

MINUTES OF THE APPEARANCE REVIEW COMMISSION
January 16, 2023

The regular meeting of the Appearance Review Commission was called to order by Chair Sarah Burger at 5:04 p.m. at 118 W. Cook Avenue.

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

Members Absent: None.

A quorum was established.

Village Staff Present: Christopher Sandine, Associate Planner.

Commissioner Rooney made a motion, seconded by Commissioner Hartshorne, to approve the December 19, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 7 - 0.

OLD BUSINESS:

ARC 22-55 Scott MacCallum, Authorized Agent for Joe Salhani.
510 North Avenue

Request is for new signage.

Mr. Scott MacCallum, authorized agent for Joe Salhani, presented the proposed signage for 510 North Avenue. Mr. Sandine explained the applicant was before the Commission in December 2022 to request approvals for their building facades and signage. Mr. Sandine reminded the Commission that the signage installed on the property does not meet the illumination requirements of the Sign Code. Mr. MacCallum stated the new sign proposal meets the illumination requirements, whereas the purple background is opaque, and the white letters shine through when illuminated.

Commissioner Hartshorne made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new signage at 510 North Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

ARC 22-61 Lake County Government, Applicant.
656 W. Winchester Road

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

Mr. Carl Kirar and Mr. Matt Bickel, authorized agents for Lake County Government, presented the proposed building facades, landscaping, lighting, and signage for 656 W. Winchester Road. Mr. Kirar stated they have provided responses based on previous comments. The Commission

Minutes of the January 16, 2023, Appearance Review Commission Meeting
Page 2 of 6

requested the applicant address the remaining Staff Comments. Mr. Bickel stated Staff Comment #1 referenced a requirement for a fifteen (15) foot landscape requirement at the base of the new building. Mr. Bickel noted that the only location where this is not compliant is within the restricted access area. Mr. Bickel stated the geometry of the site makes it difficult to comply with the entire requirement, although some landscaping is being provided. Mr. Bickel reminded the Commission there is a secure, fenced in area around the north side of the building. Commissioner Kollman questioned the width of the landscape buffer that is non-compliant. Mr. Bickel stated it is about six (6) feet wide. Commissioner Rooney stated she has no issues with the deficiency since it will be out of sight from the public.

Mr. Bickel stated Staff Comment #2 references screening for the solar array. Mr. Bickel stated they have previously indicated they would like to provide an ornamental iron fence around the solar array, but that does not comply with the screening requirement. Mr. Bickel stated they are proposing to have a ten (10) foot chain-link fence with privacy slats. Mr. Bickel noted the height of the solar panels will be about nine (9) feet tall. Mr. Bickel noted this site is about 500-feet from the nearest property line. Commissioner Galo questioned if the chain-link fence with privacy slats is the only option. Mr. Sandine stated the applicant can choose other methods, like landscaping, but the Zoning Code requires that the solar array be screened to the full height of the units. Mr. Bickel stated they are limited on the options available. Mr. Bickel stated a masonry wall would be a substantial barrier. Mr. Bickel stated they prefer the ornamental fence in terms of aesthetic, but it does not accommodate the screening requirement. Commissioner Flader questioned if the fence will be galvanized or painted black. Mr. Bickel confirmed the fence will be painted black.

Commissioner Kollman requested more information on Staff Comment #3. Mr. Bickel stated the Landscape Plan was updated to accommodate the additional plantings that were required.

Commissioner Galo stated he would rather see an aesthetically pleasing ornamental fence surround the solar array instead of the chain-link fence. Commissioner Galo questioned the necessity of screening the solar array. Mr. Sandine stated the Zoning Code identifies them as ground-mounted mechanical equipment, which requires them to be fully screened. Commissioner Kollman noted the applicant looked at their options and this seemed to be the most efficient. Commissioner Flader noted the ten (10) foot fence will be significant. Commissioner Kollman questioned what landscaping will be around the fence. Mr. Bickel stated the south side will have natural landscaping like prairie grass. Mr. Kirar stated the north side is farmed, so it could be blocked by corn stalks in the growing season. Commissioner Kollman stated it sounds like the intent of the Zoning Code is being met by the proposal.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 656 W. Winchester Road, in accordance with the plans submitted.

Motion carried 7 - 0.

NEW BUSINESS:

**ARC 23-01 Belle Aire Creations, Authorized Agent for Jason Dhaliwal.
870 Technology Way**

Request is for new signage.

Mr. Matthew O'Brian, authorized agent for Belle Aire Creations, presented the proposed signage for 870 Technology Way. Mr. O'Brian stated Belle Aire Creations is requesting a sign on the front of the building. Mr. O'Brian stated they have been at this location for about one (1) year, and it has been difficult for patrons to find their tenant space. Commissioner Kollman confirmed the sign is non-illuminated.

Commissioner Flader made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new signage at 870 Technology Way, in accordance with the plans submitted.

Motion carried 7 - 0.

**ARC 23-02 All American Sign Company Inc., Authorized Agent for the Ashyana LLC
Libertyville Management.
127 N. Milwaukee Avenue**

Request is for new signage.

Ms. Anne Lee, authorized agent for Coldwell Bankers Realty, presented the proposed signage for 127 N. Milwaukee Avenue. Ms. Lee stated they are requesting two (2) signs and blade signs. Ms. Lee stated one (1) sign will be located over the parking lot entrance and one (1) sign will be located over the doors along Milwaukee Avenue. Ms. Lee noted they needed to shrink down the size to meet the criteria. Ms. Lee stated they will be internally illuminated channel letter signs and a pair of blade signs on the main road. Chair Burger questioned how the size was calculated for this project. Mr. Sandine stated the Village approved this development with specific sign criteria for each tenant space. Mr. Sandine provided that information to the tenant, which stipulates the size and location of permissible signage. Commissioner Kollman questioned the two (2) blade sign locations. Ms. Lee stated there is a multitenant blade sign along Milwaukee Avenue.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 127 N. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 7 - 0.

Minutes of the January 16, 2023, Appearance Review Commission Meeting
Page 4 of 6

ARC 23-03 Ozko Signs and Lighting, Authorized Agent for the Ashyana LLC Libertyville Management.
121 N. Milwaukee Avenue

Request is for a new signage.

Ms. Carmen Ozko, authorized agent for Ozko Signs and Lighting, presented the proposed signage for 121 N. Milwaukee Avenue. Ms. Ozko stated the scope of work includes installation of signage for Dunkin' Donuts. Ms. Ozko stated the signage revisions include removing and replacing the existing drive-thru sign, the existing wall signs, and the existing directional signs. Mr. Sandine stated this tenant is subject to previously approved sign criteria, which allows for the increased number of signs. Chair Burger confirmed the applicant received the Staff Comments. Ms. Ozko confirmed and noted the white background on the directional signs will be opaque. Mr. Sandine confirmed that requirement is necessary for every directional sign. Chair Burger stated the signs on the western façade will need to have fifty (50) percent of the illumination as those on the eastern façade. Mr. Sandine stated there are residences that back up to this property. Ms. Ozko stated they can arrange for the signage on the western façade to be dimmer.

Commissioner Kollman made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for a new signage at 1793 Northwind Boulevard, subject to the following conditions: 1) The white background on the directional signs is opaque, & 2) The illumination levels for the signage on the western façade is fifty (50) percent less than signage on the eastern façade.

Motion carried 7 - 0.

ARC 23-04 Image FX Corp., Authorized Agent for Edathil Inc.
113 N. Milwaukee Avenue

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

Mr. Jim Williams, authorized agent for Image FX Corp., presented the proposed building facades, lighting, and signage for 113 N. Milwaukee Avenue. Mr. Williams stated the scope of work includes updating to the new BP Gas Station image. Mr. Williams stated the amount of signage will match the initial approvals, with several other signs to be removed. Mr. Williams stated they will update the wall signage to say "TOGO". Mr. Williams stated the canopy fascia will be illuminated and offer a 3D glow.

Commissioner Flader questioned if there are any plans to remove the white LED lights in the windows. Mr. Williams stated that is out of his scope of work. Chair Burger noted the detailed signage about the different products should also be removed. Commissioner Flader questioned how the green band is illuminated. Mr. Williams stated it will be illuminated on three (3) sides, so only the back (west) is non-illuminated. Chair Burger questioned if there will be any more illumination than what is existing. Mr. Williams stated the canopy is not currently illuminated, so that portion will offer further illumination. Mr. Williams stated the Helios Logo and the TOGO sign will be illuminated. Chair Burger confirmed there will be some incremental increase in

Minutes of the January 16, 2023, Appearance Review Commission Meeting
Page 5 of 6

illumination details. Commissioner Flader confirmed the white background of the Helios Logo and the green background of the TOGO Sign will be opaque.

Commissioner Flader made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new building facades, lighting, and signage at 113 N. Milwaukee Avenue, subject to the following recommendation: 1) Remove the white LED lights and various product decals from the windows.

Motion carried 7 - 0.

**ARC 23-05 Community Partners for Affordable Housing, Authorized Agent for Nabih Mangoubi.
500 Peterson Road**

Request is for a new building facades.

Mr. Hugo Prill, authorized agent for Community Partners for Affordable Housing, presented the proposed building facades for 500 Peterson Road. Mr. Sandine reminded the Commission they previously reviewed and approved this project in October 2022. Mr. Sandine stated the applicant is before the Commission to request minor modifications to the façade of the building. Mr. Prill stated the modification is to include a drop-off canopy along the southern façade of the building. Mr. Prill noted that the site plan has slightly changed after further discussions with the property owner to the east. Mr. Prill stated IDOT requested a dedicated left turn lane along Peterson Road. Mr. Prill stated Bleck Engineering has been in contact with IDOT and submitted revised plans to Jeffery Snapes. Mr. Prill stated IDOT is reviewing those plans. Mr. Prill stated further discussions with the property owner to the east has forced them to reconfigure the site plan. Mr. Prill stated a previous connection point with their property has been removed, which now accommodates more green space on the property. Mr. Prill stated vehicular drop-off is now along the southside of the façade, which will help with general circulation.

Commissioner Kollman questioned how far the canopy projects from the south façade. Mr. Prill stated it will project approximately eleven (11) feet. Commissioner Flader questioned if there will be any lighting underneath the canopy. Mr. Prill stated there will be lighting that will primarily allow those entering or exiting their vehicles. Mr. Prill noted the curb cuts will be modified to allow drop-offs and pick-ups. Commissioner Kollman questioned how the canopy will drain. Mr. Prill stated there will be an internal drain that goes directly into the building. Commissioner Kollman stated he believes the circulation will be much better with the drop-off area in front of the building. Chair Burger confirmed the canopy will be constructed of the same architectural metal finish on the building. Commissioner Haug confirmed there will not be a setback issue with the installation of the canopy. Commissioner Kollman stated the revisions look good.

Commissioner Kollman made a motion, seconded by Commissioner Flader, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades at 500 Peterson Road, in accordance with the plans submitted.

Motion carried 7 - 0.

Minutes of the January 16, 2023, Appearance Review Commission Meeting
Page 6 of 6

ARC 23-06 Village of Libertyville, Applicant.
Peterson Road Right-of-Way

Request is for new landscaping.

Ms. Heather Rowe, Economic Development Manager, and Mr. Doug Gotham, authorized agent for the Village of Libertyville, presented the proposed landscaping for the Peterson Road Right-of-Way. Ms. Rowe stated the Peterson Road Right-of-Way project began around 2010 after property owners and businesses requested improvements to the landscaping along the street frontage and medians. Ms. Rowe stated the Village performed a phased installation between 2012 – 2017. Ms. Rowe stated the landscaping has degraded over time, which has led to a new proposal that will fill in the gaps and adjust to the concerns raised by residents and property owners. Ms. Rowe stated funds have been budgeted for installation in Spring 2023. Ms. Rowe stated most of the material is consistent with previous installations, with few modifications and relocations. Ms. Rowe noted one island will need to be modified based on the potential left-turn lane required for the CPAH Development. Ms. Rowe stated the landscaping within that island will be revised to be consistent with the other parking lot islands.

Commissioner Haug questioned if it was determined why those plantings did not make it in the past. Mr. Gotham stated they believe it is a combination of salt spray and poor median design. Mr. Gotham stated the medians are pitched internally so the medians will require additional salt tolerant plantings. Mr. Gotham noted the initial plantings likely were not as salt tolerant. Mr. Gotham noted they would have advocated for pitching the median to be a berm and shed water onto the road, but IDOT does not like those type of designs. Commissioner Kollman questioned if the medians will be irrigated. Mr. Gotham confirmed they will not be irrigated. Ms. Rowe stated the Village will schedule waterings for the plants to get established and there are additional funds for landscapers to water, as needed. Chair Burger confirmed these islands will be maintained by the Village.

Commissioner Hartshorne made a motion, seconded by Commissioner Galo, to recommend the Village Board of Trustees approve the application for new landscaping in the Peterson Road Right-of-Way, in accordance with the plans submitted.

Motion carried 7 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Kollman discussed matters pertaining to the Historic Preservation Commission website and the promotion of historic preservation activities throughout the Village.

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

Motion carried 7 - 0.

Meeting adjourned at 6:07 p.m.