



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

APPEARANCE REVIEW COMMISSION

MONDAY, FEBRUARY 6, 2017

7:30 P.M.

SECOND FLOOR TRAINING ROOM

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

Members Absent: Dan Collyer

Guests: Lynn Dee, 1616 Sheridan Road
Christopher Kaechele, 1616 Sheridan Road
Omar Bailey, 35 E Wacker Drive
Damen Wilson, 35 E Wacker Drive

Staff Present: Lucas Sivertsen, Business Development Coordinator

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES; APPEARANCE REVIEW COMMISSION MEETING OF JANUARY 9, 2017.

Ms. Woleben-Meade moved to approve the January 9, 2017 meeting minutes as submitted. The motion was seconded by Mr. Elkins. Voting yes: Chairman Bradford and Commissioners Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

III. CONSENT AGENDA

Mr. Phillips moved to approve an Appearance Review Certificate for Case 2017-AR-07, 723 Ridge Road, Peterson Orthodontics, Certificate. The motion was seconded by Mr. Elkins. Voting yes: Chairman Bradford and Commissioners Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

IV. CASES

2017-AR-04
1616 Condominium Association

1616 Sheridan Road
Appearance Review Certificate

Mr. Sivertsen called Case 2017-AR-04, 1616 Sheridan Road, 1616 Condominium Association, for an Appearance Review Certificate to install a new trash enclosure.

Mr. Christopher Kaechele said he was the fence contractor. The proposal is to construct a PVC fence to enclose the dumpsters in the northwest corner of the property.

Mr. Bradford said it appeared the fence would be installed on the south and east and that the existing retaining wall would enclose the area to the west and north.

Mr. Kaechele said that was correct.

Mr. Elkins asked about the proposed height of the fence. He wasn't sure if the fence would actually screen the dumpsters if the top foot of the fence was a decorative picket.

Ms. Lynn Dee said the dumpsters are only about 4 feet in height.

Ms. Woleben-Meade asked the applicant if they felt strongly about the picket on the top.

Ms. Dee said she didn't feel strongly about the picket. It was the request of one of the home owner's association board members to match the look of the other fence which had recently been installed.

Mr. Bradford said he thought it was a better idea to replace the picket with a continuation of the solid fence.

Mr. Phillips said he didn't have a problem with the height as much as he did with the material. In his experience, PVC is not a very durable material.

Ms. Dee said their thought was that PVC is low maintenance since it won't chip or fade.

Ms. Woleben-Meade said PVC can crack since its hollow, which can lead to a different kind of maintenance. If it were a resin product which is solid it would be much more durable.

Mr. Kaechele said the PVC is maintenance free, but once it is damaged the repair bill is going to be much more than it would if it were a wooden fence. It will crack as Commissioner Woleben-Meade stated.

Mr. Bradford asked if there was any consideration given to using protective bollards so the fence would be less likely to be damaged.

Mr. Kaechele said bollards weren't requested, but they could look into the matter.

Mr. Elkins said PVC fencing isn't necessarily prohibited. He felt it would be up to the management company.

Ms. Woleben-Meade said if low maintenance was the board's concern there are better options out there like Azek that are solid composite materials.

Mr. Elkins moved to approve Case 2017-AR-04, 1616 Sheridan Road, 1616 Condominium Association, for an Appearance Review Certificate to install a trash enclosure as submitted with the modification that the fence will be a solid fence from grade to approximately 6 feet above grade in lieu of the accent pickets as shown in the submittal. The motion was seconded by Mr. Miller. Voting yes: Chairman Bradford and Commissioners Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

**2017-AR-05
Baker Demonstration School**

**201 Sheridan Road
Appearance Review Certificate**

Mr. Sivertsen called Case 2017-AR-05, 201 Sheridan Road, Baker Demonstration School, for an Appearance Review Certificate to remodel the vestibule on the north elevation of the building.

Mr. Omar Bailey stated they are doing a renovation to the front entry of the building as well as an interior renovation to the front office area. The main concerns for the project were student safety and wayfinding. The existing entry is setback under the colonnade. They hope to make the entrance more visible.

Mr. Bradford asked what was proposed for the west face of the vestibule.

Mr. Damon Wilson said the west face of the vestibule was thicker to accommodate some heating equipment inside the vestibule. They added some circular windows to add some playfulness to the entry. The exterior was proposed to be stucco to match the stucco ceiling of the colonnade. The other exterior walls and doors of the vestibule are intended to be welcoming and clear.

Mr. Bradford asked the applicant to describe in more detail the proposed canopy.

Mr. Bailey said the canopy would be metal with a blue finish.

Mr. Miller asked how the canopy would be supported.

Mr. Bailey said there would be tie rods supporting it from above. It would be a curved steel plate fabricated by an awning manufacturer.

Mr. Elkins said he wasn't sure the awning would be able to be that thin based off his experience.

Mr. Bailey said they are planning to extend the canopy out as far as possible, but the intent is not for people to stand beneath the canopy for shelter. It's more of an identifier. They will need to work with the manufacturer on the structural details. It would extend roughly 3 to 4 feet from the building.

Mr. Elkins said he is not against the design, he is just not sure they will be able to construct the awning as drawn in the rendering. He was also wondering if they were going to have some diverters for rain. The door framing is pretty minimal. He wonders if they will be able to accomplish this structurally as drawn.

Mr. Wilson said their goal is to get the door framing as minimal as possible.

Mr. Elkins said he doesn't have an objection esthetically to the stucco, but thinks it might not be durable enough for the location that close to the ground.

Mr. Sivertsen asked if the arch of the canopy would match the arch of the entrance.

Mr. Bailey said he thought the manufacturer could do that.

Mr. Miller asked if the canopy manufacturer would do the engineering for the canopy and if have they commented on the thinness of the profile.

Mr. Bailey said they would do the engineering, but they haven't yet commented on the profile. They haven't gotten to that point yet.

Mr. Phillips said he didn't think they had enough information to vote on the request. The concept is fine, but there are some technical details that still need to be worked out.

There was consensus among the commission that the design was going in the right direction, but that some of the details needed to be worked out.

Mr. Bailey said they were also considering installing exterior lighting fixtures on either side of the vestibule to help better define the entrance.

Ms. Woleben-Meade moved to continue Case 2017-AR-05 to the March 6, 2017 meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Bradford and Commissioners Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

V. PUBLIC COMMENT

There were no additional public comments.

VI. ADJOURNMENT

At 8:18 p.m., Mr. Elkins moved to adjourn the meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Bradford and Commissioners Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**