

MINUTES OF THE APPEARANCE REVIEW COMMISSION
September 17, 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 Rich Seneczko.

Members Absent: Jennifer Tarello.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Meyer made a motion, seconded by Commissioner Flader, to approve the August 20, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 18-47 Keeley Construction Inc., Authorized Agent for DPIF IL 4 Libertyville, LLC
937 E. Park Avenue**

Request is for approval of new building facades.

Mr. John Keeley, representative for Keeley Construction Inc., and Mr. Bryan Ringham, representative for Cornerstone Architects, presented the proposed building facades for 937 E. Park Avenue. Mr. Keeley stated the proposal is to cut in a 6'x6' punched window that matches the existing windows. Mr. Keeley stated eight (8) spandrel glass panes will be replaced for eight (8) vision glazing panes. Chairman Robbins confirmed the new items will match the existing items. Mr. Keeley stated the building will mirror the neighboring building.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades at 937 E. Park Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 18-48 North Shore Sign Co., Authorized Agent for Ronald A. Bernstein
321 S. Milwaukee Avenue**

Request is for approval of new signage.

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Mr. Jeff Barmueller, representative for North Shore Sign Co., presented the proposed signage for 321 S. Milwaukee Avenue. Mr. Barmueller stated the design will only have the logo and copy illuminated, while the white background will be opaque. Commissioner Flader questioned if the “Dream Big Development” sign will be removed. Mr. Barmueller confirmed all other signage on the property will be removed. Chairman Robbins questioned if the base of the sign has brick piers with caps. Mr. Barmueller stated the caps are metal, but painted to look like limestone. Mr. Barmueller stated the base is metal but painted to look like concrete.

Commissioner Seneczko made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 321 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-49 North Shore Sign Co., Authorized Agent for An dex Co.
235 Peterson Road

Request is for approval of new signage.

Mr. Jeff Barmueller, representative for North Shore Sign Co., presented the proposed signage for 235 Peterson Road. Mr. Barmueller stated the design will only have the letters illuminated, while the green background is opaque. Chairman Robbins confirmed the proposed signage is in an existing cabinet.

Commissioner Flader made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage at 235 Peterson Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 18-50 North Shore Sign Co., Authorized Agent for Inland Real Estate Corporation
1360 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Jeff Barmueller, representative for North Shore Sign Co., presented the proposed signage for 1360 S. Milwaukee Avenue. Mr. Barmueller stated the existing signage will be removed and the new signage will be reduced in size to fit in the inset on the front facade.

Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new signage 1360 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

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ARC 18-51 Advocate Condell Medical Center, Applicant
801 S. Milwaukee Avenue

Request is for approval of new landscaping.

Mr. Roberto Orozco, representative for Advocate Condell Medical Center, and Ms. Katrina Laflin, representative for Laflin Design Group, presented the proposed landscaping for 801 S. Milwaukee Avenue. Mr. Orozco stated the Urban Forestry Management Plan (the Plan) was developed through a collaboration between Advocate Condell Medical Center's arborist, Laflin Design Group, the Village's Board of Trustees, and Village Staff. Mr. Orozco stated the Plan is intended to identify the trees on Condell's site, and establish a removal/replace and maintenance program. Mr. Orozco stated it is a living document and will be evaluated over time.

Ms. Laflin stated Laflin Design Group has been on site for about ten (10) years and worked on the original Planned Development Master Landscape Plan. Ms. Laflin complimented Staff for hitting the high points of the Plan in Staff's comments. Ms. Laflin stated there are a number of goals for this Plan, including monitoring trees specifically, increasing species diversity, providing an annual maintenance plan, and removing the invasive species. Ms. Laflin stated a semi-annual meeting with Staff will be conducted at the beginning and end of the season to discuss completed and ongoing projects. Ms. Laflin stated a certified arborist went through the entire site and tagged each tree. From this information, a management plan was able to be created. Ms. Laflin stated the arborist broke down the information into more manageable areas on a map when looking for a specific tree.

Ms. Laflin stated the arborist uses a rating system when identifying the form and condition of the tree. Ms. Laflin stated a tree rated one (1) is a specimen, while a tree rated six (6) is a dead tree. Chairman Robbins questioned if this rating system is a national standard. Ms. Laflin stated this rating system is a typical industry standard. Ms. Laflin stated Year 1 of this plan is projected to start in Spring 2019. Ms. Laflin noted there are 2,009 trees on site and 56 different species. Ms. Laflin stated the goal is to have no single species of tree greater than ten percent (10%). At the moment, there are three (3) species greater than the ten percent number, including, Austrian Pine, Colorado Spruce, and Honeylocust. Mr. Laflin stated the Plan includes a section on proper tree removal, getting good trees, and proper pruning/mulching techniques.

Ms. Laflin stated all of this information was turned into an eight (8) year maintenance plan. Ms. Laflin went on to state it is understood that if a tree from the approved tree list is removed, it will need to be replaced one-for-one. Ms. Laflin stated the invasive species will not need to be replaced. Ms. Laflin stated in Year 1, there will be 22 trees removed and 22 trees replaced. Ms. Laflin stated the ten (10) trees with old guy wires will need to be cleaned up, while the irrigation system will need to be reviewed. Ms. Laflin stated in Year 1, 214 trees will be pruned, especially the trees with branches hanging over the sidewalk. Ms. Laflin stated 192 shrubs will be planted along the perimeter landscape buffer zone to help screen parking lots and utility areas. Ms. Laflin stated the tree inventory will be updated every year to accurately reflect the improvements.

Ms. Laflin stated 290 trees will be removed and 196 trees will be replaced over six (6) years. Ms. Laflin stated the trees that are the most hazardous will be removed first. Ms. Laflin stated that a

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commitment will be made that if an existing tree on the approved planting list is removed because it is dead, diseased or dying, that it be replaced with another tree from that list (one-for-one replacement). Chairman Robbins confirmed the one-for-one means a tree for a tree, not caliper for caliper. Ms. Laflin stated representatives of Advocate Condell Medical Center and staff meet twice a year to review plans for projected projects and for projects completed in relation to implementing the Urban Forest Management Plans. Ms. Laflin stated there will be six (6) trees will be installed in the Centre Club during the Fall 2018. Chairman Robbins questioned how this Plan relates to the Master Plan for the Campus. Mr. Orozco stated it is independent of the Master Plan, except for using replacement trees to fill in gaps for the Master Landscape Plan. Ms. Laflin stated the central area of the campus was not included in the tree inventory because this area was designated as a no-build zone. Ms. Laflin stated the invasive species of this area will be removed in the central area. Ms. Laflin confirmed that priority be given to pruning, removal of dead trees and replacements, and planting of shrubs in the perimeter landscape buffer adjacent to the residential properties. Ms. Laflin stated that a commitment will be made on timing the clean-up of the swale and catch basin at the southeast corner of the site be made. Ms. Laflin stated Advocate Condell is contracting a wetland specialist to delineate the wetlands. Since the wetland area is under the jurisdiction of the Army Corps of Engineers, it is Advocate Condell's intention to clean the area up around the wetland. Ms. Laflin stated an Army Corps permit may be required, but it will be addressed at a later date.

Commissioner Seneczko stated the clearance for tree branches above sidewalks or accessible routes should be at least 80" for ADA compliance. Ms. Laflin appreciated the suggestion and will include it in an addendum for the Plan Commission.

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

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 4 - 0.

Meeting adjourned at 7:50 p.m.