

MINUTES OF THE APPEARANCE REVIEW COMMISSION
September 18, 2023

The regular meeting of the Appearance Review Commission was called to order by Chair Sarah Burger at 5:03 p.m. at 118 W. Cook Avenue.

Members Present: Chair Sarah Burger, Tom Flader, James Hartshorne, Michael Haug and Mike Kollman.

Members Absent: Les Galo.

A quorum was established.

Village Staff Present: Christopher Sandine, Senior Planner.

Commissioner Flader made a motion, seconded by Commissioner Hartshorne, to approve August 21, 2023, Appearance Review Commission meeting minutes, as written.

Motion carried 5 - 0.

OLD BUSINESS:

None.

NEW BUSINESS:

**ARC 23-36 Rush Slowly LLC, Applicant.
 175 Peterson Road**

Request is for new landscaping.

Dr. Jami-Lyn Derse, applicant, presented the proposed landscaping at 175 Peterson Road. Dr. Derse stated her contractor was unable to acquire the 6-foot Chinese Junipers and installed 2-foot to 3-foot Sea Green Junipers in their place.

Commissioner Flader made a motion, seconded by Commissioner Haug, to recommend the Village Board of Trustees approve the application for new landscaping at 175 Peterson Road, in accordance with the plans submitted.

Motion carried 5 - 0.

**ARC 23-37 Renovia, Authorized Agent for HPT IHG-2 Properties Trust
 1100 N. US Highway 45**

Request is for new building facades.

Mr. Giles Wood, applicant, presented the proposed building facades at 1100 N. US Highway 45. Mr. Wood stated the scope of work includes a full exterior repaint of the building façade. Mr.

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Wood provided the Commission with color samples. Commissioner Kollman confirmed the exterior of the building is an EFIS (stucco) with a brick base. Commissioner Kollman noted the color samples look much better than the renderings provided.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new building facades at 1100 N. US Highway 45, in accordance with the plans submitted.

Motion carried 5 - 0.

ARC 23-38 David Garside, Authorized Agent for Joon & Jane, LLC
212 E. Park Avenue

Request is for new signage.

Mr. David Garside, authorized agent, presented the proposed signage at 212 E. Park Avenue. Mr. Garside stated the scope of work includes refacing an existing pole sign and installing plantings at the base of the sign. Commissioner Flader questioned if the pole will be painted. Mr. Garside stated the pole is currently black but could likely use a new coat. Commissioner Hartshorne stated it appears there is very little room for additional landscaping. Mr. Garside stated a portion of the green space shown in the document is on the neighboring property, so they cannot use the entire green space. Commissioner Flader suggested providing landscaping from the edge of the sidewalk to the fence line. Commissioner Kollman stated that may be the best they can do.

Commissioner Hartshorne made a motion, seconded by Commissioner Flader, to recommend the Village Board of Trustees approve the application for new signage at 212 E. Park Avenue, subject to the following condition: 1) Landscaping be extended to the sidewalk and the fence for a total of 36 SF of landscaping at the base of the sign.

Motion carried 5 - 0.

ARC 23-39 The Aubrey Sign Company, Authorized Agent for Springmill Investments II, LLC
149 Buckley Road

Request is for new signage.

Chair Burger moved this item to the end of the "New Business" section on the agenda to allow for the applicant to arrive.

ARC 23-40 Pulte Group, LLC, Applicant
100-198 Yorktown Court

Request is for alternative building facades.

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Mr. Rob Getz, Authorized Agent for Pulte Homes, presented the proposed alternative building facades at 100-198 Yorktown Court. Mr. Getz stated the Commission previously reviewed and approved a base elevation for the buildings at the Liberty Junction Subdivision. Mr. Getz stated the Pulte Group offers alternative floor plans on their interior units, which then affects the number and size of the window configurations. Mr. Getz stated the changes in the Halston / Highwood model is primarily in the kitchen and the third-floor bathroom. Commissioner Kollman questioned the height of the windows in the bathroom unit. Mr. Getz stated the smallest window is 12-inches and the second smallest window is 18-inches. Mr. Getz stated the intention is to allow for natural light into the bathroom. Commissioner Kollman questioned if there will be any changes to the end units. Mr. Getz stated those units are slightly larger, so it does not require additional changes. Mr. Getz noted the proposed changes are at the rear of the building and there are only interior courtyards (other Pulte residents) who will notice these differences. Commissioner Kollman stated the window variations will look very nice.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for alternative building facades at 100-198 Yorktown Court, in accordance with the plans submitted.

Motion carried 5 - 0.

**ARC 23-39 The Aubrey Sign Company, Authorized Agent for Springmill Investments II, LLC
149 Buckley Road**

Request is for new signage.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to continue the application for new signage at 149 Buckley Road, until the October 16, 2023, meeting date.

Motion carried 5 - 0.

COMMUNICATIONS AND DISCUSSION:

Mr. Sandine stated that Ms. Casey Rooney was recently appointed as a Village Trustee so she will no longer serve on the ARC or HPC. Mr. Sandine also noted Commissioner Haug has resigned from the ARC and HPC, effective at the end of September. Mr. Sandine stated the Village will work towards replacing both members. Ms. Rooney and Commissioner Haug thanked the Commission for their time and efforts throughout their time as commissioners.

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

Motion carried 5 - 0.

Meeting adjourned at 5:30 p.m.