



# VILLAGE OF WILMETTE

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

## MEETING MINUTES

### APPEARANCE REVIEW COMMISSION

MONDAY, JUNE 3, 2019

7:30 P.M.

SECOND FLOOR TRAINING ROOM

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Members Present: Charles Smith, Chairman  
Nada Andric  
Richard Brill  
Devan Castellano  
Doug Johnson

Members Absent: Mason Miller  
Jeffery Saad

Guests: Michael Mihelbergel, 1107 Greenleaf Avenue  
Laura Moss, 1657 Sheridan Road  
Brad McCauley, 888 S. Michigan Avenue, Chicago, IL  
Chikako Eickbush, 1162 Wilmette Avenue  
Sam Smith, 2155 Old Willow Road, Northfield, IL

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 MAY 6, 2019.

Mr. Johnson moved to approve the May 6, 2019 meeting minutes. The motion was seconded by Mr. Brill. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**

### III. CONSENT AGENDA

Mr. Bill moved to grant an Appearance Review Certificate for Cases 2019-AR-17, 165 Green Bay Road, Imperial Nail Spa, Wall Sign; and Case 2019-AR-18, 1413 Lake Avenue, Dave's Decorative Painting and Refinishing, Wall Sign. The motion was seconded by Mr. Johnson. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**

### IV. CASES

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

**Verona Condominium Association  
Appearance Review Certificate**

Mr. Sivertsen called Case 2019-AR-15, 1107 Greenleaf Avenue, Verona Condominium Association, requesting an Appearance Review Certificate 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. He presented the material samples and brochures of the pavers to indicate which style and color they were proposing.

Ms. Andric asked what would be between the pavers.

Mr. Michael Mihelbergel said there wouldn't be anything in between the pavers. Each paver would butt up to one another.

Mr. Mihelbergel said they heard the commission's comments from the previous meeting and decided to include heel proof grates so that heels would not get stuck in the grate openings.

Mr. Johnson asked if the grates and pavers would settle differently, thereby, causing potential tripping hazards.

Mr. Mihelbergel said he wasn't sure but would bring up that issue to their engineer.

Mr. Smith asked the applicant to describe the proposed lighting.

Mr. Mihelbergel said there would be conduit laid underneath the pavers to provide electricity to several light fixtures in the round planter. There would be uplighting within the planter and downlighting around the outside of the planter to illuminate the pavers.

Mr. Mihelbergel said they were proposing dwarf arborvitae inside the round planter.

Mr. Johnson moved to approved Case 2019-AR-15, 1107 Greenleaf Avenue, Verona Condominium Association, for an Appearance Review Certificate to modify landscaping in the side yard courtyard of the existing residential condominium building. The motion was seconded by Ms. Andric. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**

**2019-AR-16**  
**1657 Sheridan Road**

**Laura Moss**  
**Appearance Review Certificate**

Mr. Sivertsen called Case 2019-AR-16, 1657 Sheridan Road, Laura Moss, requesting an Appearance Review Certificate to install a chain link fence around the rear of the property.

Ms. Moss said her goal was to block off vehicle access to preclude cars from parking on the property.

Mr. Smith said the notes indicated the property owner has plans to develop the property. He was wondering how long they propose the fence will be up while a development plan is formed.

Ms. Moss doesn't have a specific development plan, but she hopes within two to three years the lot will be approved for development.

Ms. Andric asked if this property was part of Plaza del Lago.

Ms. Moss said it was not part of that property. The subject property is on the north side of the alley from Plaza del Lago.

Mr. Johnson asked what consideration was given to the choice of materials for the fence. A chain link fence would be out of character with the neighborhood given the upscale homes across the street.

Ms. Moss said she was looking for the least expensive fence that would block off access to her property. She was hoping to put the money she might spend on a fence towards her development plan.

Mr. Smith said the commission needed to look at the standards of review which includes how the proposal relates to the neighborhood.

Ms. Moss said the lot is currently vacant. It has been moving toward being decrepit over the last 15 years. Since she has put up the no parking signs, and gotten the cars off the property it has helped the appearance of the property. She wanted to be clear that she did not own all three parcels of land. The two that she owns were purchased in late 2017, but she has been unable to do anything with them until recently.

Mr. Brill asked if the applicant had looked at any other fence options.

Ms. Moss said she could look at a 4 foot tall picket fence or a split rail fence.

Mr. Smith said if the main goal was to prevent vehicles from entering the property they could use wheel stops.

Ms. Moss said her tax attorney said wheel stops would not be satisfactory to the assessor's office in proving that the property cannot be used for parking.

Mr. Smith said he understood the applicant to say the goal was to make sure the property could not be deemed an income producing property.

Ms. Moss said the was the goal until the property is developed.

Mr. Johnson asked if they were talking about parking stops. He thought they could be set in rebar so that they are not removable.

Ms. Andric asked if a guardrail was an option.

Ms. Moss said she thought a guard rail would be more expensive than a wooden fence. She asked if a split rail fence would be acceptable to the commission.

Mr. Johnson said he would want to see the proposed for the split rail fence. His first preference would be to have wheel stops set in rebar. His second option would be for a split rail fence.

Mr. Smith asked the applicant to go back to their tax attorney and confirm whether or not wheel stops set in rebar will be acceptable to the assessor's office.

Mr. Johnson moved to request the wheel stops be explored and that the case be continued to the July 1, 2019 meeting. The motion was seconded by Ms. Castellano. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**

**2019-AR-19  
2031 Elmwood Avenue**

**Ronald Knox Montessori  
Appearance Review Certificate**

Mr. Sivertsen called Case 2019-AR-19, 2031 Elmwood Avenue, Ronald Knox Montessori, requesting an Appearance Review Certificate to modify an existing playground and install a replacement fence in the rear yard of the existing school.

Mr. Brad McCauley said he was the landscape architect who was helping the school. He said the school wanted to update their playground. They wanted to have a natural play area. He reviewed the plans for the playground and explained that most of the work had already been completed.

Mr. Castellano asked who was directly adjacent to the playground.

Mr. Sivertsen said the Sister's of Christian Charity lived in the building behind the Montessori school. The single-family homes were across Elmwood to the north.

Mr. McCauley said the fence was set in concrete.

Mr. Smith asked if the concrete was installed below the frost line.

Mr. McCauley said it was installed below the frost line.

Mr. McCauley said there were six posts installed for the shade structure. These were also installed below the frost line.

Mr. Sivertsen explained the items that were proposed/installed that would require a permit and thus would require an Appearance Review Certificate included the posts for the shade structure and the fence. He said the other movable equipment, while part of the overall project, are not subject to appearance review.

Mr. Smith read an email from Ms. Olga Domchenko regarding the case. He said Ms. Domchenko was a neighbor who lived across the street from the school.

Mr. Sivertsen said a fence permit and a permit for the fence posts should have been issued prior to the start of the project. He said the Village would not be able to issue a permit without the Appearance Review approval. That permit would still need to be issued pending the outcome of the commission's review.

Mr. Smith asked for the name of the contractor who installed the equipment.

Mr. McCauley said it was GRG Playscapes.

Mr. Smith asked if that contractor has done with within the Village in the past.

Mr. Sivertsen said he couldn't say for sure if they had or not.

Mr. Smith said he thought the architect and contractor should have known better than to start the work without permits.

Mr. Brill asked if there was a Village requirement that playgrounds are reviewed for safety.

Mr. Sivertsen said that most of that is reviewed by the Department of Children & Family Services, which is a state agency. While the safety of equipment is important it is not something which is reviewed by the Village because there are other agencies who provide that oversight.

There was discussion of enforcement on projects done without a permit.

Mr. Sivertsen explained the notice procedure for cases that are reviewed by the Appearance Review Commission.

Ms. Andric asked the material type used to construct the fence.

Mr. McCauley said the fence is made from robinia wood. It is finished with a non-toxic water based sealer.

Mr. Johnson said he understands there are other agencies who have oversight over playground equipment, however, he wanted to share his safety concern over the water feature used by children as young as two years of age. In addition, he hoped the Village had some type of enforcement policy in place for projects done without a permit.

Mr. Brill asked if any design specifications have been submitted to the Village for the fence and shade structure posts. He wondered if they could specify in their approval that specifics be included when the applicant submit permit applications to the Village.

Ms. Castellano asked if there were maximum height regulations that would apply to the proposed structures.

Mr. Sivertsen said the required maximum height for the equipment was 15 feet.

Mr. McCauley said the tallest proposed height is around 11 feet.

Ms. Castellano asked how the edges of the wood fence were treated and how far apart the pickets were spaces.

Mr. McCauley said they have approximately a half inch bevel. He said the spacing between the pickets were less than the 4 inch opening limit.

Mr. Brill moved to approve Case 2019-AR-19, Ronald Knox Montessori, 2031 Elmwood Avenue, for an Appearance Review Certificate for the fence and shade structure, with a provision that the owner submit full specifications of the fence and shade structure prior to a permit being issued. The motion was seconded by Ms. Castellano. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**

**2019-AR-20  
1162-1164 Wilmette Avenue**

**Torino Ramen  
Appearance Review Certificate**

Mr. Sivertsen called Case 2019-AR-20, 1162-1164 Wilmette Avenue, Torino Ramen, requesting an Appearance Review Certificate to remodel the storefront to accommodate the expansion of the existing restaurant.

Ms. Chikako Eickbush introduced herself as the owner of Torino Ramen.

Mr. Sam Smith said he was the general contractor for the original space as well. They will be extending the existing 2x10 cedar boards across to the new storefront as well as extend the goose-neck lighting. They will use the same color and finish. They proposed painting the storefront window frame of the new space to match the existing storefront color.

Mr. Brill asked what was happening to the rest of the subdivided storefront.

Mr. Sam Smith said he thought it was going to be a nail salon.

Mr. Charles Smith went over the standards of review and found that all applicable standards were met.

Mr. Charles Smith asked if signage was part of this proposal.

Mr. Sivertsen said the applicant had not submitted a sign proposal and would use the existing signage.

Mr. Johnson moved to approve Case 2019-AR-20, 1162-1164 Wilmette Avenue, Torino Ramen, for an Appearance Review Certificate to remodel the storefront to accommodate the expansion of the existing restaurant. The motion was seconded by Mr. Brill. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**

## V. PUBLIC COMMENT

There were no additional public comments.

## VI. ADJOURNMENT

At 8:52 p.m., Mr. Johnson moved to adjourn the meeting. The motion was seconded by Mr. Brill. Voting yes: Chairman Smith and Commissioners Andric, Brill, Castellano, and Johnson. Voting no: none. **The motion carried.**