

MINUTES OF THE APPEARANCE REVIEW COMMISSION
September 19, 2022

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:07 p.m. at 118 W. Cook Avenue.

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

Members Absent: Mike Kollman.

A quorum was established.

Village Staff Present: David Smith, Senior Planner.

Commissioner Rooney made a motion, seconded by Commissioner Hartshorne, to approve the August 15, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 6 - 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 Beron Design Group, Inc., presented the proposed building facades and lighting for 1060 E. Park Avenue. Mr. Singh provided the Commission with a material sample board of the proposed stone to be installed on the building façade. Mr. Singh noted that the wood panel on the building façade will be custom ordered from Menard's and that the existing HVAC will be screened. Acting Chair Burger confirmed that rooftop units need to be screened to the full height of the units on all sides. Commissioner Flader questioned the lighting changes to the site. Mr. Singh stated there are flood lights on the existing canopy and the existing wall mounted light fixtures will be replaced with new fixtures.

Commissioner Flader made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new building facades and lighting at 1060 E. Park Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

NEW BUSINESS:

**ARC 22-43 Project CSI, Authorized Agent for Hemant Patel.
1060 E. Park Avenue**

Request is for new building facades and signage.

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Mr. Jim Williams, authorized agent for Project CSI, presented the proposed building facades and lighting for 1060 E. Park Avenue. Mr. Williams presented the updated MOBIL signage. Mr. Williams stated there was a stretch banner lighting system, but the new fascia will have a downlit system from the top. Mr. Williams stated there will be a new MOBIL logo in the same location. Mr. Williams stated the gas pumps will also be updated with red apertures that are non-illuminated. Mr. Williams stated MOBIL is looking to update their price signage along Park Avenue. Mr. Williams noted that the signage will be retrofitted with MOBIL new standards and branding. Mr. Williams stated there will not be any new electric for the signage. Mr. Williams addressed the Staff comments, noting that the background of the freestanding sign will be opaque. Mr. Smith confirmed that the construction permit drawings will note the opaqueness of the signage. Mr. Williams further confirmed that landscaping will be provided at the base of the sign. Acting Chair Burger and Mr. Smith confirmed that additional signage will not be installed.

Commissioner Galo made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new building facades and signage at 1060 E. Park Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

ARC 22-44 North Shore Sign Co., Authorized Agent for 624 Second LLC.
624 N. Second Street

Request is for new signage.

Mr. Matt Laska, authorized agent for North Shore Sign Co., presented the proposed signage for 624 N. Second Street. Mr. Laska stated the scope of work includes refacing an existing sign with a new name and logo. Mr. Laska stated the layout is the same as the existing and the background will be opaque. Commissioner Hartshorne noted the Appearance Code finds the listing of websites generally unacceptable. Acting Chair Burger questioned if this is the same section of the Appearance Code that discusses telephone numbers. Mr. Smith stated they are viewed in a similar manner, but it is not set in stone. Commissioner Hartshorne questioned who has the authority to approve a website on the signage. Mr. Smith stated the Village Board will review any recommendation provided by the Commission, which can include approval, approval with conditions, or denial. Commissioner Galo requested clarity on the which portion of the sign is being identified as generally unacceptable. Commissioner Rooney stated the sign is not busy with the additional website name. Commissioner Galo stated he has no issue with the proposal.

Commissioner Rooney made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 624 N. Second Street, in accordance with the plans submitted.

Motion carried 6 - 0.

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ARC 22-45 North Shore Sign Co., Authorized Agent for Rush Slowly Holdings, LLC.
175 Peterson Road

Request is for new signage.

Mr. Matt Laska, authorized agent for North Shore Sign Co., presented the proposed signage for 175 Peterson Road. Mr. Laska stated the wall sign is a routed metal panel with a copper metallic finish that matches closely to the APEX color provided. Mr. Laska stated it will not be as red as shown in the documents. Mr. Laska stated the monument sign is going to be a long-board aluminum siding with wood finish. Mr. Laska stated the dog will have a halo glow around it and the dog/vest will be illuminated. Mr. Laska stated the “VetMedic” will be reverse channel letters and the rest of the letters will be non-illuminated. Mr. Laska stated only the dog and the “VetMedic” will be illuminated at night. Mr. Laska stated the base will match the building stone. Mr. Laska stated the wood grain will match closely to the building, as well. Mr. Smith confirmed that the copper is on the trim. Mr. Smith stated the ground sign is going to match the natural cedar of the corner-board. Acting Chair Burger noted the ground-mounted sign does not have very much contrast between the dog and the background. Mr. Laska questioned if it would be possible to make the vest darker or to lighten the wood color. Acting Chair Burger suggested a different color background, like that shown on the building façade. Mr. Laska stated that unfortunately there are only a few colors for the long-board material. Mr. Laska stated it would be easier to change the vest color than the wood. Mr. Laska stated a wood-grained vinyl does not have a long lifespan outside. Acting Chair Burger questioned changing the text color and vest color to white. Mr. Laska stated they would be able to add a black border outline to the vest. Mr. Smith confirmed that the cross is translucent. Acting Chair Burger questioned how similar the coloring is to the rendering that is shown. Mr. Laska stated the rendering color is fairly accurate. Commissioner Rooney stated she would like to see a black outline around the vest.

Commissioner Galo made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 175 Peterson Road, subject to the following condition: (1) Include a BLACK outline on the edge of the vest for the dog on the monument sign.

Motion carried 6 - 0.

ARC 22-46 Pulte Homes LLC, Applicant.
100-198 Yorktown Court (Liberty Junction Subdivision)

Request is for new signage.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend continuance of the application for new signage for 100-198 Yorktown Court (Liberty Junction Subdivision), until the end of the meeting in order to allow the applicant to arrive.

Motion carried 6 - 0.

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ARC 22-47 Steven Coppolillo, Applicant.
160 E. Cook Avenue

Request is for new building facades.

Mr. Angelo Eliades and Mr. Steven Coppolillo, applicants, presented the proposed building facades for 160 E. Cook Avenue. Mr. Eliades explained that the previous tenants were approved to construct an outdoor dining area. Mr. Eliades stated it appeared that the previous tenants were allowed to install a Plexiglas material that would enclose the space during the winter months. Mr. Eliades stated they would like to create a four-season room with glass that encloses the outdoor dining area. Mr. Eliades stated the glass would then open during nicer weather and a code compliant doorway would be installed that meets the Building Code requirements. Mr. Eliades stated they would like to change the ceiling so that it can open in the summertime when customers would like to sit outside.

Commissioner Rooney requested clarification on what was permitted previously and what changes are being requested. Commissioner Flader questioned which part of the outdoor dining component was not completed from the original approvals. Mr. Smith noted he was unsure of the extent. Mr. Coppolillo stated that his understanding is the space was approved for outdoor dining and they would like to have it utilized as a year-round space. Mr. Eliades stated they would like to provide a more sophisticated heating system with sprinklers, essentially creating that four-seasons room. Mr. Smith questioned if the applicant had any conversations with Staff regarding the outdoor dining conversion. Mr. Eliades stated Staff mentioned that enclosing the space will kick-in parking restrictions. Mr. Smith stated that enclosing the space brings up a zoning issue that is not under the purview of the Appearance Review Commission. Commissioner Hartshorne stated he does not have an issue with enclosing the space, as it would be like other locations near downtown. Mr. Eliades stated there might be additional parking spaces that are available in the police parking lot.

Mr. Coppolillo stated the signage is also being replaced with new signage for their tenant space. Commissioner Rooney stated the sign contractor will provide further mock-ups that will need to be provided for the Commission. Mr. Eliades stated they are more concerned about the four-seasons room right now. Acting Chair Burger stated it sounds like the Commission is accepting of the premise, but they will need to see a full proposal. Mr. Eliades stated they are working with an architect on getting a proposal together. Mr. Smith stated the Appearance Review Commission does not get into zoning matters, which would be required if the space is enclosed. Mr. Smith stated the parking situation will require either a variation or pay-in-lieu (or any combination of the two). Mr. Smith stated that the prior tenant was approved for certain work on the structure, but it was not completed. Mr. Smith stated it is his understanding that the applicant is before the Commission request approval of the structure without completing the rest of that work.

Acting Chair Burger stated the list of unfinished items includes: (1) wrapping the steel columns with cedar, (2) installing downspouts on west façade, and (3) stain cedar wrapping to match primary façade color. Mr. Eliades confirmed that the previous owners were still requesting to have it be considered an outdoor area. Commissioner Haug questioned the current condition of the steel material and whether it could be wrapped to have a finished look. Commissioner Haug also

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questioned if the downspouts are needed for proper stormwater drainage. Commissioner Haug stated it is a little difficult to decide without knowing that information. Mr. Coppolillo stated the cedar rafters should not be stained if they are going to be insulated with the renovation and noted the steel columns are like brand new. Mr. Eliades stated the steel will be removed with the new renovation, anyways. Commissioner Rooney noted the architect will let you know if the downspouts are required, too. Commissioner Flader confirmed the question for the Commission on this project is to not require the cedar columns wrapping the steel columns, not install the downspouts, and not require the cedar rafters to be stained. Commissioner Hartshorne suggested having the applicant re-appear before the Commission with their architect's plan.

Commissioner Hartshorne questioned what will happen if the parking cannot be achieved. Mr. Smith explained the Appearance Review Commission will make a recommendation to the Plan Commission/Zoning Board of Appeals. Acting Chair Burger noted there is a longer process if a parking variation is required. Commissioner Galo questioned if there was additional parking spaces that could be leased. Mr. Eliades stated they have certain permits to park on the neighboring property. Mr. Eliades stated they might need to work in the previous MainStreet Libertyville space if it means they can use that space before the existing outdoor area is turned into a four-seasons room. Mr. Eliades questioned if the Commission will require any review of work in that space. Commissioner Rooney stated that they will only look at any exterior changes, such as building facades, landscaping, lighting, or signage. Mr. Smith stated any interior work will only require approval from the Building Division. Acting Chair Burger suggested the applicant provide a formal package for the façade improvements or the signage details for the Commission to review at an upcoming meeting.

Commissioner Flader made a motion, seconded by Commissioner Hartshorne, to recommend continuance of the application for new building facades for 160 E. Cook Avenue, until October 17, 2022.

Motion carried 6 - 0.

ARC 22-48 AJV Properties, Applicant.
1512 Artaius Parkway

Request is for new building facades and landscaping.

Mr. Anthony Van Crey, applicant, presented the proposed building facades and signage for 1512 Artaius Parkway. Mr. Van Crey stated the scope of work includes removing a portion of the brick wall at their office building to make way for new windows and a doorway. Mr. Van Crey stated that the windows and doorway will match the rest of the building. Commissioner Flader confirmed the sidewalk will be similar to that of the neighboring space. Mr. Van Crey stated it will match the neighboring sidewalk and be ADA compliant. Commissioner Flader questioned the tree that is subject for removal. Mr. Van Crey stated the tree is a crabapple that is hanging over the driveway. Commissioner Rooney questioned if there is a requirement to replace the tree. Mr. Smith stated that there is a one-for-one replacement on commercial property and Staff will lean on the ARC for their recommendation. Commissioner Flader stated it makes sense that the crabapple needs to be removed based on the location. Commissioner Flader questioned if there is anywhere else that

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might benefit from a tree. Mr. Van Crey stated that a new tree can be located elsewhere on the property. Commissioner Flader stated the planting of evergreen bushes and an additional tree is an agreeable solution.

Commissioner Hartshorne made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new building facades and landscaping at 1512 Artaius Parkway, subject to the following condition: (1) Replace the tree that is subject for removal elsewhere on the property.

Motion carried 6 - 0.

**ARC 22-49 Community Partners for Affordable Housing, Authorized Agent for Nabih Mangoubi.
500 Peterson Road**

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

Mr. Hugo Prill, authorized agent for the Community Partners for Affordable Housing, presented the proposed building facades, landscaping, lighting, and signage for 500 Peterson Road. Acting Chair Burger acknowledged the project is appearing before the Commission for approval of a Planned Development Final Plan. Acting Chair Burger suggested the applicant move through the petition is note the changes from previous plans. Mr. Prill stated revisions include changing the exposed, grey pre-cast columns to match with the metallic, cedar wood-grain panels. Mr. Prill stated the siding would now include a Hardie-board and metal panel system in the same grey tones. Mr. Prill showed the Commission variations within the brick colors throughout the building. Mr. Prill noted the first floor was initially shown to have a darker brick color in order to differentiate from the upper floors. Mr. Prill stated the East Elevation will continue the use of the Hardie-board. Mr. Prill noted the previous submittal had more of a variation in the color of the panels, but their neighbor to the east was concerned that they would be too vibrant. Mr. Prill stated the neighbor requested the panels be more subdued. Mr. Prill stated the variation is minor, noting they will need to sit down with the neighbor and come to an agreement. Mr. Prill noted that there is a concern with the natural change in the color of cedar as it weathers. Mr. Prill stated the wall sconces were submitted previously, and they can be resubmitted for the final approvals. Mr. Prill stated there will the same metal panel system for the “fins” and the coping system. Mr. Prill stated there was a comment regarding the mechanical screening system on the roof, and the material that is proposed is a pre-finished metal panel system that is framed to completely screen the equipment. Mr. Prill stated they will also provide a sight line exhibit to verify the screening requirement. Mr. Prill noted the previously proposed pergola on the terrace was removed after subsequent discussions with CPAH. Mr. Prill stated there would likely be a combination of mobile shading system and umbrellas instead of a pergola. However, Mr. Prill stated they are open to hearing ideas on keeping the pergola. Acting Chair Burger stated there are a few changes to the plans that need to be approved prior to passing the project onto the Plan Commission. Mr. Prill stated there were three locations of exterior signage on the building, but the monument sign along Peterson Road is still being developed. Mr. Prill stated the overall dimensions of the signage are accurate. Mr. Smith stated the petitioner first appeared before the Commission for a Concept Plan and the current plans

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before the Commission are for Final Plans. Mr. Smith stated that the Commission was first presented with a signage plan that appeared to have tenant panels and fell into the category of a multi-tenant sign. Mr. Smith stated multi-tenant signs can be 40 SF, but single tenant signs are only permitted to be 24 SF. Mr. Prill stated CPAH intends to occupy the first floor as a tenant, and it is their intention to have this as a multi-tenant sign. Mr. Prill stated the materials on the base of the monument sign will match the darker brick on the first floor with a cast sill stone above. Mr. Prill stated the goal is to conform to the existing streetscape. Mr. Prill noted that the CPAH sign has been relocated from the third floor to the first floor, adjacent to the front entrance. Commissioner Haug confirmed that the applicant is interested in moving forward with a multi-tenant sign. Mr. Prill stated they will need to work closely with their vendor in order to ensure it meets the requirements. Commissioner Rooney confirmed that the final signage will be submitted to the Commission for approval. Mr. Prill stated they will also include any landscaping that is required at the base of the signage.

Commissioner Rooney requested more information on the pergola component. Mr. Prill stated the north elevation showed a pergola to be located on the terrace that had an open trellis system made from pre-cast columns. Mr. Prill stated the trellis would have mimicked a natural cedar color that can relate to elsewhere on the structure. Mr. Prill stated it was taken out without your knowledge and it will be an open patio. Mr. Prill stated furnishing from CPAH will provide shade for the residents. Mr. Chase Morris, authorized agent with CPAH, stated the pergola is something that they would like to have installed but it may come down to the budget. Commissioner Flader questioned if the pergola will be installed. Acting Chair Burger stated the pergola is going to be installed unless the budget does not allow for it to be installed. Mr. Prill stated they will show the pergola in subsequent elevations. Commissioner Flader confirmed that they are still waiting on a final design for the signage. Commissioner Haug noted the massing on the east elevation is different from the initial approvals and the color of the panels are slightly different. Mr. Prill stated one of the four deviations was to increase the unit count from 33 to 34. Mr. Prill stated some of the massing was changed to accommodate the 34 units. Mr. Prill noted that a few adjustments were made to the overhang, the loading dock, and the second floor. Mr. Smith confirmed the increase in massing is accommodating more floor area, which is different from what was originally proposed. Mr. Prill stated that some adjustments were made to the overall floor plan, which affected the overall massing of the building. Mr. Prill stated they did try to adhere to the original design intent and the overall scale. Commissioner Haug noted one other Staff comment included the request to submit 2-D elevations to confirm substantial conformity. Mr. Prill stated they would like to show the variation in the Equitone fiber cement panels. Mr. Prill stated it will break up the monotony, but they would like to be sensitive to the neighbor's concerns. Mr. Smith stated it sounds like a few comments will be addressed at an upcoming meeting and reminded the Commission that their timeline will not be pushed further if continued for one month. Acting Chair Burger confirmed that the Commission could vote to approve the plans with conditions or have them come back before the Commission with the requested changes and it would not impact their timeline. Mr. Prill stated they would prefer to show the updated elevations. Commissioner Haug noted the decomposed granite walkway might be ideal for an ADA route, but it is important to put a binder in the material for it to be stable. Commissioner Haug requested more information on how the decomposed granite walkway will be handled. Mr. Prill stated they initially proposed permeable pavers, which was not approved by the Village. Mr. Prill stated the decomposed granite

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was requested given their clientele (seniors) and it would be an ADA approved path. Mr. Smith requested the detailed information on the decomposed granite be included in the final plan documents.

Commissioner Rooney made a motion, seconded by Commissioner Galo, to recommend continuance of the application for new building facades, landscaping, lighting, and signage for 500 Peterson Road, until October 17, 2022.

Motion carried 6 - 0.

ARC 22-46 Pulte Homes LLC, Applicant.
100-198 Yorktown Court (Liberty Junction Subdivision)

Request is for new signage.

The applicant was not present at the meeting.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend continuance of the application for new signage for 100-198 Yorktown Court (Liberty Junction Subdivision), until October 17, 2022.

Motion carried 6 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 6 - 0.

Meeting adjourned at 6:32 p.m.