

MINUTES OF THE APPEARANCE REVIEW COMMISSION
March 18, 2019

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 7:02 p.m. at the North Fire Station.

Members Present: Chairman John Robbins, Tom Flader, Brad Meyer, and Rich Seneczko.

Members Absent: Jennifer Tarello.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to approve the February 18, 2019, Appearance Review Commission meeting minutes as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 19-07 Jacob Short, Authorized Agent for Thomas J. Koulentes
708 W. Park Avenue**

Request is for approval of new landscaping.

Mr. Jacob Short, Life Scout with Troop 72, and Mr. Ole Stevens, representative for Libertyville High School, presented the proposed landscaping for 708 W. Park Avenue. Mr. Short stated the scope of work will take place to the South of the recently installed natatorium, near the existing softball fields. Mr. Short stated a team of volunteers will remove the invasive species and dead specimen, which will allow for the native plantings to prosper in their growing season. Mr. Short stated that once the trees have been removed, a walking path will be installed throughout the forested area that may be utilized by the students during classes and by the public after hours. Mr. Short stated that the native trees will have plaques under them, which will include a picture, the Latin name, and a few facts. Mr. Short stated the last item will be the installation of composite board benches, since they are durable and resistant to the weather.

Commissioner Seneczko questioned if any trees will be replaced with this project. Mr. Short stated he does not believe there is enough room to replant any trees. Chairman Robbins questioned the condition of the trees to be removed. Mr. Short stated the trees are either dead, fair/dead, or Buckthorn. Chairman Robbins requested further clarification on the benches to be installed. Mr. Short stated the exact benches have not been selected yet. Chairman Robbins confirmed the benches will be a natural color, though. Commissioner Seneczko questioned if the

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project should return to the Commission at a later date when the walking path, plaques, and benches are finalized. Chairman Robbins stated he is unsure what material the made will be comprised of and wanted a sense of where it will be located. Commissioner Meyer requested more information on the path material and location. Mr. Short stated the initial thought was to have a wood chip path through the forest, but the location is unknown until the trees are taken down. Mr. Short stated the path will need to take into consideration the rest of the natural habitat. Commissioner Meyer requested more information on the proposed benches. Mr. Short stated the benches will be portable, stainless steel frame, and composite wood brown in color. Mr. Short stated that although they are portable, they will not be easily moved, and should last approximately 15-20 years.

Commission Seneczko stated the applicant might want to reconsider a wood chip path, as this does not allow for wheelchair accessibility. Commissioner Seneczko recommended a firm, stable, slip resistance material. Mr. Stevens questioned if crushed limestone is an acceptable option. Commissioner Seneczko stated that crushed limestone might work, but it could be a maintenance issue in the future. Chairman Robbins noted an asphalt path would achieve this option, but noted it is likely not the desired aesthetic. Chairman Robbins noted the Commission seemed to accept the landscape work, but questioned the path material and location. Chairman Robbins noted that the Commission has the option to revisit the material at another meeting, once those decisions are finalized. Commissioner Seneczko noted he is fine with the proposal or having the applicant return when the details on the path and benches are finalized. Commissioner Meyer noted the main issue that is unknown surrounds the path.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 708 W. Park Avenue, subject to the following condition: 1) The proposed pathway be ADA compliant.

Motion carried 4 - 0.

ARC 19-08 Grace Lutheran Church, Applicant
501 Valley Park Drive

Request is for approval of new landscaping.

Mr. Mike Dolan and Mr. Ed Fischer, representatives for Grace Lutheran Church, presented the proposed landscaping for 501 Valley Park Drive. Mr. Dolan stated the Church is seeking relief from the Tree Ordinance, which would require six (6) trees to be planted for the eight (8) trees that have been removed. Mr. Dolan stated the Church was built in the 1960's and the landscaping has been poorly maintained. Mr. Dolan stated "The Branch Office" found several trees on site that were dead and needed to be removed. These trees included four (4) Ash trees, three (3) Pine trees, and one (1) unknown tree. Mr. Dolan showed the Commission the tree locations on a site plan. Mr. Dolan stated the Church is planning on replacing one (1) of the Ash trees. Chairman Robbins questioned the type of replacement tree. Mr. Fischer stated they are undecided, but would like to see an Oak tree. Chairman Robbins confirmed the replacement would be deciduous. Chairman Robbins questioned if there was a way around the Tree Ordinance in terms of replacements required. Mr. Sandine stated that a Landscape Plan would traditionally replace

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the Tree Ordinance, but in this case, a Landscape Plan was not found for this property. Chairman Robbins stated creating a new Landscape Plan might be the best way for the applicant to achieve their goal, while providing a document to work from in the future.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to continue the application for new landscaping at 501 Valley Park Drive, to the April 15, 2019 meeting.

Motion carried 4 - 0.

ARC 19-09 Comet Neon, Inc., Authorized Agent for Libertyville Associates, LLC
1177 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Paul Rzewuski, representative for Comet Neon, Inc., presented the proposed signage for 1177 S. Milwaukee Avenue. Mr. Rzewuski stated the proposed sign will be internally illuminated, green and white, and approximately 71 SF in overall size. Mr. Rzewuski showed the Commission a color sample of the green to be used. Chairman Robbins questioned if the wall facade that the sign will be adhered to is in good shape. Mr. Rzewuski stated the wall will need to be fixed and maintained prior to installation.

Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 1177 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-10 Libertyville Signarama, Authorized Agent for Wynkoop Holdings, LLC
326 Peterson Road

Request is for approval of new signage.

Mr. Jay Cash, representative for Libertyville Signarama, presented the proposed signage for 326 Peterson Road. Mr. Cash stated the applicant bought the proposed "Pharmacy" sign from another business and this sign was not designed or created by Libertyville Signarama. Chairman Robbins confirmed the owner is okay with the proposed sign. Commissioner Flader questioned the condition of the sign. Mr. Cash stated the sign is like-new and meets their standards. Commissioner Seneczko questioned the raceway color. Mr. Cash stated the raceway is a beige color that is similar to the building façade, but does not match perfectly.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 326 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

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ARC 19-11 Northbrook Signarama, Authorized Agent for Michael Massarelli
860 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Joel Shayman, representative for Northbrook Signarama, presented the proposed signage for 860 S. Milwaukee Avenue. Mr. Shayman stated the proposed sign will be a channel letter replacement of the existing “Dahn Yoga” sign. Commissioner Meyer questioned if the sign criteria for the shopping center is red and white. Mr. Sandine stated he did not find an approved color list in the sign criteria.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 860 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-12 Brandy and Bryan Chisenhall, Authorized Agent for WAMI, LLC
777 N. Milwaukee Avenue

Request is for approval of new signage.

Mr. Bryan Chisenhall, representative for WAMI, LLC, presented the proposed signage for 777 N. Milwaukee Avenue. Mr. Chisenhall stated the proposal includes three different options that have minor text changes. Mr. Chisenhall noted the sign with “Fitness, Nutrition, Wellness” is preferred. Commissioner Seneczko confirmed there are no plans for a wall sign. Commissioner Meyer questioned the “Iron, Sand, Stone” text on the sign. Mr. Chisenhall noted these are specific to the gym in the building. Commissioner Flader questioned if there is landscaping at the base of the sign. Mr. Chisenhall stated the sign is located near an existing planting bed. Chairman Robbins stated the first thing that pops on the sign is the “Iron, Sand, Stone”, and not the name of the business, which is “The Healthy Gene”. Commissioner Seneczko stated he is okay with the listings, but noted the sign looks very busy and could be difficult to read. Commissioner Meyer noted the sign looks to be marketed towards a certain group of people, so the gym services would be nice to have.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 777 N. Milwaukee Avenue, subject to the following condition: 1) The approved sign includes “Fitness, Nutrition, Wellness” (Revision 6).

Motion carried 4 - 0.

ARC 19-13 Michael Brosseit, Authorized Agent for Village Motors LLC
1180 S. Milwaukee Avenue

Request is for approval of new lighting.

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Mr. Michael Brosseit, representative for Village Motors LLC, presented the proposed lighting for 1180 S. Milwaukee Avenue. Mr. Brosseit stated approximately 190 new light heads will replace the existing light heads in the parking lot at the Libertyville Toyota Dealership. Mr. Brosseit noted the photometric plans are in compliance, except on the northern property line, where the neighboring property has light poles on the property line. Mr. Brosseit stated all of the light poles will be painted to match the new fixture heads, which will be a bronze color. Chairman Robbins questioned if the parking lot has a mix of light fixture designs. Mr. Brosseit confirmed all of the fixtures are square.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new lighting at 1180 S. Milwaukee Avenue, subject to the following condition: 1) All light poles and fixtures are a consistent color.

Motion carried 4 - 0.

ARC 19-14 Jon Chizek, Authorized Agent for Riva Ridge Residential – Two
Riva Ridge Residential Association – Two

Request is for approval of new building facades.

Mr. Jon Chizek, representative for Riva Ridge Residential Association – Two, presented the proposed building facades for the Riva Ridge – Two Subdivision. Mr. Chizek stated the existing aluminum siding needs to be replaced after approximately thirty (30) years. Mr. Chizek stated the proposed replacement will be a James Hardie fiber cement board. Mr. Chizek showed the Commission a proposed color palette, including two blues and two greys. Mr. Chizek stated the colors will be similar to the Riva Ridge – One Subdivision. Mr. Chizek provided the Commission with the timeline and noted which units would receive which colors.

Chairman Robbins questioned Riva Ridge – One Subdivision used polymer shakes on their roofs. Mr. Chizek confirmed they do not. Mr. Chizek stated the proposed polymer shake would be for Riva Ridge – Two, and the specific shake that they would like to use is a DaVinci Shake. Chairman Robbins confirmed the design was a straight course. Mr. Chizek stated the average pedestrian would not know the difference between traditional cedar shake roofs and the new polymer products. Mr. Chizek noted the roofing plans will not take place for a few more years, but wanted to get the Commission's reaction on the proposed product. Commissioner Meyer noted the approvals are technically only available for one (1) year, which might require them to return to the Commission at a later date.

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades for the Riva Ridge Residential – Two Subdivision, in accordance with the plans submitted.

Motion carried 4 - 0.

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ARC 19-15 Daniela Fitzgerald, Authorized Agent for 755 Milwaukee MOD, LLC
755 S. Milwaukee Avenue

Request is for approval of new building facades.

Mr. Paco Orozco, representative for 755 Milwaukee MOD, LLC, presented the proposed building facades for 755 S. Milwaukee Avenue. Mr. Orozco stated the project was initially approved by the Commission in late 2018, but several changes were made to the exterior during conversations with their client. Mr. Orozco noted these changes include removing the canopy overhang, increasing the fascia to extend above the roof's edge, and adding two (2) decorative sconces to the entrance. Commissioner Meyer noted how the lights add scale to the building.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 755 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-16 Village of Libertyville, Applicant
1532 Artaius Parkway

Request is for approval of a new fence.

Mr. Chris Sandine, authorized agent for the Village of Libertyville, presented the proposed fence for 1532 Artaius Parkway. Mr. Sandine stated the fence will be eight feet in height and have one foot of barbed wire at the top. Mr. Sandine noted the fence will serve as an enclosure for cars impounded by the Police Department.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for a new fence at 1532 Artaius Parkway, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

With no further discussion, Commissioner Meyer moved and Commissioner Seneczko seconded a motion to adjourn.

Motion carried 4 - 0.

Meeting adjourned at 8:09 p.m.