

Appearance Review Commission

Meeting Minutes

February 22, 2021

A meeting of the Appearance Review Commission was held electronically on Monday, February 22, 2021 at 7:30 p.m. Chairperson Lisa Dunn called the meeting to order at 7:30 p.m.

Present were

Beth Chaitman
Lisa Dunn, Chairperson
Sherry Flores
Jason Golub

Absent were:

Troy Mock
Daniel Moons
Amy Schneider

Also Present:

Liz Delevitt, Planning & Design Specialist
Jeri Cotton, Secretary
Andrew Lichterman, Assistant Village Manager (present at Village Hall)

Public Comment:

There were no emails received before the meeting and no one present at Village Hall for Public Comment.

Document Approval

Ms. Chaitman moved to approve the minutes from the January 25, 2021 Appearance Review Commission meeting. Ms. Flores seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Dunn (4)
NAYS: None (0)

Business:

1. ComEd Substation, 525 Lake Cook Road – Improvement Projects and Landscaping

Darren Boundy, External Affairs Manager at ComEd, Scott Saef, Partner with Sidley Austin LLP and Doug Gotham, Landscape Architect with Christopher Burke Engineering were present. Mr. Saef explained ComEd took the Commission's comments from

October, and they have incorporated landscape elements into their proposal. They are here to discuss a series of four (4) projects: the antenna support structure, a fence upgrade, new fiber enclosures and a battery enclosure.

The antenna support structure has not changed in appearance or location from October 2020. The structure is strategically placed on the site to minimize visual impact. The existing 7-foot tall barbed wire, chain link fence will be replaced by an 8-foot tall chain link fence with Y-shaped barbed wire to meet security requirements. A new fenced in section will be added to the property to enclose three (3) new fiber enclosures on the eastern portion of the property. The enclosures are to contain fiber optic cable equipment used to monitor grid responsiveness and help the network run more efficiently. The petitioner did not provide paint samples for the enclosure, so Staff will approve the final color selection in consultation with Ch. Dunn before they apply for a permit. A steel battery enclosure will be added to the east of the existing substation. The enclosure will contain battery equipment for an upgraded circuit to support voltage optimization.

In response to the ARC's request for new landscape screening at the last meeting, ComEd agreed to plant a dense row of 125 shrubs along the northern and eastern property lines. The new plantings will provide screening of the antenna support structure base, fence, fiber enclosures and battery enclosure. The shrubs will be planted in phases starting with the north property line.

Mr. Saef explained the first phase, which he hopes to begin this summer, will be the antenna support structure and battery enclosure, which are along the north property line. A portion of the landscaping will be planted in this location. The new fence and fiber enclosures will be completed in early 2022. The shrubbery on the eastern property line would be planted after construction is complete to minimize any damage.

Mr. Gotham presented the proposed landscape plan. They selected five (5) species for the landscaping, because they are durable and will mature at 8 - 10 feet in height. The hedges are arranged in a row, and they are offset from the fence by 10 feet due to security requirements.

Ms. Flores likes the shrubs around the perimeter. Ch. Dunn commended the team listening to the ARC's request and making big improvements to the substation property. Ms. Delevitt asked how long it would take for the foliage to grow to maturity. Mr. Gotham explained the planting materials will be installed in three (3) phases. They will be planted at 3 - 4 feet in height and should take between 3 and 4 years to reach a mature height of 8 - 10 feet. He noted ComEd has a landscape maintenance program to take care of any landscape challenges. Ms. Chaitman likes the improvements as well.

Ms. Delevitt noted the color of the fiber enclosures have not been determined. Mr. Saef explained the enclosure could be painted gray, similar to the surrounding equipment. The Commissioners were okay having a gray enclosure to match the other components. Ms. Delevitt noted the battery enclosure will be steel and also grey.

Ms. Delevitt reported the fence in the submittal is a little different from what is on the property currently. Ch. Dunn noted the fence would not be visible with the new landscaping.

Ms. Flores moved to approve the ComEd substation improvement projects and landscape screening as presented, subject to the final paint color of the fiber enclosure approved by Staff in consultation with the Chairperson of the Appearance Review Commission. Ms. Chaitman seconded the motion. The motion passed by the following vote:

AYES: Chaitman, Flores, Golub, Dunn (4)

NAYS: None (0)

Items from the Commission

Mr. Golub asked about the snowplows coming at 2 am. Ms. Delevitt explained they have been working around the clock. The Commissioners agreed they are doing a great job.

The Commissioners and Staff discussed business in the Village. Ms. Delevitt noted the ARC schedule is starting to fill up. Mr. Lichterman reported many of the business are still struggling, but he does see some businesses starting to recover. Restaurants with a large carryout business seems to be doing well.

Items from Staff:

Ms. Delevitt noted next month, BP will appear before the Commission for their sign once they receive zoning approval from the BZA. There is also a new business coming to Cadwell's Corners and another in Deerfield Square. Next month and the following month will have full agendas.

Ms. Delevitt discussed some of the violations brought up by the Commission. The lights above the ice chest at BP are bright. They appear to be aware of the brightness, because they put up some cardboard to shield it. Ms. Delevitt will talk to them about their lights. She spoke to City Barbecue about their broken dumpster enclosure. It was fixed for awhile but was open again. Ms. Delevitt will contact the management company. The feather banners for City Barbecue and McCallister's Deli were taken down.

Ms. Delevitt noted the next meeting was scheduled on the 3rd Monday to avoid spring break, but it conflicts with the Board Meeting. She suggested moving the meeting to Thursday, March 18, 2021 or back to Monday, March 22, 2021. The Commissioners prefer to hold the meeting on March 22, 2021 if there is a quorum. Ms. Delevitt will send an email tomorrow confirming if there will be a quorum on the preferred date.

Public Comment

Ms. Delevitt and Mr. Lichterman indicated there was no Public Comment received during the meeting.

Adjournment:

There being no further business or discussion, Mr. Golub moved to adjourn the meeting. Ms. Flores seconded the motion. The motion by the following vote:

AYES: Chaitman, Flores, Golub, Mock, Moons, Schneider, Dunn (7)

NAYS: None (0)

The meeting was adjourned at 8:15 pm. The next regular meeting of the Appearance Review Commission will be held on March 22, 2021 at 7:30 pm.

Respectfully submitted,

Jeri Cotton
Secretary