



1200 Wilmette Avenue  
Wilmette, IL 60091

COMMUNITY DEVELOPMENT  
DEPARTMENT

(847) 853-7550  
Fax (847) 853-7701  
TDD (847) 853-7634

**NOTICE OF MEETING  
of the  
APPEARANCE REVIEW COMMISSION  
OF THE VILLAGE OF WILMETTE**

**Monday, December 3, 2018 at 7:30 P.M.  
Second Floor Training Room**

**AGENDA**

**I. Call to Order**

**II. Approval of Minutes**

Minutes of the Appearance Review Commission of November 5, 2018

**III. Continuances**

- 2018-AR-17, 601 Green Bay Road, Mona Lisa Stone & Tile, Certificate
- 2018-AR-31, 505 Skokie, Images Med Spa, Certificate

**IV. Consent Agenda**

- 2018-AR-40, 1824 Wilmette Avenue, IL Center for Digestive Health, Certificate
- 2018-AR-42, 819 Ridge Road, Lapels Dry Cleaning, Certificate

**V. Public Comment**

**VI. Adjournment**

**Carrie Woleben-Meade, Chair**

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# VILLAGE OF WILMETTE

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

## MEETING MINUTES

### APPEARANCE REVIEW COMMISSION

MONDAY, NOVEMBER 5, 2018

7:30 P.M.

VILLAGE BOARD CONFERENCE ROOM

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Members Present: Carrie Woleben-Meade, Chair  
Richard Brill  
Mason Miller  
Charles Smith

Members Absent: Nada Andric

Guests: Brad States, 1440 Sheridan Road  
Rick Hulse, 1440 Sheridan Road  
Steve Wilson, 1200 Wilmette Avenue  
Ed Blumer, 230 W Superior Street, Chicago, IL  
Andy Tinucci, 230 W Superior Street, Chicago, IL  
Sarah Lyke, 819 Michigan Avenue

Staff Present: Lucas Sivertsen, Business Development Coordinator

#### I. CALL TO ORDER

Ms. Woleben-Meade called the meeting to order at 7:30 p.m.

#### II. APPROVAL OF MINUTES; APPEARANCE REVIEW COMMISSION MEETING OF OCTOBER 15, 2018.

Mr. Smith moved to approve the October 15, 2018 meeting minutes. The motion was seconded by Mr. Brill. Voting yes: Chair Woleben-Meade and Commissioners Brill, Miller, and Smith. Voting no: none. **The motion carried.**

### III. CONTINUANCES

Mr. Brill moved to continue Case 2018-AR-17, 601 Green Bay Road, and Case 2018-AR-31, 505 Skokie Boulevard to the December meeting. The motion was seconded by Mr. Smith. Voting yes: Chair Woleben-Meade and Commissioners Brill, Miller, and Smith. Voting no: none. **The motion carried.**

### IV. CONSENT AGENDA

Mr. Miller moved to approve and Appearance Review Certificate for Case 2018-AR-35, 413 Linden Avenue, Secure Futures, Window Sign; Case 2018-AR-37, 1625 Sheridan Road, Mathew Klujian & Sons, Awning; and Case 2018-AR-38, 126 Skokie Boulevard, Osteostrong, Wall and Window Sign. The motion was seconded by Mr. Brill. Voting yes: Chair Woleben-Meade and Commissioners Brill, Miller, and Smith. Voting no: none. **The motion carried.**

### V. CASES

**2018-AR-32  
1440 Sheridan Road**

**Wil-Shores Condominium Association  
Appearance Review Certificate**

Mr. Sivertsen called Case 2018-AR-32, 1440 Sheridan Road, Wil-Shores Condominium Association, for an Appearance Review Certificate to install replacement balcony railings.

Mr. States said they were proposing to replace balcony railings at four different locations on the building as well as at the terrace. The existing railings are past repair and need to be replaced. The new railings will be aluminum railings with a beige finish. They will be surfaced mounted to the side of the balcony.

Mr. Smith asked if they had close up photos of the existing balcony railings.

Mr. States said the existing railings are a type of wire mesh.

Mr. Smith asked the reasoning for replacing the mesh panels with a picket style railing.

Mr. States said they were proposing the picket style for aesthetic reasons.

Mr. Rick Hulse said the association chose the picket style after reviewing several options.

Ms. Woleben-Meade said the first three standards of review apply to this project. She thought all three standards were met.

Ms. Woleben-Meade said she liked the wire mesh, but did not feel anything was wrong with the proposed railing.

Mr. Smith agreed and said the proposed railing would be safer than the mesh and provide better visibility.

Mr. Rick Hulse said the building's owners selected the beige color so that it blended into the building rather than making a dramatic shift from what is existing.

Mr. Smith asked if there were any historical protection for the building.

Mr. Sivertsen said the building was not a local landmark so there were no restrictions to what could be done to the building.

Mr. Miller moved to approved Case 2018-AR-32, 1440 Sheridan Road, Wil-Shores Condominium Association, for an Appearance Review Certificate to install replacement balcony railings as submitted. The motion was seconded by Mr. Smith. Voting yes: Chair Woleben-Meade and Commissioners Brill, Miller, and Smith. Voting no: none. **The motion carried.**

**2018-AR-33  
101 Lake Avenue**

**Wilmette Park District  
Variation**

Mr. Sivertsen called Case 2018-AR-33, 101 Lake Avenue, Wilmette Park District, requesting an 18 shade tree landscape variation to permit the construction of a parking lot. The case is similar to a request that was reviewed at the previous meeting, however, in this case the landscaping islands are proposed, but they are short the required number of shade trees in those islands.

Mr. Any Tinucci said his firm was the project architect for the Gillson Beach restoration project. He also introduced Ed Blumer with his office and Steve Wilson, Executive Director of the Wilmette Park District. In the instance of the Gillson Beach parking lot, there are two issues forcing them to ask for the variation. The first issue is the flatness of the parking lot. There is currently significant ponding the existing parking lot caused by the lack of slope. They have increased the number of required islands from what is required by code to get more pervious area. When trees are planted in the existing sandy soil the soil needs to be amended with proper soil so the tree will properly grow. That then prevents stormwater from draining through the islands. The second reason for their variation request is to address resident wishes to maintain a view of the lake and not block the view with trees. The Park District had a lengthy public process where resident's wishes were voiced on this issue. He distributed copies of Park District meeting minutes where residents requested planting less trees so as to not block the view of the lake.

Ms. Woleben-Meade said the first reason stated was because of the engineering of the site, which they did so she feels the issue is self-created.

Mr. Tinucci said that wasn't the case. They didn't want to plant trees in some of the islands to allow as much stormwater to drain through the islands as possible.

Mr. Smith asked how water flows into the islands.

Mr. Tinucci said the curbs are actually flush curbs. Water flows across them.

Mr. Smith asked if there was any underground stormwater system proposed.

Mr. Tinucci said technically yes, but effectively no, since all of the water flows into the sand and out to Lake Michigan.

Ms. Woleben-Meade asked if they were doing any permeable pavers.

Mr. Tinucci said they are doing permeable pavers in the parking stalls. The drives are proposed as asphalt.

Ms. Woleben-Meade asked how many trees were being removed in order to construct the parking lot.

Mr. Tinucci said they were removing plus or minus 60 existing trees and proposing to plant 39 trees. He said in the area just outside of the parking lot they are proposing an additional eight (8) trees, so a total of 47 new trees. He clarified there would be a net loss of 13 trees.

Mr. Brill asked the size of the proposed trees.

Mr. Tinucci said they would all be code complaint 4-inch caliper at planting.

Mr. Miller asked for clarification on the applicant's statement that stormwater won't drain through amended soil as quickly as it will through sandy soil.

Mr. Tinucci said that is correct.

Ms. Woleben-Meade said trees also collect rainwater so by removing trees they will need to process more water.

Mr. Miller asked if there were types of shade trees that do well in a mix of soil.

Ms. Woleben-Meade said shade trees are not naturally in sandy soil.

Ms. Woleben-Meade said she agrees that she doesn't want to see a wall of trees, but there are other options for incorporating shade trees into this project. She sees there being two issues. The need to replace the trees which are being removed and then the need comply with the parking lot landscaping requirements.

Mr. Tinucci said the variation was only for the parking lot landscaping requirement, as there was no specific code requiring a one to one tree replacement requirement.













