



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

APPEARANCE REVIEW COMMISSION

MONDAY, JULY 6, 2015

7:30 P.M.

SECOND FLOOR TRAINING ROOM

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

Members Absent: William Bradford
Craig Phillips

Guests: William Ng, 1239 W. Winnemac, Chicago, 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 JUNE 1, 2015.

Mr. Elkins moved the Commission approve the June 1, 2015 meeting minutes. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Sheridan, and Commissions Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**

III. CONTINUANCES

Ms. Woleben-Meade moved to continued Case 2015-AR-04, 721 Green Bay Road, Imperial Motors to the August 3, 2015 meeting. The motion was seconded by Mr. Elkins. Voting yes: Chairman Sheridan, and Commissions Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**

IV. CONSENT AGENDA

Mr. Elkins moved to approve Case 2015-AR-21, 531 Green Bay Road, Wilmette Food Mart; Case 2015-AR-22, 3510 Wilmette Avenue, Chicago Northside Storage; and Case 2015-AR-23, 1103-1107 Central Avenue, Wesley Realty. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Sheridan, and Commissions Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**

V. CASES

**2015-AR-06
BCH 422, LLC.**

**422-444 Ridge Road
Appearance Review Certificate**

Mr. Sivertsen called Case 2015-AR-06, 422-444 Ridge Road, for an Appearance Review Certificate to expand an existing parking lot, install landscaping, and remodel apartments with new window wells and air conditioning units.

Mr. William Ng stated he was the architect for the project. The owner is renovating apartment units including some one bedroom units to two bedroom units and some to three bedroom units. The units are split level with some of the units having deep basements. Some of the basement units were already being used as sleeping areas so the new building owner is converting those basement areas into bedrooms that provide proper egress windows. They are also expanding the parking lot from 24 spaces to 34 spaces including 2 handicapped spaces. The expanded parking lot includes installing curb and gutter and new landscaping. When the request went to the Zoning Board of Appeals it included new decks. The owner has since removed the decks from their request and are no longer wishing to seek an Appearance Review Certificate for decks. The decks are incorrectly shown on the site plan submitted to the Appearance Review Commission.

Ms. Woleben-Meade asked if the landscaped piers shown in the rendering were proposed. They did not show up in the landscape plan.

Mr. Ng said the owner would like to include the landscaped piers in the plan.

Mr. Sivertsen asked if the fence shown in the rendering was proposed as well.

Mr. Ng said the fence is actually on the property to the south which is why he didn't show it on the site plan, but a new fence would be installed and it will follow the detail shown in the submittal.

Mr. Ng showed the brick samples of the trash enclosure. The bricks would be from Glen-Gery Brick in style Winnetka.

Mr. Sheridan asked if there would be a landscaped pier on each side of the driveway.

Mr. Ng said there would be one landscaped pier on at the south driveway and one landscaped pier on each side of the north driveway. He said the planter would consist of a brick column with a limestone cap. An urn would then sit on top of the limestone cap.

Mr. Sheridan said they would need to see specifics on the planter before the Commission would approve the request. He was supportive of the idea, but he would need more information.

Mr. Sheridan said the building department might have an issue with the height of the window well and the lack of a ladder.

Mr. Ng said they would have a ladder in the window well.

Ms. Woleben-Meade moved to approve an Appearance Review Certificate for Case 2015-AR-06, based on the plans submitted including a new fence just south of the property line on property also owned by the petitioner with the condition that the petitioner will return with specifics on the landscaped piers. The motion was seconded by Mr. Elkins. Voting yes: Chairman Sheridan, and Commissions Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**

**2015-AR-20
Illinois Center for Digestive and Liver Health**

**135 Green Bay Road
Appearance Review Certificate**

Mr. Sivertsen called Case 2015-AR-20, 135 Green Bay Road, Illinois Center for Digestive and Liver Health for an Appearance Review Certificate to remodel the exterior of an existing building including new windows, face brick, paving, landscaping, lighting, and signage.

Mr. William Ng stated he was the architect for the project.

Mr. Sheridan was reviewing the photometric calculations and noticed the amount of lighting at the lot line exceeded the Village's regulations.

Ms. Woleben-Meade asked for a material sample of the brick.

Mr. Ng said the brick sample was a Medium Ironspot 46 Velour Modular Brick manufactured by Endicott Clay Products.

Mr. Sheridan stated Endicott Clay Products is a high quality brick manufacturer.

Mr. Ng said he was not able to get a sample of the rooftop screening. The manufacturer said it would take an additional six weeks before he could get a sample.

Mr. Sheridan said the Commission would need to see a sample at some point, but that he didn't feel it should hold up the current review.

Mr. Elkins said he wasn't sure how the transition from brick to stucco would work.

Mr. Ng said the color rendering was not as representative of the materials as it should be. The existing southwest (side) elevation of the building is a whitish neutral colored brick. That brick would remain. The stucco would be added to the rear of the building that is currently painted concrete block. A parapet wall would be added to the rear of the building to help level the wall and screen rooftop equipment. He will add a detail drawing to show the transition from brick to stucco.

Ms. Woleben-Meade asked to see the trash enclosure material sample.

Mr. Ng said the enclosure would use the same face brick as the building. The enclosure gate would be a Trex material.

Mr. Miller asked if the steel canopy would be corrugated.

Mr. Ng said they would use a heavy gauge metal. All of the metal would be dark bronze including the storefront window and door framing. The stucco would match the face brick color.

Mr. Sheridan said the only issues are the lighting, sample of the roof top mechanical screen, and the detail of the brick/stucco transition.

Mr. Sivertsen asked if the windows would have divided lights.

Mr. Ng said the second and third story windows would not have mullions. The storefront windows would be one large window without mullions.

Ms. Woleben-Meade moved to approve and Appearance Review Certificate for Case 2015-AR-20, 135 Green Bay Road based on the plans submitted with the following conditions: 1) the storefront windows would be one large pane, 2) the second and third story windows would not have mullions, 3) provide lighting specifications not to exceed 0.5 foot candles at the lot line, 4) provide the mechanical screen sample, and 5) provide a detail of the brick/stucco transition. The motion was seconded by Mr. Elkins. Voting yes: Chairman Sheridan, and Commissions Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**

VI. ADJOURNMENT

At 8:17 p.m., Mr. Elkins moved to adjourn the meeting. The motion was seconded by Mr. Collyer. Voting yes: Chairman Sheridan, and Commissions Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**