



# VILLAGE OF WILMETTE

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

## MEETING MINUTES

### APPEARANCE REVIEW COMMISSION

**MONDAY, MAY 6, 2019**

**7:30 P.M.**

**SECOND FLOOR TRAINING ROOM**

---

Members Present: Charles Smith, Chairman  
Nada Andric  
Richard Brill  
Devan Castellano  
Doug Johnson  
Mason Miller  
Jeffery Saad

Members Absent: None

Guests: Kathy Lerner, 400 Linden Avenue  
Jeff Glazer, 505 Skokie Boulevard  
Dan Marguerite, 535 Green Bay Road  
Peter Cohen, 1107 Greenleaf Avenue  
Michael Mihelbergel, 1107 Greenleaf Avenue

Staff Present: Lucas Sivertsen, Business Development Coordinator

#### **I. CALL TO ORDER**

Mr. Smith called the meeting to order at 7:30 p.m.

#### **II. APPROVAL OF MINUTES; APPEARANCE REVIEW COMMISSION MEETING OF APRIL 1, 2019.**

Mr. Brill moved to approve the April 1, 2019 meeting minutes. The motion was seconded by Mr. Miller. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, Johnson, Miller, and Saad. Voting no: none. **The motion carried.**

### III. CASES

**2018-AR-31  
505 Skokie Boulevard**

**Images Med Spa  
Appearance Review Certificate**

Mr. Sivertsen called the case for 2018-AR-31, 505 Skokie Boulevard, requesting an Appearance Review Certificate to stain the existing brick façade.

Mr. Glazer explained he had originally requested permission to apply a Thorocoat material to the brick exterior. The commission had suggested he reconsider that material, which he did and modified his proposal to instead stain the brick. At the previous meeting, the commission had wanted to see some samples of the stained brick in the color he was proposing. He brought the material and color samples with him to show the commission. In follow-up to a question asked at the previous meeting, the stain would be both brushed and sprayed depending on where on the building the stain was being applied. Larger areas would be sprayed, but on tighter spaces where they needed to be more precise they would use a brush.

Mr. Miller asked if they would be staining the grout as well as the brick.

Mr. Glazer confirmed they would be staining both.

Ms. Castellano asked if the photos of the mock-ups in the packet were of the actual building.

Mr. Glazer said they were not photos of the actual building. They were photos of another project the contractor had done.

Mr. Johnson asked how the stain would be absorbed into the brick.

Mr. Glazer said he wasn't able to explain that level of detail, but did know that once the stain has been applied it would not be easily reversible. The stain is prepared by his contractor so there is not specific product data available.

Mr. Brill said the three brick samples presented had varying levels of smoothness. He asked which type of brick was being proposed.

Mr. Glazer explained the bricks meant to show the color, not the texture of the brick. The brick on his building had some texture to it.

Mr. Johnson said bricks can sometimes retain moisture, which can cause maintenance issues. Without having some type of product data, there's uncertainty about the future maintenance and appearance of the brick.

Mr. Glazer said one of the things they discussed at the previous meeting is that the owner would be obligated to maintain the building to what was approved.

Mr. Johnson said when he visited the site; he noticed the dark tone proposed would be a unique appearance in the area. Dissimilarity is one of the criteria the commission uses in making their decision.

Mr. Glazer said he thinks the change is going to add to the appearance of the area. The gas station and auto repair business are not in great shape. He doesn't feel the proposal will diminish the value of the area. He feels the design will compliment what the office building across the street is doing to their building.

Mr. Saad said he appreciates the applicant coming back a third time with additional information. He thinks the stain is more of an integral solution that won't chip like a paint might. It will be a messy process to apply the stain, so he cautioned Mr. Glazer when selecting a contractor.

Mr. Glazer said he did a lot of research on contractors after the commission recommended against the Thorocoat product. He met with four different contractors who perform brick staining in the area. He feels he selected a good contractor to perform the work.

Mr. Miller said the darker gray would be a better solution for the corner.

Mr. Miller moved to approved Case 2018-AR-31, 505 Skokie Boulevard, Images Med Spa for an Appearance Review Certificate to replace trim and stain the existing brick façade with the condition that stain match the dark grey sample provided. The motion was seconded by Ms. Andric. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, Johnson, Miller, and Saad. Voting no: none. **The motion carried.**

**2019-AR-13  
400 Linden Avenue**

**Lerner Property Management  
Appearance Review Certificate**

Mr. Sivertsen called Case 2019-AR-13, 400 Linden Avenue, requesting an Appearance Review Certificate to install wall mounted lighting fixtures along the north alley and rear parking lot of the existing building.

Ms. Kathy Lerner introduced herself as the property manager of 400 Linden Avenue. The property was purchased last fall and she has been working as the property manager since that time. The request for lighting is being made to help illuminate the parking lot for the benefit of their tenants and tenant's customers who use the lot. The current lot is very dark which a safety hazard is for the girls who take dance lessons at the dance studio in the building. Some of the businesses on the property have had break-ins. There is no lighting provided in the public alley. The lighting is the lowest position on the building it can be placed while still providing the necessary lighting.

Mr. Smith asked Ms. Lerner for the hours of operation of the businesses on her property. The dance school is open until 10:30 pm. The pizza place is open until 10 pm on the weekdays and 11 pm on weekends.

Mr. Brill asked if the businesses were in favor of the lighting.

Ms. Lerner said that all of the businesses were in favor of the lighting.

Mr. Brill asked if glare from any of the proposed lighting would extend past the property line.

Ms. Lerner said the only area where light crossed the property line where they would need a variation is along the north alley. Kitchen Classics is the neighbor across the alley. The owner said he had no issue with the lighting in the alley.

Mr. Brill asked if the Village had any opinion on lighting the alley.

Mr. Sivertsen said the Police Department is in favor of the proposed lighting.

Mr. Brill asked if the lighting complied with Village code.

Mr. Sivertsen said all the lighting is compliant except for the lighting along the north alley.

Mr. Smith asked if there was a timer to control the hours of illumination.

Ms. Lerner said a photocell would be used to control the hours of illumination.

Mr. Johnson asked if there was a Village policy on lighting alleys.

Mr. Sivertsen said he could speak to their Public Works Department to ask if there is a policy and bring the current issue to their attention.

Mr. Johnson said the 3000 Kelvin bulbs proposed were a good choice.

Ms. Andric moved to approve Case 2019-AR-13, 400 Linden Avenue, for an Appearance Review Certificate to install wall mounted lighting fixtures along the north alley and rear parking lot of the existing building. The motion was seconded by Ms. Castellano. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, Johnson, Miller, and Saad. Voting no: none. **The motion carried.**

**2019-AR-14  
535 Green Bay Road**

**The Backyard Barbecue Store  
Appearance Review Certificate**

Mr. Sivertsen called Case 2019-AR-14, 535 Green Bay Road, The Backyard Barbecue Store requesting an Appearance Review Certificate to remodel the northwest building façade with new cladding and new garage door.

Mr. Dan Marguerite said he already had a garage door at that location with some of the metal cladding on the sides. He wanted to add a counter on the inside of the store below the garage door. The outside face of the counter will be covered with the same metal cladding that exists on the building. The garage door would then be shortened. They originally had proposed a custom concrete counter-top, however, due to timing and costs he has decided to change the counter to an Italian bluestone.

Mr. Smith asked what would be planted in the counter-top planters during the late fall and winter.

Mr. Marguerite said he would probably plant the area with herbs for his pizzas in the spring and summer months, but wasn't sure about the fall and winter.

Mr. Saad said it wasn't shown on the drawings, but they will need a trim piece at the bottom of the new half-wall.

Mr. Miller asked if the garage door frames would be black.

Mr. Marguerite said they would be black to match the other windows on that wall.

Ms. Castellano asked if there was ADA height seating elsewhere in the seating area.

Mr. Marguerite said they had existing ADA height seating.

Mr. Brill moved to approve Case 2019-AR-14, 535 Green Bay Road, The Backyard Barbecue Store for an Appearance Review Certificate to remodel the northwest building façade with new cladding and new garage door. The motion was seconded by Mr. Johnson. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, Johnson, Miller, and Saad. Voting no: none. **The motion carried.**

**2019-AR-15**  
**1107 Greenleaf Avenue**

**Verona Condominium Association**  
**Preliminary Review**

Mr. Sivertsen called Case 2019-AR-15, 1107 Greenleaf Avenue, Verona Condominium Association, requesting a preliminary review of a request to modify landscaping in the side yard courtyard of the existing residential condominium building.

Mr. Michael Mihelbergel introduced himself as the President of the Verona Condominium Association. The association's goal in this project is to lift up the look of the building. They are working with the Village to replace the public sidewalk in front of the building, which will bring it in line with the other sidewalks on the block. They will be cleaning the brick on the front of the building. The courtyard is part of their revitalization initiative.

Mr. Peter Cohen said he is one of the original owners. When the association took over possession of the building from the developer, it was quite barren. They spent over \$200,000 to update the interior of the building, to make it a special environment. The owners are very excited to revitalize the exterior of the building. They asked the architect to come up with something that has Italian references. After doing a fair amount of research, they came up with the idea of installing a ceremonial planter, which is European. The traffic pattern would run on either side of the planter. That is the basis for their design. They are proposing a paver system that mimics slate. They will have different pavers for the entry, patio and border.

Mr. Brill asked who will be viewing the patio area.

Mr. Cohen said it is largely private, except for the north end, which is adjacent to the public sidewalk.

Mr. Mihelbergel said the courtyard currently has drainage issues which they plan to resolve with the new courtyard work.

Mr. Saad asked if the property had an impervious surface coverage requirements that would limit the amount of paved surface they could have.

Mr. Sivertsen said this property did not have the same coverage requirements that single-family residential properties in town have.

Mr. Smith asked about the drain covers for the trench drains. He asked the applicants to be conscious of the spacing to make sure they do not become a hazard for people wearing high heels.

Ms. Castellano said the northernmost drain is currently located where the walk is most narrow. She suggested moving the drain to where the paved surface is wider.

Mr. Smith asked the applicants to present the proposed lighting.

Mr. Cohen said they would have lighting underneath the seat wall surrounding the planter as well as an accent light in the planter. There's also surface mounted lighting that exists. He said they are still unsure what they want to plant in the ceremonial planter. His original idea was a Tuscan pine, however, that would not survive. The other suggestion was to plant a cluster of arborvitae that could be sculpted or a Japanese maple.

Mr. Cohen said they will have finish materials for the final review in June. They may also have revisions to the drainage depending on what their plumber discovers.

Mr. Saad said there are companies that make LED strips that are curved that could match the curve of the planter.

#### **IV. PUBLIC COMMENT**

There were no additional public comments.

#### **V. ADJOURNMENT**

At 8:45 p.m., Mr. Johnson moved to adjourn the meeting. The motion was seconded by Mr. Miller. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, Johnson, Miller, and Saad. Voting no: none. **The motion carried.**