

MINUTES OF THE APPEARANCE REVIEW COMMISSION
November 21, 2022

The regular meeting of the Appearance Review Commission was called to order by Chair Sarah Burger at 5:21 p.m. at 118 W. Cook Avenue.

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

Members Absent: Tom Flader.

A quorum was established.

Village Staff Present: David Smith, Senior Planner.

Commissioner Rooney made a motion, seconded by Commissioner Haug, to approve the October 17, 2022, Appearance Review Commission meeting minutes, as written.

Motion carried 6 - 0.

OLD BUSINESS:

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

Request is for new signage.

Mr. Aaron Hering, authorized agent for Signarama Libertyville, presented the proposed signage for 2001 Kelley Court. Mr. Hering stated the scope of work includes installing non-illuminated stud-mounted letters in an area that previously had signage. Mr. Hering stated the letters will be painted black to contrast against the white background. Mr. Hering noted the location allows the signage to be visible from Peterson Road. Chair Burger confirmed the letters will be stud mounted.

Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 2001 Kelley Court, in accordance with the plans submitted.

Motion carried 6 - 0.

NEW BUSINESS:

ARC 22-54 North Shore Sign Co., Authorized Agent for James Lappas.
327 S. Milwaukee Avenue

Request is for new signage.

Mr. Matt Laska, authorized agent for James Lappas, presented the proposed signage for 327 S. Milwaukee Avenue. Mr. Laska stated the scope of work includes changing the signage from

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“Fodrak’s” to “Grillville”. Mr. Laska stated only the top portion of the monument sign will be re-faced and the white background will be opaque. Mr. Laska stated the wall sign will have back-lit illumination, whereas the existing signage is non-illuminated and mounted on the wall.

Commissioner Galo made a motion, seconded by Commissioner Hartshorne, to recommend the Village Board of Trustees approve the application for new signage at 327 S. Milwaukee Avenue, in accordance with the plans submitted.

Motion carried 6 - 0.

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

Request is for new building facades.

Mr. Scott MacCallum, authorized agent for Joe Salhani, presented the proposed building facades for 510 North Avenue. Mr. MacCallum stated TopTec has started to paint their building façade to match the colors of their business. Mr. MacCallum stated the existing stucco at the top of the building was deteriorated. Commissioner Kollman questioned if the green stucco is existing on the corner of the building. Mr. MacCallum confirmed the building was initially brick and the previous tenant installed stucco over top. Mr. MacCallum stated the colors are all from Sherwin Williams and noted that the “blue” color is not something the owner is happy with so that may be changed soon. Mr. Smith questioned which colors are the new paint colors. Mr. MacCallum stated the purple, white, and grey/green are the new paint colors. Chair Burger confirmed the grey/green does not match the color of the neighboring buildings. Mr. MacCallum stated the grey does have a bit of green in it, but they are supposed to match the colors on the truck. Commissioner Kollman stated he likes the color of the grey on the truck. Mr. MacCallum noted the color on the truck is about three years old and faded. Commissioner Rooney questioned which parts of the building are existing versus proposed. Commissioner Kollman questioned which color the owner will want to replace the “blue” color. Mr. MacCallum stated the owner is thinking of switching the blue color back to a grey (earth tone) color. Commissioner Kollman stated he would like the grey to be less green and greyer, and the blue is a nice complementary color to the grey. Commissioner Kollman suggested a nicer combination of colors. Commissioner Galo questioned if the dock door was painted to match the painted grey. Mr. MacCallum stated the dock door was painted the same grey/green color. Commissioner Galo stated it does not look green. Chair Burger stated they should see the actual color samples before moving ahead with any motion. Commissioner Kollman questioned the timing of the project. Mr. MacCallum stated a portion of the project is already completed. Mr. Smith confirmed the blue color will be changed. Mr. Smith suggested providing the color samples and the updated blue color for the Commission to review. Commissioner Rooney stated she would like to see the actual color samples for everything that is subject to changes. Commissioner Kollman questioned if any changes will be made to the signage on site. Mr. MacCallum stated they have replaced the existing signage with TopTec. Commissioner Kollman stated any new signage is subject to the approval of the ARC and Village Board. Mr. MacCallum stated he will provide details on the signage at an upcoming meeting. Chair Burger confirmed this location is subject to the standard rules and regulations, and they are not exempt. Mr. Smith confirmed this property is subject to the same review requirements as others in the Village.

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Commissioner Kollman made a motion, seconded by Commissioner Hartshorne, to recommend continuance of the application for new building facades at 510 North Avenue, until December 19, 2022.

Motion carried 6 - 0.

ARC 22-56 Montante Solar, Authorized Agent for Life Storage Solutions, LLC.
700 E. Park Avenue

Request is for a new solar array.

Ms. Jessica Fuchs and Ms. Mari Zillgitt, authorized agents for Life Storage Solutions, LLC, presented the proposed solar array for 700 E. Park Avenue. Ms. Fuchs stated the scope of work includes installing approximately 288 solar panels that are efficient as possible given the current marketplace. Ms. Fuchs stated the solar panels are low-profile racking and provided the Commission with similar images. Ms. Fuchs stated the parapet wall is only about five inches tall, but the slope of the roof allows for the solar panels to be completely hidden from view. Ms. Fuchs stated they panels will tie into the existing electrical equipment along Fifth Street. Ms. Fuchs stated the existing vegetation is much larger than shown in the proposed image, so the electrical equipment is going to be screened. Ms. Fuchs stated they are willing to add additional landscaping to fully screen any of the electrical equipment along Fifth Street. Ms. Fuchs noted it will not be on the main façade of the building or along the main roadway. Ms. Fuchs discussed the safety and fire requirements for the solar array installation. Commissioner Kollman questioned if it is possible to have the vertical pipes from the electrical panel run through the building instead of alongside the building. Ms. Fuchs stated they try to avoid penetrations and leakage in the building, so it is a little more complicated. Ms. Fuchs stated they are allowed to paint the pipes to match the building façade after the initial electrical installation. The Commission agreed that would be a reasonable solution.

Commissioner Kollman questioned the efficiency of the solar panels. Ms. Fuchs stated the flat panels will not lose much efficiency, as the slope is only about nine (9) degrees. Ms. Zillgitt stated the lower profile does not provide as much reflection, either. Commissioner Galo questioned the fire hazard with solar panels. Ms. Fuchs stated they are aware of potential fire hazards with any type of solar array, but they have mitigated any known issues with rapid shutdown devices and breakers along each solar panel. Ms. Fuchs provided further details into the safety features that exist within the solar array. Commissioner Kollman questioned how much electricity the solar panels will provide to the building. Ms. Fuchs stated the solar panels will provide about twenty-five (25) percent of the electricity. Commissioner Kollman questioned the size of the array. Ms. Fuchs stated it will be 154 kW.

Commissioner Kollman made a motion, seconded by Commissioner Rooney, to recommend the Village Board of Trustees approve the application for a new solar array at 700 E. Park Avenue, subject to the following conditions: (1) Paint the vertical electrical pipes to match the color of the primary building façade.

Motion carried 6 - 0.

COMMUNICATIONS AND DISCUSSION:

Approval of the 2023 Appearance Review Commission Meeting Dates.

Commissioner Hartshorne made a motion, seconded by Commissioner Haug, to recommend approval of the 2023 Appearance Review Commission Meeting Dates.

Motion carried 6 - 0.

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

Motion carried 6 - 0.

Meeting adjourned at 6:00 p.m.