landscape open space requirement on the southern property line. Mr. Spoden stated it is dependent upon the potential commercial development. Mr. Spoden stated it is possible to have the 10% interior parking lot landscaping for the entire development if there is shared parking. Chairman Robbins stated his biggest question is whether the sign is in the right location. Chairman Robbins stated the proposed sign will lend the other freestanding sign to be irrelevant. Chairman Robbins suggested reflecting on the signage at a later time when the commercial development is considered. Chairman Robbins stated more landscaping should be considered along the east side of Wildberry Lane to shield headlights from vehicles in the winter months on the weekends. Commissioner Rooney agreed with Chairman Robbins regarding the parking lot screening requirement along the western and southern property lines. Chairman Robbins suggested removing the condition for the parking lot landscaping requirement at this time.

*Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 1761, 1765, and 1783 N. Milwaukee Avenue, subject to the following conditions: 1) The Landscape Plan be updated to incorporate the size,*

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*species, location, and quantity of plantings, (2) The Landscape Plan reflect the required parking lot screening along the western and southern edges of the improved parking lot in accordance with the Zoning Code standards, (3) The air conditioning equipment is completely screened, to the full height of the units, from all neighboring properties, (4) One (1) shade tree with a minimum trunk size of three (3) inches is planted in newly developed parking lot landscape islands, coordinating with the light pole locations, (5) The multi-tenant sign be considered at a future date by the Commission when the commercial tenants apply for their development, (6) The shape of the detention areas are explored so they have a more natural shape, (7) A six foot solid fence be installed along the western property line, and (8) Building mounted light fixtures have a light not to exceed 60W and be shown downwards.*

*Motion carried 7 - 0.*

**NEW BUSINESS:**

**ARC 21-43 Graves Design Group, Authorized Agent for School District 70**  
**801 S. Seventh Avenue**

**Request is for new building facades.**

Mr. Peter Graves, authorized agent for School District 70, presented the proposed building facades for 801 S. Seventh Avenue. Mr. Graves stated the Appearance Review Commission approved plans for a school addition in 2015. Mr. Graves stated the School District elected to construct the future additions that was shown on their initial site plan. Mr. Graves stated the purpose of tonight's application is to request approval from the Appearance Review Commission for these changes. Mr. Graves stated several changes include an updated gymnasium façade and awnings to protect the exterior doorways. Mr. Graves stated the southern addition incorporates four (4) classrooms instead of the original two (2) classrooms. Mr. Graves stated a covered exterior door is required by the Building Code for exiting and it helps break up the façade. Commissioner Kollman confirmed the construction has already been completed. Mr. Graves stated they initially assumed everything would be okay and there was a concern during the final site inspection. Mr. Spoden stated the Village does not issue building permits for the school or these changes would have been caught during the permitting process. Commissioner Rooney confirmed the new classrooms have windows on the north and south façade.

*Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new building facades at 801 S. Seventh Avenue, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**ARC 21-44 Rosborough Partners Inc., Authorized Agent for FNR & TK LLC**  
**1101 W. Park Avenue**

**Request is for new landscaping.**

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Mr. Joe Haubert, authorized agent for Rosborough Partners Inc., presented the proposed landscaping for 1101 W. Park Avenue. Mr. Haubert stated the scope of work includes removing the existing hedge in front of the building and two trees on the property. Mr. Haubert stated there will be a new concrete throughout the site, with updated landscaping, and a six (6) foot dumpster enclosure for screening. Commissioner Rooney confirmed there is an existing enclosure on site. Mr. Haubert stated there will be new evergreen arborvitae at the rear of the building, two (2) new ornamental trees, and a mixture of groundcover plantings to fill out the site. Chairman Robbins confirmed the concrete will be plain. Chairman Robbins confirmed the dumpster enclosure will be a plain cedar fence. Commissioner Kollman questioned the bump-out area. Chairman Robbins stated the owner needed a variation for a glass vestibule and that was approved within the past few years.

*Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new landscaping at 1101 W. Park Avenue, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**ARC 21-45 Riva Ridge Umbrella Association, Applicant.**  
**Riva Ridge Subdivision Phases 1, 2, 3 & 4**

**Request is for new building facades (roofing materials).**

Mr. Les Scott, authorized agent for the Riva Ridge Umbrella Association, presented the proposed building facades (roofing materials) for Riva Ridge Subdivision Phases 1, 2, 3 & 4. Mr. Scott stated they currently have wood cedar shake roofs that are deteriorating very quickly. Mr. Scott stated this is their second replacement and the shingles are lasting 8 – 15 years and the replacements are very expensive. Mr. Scott stated their Planned Unit Development requires the cedar shake shingles be “WOOD”, so they are requesting for this stipulation to be revised to “SYNTHETIC” cedar shake shingles. Mr. Scott stated they have decided to go with a synthetic material from DaVinci that will last approximately fifty (50) years. Mr. Spoden questioned if there is a specific color for each building. Mr. Scott stated the DaVinci color will be “Mountain”. Commissioner Burger questioned if there is a structural concern with the synthetic tiles. Chairman Robbins stated he has not experienced a structural concern and believes the synthetic shake is comparable in weight to a traditional cedar shake. Commissioner Galo questioned how the synthetic shake will be installed. Mr. Scott stated it will be installed similarly to the existing wood shakes. Mr. Scott stated they will be able to use the same copper ridges and valleys.

*Commissioner Galo made a motion, seconded by Commissioner Burger, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades (roofing materials) at Riva Ridge Subdivision Phases 1, 2, 3 & 4, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

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**ARC 21-46 Encompass Health Corporation, Applicant.  
1201 American Way**

**Request is for new building facades (generator modification).**

Ms. Leslie Netzler and Mr. Harold Yoder, authorized agents for Encompass Health Corporation, presented the proposed building facades (generator modification) for 1201 American Way. Ms. Netzler stated that Encompass Health Corporation is interested in installing a larger generator. Ms. Netzler stated the concrete pad will be slightly enlarged and the height of the generator will be increased from 14-feet to 20-feet. Ms. Netzler stated the color of the generator will match the building and additional plantings have been added in front of the generator enclosure. Mr. Yoder stated the generator will be located behind a CMU wall with a brick veneer, so the generator is enclosed and insulated from the landscaping. Mr. Spoden noted this property is part of a Planned Development so this proposal will be going straight to the Village Board of Trustees, although they have the authority to recommend the Plan Commission review the proposal further. Commissioner Rooney questioned the height of the arborvitae to be installed on the planting day. Ms. Netzler stated she believes they will be about six (6) feet in height. Commissioner Rooney confirmed the landscaping has already been installed. Commissioner Kollman confirmed the generator will be a painted metal.

*Commissioner Flader made a motion, seconded by Commissioner Burger, to recommend the Village Board of Trustees approve the application for new building facades (generator modification) at 1201 American Way, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

Commissioner Kollman requested digital submittals instead of paper copies. Mr. Spoden stated the Village is working towards digital submittals and it is one of the Village's goals. Commissioner Flader questioned the Village's Ordinance for signs in windows. Commissioner Flader noted a gas station at the corner of Route 176 and Route 21 has light-up smoke shop signage. Mr. Spoden stated he will have the Code Compliance official take a look into the gas station. Mr. Spoden noted only 30% of the window space is generally permitted to be covered with signage, except in the Downtown, where only 30% of a windowpane is permitted to be covered with signage. The Commission requested for the monthly report to be electronic.

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

Motion carried 7 - 0.

Meeting adjourned at 9:12 p.m.