

**MINUTES OF THE APPEARANCE REVIEW COMMISSION**  
**October 17, 2022**

The regular meeting of the Appearance Review Commission was called to order by Acting Chair Sarah Burger at 5:06 p.m. at 118 W. Cook Avenue.

Members Present: Acting 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: David Smith, Senior Planner.

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

Motion carried 7 - 0.

**OLD BUSINESS:**

**ARC 22-46 Pulte Homes LLC, Applicant.**  
**100-198 Yorktown Court (Liberty Junction Subdivision)**

**Request is for new signage.**

Mr. Fabian Fondriest, authorized agent for Pulte Homes LLC, presented the proposed signage for 100-198 Yorktown Court (Liberty Junction Subdivision). Mr. Fondriest stated the request is for a New Development Announcement Sign for the Liberty Junction Subdivision. Mr. Fondriest stated the signage is code compliant. Commissioner Kollman questioned if the signage will be single-sided. Mr. Fondriest confirmed the signage will be double-sided for people driving on either side of Peterson Road.

*Commissioner Flader made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 100-198 Yorktown Court (Liberty Junction Subdivision), in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**ARC 22-47 Steven Coppelillo, Applicant.**  
**160 E. Cook Avenue**

**Request is for new building facades.**

Mr. Angelo Eliades and Mr. Steven Coppelillo, applicants, presented the proposed building facades for 160 E. Cook Avenue. Mr. Eliades stated their previous request was to enclose the front outdoor dining area, but the parking fee is rendering that option unrealistic at this time. Mr. Eliades

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stated they are opting not to enclose the space at this time. Mr. Eliades stated they would like to close out the outstanding items. Mr. Eliades stated they will not change anything on the exterior of the building. However, Mr. Copolillo stated they are willing to stain the interior rafters. Mr. Copolillo provided the Commission with an image of the existing rafters and discussed which rafters will be stained. Mr. Copolillo stated they will look to enclose the space sometime in January or February of 2023. Mr. Eliades stated the extra signage has been removed from the property. Mr. Copolillo stated the landscaping has been taken care of, so the property looks presentable.

Acting Chair Burger confirmed what is being requested of the Commission in this petition. Mr. Smith stated the applicant is looking to forego installing the outstanding items from the previous tenant as noted in the Staff Report. Acting Chair Burger acknowledged the rafters will be stained but questioned the other two outstanding items. Commissioner Flader stated the other two items are to install the aluminum downspouts on the western façade and install cedar wrap columns around the steel-pipe columns to hold up the pergola. Mr. Copolillo stated they discussed the downspout concern with the original roofing contractor, and it was not a concern given the slope of the roof. Commissioner Hartshorne stated it appears the roof is pitched towards the south and runs towards the street. Commissioner Kollman and Commissioner Flader stated it appears a black grid system was added to the design. Acting Chair Burger stated it appears that the black steel-pipe columns have been wrapped, acknowledging that the design is different than what was previously approved.

Commissioner Hartshorne described how the rooftop was designed and noted there is not a downspout along the southwest corner of the facility. Mr. Copolillo stated the existing design works well, even in previous rainstorms. Commissioner Haug stated the roof is not very large so the water should eventually make it into a downspout. Commissioner Hartshorne stated it's possible the water can just drain into the landscaped planters. Commissioner Galo confirmed the roof was pitched towards the southeast corner of the property and the existing downspout. Mr. Copolillo stated that rain did not come off the front of the roof. Commissioner Galo stated that an additional downspout should not be required if the existing downspout is performing well. Acting Chair Burger stated her concern is whether the roof is sloped or flat. Commissioner Kollman questioned if the rain is going into the downspout. Mr. Eliades and Mr. Copolillo confirmed that the water only ran into the downspout. Commissioner Kollman stated he does not have an issue with not requiring an additional downspout on the roof. Commissioner Rooney stated she agrees with Commissioner Kollman. Acting Chair Burger confirmed the applicant is willing to stain the rafters and that the signage was removed.

*Commissioner Haug made a motion, seconded by Commissioner Kollman, to recommend the Village Board of Trustees approve the application for new building facades at 160 E. Cook Avenue, subject to the following condition: (1) Staff Report Comments "A & B" are not required for completion, while Staff Report Comment "C" is required to be completed (i.e. stain the cedar rafters).*

*Motion carried 7 - 0.*

**ARC 22-49 Community Partners for Affordable Housing, Authorized Agent for Nabih Mangoubi.**  
**500 Peterson Road**

**Request is for new building façade, landscaping, lighting, and signage.**

Mr. Anthony Akindele, architect, presented the proposed building facades, landscaping, lighting, and signage for 500 Peterson Road. Mr. Akindele stated the patio and trellis on the second floor of the East Elevation has been re-introduced to the plans per the conversation at last month's meeting. Mr. Akindele stated the monument sign has been re-designed to match the signage from the preliminary plans. Mr. Akindele stated the freestanding sign is not internally illuminated but will be illuminated from the ground. Mr. Akindele stated the rooftop screening will comply with the Zoning Code. Mr. Akindele stated they do not have the height of the mechanical equipment at this time, but the screening material will be to the full height. Mr. Akindele stated there will be one continuous screening device around the equipment. Mr. Smith stated Staff was uncertain whether the screening will be completely opaque. Mr. Smith stated there is an exhibit that shows the line-of-sight to screen the units, although it is unclear if the screening will be opaque or not. Mr. Akindele stated the drawing does not do it justice. Mr. Akindele stated the screening is completely opaque but there is ½" spacing between the slats. Mr. Smith stated the drawings show the tree behind the building. Commissioner Kollman questioned the material of the screening device. Mr. Akindele stated it will be a synthetic composite material. Acting Chair Burger confirmed there is a written requirement for the screening to be completely opaque. Acting Chair Burger stated the rendering shows it to be lacking. Mr. Akindele stated they will provide a better rendering for permit submittal. Commissioner Kollman questioned the color of the proposed screening device. Mr. Akindele stated it will be a light gray that matches the primary color of the metal panels on the façade of the building.

*Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Plan Commission/Zoning Board of Appeals approve the application for new building facades, landscaping, lighting, and signage at 500 Peterson Road, subject to the following conditions: (1) The rooftop mechanical screening is compliant with the Zoning Code regulations.*

*Motion carried 7 - 0.*

**NEW BUSINESS:**

**ARC 22-50 Matthew Stried, Authorized Agent for Geneva Pacific.**  
**1402 N. Milwaukee Avenue**

**Request is for new signage.**

Mr. Matthew Stried, authorized agent for Geneva Pacific, presented the proposed signage for 1402 N. Milwaukee Avenue. Mr. Stried stated the scope of work includes refacing the two (2) existing signage on site. Mr. Stried stated the existing building is also being remodeled. Mr. Stried stated the existing pole sign will remain in the same location and the background will be opaque. Mr. Stried stated the wall sign will also be refaced and relocated in the same location. Mr. Stried stated

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they will also provide landscaping at the base of the sign in accordance with the Zoning Code requirements. Mr. Stried stated there is only grass at the base of the pole sign, so it should not be an issue to install the required amount of landscaping. Mr. Smith stated the landscaping plan can be submitted with the permit application. Commissioner Kollman questioned the translucent polycarbonate. Mr. Stried stated there will be an opaque layer over the top of the polycarbonate, so the blue is going to be opaque. Mr. Stried stated he is also able to provide a night-view of the plans so everyone is on the same page.

*Commissioner Haug made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for new signage at 1402 N. Milwaukee Avenue, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**ARC 22-51 Marcin Chrapek, Applicant.**  
**2001 Kelley Court**

**Request is for new signage.**

*Commissioner Kollman made a motion, seconded by Commissioner Rooney, to recommend continuance of the application for new signage at 2001 Kelley Court, until November 21, 2022.*

*Motion carried 7 - 0.*

**ARC 22-52 Edward L. Morgan Jr., Authorized Agent for Parkview Complex LLC.**  
**215 E. Park Avenue**

**Request is for new landscaping.**

Mr. Edward L. Morgan Jr., authorized agent for Parkview Complex LLC, presented the proposed landscaping for 215 E. Park Avenue. Mr. Morgan Jr. stated he has inherited a project at the property regarding the removal and replacement of trees. Mr. Morgan Jr. stated two trees were removed from the property and not replaced, since the property is so dense with landscaping. Mr. Morgan Jr. stated Staff suggested finding another place on site that can accommodate the two replacement trees. Mr. Morgan Jr. stated he discussed the plans with a landscaper who noted the property is too dense and there is not a viable location for these replacement trees to be replanted. Mr. Morgan Jr. stated the landscaping has grown so much over the past thirty years and the two trees that were removed were located along the front property line. Mr. Morgan Jr. stated previous trees died off that were replanted. Mr. Morgan Jr. showed the Commission images of the existing landscaping on the property. Commissioner Flader noticed a soon-to-be dead tree on the West side of the property. Acting Chair Burger confirmed the issue at hand is that the two trees were removed and never replaced. Mr. Morgan Jr. stated the ball was dropped on their end and the trees were never replaced. Mr. Morgan Jr. stated there is very little space between the subject property and the one to the east (School of Rock). Commissioner Flader stated there is nowhere to plant on the property except on the property. Commissioner Galo questioned how many trees are on the property. Mr. Morgan Jr. stated there are approximately 22 trees on the property. Commissioner

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Galo questioned how many trees are supposed to be on the property. Mr. Morgan Jr. stated that several other properties only have a few trees in comparison. Commissioner Galo stated the 22 trees seem like a lot of trees and he should not have to replace them. Commissioner Kollman stated he did not see anywhere a new tree will survive on the property. Commissioner Kollman stated the only way to get a new tree on the property would be if one died and needed to be replaced. Commissioner Kollman recommended an arborist review the existing trees on the property to determine if additional trees need to be removed and replaced.

*Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new landscaping at 215 E. Park Avenue, in accordance with the plans submitted.*

*Motion carried 7 - 0.*

**ARC 22-53 McGrath Acura of Libertyville, Applicant.**  
**1620 S. Milwaukee Avenue**

**Request is for new fencing.**

Mr. Gary McGrath, applicant, presented the proposed fencing (bollards) for 1620 S. Milwaukee Avenue. Mr. McGrath stated they are dealing with an increase in car thefts at their stores in the Chicagoland suburbs. Mr. McGrath stated they have had 31 cars stolen in the past two years and they can be in-and-out of the store in less than eight minutes. Mr. McGrath stated they have security cameras, but the police are not able to respond in time. Mr. McGrath stated they are looking to fortify the facility with bollards around the perimeter. Mr. McGrath stated they will use a car they do not want and crash into the front of the store so they can get to the cars they do want to take. Mr. McGrath stated the bollards are 48-inches tall, measured about 5-feet on center. Mr. McGrath stated the problems are stemming from Chicago and moving outwards towards the suburbs. Acting Chair Burger confirmed the material will be a 6" x 6" timber over a concrete bollard. Mr. Smith questioned the color of the sleeves. Commissioner Rooney stated the darker the color the better, like a dark brown or black color.

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

*Motion carried 7 - 0.*

**COMMUNICATIONS AND DISCUSSION:**

The Commission entertained a discussion about the Village's Tree Ordinance, specifically the regulations surrounding commercial and residential properties. Mr. Smith discussed the Tree Preservation Ordinance and how it is catered for residential properties. Mr. Smith noted commercial properties rely on the Appearance Review Commission and approved Landscape Plan. With no further discussion, Commissioner Galo moved and Commissioner Rooney seconded a motion to adjourn.

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Motion carried 7 - 0.

Meeting adjourned at 6:10 p.m.