



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

APPEARANCE REVIEW COMMISSION

MONDAY, JUNE 4, 2018

7:30 P.M.

SECOND FLOOR TRAINING ROOM

Members Present: Carrie Woleben-Meade, Chair
Nada Andric
Richard Brill
Craig Phillips
Charles Smith

Members Absent: Mason Miller

Guests: Chris Bordeaux, 517 Green Bay Road
Shuchi Sharma, 517 Green Bay Road

Staff Present: Lucas Sivertsen, Business Development Coordinator

I. CALL TO ORDER

Chair Woleben-Meade called the meeting to order at 7:30 p.m.

II. APPROVAL OF MINUTES; APPEARANCE REVIEW COMMISSION MEETING OF MAY 7, 2018.

Mr. Phillips moved to approve the May 7, 2018 meeting minutes. The motion was seconded by Mr. Smith. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Phillips, and Smith. Voting no: none. **The motion carried.**

III. CONSENT AGENDA

Mr. Smith moved to approve Case 2018-AR-14, 1187 Wilmette Avenue, High Touch. The motion was seconded by Mr. Brill. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Phillips, and Smith. Voting no: none. **The motion carried.**

IV. CASES

**2018-AR-14
Codeverse**

**517 Green Bay Road
Appearance Review Certificate**

Mr. Sivertsen called Case 2018-AR-14, 517 Green Bay Road, Codeverse, for an Appearance Review Certificate to remodel the façade.

Mr. Chris Bordeaux introduced himself and Shuchi Sharma as representatives of Codeverse. He described the type of business and how it would be unique from other coding studios.

Ms. Sharma said the current building is brick and stucco. The brand guidelines for Codeverse show a very modern look with clean glass. They tried to find a halfway point between the existing building and their brand. They will be keeping the brick look on the sides. The storefront system would be black framed windows with clear glass. A new stucco finish would cover up the existing stone cladding on the first floor. The second floor would receive new stucco on a portion and be painted.

Ms. Sharma said they are using two different types of lighting. They are looking to do a recessed tape light underneath the soffit and a three inch mounting arm off the second floor just below the windows. They were thinking of going all the way across the building with this lighting, but are now only doing the southern half.

Ms. Andric thanked the applicant for selecting Wilmette for their second location. She expressed surprise that the design standards for the business were so stark. Green Bay Road in Wilmette is struggling to establish a design personality. The existing building has a relatively nice façade that is limestone. She was surprised that the applicant wanted to remove the limestone and cover it with stucco that is a less quality material. One of their standards of review states that excessive dissimilarity is discouraged. Many of the buildings along that stretch of Green Bay Road are brick. A stucco finish on the first floor would be discouraged.

Mr. Smith said he understands they are attracting interest to the storefront, but from what is being presented, the real attraction seeks to be on the inside. No matter what happens on the outside of the building there seems to be an attraction that will grow as more people hear about the business. If every business wanted to differentiate their façade from others it would erode the character of the area.

Ms. Woleben-Meade thought it was unusual for someone to want to cover up limestone, however, she understood their motivation to change the façade so it doesn't look like a bank. The white stucco doesn't necessarily bother her.

Ms. Andric said the white stucco on the first floor is going to start looking dirty as they transition into the winter months as a result of salt spray and snow.

Ms. Sharma said the white paint and stucco at their Chicago location has held up well over the past year.

Ms. Andric said it is a bad practice to use stucco that close to the ground, especially when it is that close to the street.

Ms. Woleben-Meade asked if they could add a water table to the façade that would help provide a weather appropriate surface material.

Mr. Smith said he had a concern with the proposed stucco windowsill on the first floor in place of an existing limestone sill.

Mr. Phillips said the one thing he was concerned with was the lighting. There is an opportunity to add lighting underneath the soffit to light the entrance. He asked if the proposed amount of lighting was necessary.

Ms. Sharma said the business name was inspired by the universe so that is the reasoning for using the lighting. They have tried to tone down the amount of lighting for this location, but they still wanted to use a lighting component.

Mr. Sivertsen asked the Commission if they were supportive of the proposal above the first floor minus the lighting. He didn't hear objections to the proposal above the first floor and wanted to confirm the Commission's concerns were focused on the first floor stucco and lighting.

Ms. Andric said she was concerned with the stucco being so close to the ground. The Commission needs to protect the Village from work that they think is not up to par. She thought the windows were fine.

Ms. Sharma said she would be open to making changes to the lighting as long as they could keep the LED strip underneath the soffit.

Mr. Phillips thought the lighting was being proposed out of a desire to brand the building and not just for practical reasons to illuminate the entrance. He does not support the use of lighting in this manner. The signage will serve as their identification and branding.

Mr. Smith said he agrees with Mr. Phillips. The lighting as currently proposed is out of character for the Village. He feels like Codeverse will be able to convey the colors and vibrancy of the business through the storefront windows.

Mr. Bordeaux said they are proposing window cling signs and wanted to know if those would be regulated.

Mr. Sivertsen said that would be part of their sign proposal. Temporary signs are allowed without a permit but any permanent signs would need review.

Ms. Sharma said they would take these comments back to their board for consideration.

Mr. Bordeaux asked if they agreed to make certain changes if they would be assured approval at the next meeting.

Ms. Woleben-Meade said they could not guarantee approval; however, she thought the main sticking points were the lighting and need for a water table on the first floor.

Ms. Sharma said they were also requesting a change to the rear entrance and would eventually propose a sign above the entrance.

Mr. Smith moved to continue Case 2018-AR-14, 517 Green Bay Road, Codeverse, to the July 2, 2018 meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Phillips, and Smith. Voting no: none. **The motion carried.**

V. PUBLIC COMMENT

There were no additional public comments.

VI. ADJOURNMENT

At 8:22 p.m., Mr. Smith moved to adjourn the meeting. The motion was seconded by Mr. Phillips. Voting yes: Chair Woleben-Meade and Commissioners Andric, Brill, Phillips, and Smith. Voting no: none. **The motion carried.**