

MINUTES OF THE APPEARANCE REVIEW COMMISSION
April 16, 2018

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 Seneczko, to approve the March 19, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 5 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 18-10 The Davey Tree Expert Company, Authorized Agent for Riva Ridge Umbrella Association
Riva Ridge Umbrella Association**

Request is for approval of new landscaping.

Mr. Clayton Ruyle, representative with The Davey Tree Expert Company, presented the proposed landscaping for the Riva Ridge Umbrella Associate. Mr. Ruyle stated the proposal is for the yearly tree removal replacement program for the diseased and dying trees. Chairman Robbins stated the subdivision has taken a lot of trees out in the past few years and it doesn't seem like many trees are being replaced. Mr. Ruyle stated the property itself is getting to an age where the maturity of the landscape has resulted in overcrowding and there is limited planting space for replacements.

Mr. Ruyle provided the Commission with a more concise tree list. Mr. Ruyle stated the tree list has the same information but it is easier to read.

Chairman Robbins questioned if there is an overarching plan for replacements in the long-term. Mr. Ruyle stated the current proposal is for forty (40) trees to be removed and nine (9)

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replacements. Mr. Ruyle stated there is not enough physical space to replace the trees one for one, unless the trees were planted in a different area, which may be a possibility. Mr. Ruyle noted the client is concerned about overpopulating the area again. Chairman Robbins stated the current proposal is a 25% replacement program and questioned the feasibility of creating a master landscape plan. Mr. Ruyle stated it would be difficult to create a master landscape plan given the changing conditions of the surrounding trees. Chairman Robbins questioned how close the tree replacement program is to being complete. Mr. Ruyle stated the client is probably less than 50% complete with removing and replacing the mature landscaping.

Commissioner Meyer stated at least five (5) of the trees called out by Staff appear to be in overcrowded spaces. Mr. Ruyle stated most of the trees have limited soil space to be replanted in and the client is concerned about the existing tree roots. Mr. Ruyle stated those type of areas would likely be better served with shrubbery or smaller landscape materials.

Chairman Robbins questioned if the character of the development will be changed by removing these trees. Chairman Robbins questioned Staff on their reasoning for the specific trees called out to be replaced. Mr. Sandine stated tree removal is a sensitive subject for Staff considering the other tree removal proposals within the Village. Mr. Sandine stated Staff would like to see as many of the trees replaced, as possible. Mr. Ruyle stated there is enough trees existing and the replacements will continue to provide screening for the properties from the surrounding neighbors and roadways. Chairman Robbins confirmed the character of the development will be maintained with the tree replacement program. Mr. Ruyle stated there is also a balancing act to removing and replacing trees knowing some of the other trees will need to be removed in the future. Mr. Ruyle stated replacing the trees at the moment may leave holes in the landscaping when other trees need to be removed.

Commissioner Flader agreed with the petitioner regarding the need to remove the proposed ash trees and pine trees. Commissioner Flader questioned the viability of planting some trees elsewhere on the property, specifically on the back of berms or outskirts of the property. Commissioner Flader questioned the opportunity to place some trees along the berms in an attempt to get some more replacement trees on site.

Commissioner Meyer questioned if the petitioner has an idea of where more replacement trees can be placed. Mr. Ruyle stated he would need to review a few places on the property but believes some ornamental trees may be possible along the berms. Commissioner Tarello questioned if the long-term goal is to have this tree replacement program once a year. Mr. Ruyle stated the desire is driven by the HOA's Landscape Board and the trees themselves. Commissioner Flader stated the development needs a master plan for the renovation.

Commissioner Flader made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new landscaping at the Riva Ridge Umbrella Association, according to the following conditions: 1) Increase the amount of replacement trees from nine (9) to fifteen (15).

Motion carried 5 - 0.

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ARC 18-11 R.M. Swanson Architects, Authorized Agent for Jason Polakow
625 Winchester Road

Request is for approval of new building facades.

Mr. Rick Swanson, representative for R.M. Swanson Architects, presented the proposed building facades at 625 Winchester Road. Mr. Swanson stated that when the first building was being built, the South facade worked better with the second floor master bedroom, bathroom configuration. Mr. Swanson stated when the work began on the opposite side of the building, he realized there was a clip in the rafter that rendered the interior bathroom to be usable but awkward. Mr. Swanson stated the two facades were still different, to avoid monotony. Mr. Swanson stated the building materials and color are still the same as previously approved.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 625 Winchester Road, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 18-12 Patrick Boilini, Applicant
342 N. Fourth Street

Request is for approval of new building facades.

Mr. Steve Achtemeir, partner with Patrick Boilini, presented the proposed building facade for 342 N. Fourth Street. Mr. Achtemeir stated the building has an existing doorway about ten (10) feet away from the proposed doorway, however, the existing door does not align with the new interior hallway. Mr. Achtemeir stated the proposed doorway will provide the proper egress for the building. Chairman Robbins confirmed the scope of work includes cutting a new door in and infilling the old door. Chairman Robbins questioned if the existing doorway to be infilled will have stucco. Mr. Achtemeir confirmed the existing door frame will have stucco to cover the brick. Chairman Robbins confirmed the proposed door will be painted a compatible color.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 342 N. Fourth Street, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 18-13 Principle Construction Corporation, Authorized Agent for Stag Industrial
TRS, LLC
1755, 1795, 1801 and 1851 N. Butterfield Road.

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

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Mr. Mike Long, representative for Principle Construction Corporation, presented the proposed building facades, landscaping, and signage for 1755, 1795, 1801 and 1851 N. Butterfield Road. Mr. Long stated the proposed building is a new facility for Pharma Logistics, a company that currently operates within Libertyville and Mundelein. Mr. Long stated the new facility will have about 200 employees. Mr. Long stated location of the building is within an office park that was previously approved for a design similar to the proposal. Mr. Long stated the design differs in that the building was moved slightly to the south to accommodate parking for the front entrance of the building on the north. Mr. Long stated the vehicular traffic will be kept mostly away from the residents to the south, although the building is slightly closer to them. Mr. Long stated the line-of-sight is such where the original development required a lower overall height than the traditional zoning allows.

Chairman Robbins confirmed the lower height does not affect operations. Chairman Robbins confirmed the original footprint size of the building has been maintained.

Mr. Long stated there is an aesthetic element at the entrance to the building. Chairman Robbins questioned if there is lighting in the lower canopy at the front entrance. Mr. Long confirmed there will be lighting underneath the canopy and noted the photometric plan accounts for the lighting. Mr. Long stated there is future parking to the south of the building and noted there is none planned at this time.

Chairman Robbins questioned the nature of the rooftop screening. Mr. Long stated the screens are independent of the building and will be made of aluminum. Mr. Long stated the screening will be colored to match the building. Chairman Robbins questioned if the overhead doors, hand rails, etc. will keep the same coloration as the main building facade. Mr. Long confirmed the exterior elements will match the main facade colors.

Commissioner Seneczko questioned if signage is being included at this time. Mr. Long stated signage will need to come back at a future time. Mr. Long stated there is an existing multi-tenant sign on the site, but noted it will be important to plan the signage at a later date.

Chairman Robbins questioned the location of the refuse enclosures and if they will be screened. Mr. Long stated the refuse is located near the loading docks. Chairman Robbins confirmed the refuse containers will need to be fully screened to the height of the units.

Commissioner Flader stated the variety of plant material seems to be limited and repetitive. Commissioner Flader recommended more diversity and avoiding evergreens along the perimeter of the landscape islands since they are not as salt tolerant as other plantings. Mr. Long stated he appreciated the recommendation and they will look into changing the plant materials.

Commissioner Tarello made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades, landscaping, and lighting at 1755, 1795, 1801 and 1851 N. Butterfield Road, in accordance with the plans submitted.

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Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

Chairman Robbins stated he has sent Staff some recommendations on improving the submission requirements for submittals. Chairman Robbins stated some of the proposals in the past have been missing key items that would make it easier to understand the proposed project. Mr. Sandine stated he will review the recommendations with Staff and send out an update to the Commission.

Commissioner Tarello questioned the recent sensitivity toward tree preservation regarding the Riva Ridge proposal. Mr. Sandine stated there have been several development proposals that have gone through the Planning Division recently that have requested many trees to be removed without being replaced.

Mr. Sandine advised that the May 21, 2018 meeting may be held at the North Fire Station.

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

Motion carried 5 - 0.

Meeting adjourned at 7:45 p.m.