

MINUTES OF THE APPEARANCE REVIEW COMMISSION
January 16, 2017

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

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

Members Absent: Ken Chapin and Jennifer Tarello.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner; and Christopher Clark, Village Administrator.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to approve the December 19, 2016, Appearance Review Commission meeting minutes.

Motion carried 3 - 0.

OLD BUSINESS:

**ARC 16-71 QT Sign, Inc., Authorized Agent for John Graham
1809 N. Milwaukee Avenue**

Request is for approval of new signage.

Mr. Rob Freedman, representative to Motel 6, stated the business is changing the existing cabinet displaying a "Days Inn" sign with a "Motel 6" sign. Mr. Freedman stated they will be taking the existing "Days Inn" wall sign down and will not be replacing it. Mr. Freedman stated the company does have an easement to keep the existing monument sign on the BP Gas Station property, and reiterated they are just changing out the sign cabinet.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 1809 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

**ARC 16-72 Municipal Resolutions, Authorized Agent for Life Storage
700 E. Park Avenue**

Request is for approval of new signage and awnings.

Ms. Karen Dodge, authorized agent for Life Storage, presented the proposed signage and awnings. Ms. Dodge stated the new design of the wall signs will cover about 100 square feet. Ms. Dodge stated the petitioner has removed the "Climate Controlled" sign and centered the

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“Office Suites” sign in the middle of the wall, and reduced the other “Life Storage” signs between the middle four (4) window panels. Ms. Dodge stated the petitioner has revised the plans to match everything requested per the December 16, 2016, ARC meeting.

Commissioner Meyer stated he liked this scale better than the previous proposal.

Chairman Robbins stated this proposal was a dramatic improvement.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission approve the application for new signage and awnings at 700 E. Park Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

NEW BUSINESS:

**ARC 17-01 Gries Architectural Group Inc., Authorized Agent for Eric Leys
1620 S. Milwaukee Avenue**

Request is for approval of new signage and building facades.

Mr. Scott Tyler, representative for Eric Leys, presented the proposed signage and building additions for the Acura of Libertyville located at 1620 S Milwaukee Avenue. Mr. Tyler stated they will construct a new showroom and remodel an existing showroom, while providing new site signage compliant with Acura’s new branding program. Mr. Tyler stated they are applying for a variance for exceeding the number of wall signs permitted in the C-5 District, and exceeding the overall square footage of directional signs. Mr. Tyler provided the Commission with examples of the materials to be used on the exterior facade.

Chairman Robbins asked if this is an Acura prototype building. Mr. Tyler stated this proposal will meet Acura’s prototypical development.

Commissioner Seneczko asked if the renderings showed the finishes on the elevation. Mr. Tyler stated the finishes are coordinated through a code on the elevations.

Commissioner Seneczko questioned what will happen to the existing body shop sign. Mr. Tyler stated the sign will not be removed but freshly painted.

Chairman Robbins asked why the petitioner is proposing the middle size for directional signs, when a smaller directional sign is available in Acura’s branding package. Mr. Tyler stated the middle sized directional signs will have a larger font than the smaller directional sign and help with readability and visibility from South Milwaukee Avenue. Chairman Robbins stated he is unconvinced with this answer.

Chairman Robbins stated it seems like the proposal is similar to what is out there now. Mr. Tyler stated that is a correct assumption and went on to state the difference will be a two-story

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addition, so there will be a greater height to the building. Additionally, Mr. Tyler stated they will be enclosing the open front facade with a wall instead of keeping the existing canopy on the face of the building.

Chairman Robbins asked if the mechanical systems are increasing with the increase in building footprint. Mr. Tyler stated there will be additional mechanical units on the rooftop. Chairman Robbins stated the additional mechanical units must be screened to the full height of the unit, per the Zoning Code.

Chairman Robbins stated it is an elegant building now, and he is not the biggest fan of prototype buildings.

Commissioner Seneczko asked if the addition will include a concrete base. Mr. Tyler stated there will not be a concrete base on this particular project.

Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Zoning Board of Appeals approve the application for new signage and building facades at 1620 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 17-02 Sergio Casillas, Authorized Agent for Dos Amigos
101 Rockland Road

Request is for approval of new signage.

Mr. Sergio Casillas, representative for Dos Amigos, presented the proposed signage at 101 Rockland Road. Mr. Casillas stated he is changing the existing cabinet in the monument sign with "Mexican Restaurant" and the existing cabinet above the business with their design.

Chairman Robbins reminded Mr. Casillas to have an opaque background so the letters and logos are the only items shining through the sign.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 101 Rockland Road, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 17-03 Linden Group, Inc., Authorized Agent for Napleton Auto Group
1120 S. Milwaukee Avenue

Request is for approval of new signage and building addition.

Mr. Manuel Govea, representative for Napleton Auto Group, presented the proposed wall signs and addition at 1120 S. Milwaukee Avenue. Mr. Govea stated the building will feature improved

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facades through new materials and painting. Mr. Govea stated landscaping will be featured around the new two-story addition. Mr. Govea stated the new signage will require a variation based on the amount of business wall signs allowed per code, but noted the overall size of the combined wall signage will still meet the code requirements. Mr. Govea provided the Commission with examples of the proposed colors for the building facades.

Commissioner Seneczko asked if the applicant was aware of Staff comments regarding the landscaping along South Milwaukee Avenue. Mr. Sandine stated the landscaping plan along South Milwaukee Avenue was requested by John Spoden, Community Development Director. Mr. Sandine stated the parkway trees along S. Milwaukee Avenue have been taken down and have yet to be replaced. Mr. Sandine stated the Staff comment serves as a reminder to the applicant to replace the parkway trees.

Commissioner Seneczko asked if replacing the parkway trees is in the scope of work for the project. Mr. Govea stated he is working with Staff to find a resolution.

Chairman Robbins asked if this is a prototype building. Mr. Govea stated this will be a prototype building for Mazda. Chairman Robbins stated his immediate concern is the durability of the black metal. Chairman Robbins stated dirt and other materials will make the black metal look old and rundown after about six (6) months. Mr. Govea stated the building will have an open joint, dry system which will help with cleaning.

Commissioner Seneczko asked if the proposed colors are Mazda's brand colors. Mr. Govea stated the black, white, and gray are typical Mazda colors.

Chairman Robbins asked Mr. Govea how long he has been working with prototype facades. Mr. Govea stated this is his first experience with this new prototype facade.

Commissioner Seneczko stated the design looks nice, but he is uncertain on the experience and durability. Chairman Robbins echoed Commissioner Seneczko, stating the design looks great but he is not sure how the building will look over time.

Chairman Robbins stated the building will need to be powerwashed to ensure it is cleaned, but stated it is unrealistic to powerwash the building with the amount of cars nearby.

Commissioner Seneczko asked what will happen to the other existing building on site. Mr. Govea stated nothing is planned for that building at the moment. Chairman Robbins asked if the building will be used in the future. Mr. Govea stated he is not aware of any plans to use the building.

Chairman Robbins asked if the addition will require any additional mechanical units. Mr. Govea stated additional units will be placed on the rooftop and covered by either a parapet wall or the roofline, and will be out of sight.

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Commissioner Seneczko made a motion, seconded by Commissioner Meyer, to recommend the Zoning Board of Appeals approve the application for new signage and building facades at 1120 S. Milwaukee Ave, subject to the following condition: 1) Replace the parkway trees in accordance to the original landscape plan.

Motion carried 3 - 0.

ARC 17-04 Manchester Square LLC, Applicant
115 Lake Street

Request is for approval of new lighting and exterior elements.

Mr. Mark Heffron, CEDARst Developer and applicant, presented new lighting and exterior elements for 115 Lake Street. Mr. Heffron stated that Manchester Square has a number of conditions open that they are trying to close out. Mr. Heffron stated he will go through the conditions one-by-one and requested the Commission stop him with any questions.

Mr. Heffron stated the first condition included reinstalling the four (4) original garage lights at the garage door locations in the roundabout area off of Lake Street. Mr. Heffron stated it has been determined the bottom of these fixtures will be about 73", but because these lights are not in pedestrian walkways, it is understood these lights will be slightly lower than the code required 80".

Commissioner Seneczko questioned where the lights will be located. Mr. Heffron referred to a diagram to show the Commission the location of the lights.

Mr. Heffron stated the second condition included reinstalling the two (2) lights at each pier near the roundabout entrance on Lake Street. Mr. Heffron stated the lights will be reinstalled to the original condition and installed in an up position to keep the light at the 80" threshold.

Commissioner Seneczko confirmed these lights will be at or above 80". Mr. Heffron confirmed these lights will be above the 80" threshold.

Mr. Heffron stated the third condition included the landscaping elements in the Artist Alley. Mr. Heffron stated the previous plan was conceptual and his team did not confirm their design with Jeff Lovinger or the gas company. Mr. Heffron stated the new proposal includes a custom 8" wide horizontal planter, with a steel frame and stacked boxes, attaching to the Manchester building. Mr. Heffron stated vines will move up the planter and connections will be made to increase the stability.

Mr. Heffron stated he has received comments from Staff stating the eye sore in their project is the visibility of the gas meters. Mr. Heffron stated the fourth condition included a screened planter on casters in front of the gas meters, making it moveable for the gas company.

Mr. Heffron stated the fifth and final condition is in regards to the light fixtures and string lights. Mr. Heffron stated the string lights were supposed to be the sole source of light for the alley

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initially. Mr. Heffron mentioned he received feedback regarding the scale of the fixtures on the wall is important. Mr. Heffron stated the light fixtures on the west side of the alleyway pose a problem because they are below the code required 80" height. As a solution, Mr. Heffron stated his team will reinstall the five (5) light fixtures on the east side of the alleyway, closest to Milwaukee Avenue, as the awning acts as a natural break. Mr. Heffron stated the light fixtures will have a small illumination range, as the overhead string lights will act as the primary lighting for the area.

Commissioner Seneczko asked for clarification on which light fixtures will be below 80". Mr. Heffron stated the only light fixtures below 80" are the four (4) fixtures near the garage in the roundabout off of Lake Street.

Commissioner Seneczko asked if the 80" height rule was an ADA rule or a Village Code rule. Chairman Robbins stated it is an ADA rule and he believes it is also in the Village Building Code.

Chairman Robbins stated the fundamental problem stems from the previous owner, Mr. Tremont.

Chairman Robbins asked how the junction boxes on the west side of the awnings will be capped. Mr. Heffron stated capping the junction boxes is the least of his concerns, but will find an oversized plate.

Commissioner Seneczko stated a way to get around the 80" height rule for the ADA compliance is to have a permanent object on the ground at the bottom of the light, so handicapped citizens know an obstruction is ahead. Mr. Heffron acknowledged Commissioner Seneczko's remark and stated they enjoy the flexibility of having movable planters for the various events that will occur in the alleyway.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new lighting and exterior elements at 115 Lake Street, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 17-06 Lake County Forest Preserve, Applicant
1899 W. Winchester Road

Request is for approval of new building facades and exterior elements.

Mr. Mike Tully, applicant from the Lake County Forest Preserve, proposed a new building facade and exterior elements at 1899 W. Winchester Road. Mr. Tully stated the front revolving door is being removed for two (2) man doors. Mr. Tully stated the front brick roundabout is being replaced with an ADA compliant entrance.

Mr. Wells Wheeler, representative architect for the Lake County Forest Preserve, echoed Mr. Tully's comments and added the front entrance will be regraded with a pitched sidewalk meeting

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ADA compliance. Mr. Tully stated landscaping is a future idea and the landscaped islands will be grass for now.

Commissioner Seneczko recommended the accessibility to the entrance should connect to the municipal walkway. Mr. Wheeler acknowledged Commissioner Seneczko's remarks.

Mr. Tully stated signage is a future idea, too.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Plan Commission approve the application for new building facades and exterior elements at 1899 W. Winchester Road, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 17-07 Village of Libertyville, Applicant
118 W Cook Avenue

Request is for approval of new signage.

Mr. Chris Sandine, representative for the Village of Libertyville, proposed new signage for 118 W Cook Avenue. Mr. Sandine stated the proposed sign is in honor of Mr. Kevin Bowens, who recently retired from the Village Administrator position after 25 years. Mr. Sandine stated the location of the monument sign will be located five (5) feet from the property line in the landscaped area near the flagpole.

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

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Seneczko questioned who Mr. Phil Brown was after receiving emails from him regarding the Roanoke Development on N. Butterfield Road, and questioned the status of the Roanoke Development in general. Mr. Chris Sandine, Associate Planner, stated Mr. Brown is the head of the Butterfield Neighborhood Group in regards to the Roanoke Development. Mr. Christopher Clark, Village Administrator, expounded on Mr. Sandine's statement, adding Mr. Brown gave a presentation and speech at the January 9, 2017, Plan Commission meeting on behalf of the neighboring subdivisions near the Roanoke Development.

Mr. Clark further stated the previous meeting in regards to the Roanoke Development saw over 200 people in attendance, and the project has been continued by the Plan Commission until February 27, 2017, where the petitioner is likely to ask for a recommendation from the Plan Commission.

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Mr. Clark stated one of the main issues at the moment is the access point. Mr. Clark stated the Village is waiting for a formal response from the Lake County Department of Transportation regarding access locations and traffic signals.

Commissioner Meyer questioned if the petitioner is able to annex into Mundelein. Mr. Clark stated the petitioner was asked on the record if they have spoken to Mundelein about annexation, and the petitioner stated he would keep his options open, but at the moment he is worried about staying in Libertyville. Mr. Clark went on to say if the petitioner moved into Mundelein, then the school district will still be affected as school district lines do not follow Village boundaries. Commissioner Meyer stated he would not like to see the development move into Mundelein, since they will be facing the same effects without having control.

Commissioner Meyer questioned the status of the Cambridge Homes LLC on Stewart Street. Mr. Sandine stated Cambridge Homes has not submitted new drawings and Staff is waiting for any resubmittal.

Commissioner Seneczko moved and Commissioner Meyer seconded a motion to adjourn.

Motion carried 3 - 0.

Meeting adjourned at 8:05 p.m.