



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

APPEARANCE REVIEW COMMISSION

MONDAY, OCTOBER 5, 2015

7:30 P.M.

SECOND FLOOR TRAINING ROOM

Members Present: Tim Sheridan, Chairman
William Bradford
Dan Collyer
Daniel Elkins
Mason Miller
Craig Phillips
Carrie Woleben-Meade

Members Absent: None

Guests: Carl Todd, 3207 Lake Avenue
Barbara Todd, 3207 Lake Avenue
Cathy Ottinger, 2404 Spring Ridge Drive, Spring Grove, IL
Sydney Schneidman, 1500 Sheridan Road
Bill Pappas, 5677 N. Northwest Hwy., Chicago, IL
Peter Witmer, 272 E. Deerpath, Lake Forest, IL

Staff Present: Lucas Sivertsen, Planner III

I. CALL TO ORDER

Chairman Sheridan called the meeting to order at 7:30 p.m.

II. APPROVAL OF MINUTES; APPEARANCE REVIEW COMMISSION MEETING OF AUGUST 31, 2015.

Mr. Bradford moved to approve the August 31, 2015 meeting minutes as amended. The motion was seconded by Mr. Phillips. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

III. CONTINUANCES

Mr. Elkins moved to continue Case 2015-AR-06, 422-444 Ridge Road, BCH 422; and Case 2015-AR-20, 135 Green Bay Road, IL Center for Digestive Health to the November 2, 2015 meeting. The motion was seconded by Mr. Bradford. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

IV. CASES

**2015-AR-27
North Shore Kitchen & Bath**

**3207 Lake Avenue
Sign Variation**

Mr. Sivertsen called Case 2015-AR-27, 3207 Lake Avenue, North Shore Kitchen & Bath, requesting a variation from the Westlake Plaza Local Sign Ordinance to display more than one wall sign per street frontage and a variation to display two rows of lettering on a single raceway.

Ms. Kathy Ottinger said she was representing the petitioner as their sign contractor. She said they are proposing to install two signs on their north façade which is their storefront. They would like to put Kitchen & Bath on the lower (left side) sign band and North Shore on the upper (left) sign band. They are also proposing to install a sign on the east elevation facing Skokie Boulevard that would read North Shore Kitchen & Bath.

Mr. Sheridan asked why they were proposing to install the words “North” and “Shore” on two separate rows on the same raceway.

Ms. Ottinger said the landlord made the raceway too short to install the entire name on one raceway.

Mr. Sheridan asked Mr. Sivertsen if the landlord shortened the raceway because of a code limitation on signable area.

Mr. Sivertsen said the landlord could have proposed a longer raceway that met the sign regulations.

Mr. Sheridan said the north façade is pretty self-explanatory. The variation request made sense to him. When the landlord was before the Commission seeking approval for the façade remodeling he remembers a discussion of how the businesses logo could be installed on the left sign band.

Mr. Bradford said he doesn't have a problem with the sign variation request. The east facing sign raceway being as short as it is presents a problem. In order to get the entire business name to fit on the existing raceway the letter height would need to be so small the no one could read it. The small piece on the end on the taller parapet wall is too small for any retail signage. The signs on the north elevation fit well along the entire storefront.

Ms. Woleben Meade asked for the sign of the letters on the Lou Malnati's sign that was difficult to read.

Mr. Sivertsen said they had installed a script letter that was 18 inches in height. Because the "L" in their logo was so tall compared to the other letters in the name, the "L" was 18 inches, but the other letters were much smaller.

Mr. Phillips asked if they had considered stacking the words "north" "shore" on both signs.

Mr. Todd said they had looked at many variation, but felt this version made the most sense.

Mr. Elkins said having the words "north" "shore" on the left side helps to balance the storefront.

Mr. Phillips asked for an explanation of the hardship in this request.

Ms. Ottinger said the landlord had built the raceway too short to fit their entire name at 18 inch letter height. They were trying to work with the raceway they were given.

Mr. Bradford thought the hardship on the north elevation was created by the existing taller parapet wall which split the existing storefront into two bays. On the east elevation the hardship was the raceway was too short. The condition was not created by the tenant.

Mr. Phillips said he was concerned for the type of precedent they might be setting if the variations are granted.

Mr. Sivertsen said he thought this was one of the only storefronts in the shopping center that was broken up by a column going all the way to the roof line. Shabahang Carpets had a column as well, but each sign band was significantly larger than the sign band available to Shabahang because it had two rows of raceways.

Mr. Bradford said these regulations are specific to the local sign ordinance. He was not concerned about an unintended precedent being set.

Findings of Fact

The Commission found the brick column and size of the existing raceway presented both a hardship and unusual circumstance. The storefront was broken up by an existing brick column on the north elevation and the existing raceway installed by the landlord was not long enough. The signage was consistent in size to other signs in the shopping center.

Decision

Mr. Bradford moved to recommend granting Case 2014-AR-27, 3207 Lake Avenue, North Shore Kitchen & Bath, for a variation to display more than one wall sign per frontage and a variation to display two rows of lettering on a single raceway. The motion was seconded by Mr. Elkins. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

**2015-AR-31
1500 Sheridan Road HOA**

**1500 Sheridan Road
Appearance Review Certificate**

Mr. Sivertsen called Case 2015-AR-31, 1500 Sheridan Road, 1500 Sheridan Road HOA, for an Appearance Review Certificate to install six roof top units.

Mr. Sydney Schneidman said he was vice president of the home owners association and chair of the building committee. They are proposing the replace the hvac and make up air units for the building. The existing equipment is original from the 1970's when the building was built and they need to be replaced. They are shifting to gas powered units which are too large to get into the existing penthouse enclosure where the existing units are located. The existing units will need to be dismantled and removed from the building piece by piece. Mr. Schneidman reviewed the plans with the Appearance Review Commission. He stated because the units will be located perpendicular to the street to minimize the visual impact of the units. He said the new units won't be visible from the sidewalk, but they would be visible from across Sheridan Road. They are asking for an exemption from the Commission so they don't have to screen the units. He would be concerned if light weight screening is installed on the roof because of the high winds on the roof.

Mr. Bradford said he was at Plaza del Lago over the weekend. He was standing along the fence next to Sheridan Road and he could see the upper roof. He thought the units will be visible. Plaza del Lago is a very prominent location in Wilmette. He didn't know why the roof top units shouldn't be screened.

Ms. Woleben-Meade said the applicant had mentioned the concern over the wind blowing against the screening. There are many high rise buildings with screening in our area so it is unlikely that it would be impossible in this case.

Mr. Elkins said the screen would need to be designed to withstand the wind load.

Mr. Phillips said there are manufacturers who make screens that attached directly to the units rather than installing a structural screen on the roof top.

Mr. Schneidman said it sounded like the exemption was not going to be supported and offered an alternative to paint the roof top units.

Mr. Sheridan said the biggest problem is that screening is required per the standards of review. He didn't know what the petitioner's hardship would be to not provide the required screening.

Mr. Phillips asked if they could be pushed back any further so they wouldn't be as visible.

Mr. Schneidman said they couldn't because of the proximity to the sides of the roof.

Mr. Sheridan asked what other equipment was up on the roof that might interfere with the placement of the roof top units.

Mr. Schneidman said there were exhaust fans for both the bathrooms and kitchens.

Mr. Elkins said while it isn't under their purview he said there are requirements for the distance that exhaust fans needed to be away from air intakes.

Mr. Sheridan asked the applicant to explain where the air intake would be in relation to the exhaust fans. He wanted to know if there would need to be ductwork installed on the roof that would also need to be screened.

Mr. Pappas said there would be exterior air ducts on some of the units.

Mr. Bradford said that is all the more reason why there should be screening.

Mr. Sheridan said he realized the screening will cost the association extra money, however, the standards of review don't consider cost as a hardship.

Mr. Schneidman said he understood where the Commission is coming from. He asked what type of hardship would be a valid argument.

Mr. Bradford said a valid hardship would be if the applicant were able to prove that screening was structurally impossible to install.

Mr. Schneidman asked if they agreed to screen the units would they be able to obtain a building permit to install the units with the understanding they would come back to the Commission at a later date to show how the units would be screened.

Mr. Collyer said the manufacturer of the roof top units could probably come up with an idea of how the units could be screened. They would have likely provided units to another building where wind load was a concern and might already have that information.

Ms. Woleben-Meade said because it has been done on other buildings, she felt it would be difficult to make an argument to not install screening.

Mr. Schneidman said he didn't know about installing a wall of screening, but if they installed screening around each unit would that be sufficient.

Mr. Sheridan said he thought that would be sufficient, but he would need to see the design. While he thought it would look better to screen all the units in one continuous wall he didn't know how they could require that type of screen.

Mr. Schneidman said he had a brochure on screening for the individual units and asked if that would be sufficient.

Mr. Sheridan said if they needed to make some modification to something because of the ductwork the Commission would need to know how that would work.

Mr. Sivertsen said until the final design is approved the location of the units may change. They wouldn't be able to issue a permit until the design is finalized.

Mr. Phillips moved to continue Case 2015-AR-31, 1500 Sheridan Road, to the November 2, 2015 meeting. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

**2015-AR-36
Michigan Shores Club**

**911 Michigan Avenue
Appearance Review Certificate**

Mr. Sivertsen called Case 2015-AR-36, 911 Michigan Avenue, Michigan Shores Club, for an Appearance Review Certificate to remodel the east exterior with new doors, patio, landscaping and lighting.

Mr. Peter Witmer said he was the architect for the project. The club has done a lot of improvements to the building which has helped revitalize the club. The current project is to make the interior bar and restaurant area interact better with the outside space. They want to create windows that open up into the existing window well with stairs leading up to a new patio. The stairs would be concrete and the terrace would match the brick on the existing terrace to the north. Marvin makes windows that will closely match the windows above on the second floor. Those windows are actually replacement windows. The mullions will closely match what is there. A new awning will limit the amount of water coming into the below grade areaway

Mr. Bradford said there are some scupper boxes with leaders coming down that will interfere with the awning.

Mr. Witmer said they will need to cut through the awning at that point. He didn't think it will be too bad of a detail. He would rather do that then try and run the downspout to one side above the awning. They will likely run the downspout to the south.

Mr. Phillips asked what color the light sconces would be.

Mr. Witmer said they will be bronze.

Mr. Phillips moved to approve an Appearance Review Certificate for Case 2015-AR-36, 911 Michigan Avenue, Michigan Shores Club to remodel the east exterior with new doors, patio, landscaping and lighting, with the condition that the light fixtures will have a bronze finish. The motion was seconded by Mr. Elkins. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

V. NEW BUSINESS

Mr. Sivertsen said Imperial Motors will be coming back to the Commission for a preliminary review. Jaguar corporate has revised their dealership design concept. Once their architect has some conceptual plans based on the new design they will present the plans to the Commission.

VI. ADJOURNMENT

At 8:46 p.m., Mr. Bradford moved to adjourn the meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**