

MINUTES OF THE APPEARANCE REVIEW COMMISSION
February 20, 2023

The regular meeting of the Appearance Review Commission was called to order by Chair Sarah Burger at 5:15 p.m. at 118 W. Cook Avenue.

Members Present: Chair Sarah Burger, Tom Flader, Mike Kollman and Casey Rooney.

Members Absent: Les Galo, James Hartshorne and Michael Haug.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Rooney made a motion, seconded by Commissioner Flader, to approve the January 16, 2023, Appearance Review Commission meeting minutes, as written.

Motion carried 4 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 23-07 Daniel Liozzo and Patricia Apgar, Authorized Agent for Cambridge Green Condominium Association.
102-152 E. Winchester Road**

Request is for new signage.

Ms. Patricia Apgar, authorized agent for Cambridge Green Condominium Association, presented the proposed signage for 102-152 E. Winchester Road. Ms. Apgar stated the scope of work includes installing two address signs for the condominiums, one on the north side of the street and one on the south side of the street. Ms. Apgar stated the signs are compliant with the Zoning Code regulations, including the location, which will be fifteen (15) feet from the sidewalk. Commissioner Kollman questioned if landscaping will be installed at the base of the signs. Ms. Apgar stated they will install the required 12 SF of landscaping required at the base.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 102-152 E. Winchester Road, in accordance with the plans submitted.

Motion carried 4 - 0.

**ARC 23-08 William Powers, Applicant.
119 W. Rockland Road**

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Request is for new fencing.

Mr. Lou Veres, authorized agent for William Powers, presented the proposed fencing for 119 W. Rockland Road. Mr. Veres stated the scope of work includes the installation of a six (6) foot fence that runs from the edge of the building towards the hedgerow along the eastern property line to provide some privacy. Mr. Veres stated the application incorrectly mentioned a gate will not be installed, however, the intention is to have a gate installed to accommodate users on the front walkway. Chair Burger questioned if this fence will connect with other fences on the property. Mr. Veres stated there does not appear to be a fence on the eastern property line, but there is a fence along the rear property line. Commissioner Kollman confirmed the type of fence will be a six (6) foot pressure treated wood (pine). Commissioner Flader confirmed the gate will be the same material as the rest of the fence. Chair Burger stated it was a little odd that the fence does not connect into another fence in this circumstance.

Commissioner Flader made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new fencing at 119 W. Rockland Road, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-09 Adler Square LLC, Applicant.
1762-1766 N. Milwaukee Avenue

Request is for an outdoor patio addition and lighting.

Mr. Scott Ward, authorized agent for Adler Square LLC, presented the proposed outdoor patio addition and lighting for 1762-1766 N. Milwaukee Avenue. Mr. Ward stated the scope of work includes installation of a patio space with a pergola and decorative lighting. Mr. Ward stated this space previously had a patio for about ten years, then the previous restaurant moved out and the owners removed the patio to install four (4) parking spaces. Chair Burger noted Staff had a few comments on the proposed finishes. Chair Burger questioned the pergola color and the decorative lighting to be installed. Mr. Ward stated the pergola will be a Natural Light Oak that matches the building. Mr. Ward stated the string lights will be a Hampton Bay 24 Single-Watt Edison Bulbs with a black string. Commissioner Flader questioned what is being proposed on the parking lot for safety. Mr. Ward stated there will be a poured block that matches the building and a metal railing. Mr. Ward stated it will be identical to what was there before to match the requirements. Commissioner Flader confirmed the color of the brick will be the same. Chair Burger confirmed the removal of the spaces will not cause issues with the parking requirements.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for an outdoor patio addition and lighting at 1762-1766 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 4 - 0.

ARC 23-10 Stephanie Schuman, Authorized Agent for Libertyville, Illinois Congregation of Jehovah's Witnesses.
575 N. Butterfield Road

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

Ms. Tonika Flowers, authorized agent for the Libertyville, Illinois Congregation of Jehovah's Witnesses, presented the proposed building facades, landscaping, lighting, and signage for 575 N. Butterfield Road. Ms. Flowers stated the scope of work includes upgrades to the Jehovah's Witnesses building. Ms. Flowers stated several issues in the Staff Report related to the signage, specifically the lighting and information on the sign. Ms. Flowers stated the lighting will shine directly on the sign and will not bleed off. Ms. Flowers stated their preference on the sign content is to keep the address and remove the languages available at the bottom of the sign. Ms. Flowers stated the JW is more a logo than a website. Chair Burger confirmed the signage is not digital. Commissioner Kollman stated the address is very small and will be difficult to see for individuals who are driving on Butterfield Road. Commissioner Kollman stated it would look better without the additional information on the signage. Ms. Flowers stated the numerical would be ideal to have on the sign for people who are visiting their building. Commissioner Flader recommended having block numerals on the stone base. Ms. Flowers stated that sounds like a great idea. Mr. Sandine questioned if the Commission would like them to have a black panel still. Commissioner Kollman and Commissioner Flader stated it would look better to have the black space removed and proportionally have the rest of the signage on the white background. Ms. Flowers agreed with the Commission's suggestion. Chair Burger questioned if there are Village Ordinances relative to the proposed building signage. Mr. Sandine stated this would be considered incidental information signage and it would not be an issue.

Commissioner Kollman 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 575 N. Butterfield Road, subject to the following recommendation: 1) Remove the address panel and the language panel at the top and bottom of the sign, and 2) Install block address numerals on the stone base beneath the signage.

Motion carried 4 - 0.

ARC 23-11 Lake County Government, Applicant.
500 W. Winchester Road

Request is for a new landscaping and a ground-mounted solar array.

Mr. George Wohlgemuth, authorized agent for Lake County Government, presented the proposed landscaping and ground-mounted solar array for 500 W. Winchester Road. Mr. Wohlgemuth stated the scope of work includes installation of an 875 kW AC ground-mounted solar project that will supply a fixed amount of power to the existing facilities on the Lake County Campus. Commissioner Flader confirmed this proposal is in addition to the other solar project associated with the ROCF Building on the other side of the campus.

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Chair Burger requested the petitioner address the comments within the Staff Report. Chair Burger noted the first comment requested clarity on the material of the proposed access roadway. Mr. Wohlgemuth stated they do not have a contractor, but they are willing to use any of the approved surfaces. Mr. Wohlgemuth requested discussing the options with their future contractor and leaving this as an open item until then. Chair Burger questioned Staff if that would be an acceptable option. Mr. Sandine stated the Commission may offer a recommendation of approval that allows for any of those materials to be installed. Chair Burger stated the second comment discussed the perimeter landscape requirements, specifically in regards to the berm installation. Mr. Wohlgemuth stated the trees identified by Staff as “do not remove” are in the middle of the proposed berm location. Mr. Wohlgemuth stated that moving the berm off that location will shift the entire berm about forty (40) feet, further pushing the solar array towards the wetland. Mr. Wohlgemuth questioned if there are any options for those trees to be removed. Chair Burger stated the trees in question are not considered the best quality, however, they are not eligible for removal. Mr. Sandine stated the Lake County Master Plan discusses that only certain trees are eligible for removal, and these trees do not fall into that category. Mr. Sandine stated one way to move forward with the application as it has been proposed is to request an amendment to the Lake County Master Plan. Mr. Sandine stated the process does include an additional meeting in front of the Plan Commission to request these changes. Mr. Sandine noted the timing of that process does take about three (3) months to complete.

Mr. Carl Kirar, Lake County Government, stated he discussed a separate option regarding the berm that might come before the Village at another time. Mr. Kirar stated Village Officials have looked into the possibility of removing a portion of the berm for a bicycle path that connects the Lake County Campus with Adler Park. Mr. Kirar reiterated this plan is not being requested tonight, and it is something that is being considered for the future. Mr. Sandine explained the same amendment to the Lake County Master Plan process would be required for not installing any portion of the required berm. Mr. Wohlgemuth stated the removal of the trees on site will be replaced with more desirable trees. Chair Burger questioned how the replacement trees will fit into the replacement requirement. Mr. Sandine stated that the tree replacement would traditionally work , but this project is a little different, in that they are bound by the development standards set forth in the Lake County Master Plan. Commissioner Kollman confirmed the Appearance Review Commission does not have the authority to waive the tree preservation requirement.

Chair Burger noted the third comment discussed the required height of the berm, as measured from the adjacent property lines. Mr. Wohlgemuth stated they will be able to provide documentation that proves compliance. Chair Burger noted the fourth comment discussed the required planting units and questioned what goes into each planting unit. Mr. Sandine stated each plant unit is required to have certain plantings. Mr. Sandine stated the Landscape Plan was not labeled with traditional species or sizing, so Staff was unable to determine if the required plantings were installed. Mr. Wohlgemuth stated the Landscape Plan did have notations for each overstory tree, understory tree, evergreen tree, and shrub. Mr. Wohlgemuth stated they provided a range of trees under each section in case a specific tree was unavailable when planting.

Chair Burger noted the fifth comment discussed the difference between the proposed fence height and the proposed solar panels. Mr. Wohlgemuth stated the panels will be just beneath ten (10) feet

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and the height of the fence will be around seven (7) feet. Mr. Wohlgemuth stated a portion of the panels will be screened by the berm. Mr. Wohlgemuth questioned which areas are deficient. Chair Burger stated it likely needs to be clarified, but further stated all ground-mounted mechanical units will need to be sufficiently screened to the full height of the units with a fence, wall, or year-round landscaping. Mr. Wohlgemuth confirmed an option would be a ten (10) foot fence. Mr. Nic Meyer stated several elevations were provided within the submittal package that shows the fencing, berm, and solar panels.

Commissioner Kollman questioned the percentage of electrical power the solar array will provide for the facility. Mr. Wohlgemuth stated it will be designed to approximately eighty (80) percent. Chair Burger noted the final comments requested a Landscape Plan with the exact materials to be installed to confirm compliance. Commissioner Flader stated the Commission has not approved a plan without having the exact species and sizes identified. Mr. Wohlgemuth stated Sheet L.2 has a list of the various landscape materials that are proposed within the development. Mr. Matt Meyers, Westwood, stated there are about four or five species as an option that will provide the best possible landscaping and variety throughout the project. Chair Burger questioned Commissioner Flader on the quality of the landscape species and availability. Commissioner Flader stated the types of plantings make sense. Commissioner Flader suggested tightening up the Landscape Plan to have an "A" and a "B". Mr. Sandine suggested the applicant indicate an exact landscape specimen and label it on the plans with a potential replacement if that specimen is unavailable at the time of planting. Commissioner Flader confirmed the sizes of the plantings shown on the plans will be the size installed at the time of planting.

Chair Burger requested a typical solar panel unit array, including the degree pitch, height, and color. Mr. Wohlgemuth stated they will be able to provide that information. Mr. Wohlgemuth stated the array will have a height slightly less than ten (10) feet, a standard pitch of 25-degrees, and a dark blue color. Commissioner Flader questioned if the site is drivable for maintenance. Mr. Wohlgemuth stated there is about 20-feet between the fence and solar array, while the ground surface will be a native grass mix that grows underneath the solar array panels. Commissioner Kollman questioned if the property ever floods. Mr. Meyers stated the property does have standing water, but this area is out of any major flood areas. Mr. Wohlgemuth stated they should not have to worry about the solar panels inundated by floor waters.

Chair Burger stated there are a few outstanding items that need to be cleaned up, including the location of the berm and removal of the trees, along with an updated Landscape Plan. Mr. Sandine stated one option is to move the berm and redesign the site plan to avoid the removal of the trees, or apply to amend the Lake County Master Plan. Commissioner Kollman stated it makes sense to move ahead with the request to amend the Lake County Master Plan in order to remove these undesirable trees. Mr. Wohlgemuth requested further information on the screening requirement. Mr. Sandine stated Staff would need to have clarity on whether the berm and fencing provides the required screening to the full height of the units. Mr. Sandine stated it is possible the seven (7) foot fence will work if the grade is higher on the edges of the solar array. Mr. Wohlgemuth expressed concern about the price difference between a seven (7) foot fence and a ten (10) foot fence. Mr. Sandine stated another option is to have a ten (10) foot fence installed near the edge of the solar array so there isn't any issues. Chair Burger noted there was also a concern with lack of clarity on

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the landscape plan. Commissioner Flader requested more information on the landscape plan and more information on the access road. Mr. Wohlgemuth stated they will be able to provide an approved material to the Commission in the future.

Commissioner Flader made a motion, seconded by Commissioner Rooney, to continue the application for new landscaping and a ground-mounted solar array at 500 W. Winchester Road, until the March 20, 2023 meeting date.

Motion carried 4 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Kollman discussed the Committee of the Whole meeting that was held in conjunction with the Plan Commission and the Village Board of Trustees on February 14, 2023. Commissioner Kollman explained the petitioner was requesting feedback on their idea of remodeling the existing gas station (SW Corner of Route 21 and Route 176) and constructing a new car wash (SE Corner of Route 21 and Route 176). Commissioner Kollman stated the design was interesting and modern, and it is something that the rest of the Commission will need to evaluate in the future.

With no further discussion, Commissioner Rooney moved and Commissioner Kollman seconded a motion to adjourn.

Motion carried 4 - 0.

Meeting adjourned at 6:06 p.m.