

MINUTES OF THE APPEARANCE REVIEW COMMISSION
April 15, 2019

The regular meeting of the Appearance Review Commission was called to order by Chairman John Robbins at 7:00 p.m. at the Village Hall.

Members Present: Chairman John Robbins, Tom Flader, Brad Meyer, and Jennifer Tarello.

Members Absent: Rich Seneczko.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

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

Motion carried 4 - 0.

OLD BUSINESS:

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

Request is for approval of new landscaping.

Mr. Mike Dolan, representative for Grace Lutheran Church, presented the proposed landscaping for 501 Valley Park Drive. Mr. Dolan stated the Church has submitted a landscape plan for the property, and noted two areas for tree replacements. Mr. Dolan stated one of the tree replacements will be an Oak Tree, while the other will be a Maple Tree. Mr. Dolan stated the Church is seeking relief from the other tree replacement requirements, as they are dead and the Church does not have the financial budget to plant new ones. Chairman Robbins questioned if the other trees onsite, such as the crabapples, are in good shape. Mr. Dolan confirmed these trees are not special, but they will be maintained and improved.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new landscaping at 501 Valley Park Drive, in accordance with the plans submitted.

Motion carried 4 - 0.

NEW BUSINESS:

**ARC 19-17 Brandy and Bryan Chisenhall, Authorized Agent for WAM, LLC
777 N. Milwaukee Avenue**

Request is for approval of new signage.

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Mr. Bryan Chisenhall, representative for WAM, LLC, presented the proposed signage for 777 N. Milwaukee Avenue. Mr. Chisenhall stated the change from Revision 6 is swapping the “Private Gym” and “Iron-Sand-Stone” language. Commissioner Meyer noted this language makes more sense and has no issues with the proposal. Commissioner Flader questioned if there is landscaping at the base of the sign. Mr. Chisenhall stated the sign is next to a Village planter that is maintained by the Village. Commissioner Meyer questioned if the landscaping can be addressed when applying for a permit. Mr. Sandine confirmed this can be worked out during the permitting process.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 777 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-18 North Shore Sign Co., Authorized Agent for JNR LLC
2200 Tempel Drive

Request is for approval of new signage.

Mr. Jeff Barmueller, representative for North Shore Sign Co., presented the proposed signage for 2200 Tempel Drive. Mr. Barmueller stated the proposed sign will be internally illuminated, with a white, opaque background, so only the blue and grey shines through. Mr. Barmueller noted the sign will be placed in an existing cabinet. Chairman Robbins confirmed the frame is in

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 2200 Tempel Drive, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-19 Kang Architects, Authorized Agent for Swigert Enterprises
716 S. Milwaukee Avenue

Request is for approval of new building facades, landscaping, and lighting.

Mr. Brad Kang, representative for Kang Architects, presented the proposed building facades, landscaping, and lighting for 716 S. Milwaukee Avenue. Mr. Kang stated that during the permitting process, several design changes were made, which required changes to the elevations and site plan. Mr. Kang noted the following changes include adding a walkway on the north-side of the building and a short retaining walls on the south-side of the building. Mr. Kang noted the retaining wall helps with ADA accessibility along the south-side of the building. Mr. Kang noted an additional door and window has been added on the northern elevation. Mr. Kang stated the larger windows have changed to accommodate interior design. Mr. Kang noted the whole building has been raised almost a foot to help screen the rooftop mechanical units by the parapet wall. Mr. Kang noted the roof is pitched internally, which will help with the screening. Mr. Kang

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stated the proportions of the windows are all uniform with the current design. Mr. Kang noted the storefront has changed to allow for a grandeur entrance. Mr. Kang noted the landscape plan has changed due to the walkway on the north-side of the building. Mr. Kang stated several plantings have been relocated, which provided some screening and privacy along the walkway.

Commissioner Flader made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 716 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-20 Rodrigo Gutierrez, Authorized Agent for South Mil Properties LLC
920 S. Milwaukee Avenue

Request is for approval of new building facades.

Mr. Rodrigo Gutierrez, representative for South Mil Properties LLC, presented the proposed building facades for 920 S. Milwaukee Avenue. Mr. Gutierrez stated there was a slight modification in the design process from the previously approved plans. Mr. Gutierrez stated the upper band on the front facade was reduced to accommodate a black band and columns. Mr. Gutierrez stated internal changes required additional overhead doors to be installed: one (1) along the south, four (4) along the east, and two (2) along the north. Chairman Robbins questioned if the applicant reviewed the comment about the berm. Mr. Gutierrez stated he was informed the fence along the berm will be replaced in the Spring of 2019. Chairman Robbins confirmed the specific colors to be used in the project can be referred to Staff. Chairman Robbins questioned if the rooftop units are sufficiently screened. Mr. Gutierrez stated metal screening devices have been added to the rooftop units.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Plan Commission approve the application for new building facades at 920 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 19-21 Sustain Libertyville Commission, Authorized Agent for the Village of Libertyville
118 W. Cook Avenue

Request is for approval of new landscaping.

Mr. Dave Neu, representative for the Sustain Libertyville Commission, presented the proposed landscaping for 118 W. Cook Avenue. Mr. Neu stated the Village Board has approved a demonstrative native garden for the Commission to implement in the Village, and the Commission chose the east side of the Village Hall. Mr. Neu stated the location only has morning sunlight. Mr. Neu stated the existing invasive groundcover will be removed, while the existing shrub will be relocated. Mr. Neu stated the potential native plants to be installed will

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help residents when determining what can be installed on their property. Mr. Neu stated the Commission is looking to have nurseries donate as many options as they can for the project. Mr. Neu stated demonstrative signs will likely be added in the future.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at 118 W. Cook Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 7:26 p.m.