

MINUTES OF THE APPEARANCE REVIEW COMMISSION
August 19, 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, Rich Seneczko, and Jennifer Tarello.

Members Absent: None.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to approve the July 15, 2019, Appearance Review Commission meeting minutes, subject to the following change: 1) On Page 2 of 4, under ARC 19-35, Second Line, it should state “Ms. Freund stated **that** after reading...” instead of “Ms. Freund stated **the** after reading...”.

Motion carried 5 - 0.

OLD BUSINESS:

**ARC 19-35 Pear Tree Design Group, Authorized Agent for Frank Naeymi-Rad
1101 W. Park Avenue**

Request is for new building facades.

Ms. Kate Freund, representative for Pear Tree Design Group, presented the proposed building facades for 1101 W. Park Avenue. Ms. Freund provided additional color elevations for the Commission to review. Ms. Freund provided inspiration images for the front vestibule, noting that it will have more detail. Ms. Freund stated the owner is adamant that he would like to do the landscaping and signage after the build-out work has been completed. Ms. Freund stated any landscaping that is damaged or in ill health will be replaced and repaired. Ms. Freund noted that the building does need some beautification in terms of landscaping once the construction is complete.

Chairman Robbins confirmed a variation would be required. Mr. Sandine stated the applicant would need two variations: 1) an interior side yard setback variation, and 2) a perimeter landscape open space variation. Mr. Sandine noted that when this subdivision was initially proposed, it was divided in a way that shows the parking connected to the rear building, although it is shared parking between the two buildings. Mr. Sandine noted the plat of subdivision was clear with their setbacks at the time, and the proposal encroaches into that setback by approximately seven (7) feet. Ms. Freund stated that only the parking lot side is where the

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variation will be required. Mr. Sandine continued to state that the Zoning Code requires a ten (10) foot perimeter landscape open space requirement. Mr. Sandine stated the proposal encroaches into this area by approximately two (2) feet, which requires the variation request.

Commissioner Flader noted the landscaping plan does not have very much detail. Ms. Freund noted there is very little landscaping there now. Chairman Robbins noted the landscaping along the parking lot side would likely get damaged during the construction process. Chairman Robbins noted he is okay with conditioning the final action based on landscaping being approved and installed before final occupancy. Commissioner Flader questioned if the intent is to have signage on the new vestibule. Ms. Freund stated the initial thought is to have a freestanding sign along Park Avenue. Commissioner Meyer questioned if there was a decision made on the roof material. Chairman Robbins noted there was not an objection to the architectural grade asphalt shingles. Ms. Freund stated the photovoltaic roof system is not being pursued.

Chairman Robbins questioned if the railing will be removed or if the wall will be added. Ms. Freund stated the wall would be added instead of having the railing. Chairman Robbins confirmed the wall would completely screen the height of the mechanical units. Chairman Robbins questioned the siding material. Ms. Freund stated it would be similar to what was there. Ms. Freund provided a sample of the window material to be utilized. Chairman Robbins questioned the final color for the shingles. Ms. Freund stated it would be a dark color, as shown. Chairman Robbins requested providing Staff with a final color. Commissioner Flader questioned how the window well would be affected by the new construction. Ms. Freund stated the construction would stop short of the window well. Commissioner Meyer confirmed the gutters and downspouts would be the same color as the fascia, but different than the soffit color.

Chairman Robbins noted he is very concerned about reducing the perimeter landscape requirement since it can set an ugly precedent. However, this case is unique since sidewalk is mostly compromised. Commissioner Flader noted it is difficult to visualize without a formal landscape plan showing what trees are already present. Ms. Freund stated she is happy to keep pushing for the landscape plan. Chairman Robbins noted that the ARC is stop one in a multi-stop process, so it is possible someone else may request a formal landscape plan. Commissioner Seneczko questioned if there are dumpster enclosures on site. Ms. Freund stated the dumpsters are not screened but can be if required.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades at 1101 W. Park Avenue, subject to the following conditions: 1) Provide a final landscape plan and signage at a later date, 2) Provide the color of the roof to the Village, 3) Verify the color of the siding reflects the color on the elevations, 4) Fill in the railing on the East façade with a wall to cover the full height of the mechanical units, and 5) Provide a refuse enclosure to the full height of the container.

Motion carried 5 - 0.

NEW BUSINESS:

ARC 19-37 Bright Light Sign Co., Authorized Agent for Dino DiVenere
1840 Enterprise Court

Request is for new signage.

Mr. Bill Holly, representative for Bright Light Sign Co., presented the proposed signage for 1840 Enterprise Court. Mr. Holly stated the proposed sign is on the east elevation and is thirty-two (32) square feet. Mr. Holly stated the internally illuminated sign would have a black background, white copy, and red logo. Chairman Robbins questioned if Mitsubishi is concerned about visibility from the roadway. Mr. Holly stated they are maxed out on size, although a larger sign would not be an objection for them.

Commissioner Seneczko made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 1840 Enterprise Court, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-38 North Shore Sign Co., Authorized Agent for Joe Ingino
1240 N. Milwaukee Avenue

Request is for new signage.

Mr. Jeff Barmueller, representative for North Shore Sign Co., presented the proposed signage for 1240 N. Milwaukee Avenue. Mr. Barmueller stated that Lakeside Dermatology is requesting a new freestanding sign to have a stone base and metal cabinet. Mr. Barmueller stated the letters would be illuminated from behind to have a halo glow around the edges. Commissioner Tarello confirmed there would only be two doctor panels. Chairman Robbins confirmed this would be a brand new sign. Commissioner Seneczko confirmed the landscaping would meet the current Code. Chairman Robbins noted both sides of the sign are identical.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 1240 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-39 North Shore Sign Co., Authorized Agent for Darren Anders
1530 Artaius Parkway

Request is for new signage.

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Mr. Jeff Barmueller, representative for North Shore Sign Co., presented the proposed signage for 1530 Artaius Parkway. Mr. Barmueller stated that Durable Packaging International is looking to replace two signs, one freestanding and one directional. Mr. Barmueller noted that Libertyville has an Ordinance relative to internal illumination. Mr. Barmueller noted that the existing two panels are already translucent, which is why this sign has been proposed to be translucent. Mr. Barmueller thought the sign panel should be cohesive with the rest of the directional sign. Chairman Robbins questioned if there is anywhere else in the Village that this has been an issue. Mr. Sandine noted there is a similar situation to this in a shopping center along Peterson Road. Chairman Robbins noted it would probably look best to have them all match. Mr. Sandine questioned if the white background will match the other white backgrounds on the sign. Mr. Barmueller stated the white background would match the others as best as possible.

Commissioner Flader confirmed the frame on the freestanding sign would be the same color. Commissioner Tarello questioned if the internal illumination along the directional sign will be similar to the others. Mr. Barmueller stated the illumination would not be any brighter than the other signs.

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new signage at 1530 Artaius Parkway, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-40 Mahmoud Essa, Authorized Agent for Xing Fu
801 E. Park Avenue

Request is for new signage.

Mr. Dmitriy Chernyak, representative for Sell A Cow Furniture, presented the proposed signage for 801 E. Park Avenue. Chairman Robbins questioned if the applicant had the chance to review Staff's comments. Mr. Chernyak stated he has reviewed the comments and agreed to comply with the regulations. Chairman Robbins noted the "DAZ Furniture" sign would need to be removed. Mr. Chernyak stated that sign has been removed and the opening is covered. Chairman Robbins questioned if signage will be installed over the loading door. Mr. Chernyak stated the vinyl will be replaced, but the box will stay. Chairman Robbins confirmed the box would not be opened or changed. Commissioner Seneczko confirmed the red "Furniture" sign currently exists. Commissioner Seneczko stated he would like to see the "Furniture" sign with white letters. Mr. Chernyak stated they like the red contrast. Commissioner Flader questioned if it will look like an old and new sign. Mr. Chernyak stated it is important to their image to have a clean design so the "Furniture" will be cleaned up.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 801 E. Park Avenue, in accordance with the plans submitted.

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Motion carried 4 - 1, with Commissioner Seneczko opposed.

**ARC 19-41 Precision Construction Services, Authorized Agent for Ashyana LLC,
Libertyville Management
133 N. Milwaukee Avenue**

Request is for new signage.

Mr. Daryl Roberts, representative for Precision Construction Services, presented the proposed signage for 133 N. Milwaukee Avenue. Mr. Roberts stated that the sign will be centered over the tenant space on the east and west elevations. Chairman Robbins questioned if there is an image of the blade sign. Mr. Roberts said he does not have a rendering, but it should be similar to Chipotle's blade sign.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 133 N. Milwaukee Avenue, subject to the following condition: 1) Center the signs over the tenant space.

Motion carried 5 - 0.

**ARC 19-42 HR Boost LLC, Authorized Agent for Wynkoop Holdings, LLC
306 Peterson Road**

Request is for new signage.

Ms. Nicole Martin, owner of HR Boost, presented the proposed signage for 306 Peterson Road. Ms. Martin stated that she has been working in Libertyville for the past nine (9) years and decided she needs a sign to help direct people to her location. Ms. Martin stated her business is in the back of the building, which makes it difficult to find. Ms. Martin stated there was a previous sign hanging at this location, which is where the idea came from. Ms. Martin stated her sign contractor noted the previous sign was likely grandfathered before the current requirements.

Ms. Martin stated the new sign will exceed the allowable square footage per the Zoning Code, which is why a variation will be required. Ms. Martin stated the sign would be bolted to the top steel frame, with electric running to the sign. Ms. Martin stated only the text would illuminate at night, similar to the others on the sign. Ms. Martin noted the red border in the rendering is from a previous banner installed by Reclaimed Artisans. Ms. Martin noted she received a loan to help her move through this variation process and obtain the signage. Ms. Martin stated she is heavily invested in Libertyville and does not anticipate leaving that location anytime soon.

Chairman Robbins questioned if there is a better way to have the sign so it does not look tacked on. Commissioner Tarello noted the edges of the signs should be aligned. Commissioner Tarello noted a hanging sign might work, but it would be difficult to incorporate the electric. Commissioner Seneczko questioned if the cap is included in the square footage calculation. Mr. Sandine stated the cap is not included in that calculation. Ms. Martin stated the cap of the sign

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was torn off in the winter and the sign has been rebuilt without the cap. Commissioner Flader questioned centering the sign on the post to cover up the triangle supports. Chairman Robbins questioned providing the full width of the box above to have three (3) cohesive sign cabinets. Chairman Robbins questioned the viability of having two cabinets on each side of the sign to cover the triangle supports. Commissioner Flader questioned having the HR Boost sign vertical along the front of the sign. Commissioner Meyer stated it is a challenge to freshen up this particular sign. Chairman Robbins noted the existing proposal is likely the least impactful in terms of budget. Commissioner Tarello questioned if there is another company in the building who could balance out the sign on the other side of the pole. Ms. Martin stated there is not another tenant so it is unlikely to have another sign. Chairman Robbins confirmed the twenty (20) feet would be measured to the top of that mansard cap. Chairman Robbins noted that it could work to have another tenant panel where the previous cap was located. Ms. Martin stated she could get a quote for that type of sign. Commissioner Seneczko stated the major retailer would want the top of the sign, though. Ms. Martin stated that is why she wanted a smaller sign on the bottom. Commissioner Seneczko stated he would like to see either a sign centered on the pole or a smaller monument sign nearby. Commissioner Meyer questioned how much it would cost to have the other two panels moved up, to create a third panel on the bottom. Commissioner Seneczko noted the sign would be increased in square footage, but it would be similar to what was there with the roof element. Ms. Martin stated she recalls it would be about \$16,000.00 to rebuild the entire sign. Commissioner Flader stated it would look cosmetically good with two panels and a trim piece on front to make it look like one sign. Ms. Martin stated she would have her sign contractor provide a new rendering based on this discussion. Commissioner Seneczko requested an additional rendering showing a perpendicular view of the sign, and how much it protrudes from the sign. Chairman Robbins noted that the variation process allows for another ARC meeting before the variation hearing. Mr. Sandine stated the next ARC meeting will be held on September 16, 2019.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new signage at 306 Peterson Road, to the September 16, 2019, Appearance Review Commission meeting.

Motion carried 5 - 0.

ARC 19-43 McNelly Services Inc., Authorized Agent for BRE Retail Residual Owner 4 LLC
1401-1451 Peterson Road

Request is for new lighting.

Mr. Jim Rice, representative for McNelly Services Inc., presented the proposed lighting for 1401-1451 Peterson Road. Mr. Rice stated the scope of work is a lighting upgrade for Butterfield Square. Mr. Rice stated the light poles and fixture heads would both be bronze. Commissioner Seneczko confirmed there would not be any new light poles. Chairman Robbins confirmed only some of the building lighting would be replaced.

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Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new lighting at 1401-1451 Peterson Road, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 19-44 Midwest Industrial Funds, Applicant
1200 Technology Way

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

Mr. John Dunneback, representative for Midwest Industrial Funds, presented the proposed building facades, landscaping, and lighting for 1200 Technology Way. Mr. Dunneback stated MBX Systems is looking to install a 33,000 SF warehouse addition. Mr. Dunneback stated the business makes data components for Internet businesses. Mr. Dunneback stated the pre-cast expansion would be North of the facility. Mr. Dunneback provided an updated elevation that shows smooth panels with several reveal lines. Commissioner Seneczko confirmed the color of the building and doors will match what exists. Commissioner Seneczko confirmed the existing structure is brick and the addition will be pre-cast. Mr. Dunneback stated the pre-cast helps with the ease of construction. Commissioner Seneczko confirmed the lighting would match the doors and trim color (bronze). Chairman Robbins confirmed the gray tinted glass would match the existing windows. Mr. Dunneback stated this location is a marquee for their business in the area. Commissioner Seneczko questioned if there is any additional public entrance. Mr. Dunneback stated there is not an additional public entrance planned. Commissioner Tarello questioned if parking will still be okay for the site. Mr. Dunneback stated the parking counts are still in compliance. Chairman Robbins questioned if there would be additional mechanical units. Mr. Dunneback stated the mechanical units would be on the interior. Commissioner Flader noted the landscaping plan has all good choices for plantings.

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 1200 Technology Way, in accordance with the plans submitted.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Flader noted that the new sign "Arcitax" sign was installed on Milwaukee Avenue, but the old sign holes have not been repaired. Commissioner Flader stated he believed it was a condition for approval to have those repaired. Chairman Robbins questioned if there is anything that can be done to have the pole painted at the business on the corner of Park Avenue and Fourth. Mr. Sandine stated he would look into what the Village can do to have them paint the rest of the pole. Mr. Sandine stated he would not be in attendance at the September 16, 2019, ARC meeting.

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

Motion carried 5 - 0.

Meeting adjourned at 8:30 p.m.