

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**October 15, 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 Flader, to approve the September 17, 2018, Appearance Review Commission meeting minutes as written.

Motion carried 5 - 0.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**ARC 18-52 RWE Management Company, Authorized Agent for David Luaces, DVM  
1214 W. Park Avenue**

**Request is for approval of new landscaping.**

Mr. David Luaces, representative for Care Animal Hospital, presented the proposed landscaping for 1214 W. Park Avenue. Mr. Luaces stated the as-built landscaping plan includes deviations from the originally approved landscape plan to accommodate additional storm water detention in the front yard. Mr. Luaces stated the trees that were initially located in the front yard have been relocated, including nine (9) arborvitae trees on Lake County property. Mr. Luaces stated the lot stakes were moved two (2) feet off the lot line, which caused this confusion. Mr. Luaces stated a maintenance agreement is going to be required for the property owner to take care of the trees.

Chairman Robbins questioned the depth of the retention area. Mr. Luaces stated there is about a three (3) foot drop from the sidewalk to the bottom of the basin. Commissioner Meyer questioned if the retention area was previously located in the front yard. Mr. Luaces stated the site plan changed and the size of the retention area needed to be increased. Mr. Luaces stated there is nowhere to plant additional trees with the retention area in the front yard. Mr. Luaces stated the dog run at the rear of the property makes it difficult to plant additional trees, as the dog urine will kill the trees.

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Chairman Robbins questioned if the tree count will stay the same. Mr. Luaces stated the as-built plan is minus three (3) trees from the originally approved plan. Chairman Robbins stated he was not a fan of the original design and still thinks there is too much trying to be fit on this site.

*Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new landscaping at 1214 W. Park Avenue, subject to the following condition: 1) The applicant execute a maintenance agreement with Lake County regarding the nine (9) trees planted on Lake County property.*

*Motion carried 4 - 0, with Chairman Robbins abstaining.*

**ARC 18-53 Mark McMurrough, Owner**  
**101 E. Park Avenue**

**Request is for approval of new landscaping.**

Mr. Mark McMurrough, applicant, presented the proposed landscaping for 101 E. Park Avenue. Mr. McMurrough stated lighting struck the Maple tree and it has split down the middle, while the Linden tree is half-dead. Mr. McMurrough stated he planted these trees as saplings and have since taken over the property.

*Commissioner Tarello made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new landscaping at 101 E. Park Avenue, in accordance with the plans submitted.*

*Motion carried 5 - 0.*

**ARC 18-54 Michael O'Malley, Authorized Agent for Robert Gienko, Jr.**  
**850 Technology Way**

**Request is for approval of new signage.**

Mr. Michael O'Malley, representative for Robert Gienko Jr., presented the proposed signage for 850 Technology Way. Commissioner Seneczko questioned if there is an existing freestanding sign that is being replaced. Mr. O'Malley stated there is not an existing freestanding sign on site and the new sign will match the adjacent properties sign closely. Chairman Robbins confirmed the columns and caps of the sign will be made of a synthetic stucco material. Chairman Robbins questioned if perennials are going to be the only type of landscaping at the base of the sign. Commissioner Flader recommended included some evergreen shrubs, like boxwoods, to add some color to the landscaping year-round. Mr. O'Malley agreed to planting evergreen shrubs and perennials at the base.

*Commissioner Flader made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 850 Technology Way, subject to the following condition: 1) The applicant plant boxwood or evergreen shrubs at the base of the sign for landscaping in the winter.*

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*Motion carried 5 - 0.*

**ARC 18-55 Handi Ramp, Authorized Agent for Ron Bernstein**  
**321 S. Milwaukee Avenue**

**Request is for approval of new building facades.**

Mr. Thom Disch, representative for Ron Bernstein, presented the proposed building facades for 321 S. Milwaukee Avenue. Mr. Disch stated the Village noted in an inspection that the existing back stairway is not American Disabilities Act (ADA) compliant. Mr. Disch stated the proposal is for a stairway, landing, and lift, to accommodate this violation. Commissioner Seneczko questioned if the project is located in the back of the building. Mr. Disch confirmed and noted a handicap space will be added to the rear of the property, too. Commissioner Seneczko questioned if any work will be done to the doorway. Mr. Disch stated he did not believe any work needed to be done on the doorway. Commissioner Seneczko stated the site plan says the doorway is 31-inches and the ADA minimum width opening is at least 32-inches. Commissioner Seneczko recommended complying with the ADA requirements to avoid any potential lawsuits.

Commissioner Flader questioned if any bollard will be installed to protect the stairway. Chairman Robbins stated bollards may be a good idea since the area is contiguous with the parking lot. Commissioner Flader stated the lot bleeds into the neighboring property, as well. Mr. Disch stated he will recommend the idea of bollards to the owner as a protective device.

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

*Motion carried 5 - 0.*

**ARC 18-56 Principle Construction Corporation, Authorized Agent for Stag Industrial**  
**TRS, LLC**  
**1801 N. Butterfield Road**

**Request is for approval of new landscaping.**

Mr. Rick Grabowski, representative for Principle Construction Corporation and Pharmalogistics, presented the proposed building facades and landscaping for 1801 N. Butterfield Road. Mr. Grabowski stated the Commission previously approved the exterior facades and landscaping plan in April 2018. Mr. Grabowski stated a recent building construction submittal was flagged for a different facade. Mr. Grabowski stated an overhead door has been added to the west facade, six additional punched in windows to the north facade, and an additional stairway has replaced a truck loading door on the east facade. Commissioner Seneczko confirmed the finishes have not changed from the previously approved plans.

Mr. Grabowski stated another comment included in the recent review letter was based upon the ten percent (10%) interior parking lot landscaping requirement. Mr. Grabowski stated the site

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plan submitted to the ARC on October 5<sup>th</sup> does not comply with the ten percent (10%) interior parking lot landscaping requirement. Mr. Grabowski stated that after conversations with the architect and staff, a revised landscape plan has been produced to meet the ten percent (10%) interior parking lot landscaping requirement. Mr. Grabowski stated several islands have been included in the west parking lot and several islands have been enlarged in the north parking lot. Commissioner Tarello confirmed the parking count is still acceptable, although some parking spaces have been removed to accommodate new islands.

Mr. Grabowski showed the Commission a new site plan for the project. Mr. Grabowski stated an additional 22-foot wide drive aisle was added on the south side of the building to accommodate the Fire Department's request to have access to the fire sprinkler room.

Chairman Robbins questioned if the site plan that was provided at the meeting shows the current landscaping. Mr. Grabowski stated he does not have a copy of the landscaping plan that matches the new site plan. Chairman Robbins questioned if the new landscape islands include acceptable specimen.

Chairman Robbins stated it is difficult to send information to the Village Board based on conceptual drawings. Commissioner Meyer questioned if the new landscaping plan is just an increase in quantity and is the same species. Mr. Sandine stated the changes in the landscape plan that were required are reflected in the initially submitted landscape plan, and the new islands should only be additional landscaping material. Commissioner Flader stated the new islands include Maple trees. Chairman Robbins confirmed the struggle is the percentages and not the particular counts of species.

Commissioner Meyer questioned if the proposal of the site plan and exterior facades can be approved, while the landscaping is continued to next month. Chairman Robbins questioned if the landscaping plan will hold up the permitting process. Mr. Sandine stated the landscaping plan will need to be included in the permitting process, which will push their timeline back. Chairman Robbins stated staff will still need to confirm the math checks out on calculating the interior parking lot landscape islands. Chairman Robbins stated one option can be to recommend approval for the building facades and submitting the revised landscaping to match the revised site plan, so the Village Board will have the documentation to review.

*Commissioner Meyer made a motion, seconded by Commissioner Seneczko, to recommend the Village Board of Trustees approve the application for new building facades and landscaping at 1801 N. Butterfield Road, subject to the following conditions: 1) The revised landscape plan and site plans be matching and submitted to the Village Board for review, and 2) The interior parking lot landscaping meet the ten-percent (10%) requirement.*

*Motion carried 5 - 0.*

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**COMMUNICATIONS AND DISCUSSION:**

Commissioner Meyer questioned when the proposal for the previous Salerno's location went before the Commission. Mr. Sandine stated that proposal was reviewed by the Historic Preservation Commission since it is in the Historic District.

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

Motion carried 5 - 0.

Meeting adjourned at 7:57 p.m.