

MINUTES OF THE APPEARANCE REVIEW COMMISSION
July 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, 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 Tarello, to approve the June 18, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 4 - 0.

OLD BUSINESS:

**ARC 18-27 Kang Architects, Inc., Authorized Agent for Karen Citow
716 S. Milwaukee Avenue**

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

Mr. Sam Kang and Mr. Brad Kang, representatives with Kang Architects, presented the proposed building facades, landscaping, lighting, and signage at 716 S. Milwaukee Avenue. Mr. Brad Kang stated the proposal has been revised since the last meeting based on those comments. Mr. Brad Kang stated they have done some preliminary engineering on the project to determine if a retaining wall was necessary. Mr. Brad Kang stated the parking lot from front to back is at a 5% slope, but the civil engineer on the project recommends re-grading the parking lot to be at a slope of 3% - 4%. Mr. Brad Kang stated a retaining wall will be necessary to accommodate the new parking area. Mr. Brad Kang stated the highest point of the retaining wall will be 2 ½ feet, with the smallest point being 1 ½ feet. Mr. Brad Kang stated more moderately sized trees have been proposed along the building and the planting beds have been shown. Mr. Brad Kang stated the parapet wall has been raised six (6) inches to ensure the rooftop mechanical units will be fully screened. Mr. Brad Kang stated one of the building signs has been removed on the south elevation, however, he noted a variation is still being requested. Mr. Brad Kang noted there are three proposed signs, one on the southeast side, one facing Milwaukee Avenue, and one freestanding sign. Mr. Brad Kang stated a privacy fence will be placed along the residential property line to the north. Mr. Brad Kang confirmed the privacy fence will be a 6 foot cedar fence, while the retaining wall will be a standard landscape block.

Chairman Robbins confirmed the fence will be natural in color. Chairman Robbins confirmed the light poles will not exceed twenty-five (25) feet in height. Commissioner Meyer questioned if glass windows could be incorporated into the tower feature. Mr. Brad Kang stated there are more

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private rooms along that side of the building which makes it difficult to have additional windows. Commissioner Meyer questioned if the initial design proposed stone along the tower feature. Mr. Brad Kang stated the initial design did call for stone but made the wall look heavy.

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

Motion carried 4 - 0.

NEW BUSINESS:

ARC 18-37 Bridget and William Napleton, Applicants
1120 S. Milwaukee Avenue

Request is for approval of new building facades.

Ms. Bridget Napleton, representative for Napleton Mazda, presented the proposed building facades for 1120 S. Milwaukee Avenue. Ms. Napleton stated the scope of work is the final step in their facility remodel. Ms. Napleton stated the construction documents called for an all-black wall on the south side of the building. Ms. Napleton stated during the construction process it was determined a white band would look better along the south side, as it would match the rest of the building.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades at 1120 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-38 Signarama, Authorized Agent for Wynkoop Holdings, LLC
342 Peterson Road

Request is for approval of new signage.

Mr. Jay Cash, representative for Wynkoop Holdings, LLC, presented the proposed signage for 342 Peterson Road. Mr. Cash stated the signage was previously approved for a different location and is being relocated to the new business location. Mr. Cash stated the only change is painting the raceway to match the new building color.

Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 342 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

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ARC 18-39 North Shore Sign Co., Authorized Agent for Buchanan Energy, LLC
1790 N. Milwaukee Avenue

Request is for approval of new signage.

Mr. Art Solis, representative for North Shore Sign Co., presented the proposed signage for 1790 N. Milwaukee Avenue. Mr. Solis stated the property is located at the corner of Milwaukee Avenue and Peterson Road. Mr. Solis stated there is very limited space due to the encroachment from IDOT. Mr. Solis stated the proposal is a smaller three-sided sign in the remaining space. Mr. Solis stated the design is an attempt to keep the height down, and is the only way to get visibility on this corner. Mr. Solis stated the property owner has access to this property going eastbound on Peterson Road and northbound on Milwaukee Avenue. Commissioner Meyer confirmed three-sided signs are not permitted. Mr. Solis stated a variation is being sought to allow the three-sided sign. Chairman Robbins agreed the three-sided sign makes sense for this location.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Zoning Board of Appeals approve the application for new signage at 1790 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-40 Advocate Health Care and Advocate Medical Center, Applicant
801 S. Milwaukee Avenue

Request is for approval of new signage and landscaping.

Mr. Jeff Fahs, HDR Architects, and Mr. Jim Kokaska, representative for Advocate Health Care, presented the proposed signage and landscaping for 801 S. Milwaukee Avenue. Mr. Kokaska stated the intention for the project is to increase visibility and patient safety as people enter from Milwaukee Avenue. Mr. Kokaska stated the landscape at the entrance has difficult terrain and the sign will help patients identify and navigate to the hospital. Mr. Kokaska stated the proposed signage will offer a more prominent entrance from Milwaukee Avenue.

Mr. Fahs stated the proposal includes curved entrance walls and a long wall along the median to guide the patron into the campus. Mr. Fahs stated location of the proposed sign will be in the public right-of-way, but out of IDOT's jurisdiction. Mr. Fahs stated the landscaping will include perennials in front of the curved walls and low evergreen shrubs so the sight-distance is not impacted. Mr. Fahs stated the walls have been adjusted based on preliminary engineering diagrams and has been worked through. Mr. Fahs stated one (1) tree will be removed and four (4) three inch (3") caliper trees will be replacing it. Mr. Fahs stated two (2) trees will be located behind one of the curved walls and the other two (2) trees will be placed at the Centre Club. Mr. Fahs showed the Commission several viewpoints of the proposal. Mr. Fahs stated the lower section of the curved wall will be three (3) feet and the higher section will be six (6) feet. Mr. Fahs stated there will be no signage or lighting along the curved wall, as the intention is to guide the driver into the site. Mr. Fahs stated the verticality to the proposed sign in the median signals

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the entrance to the overall site. Mr. Fahs stated the walls will be designed with Kasota Stone, which can be found on other portions of the campus. Mr. Fahs stated a cast-stone cap will be along the top of the median and curved walls. Mr. Fahs stated the median gradually rises from two feet (2') to three feet-six inches (3'-6"). Mr. Fahs stated the Advocate standard sign is vertical. Mr. Fahs stated the proposed signage is thirty (30) feet in height and seventy-nine (79) feet from the Milwaukee Avenue centerline. Mr. Fahs stated the increased distance from the centerline requires a taller sign. Mr. Fahs stated the proposed sign will be 163 square feet in size. Mr. Fahs stated the Kasota Stone will be a rock face to emphasize the color and texture along Milwaukee Avenue.

Chairman Robbins confirmed the existing light pole will remain. Chairman Robbins questioned if the existing sign has faded in color. Mr. Kokaska stated the sign might have faded since it has been out in the weather. Chairman Robbins recommended talking with the sign company to bolster the sign so it does not fade as quickly.

Commissioner Flader stated he has no issues with snow removal. Commissioner Flader questioned if plantings can be installed in the median. Mr. Fahs stated the plantings will require a significant amount of maintenance and the narrowness will not allow room for the plantings to thrive. Commissioner Meyer noted he liked the limestone. Chairman Robbins stated a potential concern is the additional light from the light pole shining onto the sign.

Commissioner Meyer noted Staff's comment regarding the potential for a horizontal sign but stated the verticality of the sign is better for wayfinding. Mr. Kokaska stated the comment from Staff regarding the option for a horizontal sign was surprising. Mr. Kokaska stated they looked at the option for a horizontal sign but were worried the view was going to be obstructed for traffic purposes. Mr. Kokaska also stated the vertical sign is the Advocate standard for signage. Chairman Robbins noted the sign seems appropriate for the site.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to recommend the Plan Commission approve the application for new signage and landscaping at 801 S. Milwaukee, in accordance with the plans submitted.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 7:37 p.m.