

MINUTES OF THE APPEARANCE REVIEW COMMISSION
September 20, 2021

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:01 p.m. at 118 W. Cook Avenue.

Members Present: Acting Chairman Sarah Burger, Les Galo, James Hartshorne, Mike Kollman, and Casey Rooney.

Members Absent: Chairman John Robbins and Tom Flader.

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 Kollman, to approve the August 16, 2021, Appearance Review Commission meeting minutes, as written.

Motion carried 5 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 21-47 Lori Burgardt, Authorized Agent for Libertyville Medical LLC
1900 USG Drive**

Request is for new signage.

Mr. Kevin Polka, authorized agent for Novartis, presented the proposed signage for 1900 USG Drive. Mr. Polka stated the scope of work includes replacing the existing Avexis freestanding sign panel with a non-illuminated Novartis sign panel. Mr. Polka stated there is an existing light standard at the base of the sign that shines up towards the panel. Commissioner Kollman noted Staff's comment towards external light fixtures. Mr. Sandine stated the intention is to have the light standard shine directly onto the signage so that it does not bleed off site and cause glare issues. Commissioner Rooney stated she has not noticed any issues with the light standards for the sign in the past. Mr. Sandine noted the Village has not received any complaints regarding the light standards, either.

Commissioner Kollman made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 1900 USG Drive, in accordance with the plans submitted.

Motion carried 5 - 0.

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ARC 21-48 Lori Burgardt, Authorized Agent for Platinum Owner IL LLC
1940 USG Drive

Request is for new signage.

Mr. Kevin Polka, authorized agent for Novartis, presented the proposed signage for 1940 USG Drive. Mr. Polka stated the scope of work includes replacing a sign panel at the entrance to their laboratory facility. Mr. Polka stated the sign will be non-illuminated.

Commissioner Kollman made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 1940 USG Drive, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 21-49 Lori Burgardt, Authorized Agent for BRIT-Libertyville LLC.
1950 Innovation Way

Request is for new signage.

Mr. Kevin Polka, authorized agent for Novartis, presented the proposed signage for 1950 Innovation Way. Mr. Polka stated the proposed signage is for two wall signs, one above the overhead door in the loading dock and one above the suites in the fourth-floor offices. Mr. Polka stated Avaxis was previously granted a variation in 2019 for a circular wall sign that was only 38 SF. Mr. Polka stated the 103 SF sign is sized appropriately for the space. Acting Chair Burger confirmed the applicant was approved for a second sign at a smaller size in the past. Commissioner Rooney stated the loading dock sign is necessary and doesn't mind the size of the additional sign. Commissioner Rooney stated she works at Innovation Park and knows how confusing it is to navigate the internal roads. Mr. Polka stated the signage will fit the space well and the channel letters will be internally illuminated. Commissioner Kollman confirmed the letters and the logo will be internally illuminated. Commissioner Hartshorne confirmed each sign will be supported individually. Mr. Sandine stated the O-2 Zoning District allows for a 32 SF sign and the proposed sign is 103 SF. Commissioner Kollman confirmed the Zoning Board will review the proposal and indicated the Commission is reviewing the proposal for the aesthetics.

Acting Chair Burger questioned the nature of Novartis' business. Mr. Marc Fidanza, representative for Novartis, stated they are a global pharmaceutical company based in Switzerland, but they do a lot of work within the United States. Commissioner Kollman questioned how far the sign is from the roadway. Commissioner Rooney noted it would be well into the complex. Mr. Polka suggested it would be at least 500 feet from the roadway. Mr. Polka stated the sign will be more internal branding instead of grabbing traffic from Route 45. Commissioner Rooney stated the Village enjoys having this company within Libertyville. Commissioner Kollman confirmed the size will be considered by the Zoning Board of Appeals and noted the aesthetics of the sign look good.

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Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new signage at 1950 Innovation Way, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 21-50 Gardner Signs, Authorized Agent for WELL PM Properties LLC
1500 S. Milwaukee Avenue

Request is for new signage.

Mr. Sandine stated Mr. Jeff Prymas will be available via GoToMeeting to present this application. The Commission connected with Mr. Prymas via video and audio prior to presenting.

Mr. Jeff Prymas, authorized agent for Gardner Signs, presented the proposed signage for 1500 S. Milwaukee Avenue. Mr. Prymas stated the existing signs installed on the V-Shape sign will be refaced. Mr. Prymas stated ManorCare has been acquired by Promedica, which is the driving factor behind the sign panel changes. Mr. Prymas stated the signs are basically like-for-like. Commissioner Kollman confirmed the panels will be externally illuminated by flood lights.

Commissioner Kollman made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 1500 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 21-51 Jim Connell, Authorized Agent for WAMI-LLC
777 N. Milwaukee Avenue

Request is for new signage.

Mr. Jim Connell, authorized agent for My Father's Love, presented the proposed signage for 777 N. Milwaukee Avenue. Mr. Connell stated he would like to donate a sign to the My Father's Love Art Exhibit that will be at this location for about a year. Mr. Connell stated the proposed sign will fit into the existing frame in front of the tenant space. Ms. Allyson Cayce stated My Father's Love features 34'x8' wooden, mosaic murals. Ms. Cayce stated the exhibit used to be at the Fould's Macaroni Building and Carmel High School.

Commissioner Kollman stated the font appears to be small and might be difficult for drivers of automobiles. Commissioner Kollman suggested removing the picture and arrow, then expanding the other letters to fill the space. Mr. Connell stated that sounds like a good idea, since it would be difficult to decipher what is happening in the image on the sign. Commissioner Kollman suggested it would be a better wayfinding sign for individuals. Commissioner Kollman stated he is concerned others may not see the sign as they drive past.

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Commissioner Hartshorne made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 777 N. Milwaukee Avenue, subject to the following conditions: 1) The picture and arrow are removed and the letters are enlarged to stretch across the sign area.

Motion carried 5 - 0.

ARC 21-52 HH Motors, Authorized Agent for Napleton Properties, LLC
1119 S. Milwaukee Avenue

Request is for new signage.

Mr. Andy Prodic, authorized agent for HH Motors, presented the proposed signage for 1119 S. Milwaukee Avenue. Mr. Prodic stated Happy Hyundai or Libertyville Hyundai is looking to install three signs at the property. Mr. Prodic stated the signs will be the following: one on the front façade that will state “Libertyville Hyundai”, one freestanding sign panel change (non-illuminated), and one on the south façade that will state “Service”. Acting Chair Burger questioned if the “Service” sign counts as an additional sign. Mr. Sandine stated it will count as an additional sign but they are permitted to have one manufacturer sign and one service sign. Mr. Sandine stated a comment in the Staff Report relates to the narrative indicating two Libertyville Hyundai signs would be installed. Mr. Sandine stated it sounds like only one Libertyville Hyundai sign will be installed and one Service sign will be installed. Mr. Prodic stated the landscaping at the base will be pruned. Mr. Sandine confirmed the sign will have plantings, more than just turf grass. Commissioner Rooney stated she would like for the pole sign to be painted a different color than the existing blue.

Acting Chair Burger questioned the overall scheme of the changes to the exterior façade. Mr. Prodic stated there will be a light brown color surrounding the building, similar to what is shown on the front elevation. Mr. Prodic stated the goal is to construct a new building in the next two years. Acting Chair Burger confirmed the glazing will remain the same. Commissioner Kollman questioned where the applicant is in their building process. Mr. Prodic stated they have some things done but more is required. Mr. Prodic is hopeful to be opened by September 28th. Commissioner Kollman stated he would like to see the actual colors on the building, but noted the signage is okay. Acting Chair Burger confirmed the two-tone brown is a Hyundai standard. Commissioner Galo noted the colors are not the same on the front façade, indicating the importance of the exterior changes. Mr. Sandine suggested the Commission can vote on the signage at this time and condition the approval on the petitioner returning to the Commission with color renderings of the exterior.

Commissioner Hartshorne made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new signage at 1119 S. Milwaukee Avenue, subject to the following condition: 1) Return to the Commission with the freestanding pole color (white, brown, or silver) and provide color renderings for the exterior changes to the building.

Motion carried 5 - 0.

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COMMUNICATIONS AND DISCUSSION:

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

Motion carried 5 - 0.

Meeting adjourned at 5:42 p.m.