

MINUTES OF THE APPEARANCE REVIEW COMMISSION
June 17, 2019

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, Brad Meyer, and Jennifer Tarello.

Members Absent: Tom Flader and Rich Seneczko.

A quorum was established.

Village Staff Present: Chris Sandine, Associate Planner.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to approve the May 20, 2019, Appearance Review Commission meeting minutes as written.

Motion carried 3 - 0.

OLD BUSINESS:

**ARC 19-23 CNC Graphics, Authorized Agent for Stephanie Hopper
 950 Technology Way**

Request is for approval of new signage.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to continue the application for new signage at 950 Technology Way, to the July 15, 2019 meeting.

Motion carried 3 - 0.

**ARC 19-25 Andy Szot, Applicant
 1008 N. Milwaukee Avenue**

Request is for approval of new building facades and signage.

Mr. Andy Szot, owner, presented the proposed building facades and signage for 1008 N. Milwaukee Avenue. Mr. Szot provided samples of the proposed colors for the trim on the door, windows, and soffit. Mr. Szot stated the door will be replaced and be the same color as the existing. Chairman Robbins confirmed the color on the front and corner will be an anodized aluminum. Chairman Robbins confirmed the rest of the changes will be an off-white color. Commissioner Meyer questioned what the color of the gutters. Mr. Szot stated the gutters will be the off-white color and stay in the same location. Commissioner Meyer confirmed there are vinyl windows on the second floor of the building. Chairman Robbins questioned if the consensus from last month was that the building would be better looking as one cohesive color. Commissioner Meyer and Commissioner Tarello agreed. Commissioner Meyer stated the proposed design is missing an opportunity to look much better with different color choices.

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Commissioner Meyer noted the scope of work is updating the soffit/fascia and front door. Commissioner Meyer questioned if the downspouts will blend in with the existing brick. Chairman Robbins questioned how close the downspout and trim will match what is existing. Mr. Szot stated they will match closely to the brick. Commissioner Meyer questioned if the awning will change color. Mr. Szot stated the awning will be removed and not replaced. Commissioner Tarello questioned the color of the deck. Mr. Szot stated the color of the deck will change and be lighter in color. Commissioner Meyer noted how visible the back of the building will be to the neighboring properties. Mr. Szot stated he would like an off-white color to match the rest of the changes. Commissioner Meyer questioned the color of the dumpster enclosure. Mr. Szot stated the color will match the deck.

Chairman Robbins stated he does not like the light colors on this building and thinks a darker, cohesive color would serve it better. Chairman Robbins stated he understands the maintenance upgrades, but advises against the light color choice.

Chairman Robbins confirmed the sign will have a placard with two faces for the numbers on top of the sign. Chairman Robbins confirmed the LED light is for the sign.

Chairman Robbins requested a color for the deck and the dumpster enclosure. Mr. Szot stated the color for the deck and dumpster enclosure will be a “Khaki Brown” color. Commissioner Tarello questioned the reasoning for the lighter color, as opposed to the darker color. Mr. Szot stated he is looking for a change in design. Commissioner Meyer questioned the material of the products. Mr. Szot stated a “Hardie” will be used for the fascia and “Aluminum” will be used for the soffit. Commissioner Tarello stated the lighter color will pop out and not be as cohesive. Chairman Robbins questioned if there is a window color sample available. Mr. Szot stated he does not have a vinyl window color sample. Chairman Robbins questioned if the vinyl window color matches the “Hardie” material. Mr. Szot stated it will be very close. Mr. Szot stated the contractor will be able to make the colors match. Commissioner Meyer questioned the brand of the windows. Mr. Szot stated the brand is “Advanced Window Corporation”. Commissioner Meyer noted they have a white color, almond color, and darker colors for a premium.

Chairman Robbins stated it is important for the colors to match, but it hinges on the window color. Mr. Szot stated he knows that he can match the off-white color, which is why it was initially chosen. Commissioner Meyer stated the proposed appearance doesn’t appear to be getting better, although it is functioning better from a maintenance standpoint. The Commission discussed several other color samples provided by Mr. Szot.

Chairman Robbins noted a couple of options for the applicant, including an approval with conditions or a continuance to an upcoming meeting. Commissioner Meyer questioned if other color palettes have been explored. Mr. Szot stated he has not looked into other colors. Chairman Robbins stated two votes will be required for a positive recommendation, however, he will not vote in favor of the current proposal based on the light color palette. Commissioner Meyer stated that changing to a darker color will require the specific color to be denoted.

Commissioner Meyer stated he would rather see the “Khaki Brown” color on the soffit and fascia. Commissioner Tarello stated the lighter color will show the dirt more. Chairman Robbins

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stated he likes the building and doesn't want there to be a critical mistake made in choosing the color. Mr. Szot stated he would like to move forward with the "Khaki Brown" color for everything. Mr. Szot questioned if he can have an approval for the signage and door while he waits on the color samples of the "Khaki Brown". Chairman Robbins questioned using the "Khaki Brown" for the trim, and color samples to match the aluminum and vinyl. Chairman Robbins stated a condition could be to submit a sample of each to staff to confirm the colors.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new building facades and signage at 1008 N. Milwaukee Avenue, subject to the following condition: 1) the gutters, downspouts, soffit, fascia, rear door, rear deck, and second floor windows be painted to match the "James Hardie Khaki Brown" color.

Motion carried 3 - 0.

NEW BUSINESS:

ARC 19-27 Viet Taste, Authorized Agent for Libertyville Associates, LLC
1183 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Tim Dinh, representative for Viet Taste, presented the proposed signage for 1183 S. Milwaukee Avenue. Mr. Dinh stated the business has been renamed from "Pho House" to "Viet Taste". Chairman Robbins confirmed the previous portion of the box sign will remain.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 1183 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 19-28 North Shore Sign Co., Authorized Agent for Alexandra Prodehl
1432 S. Milwaukee Avenue

Request is for approval of new signage.

Mr. Ken Fogel, representative for North Shore Sign Co., presented the proposed signage for 1432 S. Milwaukee Avenue. Mr. Fogel stated the scope of work is for one (1) channel-letter sign that is illuminated. Chairman Robbins confirmed the sign is fronting Milwaukee Avenue.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at 1432 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

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ARC 19-29 Bright Light Sign Co., Authorized Agent for Dino DiVenere
1840 Enterprise Court

Request is for approval of new signage.

Ms. Myriam Camacho, representative for Bright Light Sign Co., presented the proposed signage for 1840 Enterprise Court. Ms. Camacho stated the scope of work is a single-face replacement for a "Mitsubishi Chemical Advanced Material". Chairman Robbins questioned if the applicant has reviewed the comments from Staff. Ms. Camacho stated the wall sign will require a variation and the building color will be handled by the business owner. Chairman Robbins noted there is a landscape requirement. Ms. Camacho stated they will comply with the landscaping requirement.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new signage at 1840 Enterprise Court, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 19-30 Taylor Morrison of Illinois, Inc., Authorized Agent for the Village of
Libertyville
Elderberry Drive and Peterson Road Entrance

Request is for approval of new signage.

Mr. Scott Barenbrugge, representative for Taylor Morrison of Illinois, Inc., presented the proposed signage for Elderberry Drive and Peterson Road Entrance. Mr. Barenbrugge stated Taylor Morrison has purchased the twelve remaining lots in the Wineberry Subdivision. Mr. Barenbrugge stated they have been working with the HOA Board on temporary signage. Chairman Robbins questioned if there is a current sign on site. Mr. Barenbrugge stated there is not a current marketing sign, but there are two brick monument signs at the entrance. Chairman Robbins questioned the timeframe for the sign. Mr. Barenbrugge stated they hope to have the sign up for 1-1/2 years. Chairman Robbins confirmed there is no additional lighting planned.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new signage at Elderberry Drive and Peterson Road Entrance, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 19-31 McGrath Acura of Libertyville, Authorized Agent for Gary McGrath
1620 S. Milwaukee Avenue

Request is for approval of new landscaping.

Mr. Gary McGrath and Mr. Chris McGrath, applicants, presented the proposed landscaping for 1620 S. Milwaukee Avenue. Mr. McGrath stated there are five (5) honey locust trees that are

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trashing their cars on site. Mr. McGrath stated they are forced to wash their cars almost three times per day. Mr. McGrath stated the new manufacturers have a water based paint, which causes issues when they need to be cleaned right away. Chairman Robbins noted how they are beautiful trees, but agreed they are not worth the hassle for the business.

Commissioner Tarello made a motion, seconded by Commissioner Meyer, to recommend the Village Board of Trustees approve the application for new landscaping at 1620 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 19-32 Jon Chizek, Authorized Agent for Riva Ridge Umbrella Association
Riva Ridge Umbrella Association

Request is for approval of new landscaping.

Ms. Lauren Drew, Committee Chair for Landscaping for Riva Ridge Umbrella Association, presented the proposed landscaping for Riva Ridge Umbrella Association. Ms. Drew stated the Village was clear in the past that a master landscape plan would be required prior to further tree removals. Ms. Drew stated an arborist was hired to plot all of the trees in the development. Ms. Drew noted how it was a monumental task that could not be done all at once. Ms. Drew stated they are splitting up the removal into three phases. Ms. Drew stated Phase I includes removing 121 dead or dying trees, while replacing 28 trees. Ms. Drew noted there will be eight (8) trees replaced along Riva Ridge, instead of the seven (7) shown. Mr. Drew noted several Ginkgo trees will be replaced along Fourth Street.

Chairman Robbins stated the overgrowth is the unfortunate nature of landscaping. Chairman Robbins noted it is a difficult way to plan for landscape architects. Chairman Robbins stated the document will likely be a living document that is amended over time. Ms. Drew stated she would like to open up the area and let the trees survive.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new landscaping at the Riva Ridge Umbrella Association, in accordance with the plans submitted.

Motion carried 3 - 0.

ARC 19-33 Michael Jacobs, President of the Carriage Hill Park Property Owners Association, Authorized Agent for Carriage Hill Development
Carriage Hill Development

Request is for approval of new architectural design guidelines.

Ms. Michael Jacobs, representative for the Carriage Hill Park Property Owners Association, presented the proposed architectural design guidelines for the Carriage Hill Development. Mr. Jacobs stated their proposal is for some revisions to the existing design guidelines. Mr. Jacobs

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stated the changes include the allowance of wood decking materials, alternative roofing materials, and codifying the HOA design guidelines. Mr. Jacobs stated that shortly after the development was approved in 1989, the Village approved architectural design guidelines in 1991. Mr. Jacobs stated a few years later, in 1996, a different set of guidelines was created but it is unsure whether that set was approved. Mr. Jacobs stated there is a growing number of homeowners who are looking for alternative roofing issues as cedar shake roofs have become more expensive. Mr. Jacobs stated the alternatives maintain the aesthetic, and stipulations have been made that would not allow homeowners to choose the same color and manufacturer combination as their neighbor. Commissioner Tarello questioned what will happen if the color choice of the homeowner does not match the façade of the building. Mr. Jacobs stated the Architectural Review Committee does have some authority in making a recommendation to their HOA Board. Mr. Jacobs stated the design will have some natural diversity that allows various colors for its lifetime. Chairman Robbins noted how he is for any roofing material that is not wood and the composite material will be well served for the homeowners. Commissioner Tarello noted she liked the various color combinations available.

Commissioner Meyer made a motion, seconded by Commissioner Tarello, to recommend the Village Board of Trustees approve the application for new architectural design guidelines for the Carriage Hill Development, in accordance with the plans submitted.

Motion carried 3 - 0.

COMMUNICATIONS AND DISCUSSION:

Commissioner Meyer expressed concern about the landscaping requirements and how they might relate to overgrown subdivisions. Commissioner Meyer questioned if changes should be made to the landscaping requirements so the developers are not forced to landscape, and then in ten years, remove overgrown landscaping. Chairman Robbins questioned if there is an opportunity to have this added to the Comprehensive Plan conversation. Chairman Robbins stated he would rather have quality of species over quantity.

On a similar note, Chairman Robbins noted how he would like to have all pole signs in the Village removed and replaced with a ground sign. Commissioner Tarello noted the communities with ground mounted signs have a quaint factor. Chairman Robbins stated a better ground sign would likely garner more visibility than the pole signs.

With no further discussion, Commissioner Meyer moved and Commissioner Tarello seconded a motion to adjourn.

Motion carried 3 - 0.

Meeting adjourned at 8:07 p.m.