



# VILLAGE OF WILMETTE

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

## MEETING MINUTES

### APPEARANCE REVIEW COMMISSION

MONDAY, MARCH 6, 2017

7:30 P.M.

SECOND FLOOR TRAINING ROOM

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

Members Absent: None

Guests: Omar Bailey, 35 E. Wacker Drive, Chicago, IL  
Damen Wilson, 35 E. Wacker Drive, Chicago, IL  
Tim Ryan, 254 N. Babcock, Palatine, IL  
Phil Mesi, 1741 N. Winnebago, Chicago, IL  
Walter Wysocki, 544 214<sup>th</sup> Street, Dyer, IN  
Jill Sickle, 2145 N. Sedgwick, Chicago, IL  
Hollie Savitt, 2145 N. Sedgwick, Chicago, IL  
Eli Miller, 2706 Park Place, Evanston, IL  
Tom Shafer, 939 Chicago Avenue, Evanston, IL  
David Lawrie, 1315 Sherman Place, Evanston, IL

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 FEBRUARY 6, 2017.**

Mr. Phillips moved to approve the February 6, 2017 meeting minutes as submitted. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

**III. CONSENT AGENDA**

Mr. Elkins asked for Case 2017-AR-06 to be removed from the consent agenda. He asked if the two illuminated Subway signs in the north window would be removed.

Mr. Sivertsen said the signs would be removed.

Mr. Bradford said that should be a stipulation of the permit.

Mr. Phillips asked for clarification on the color of the proposed sign cabinet.

Mr. Wysocki said the sign would be dark bronze to match the storefront. The materials will be different, but the color will be the same. The sign cabinet and sign faces will be painted. The blade sign will be black.

Ms. Woleben-Meade asked why the projecting sign was going to be black instead of the dark bronze.

Mr. Wysocki said the blade sign was specific to Subway and the black will match the halo around their wall sign.

Mr. Elkins ask for the color of the returns on the Subway wall sign.

Mr. Wysocki said the channel letter returns are black.

Mr. Elkins moved to approve an Appearance Review Certificate for Case 2017-AR-06, 165 Green Bay Road with the stipulations that 1) the multi-tenant sign match the window frames, and 2) that the two neon Subway signs in the window facing north be removed. The motion was seconded by Mr. Miller. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

#### IV. CASES

**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 presented the responses to the questions posed at the previous ARC hearing. He stated the canopy was studied further to determine if the canopy could be constructed as drawn in the rendering. They met with a fabricator and confirmed the construction of the canopy. A detail has been prepared showing how the canopy will be constructed and attached to the building. They confirmed three tension rods will be needed for the canopy. The canopy will be a 1/8 inch metal plate welded to the 2 inch framing. The vestibule framing will be slightly thicker than originally drawn. Mullions along the side and top will be needed to carry the load of the doors. The west facing exterior wall of the vestibule has been modified from stucco to brick for durability purposes.

Mr. Bradford asked for the dimension of the bottom mullion on the two sidelights.

Mr. Damon Wilson said the mullion dimension is 2 inches.

Mr. Bradford said they may wish to increase the thickness to improve the durability from a maintenance standpoint.

Mr. Phillips asked if the canopy will be going the entire width between the two columns.

Mr. Bailey said there will be a slight separation between the edge of the canopy and the brick pilasters.

Ms. Andric asked if they were sealing between the canopy and the back wall.

Mr. Bailey said some of the brick will be removed and replaced to allow for flashing to be installed.

Mr. Phillips asked how the canopy would drain stormwater.

Mr. Bailey said the stormwater will sheet off the sides of the canopy. The canopy is approximately 3.5 feet in depth and shouldn't shed that much water. The intent of the canopy is more visual than functional so it won't be that large where high amounts of water will sheet off.

Mr. Elkins said he noticed the coursing of the west wall of the canopy did not line up with the coursing of the existing north elevation.

Mr. Wilson said that was an oversight and that the coursing should line up with one another.

Ms. Andric asked how the canopy would be finished.

Mr. Bailey said the finish would be a high performance Kynar paint in the Secure Blue color.

Mr. Elkins moved to approve Case 2017-AR-05 for an Appearance Review Certificate to remodel the vestibule on the north elevation with the condition that the coursing on the exterior of the west wall of the vestibule be revised so that the brick coursing aligns with the existing brick coursing at either end, and that the paint finish on the canopy be a high performance Kynar coating and that the counter flashing shown on the section drawing shall be extended to cover the connection angles at the back of the canopy and will be continuous from end to end following the arch of the canopy. The motion was seconded by Mr. Phillips. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

**2017-AR-08  
WWP HHI, LLC**

**3115-3119 Lake Avenue  
Appearance Review Certificate**

Mr. Sivertsen called Case 2017-AR-08, 3115-3119 Lake Avenue, for an Appearance Review Certificate to remodel the exterior of the existing townhomes including new entry awnings, landscaping, fencing and lighting.

Ms. Jill Sickle said they were refreshing the townhome development including some painting, new canopies, and landscaping.

Mr. Thomas Shafer presented the materials found in the case report. They are proposing to build new canopies to help highlight the front doors to each unit. The brick will be painted with exterior paint made specifically to be applied to brick. They have selected three fairly neutral shades of blue to paint the door.

Mr. Bradford asked how the flashing will be installed above the new canopies.

Mr. Shafer explained the flashing will be tucked up behind the siding. They will need to cut portions of the existing siding to allow for the canopies to installed flush to the building.

Mr. Bradford asked what would be used underneath the new canopies where the vinyl siding has been removed.

Mr. Shafer said they would use a piece of Extira or exterior medium-density fiberboard. They would then paint the board white.

Mr. Bradford asked how the new canopies will be supported.

Mr. Shafer said the canopies will sit on wood brackets which are lag bolted into the wall.

Mr. Elkins said there are existing light fixtures on either side of the entrance to each unit. He asked how the junction boxes for those removed fixtures will be covered.

Mr. Shafer said they intend to fill it in with brick and then paint over it.

Mr. Elkins said the existing windows in the drawing are shown as round, but the existing windows are octagonal. He asked if they were proposing to replace the windows.

Mr. Shafer said that was just a drafting oversight and that they were not proposed to change.

Mr. Elkins said there is a significant amount of electrical conduit on the outside of the building. He asked if they were going to hide any of the existing conduit.

Mr. Shafer said he thought they would try and reuse as much of the conduit as possible.

Mr. Elkins said the existing siding was vinyl. He wanted to make sure they weren't proposing to paint the siding.

Mr. Shafer said they will not be painting the existing siding.

Mr. Miller asked if the size of the unit numbers was a Fire Department requirement. He thought they seemed out of proportion. He wondered if the paint on the doors would be high gloss.

Mr. Shafer said he didn't know about the Fire Department requirement. The paint will be a satin finish.

Ms. Andric asked what motivated them to use a different color for each door. They are very lovely colors, but together they look a little busy.

Mr. Shafer said their thought was to give each unit its own identity while still making it subtle.

Mr. David Lawrie presented the landscaping found in the case report. They wanted to give a better presence from the street and a clearer space for people living within the development. There was a lot of old and overgrown landscaping that needed to be removed, but they would like to save and/or transplant as much as possible.

Mr. Bradford asked if they were planning on staining any of the new fencing.

Mr. Lawrie said they were not proposing a stain. He thought it was better they weather so eventually they will all have the same color.

Ms. Woleben-Meade said the Chanticleer Pear is a species they were trying to phase out. She asked if they could substitute a Regal Prince Oak.

Mr. Lawrie said he will see what is out there when they go to purchase landscaping. They're looking for a nice upright species, but agrees that Chanticleer is becoming very common.

Ms. Woleben-Meade said she understands they want to clean up the landscaping, but said some screening of the parked cars is a good idea.

Mr. Lawrie said there are some existing yew in front of the parking which will remain. The arborvitae that are being removed are screening more of the building than the parking. He thinks between the hydrangeas and yews that they will be able to screen the parked cars.

Ms. Woleben-Meade moved to approved Case 2017-AR-08, 3115-3119 Lake Avenue, for an Appearance Review Certificate to remodel the exterior of the existing townhomes including, new entry awnings, landscaping, fencing and lighting with the conditions that the shingles are Timberline in pewter gray color, and that the Chanticleer Pear be replaced with a Regal Prince Oak species. The motion was seconded by Mr. Miller. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

## V. PUBLIC COMMENT

There were no additional public comments.

## VI. NEW BUSINESS

Mr. Sivertsen said the Women's Club is still working on their outstanding items for review by the Appearance Review Commission.

Ms. Andric asked about the Commission's charge and mission.

Mr. Sivertsen explained the purpose of the Commission and that most of their work involves reviewing requests rather than requesting and requiring improvements to existing properties. The Village's power or authority to request a property owner or tenant to make improvements to their property are limited. When applications for improvements to properties are made the Commission then has the ability to make sure those improvements are meeting the standards of review. The Commission can also make suggestions on how a project can be improved, but their decision on whether or not to approve something should be dependent on how the proposal is meeting the standards of review.

Mr. Bradford said the Village Center Master Plan includes more specific guidelines that can be used to control design in the downtown.

## **VII. ADJOURNMENT**

At 8:33 p.m., Mr. Elkins moved to adjourn the meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**