



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

APPEARANCE REVIEW COMMISSION

MONDAY, JULY 2, 2018

7:30 P.M.

SECOND FLOOR TRAINING ROOM

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

Members Absent: None

Guests: Shuchi Sharma, 517 Green Bay Road
Kyle McConnell, 517 Green Bay Road
Kevin Gazley, 1418 Scott, Winnetka, IL
Ross Friedman, 1492 Minthaven, Lake Forest, IL
Jim Chambers, 3018 N. Main Street, Racine, WI
Tom Garland, 318 49th Street, Kenosha, WI
John Forehand, 914 Monroe, River Forest, IL
Marie Jones, 1058 Linden Avenue
Tom Keefe, 1064 Linden Avenue
Kathleen Kennedy, 1064 Linden Avenue

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 JUNE 4, 2018.

Mr. Brill moved to approve the June 4, 2018 meeting minutes. The motion was seconded by Mr. Miller. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Miller, Phillips, and Smith. Voting no: none. **The motion carried.**

III. CONSENT AGENDA

Mr. Phillips moved to approve Case 2018-AR-18, 1223 Green Bay Road, Top Driver, Wall Sign; 2018-AR-21, 1125 Greenleaf Avenue, Wilmette Eye Care, Wall Sign; 2018-AR-22, 124 ½ Skokie Boulevard, Renew Sleep, Wall Sign. The motion was seconded by Mr. Brill. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Miller, Phillips, and Smith. Voting no: none. **The motion carried.**

IV. CASES

**2018-AR-13
444 Skokie Boulevard**

**Orren Pickell Design Group
Appearance Review Certificate**

Mr. Sivertsen called Case 2018-AR-13, 444 Skokie Boulevard, Orren Pickell Design Group, requesting an Appearance Review Certificate to install lighting, landscaping and display a new ground sign.

Mr. Forehand said they were requesting approval for the proposed sign, lighting and perimeter landscaping. They are pulling back on the overall building addition at this point. He said they are specifying a 4000 kelvin LED fixture, but was told by Mr. Sivertsen that a 3000 kelvin LED fixture was typically desired by the commission because it provides a softer light. He is fine using the 3000 kelvin LED fixture.

Mr. Phillips asked if they would be recessed fixtures.

Mr. Forehand said they would be recessed in the ceiling of the garage.

Mr. Phillips asked if they intended to allow for additional tenant panels on the wall sign for future tenants.

Mr. Forehand said only H&R Block and one other tenant was proposed. They are not anticipating additional tenants will have signage.

Mr. Smith moved to approve Case 2018-AR-13, 444 Skokie Boulevard for an Appearance Review Certificate as submitted with the condition that the light fixtures be amended to 3000 kelvin LED fixtures. The motion was seconded by Mr. Phillips. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Miller, Phillips, and Smith. Voting no: none. **The motion carried.**

**2018-AR-14
517 Green Bay Road**

**Codeverse Studios
Appearance Review Certificate**

Mr. Sivertsen called Case 2018-AR-14, 517 Green Bay Road, Codeverse Studios, requesting an Appearance Review Certificate to remodel the façade and install new signage.

Ms. Sharma said they took the commission's comments to heart and make some modifications based off what they heard at the previous meeting. They are proposing to leave the limestone on the first floor and will not propose LED light strips along the front of the building. The new light fixtures on the front and back of the building have the ability to shine only down when on. For their sign, they would love to allow their logo to illuminate in different colors for different times of the year.

Mr. Sivertsen added that the sign would be reverse-lit so the light would be shining towards the wall as opposed to outward through the sign face. They are proposing the sign will be a static color and will not change except for maybe once a day.

Ms. Andric appreciated the applicant's response based off last meeting's review.

Mr. Smith said he appreciated the response as well. He asked to make sure insulation is provided below the wall projection on the second floor.

Ms. Sharma said they will use insulation below the stucco on that portion.

Mr. Phillips ask if the lighting would be permitted per code.

Mr. Sivertsen said the 0.5 foot-candle requirement did not apply when adjacent to the street. The proposed lighting was conforming to code.

Mr. Miller asked the applicant if they would be willing to revise the fixtures from 4000 kelvin LED down to 3000 kelvin LED.

Mr. McConnell said they were going for a cleaner looking light to match the company's look. They would have preferred 5000 kelvin LED so they thought 4000 kelvin LED would be a good compromise.

Mr. Sivertsen said the lights would be dimmable as proposed, so there would be a way to easily modify the intensity of light if that was a concern once installed.

Ms. Woleben-Meade said all of the applicable standards of review are addressed.

Mr. Miller moved to approve Case 2018-AR-14, 517 Green Bay Road, Codeverse Studio, for an Appearance Review Certificate to remodel the façade and install new wall signs as submitted with the conditions that 1) exterior sconces will be downlights only, 2) lighting behind the logo will display a static color per code, 3) the boxwood hedge will be used for the plant material along the front. The motion was seconded by Mr. Phillips. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Miller, Phillips, and Smith. Voting no: none. **The motion carried.**

**2018-AR-16
514 Poplar Drive**

**Trillium Realty
Appearance Review Certificate**

Mr. Sivertsen called Case 2018-AR-16, 514 Poplar Drive, Trillium Realty, for an Appearance Review Certificate to construct a four-unit townhome development.

Mr. Gazley introduced the project team as well as the project.

Mr. Chambers presented the architectural plans for the project. He said the townhomes were moved closer to the street to fit in with the existing structures on the block.

Ms. Woleben-Meade asked if the buyer would have an option for the color of their unit.

Mr. Chambers stated the color of the units would be exactly as they are shown on the elevation. The buyer would not have an option based off a color palette.

Mr. Phillips said he noticed the light fixtures are dark bronze however, all the other metal is painted black.

Mr. Chambers said the color from the manufacturer is oil rubbed bronze however, it shows up as almost black.

Mr. Phillips asked if they could talk a little about the downspouts.

Mr. Chambers said the downspouts would be at the corner of the building. They fit into the architecture very well in this project. The gutters on the side of the building are located at the transition from one material to another. The downspout would penetrate the standing seam roof on the front porch as it runs to the ground.

Mr. Smith asked if there was a way for the garage for unit #3 to be more accessible from the townhome so someone would not need to walk across the drive for unit #2.

Mr. Chambers said they ran into an issue with building separation when they tried to move the garage to accommodate that request. The main building and the garage needed to be a minimum of 10 feet apart per fire code.

Mr. Brill asked about the review process for the variations mentioned by the applicant.

Mr. Sivertsen and Mr. Gazley discussed the process that the case has taken through the Zoning Board of Appeals.

Mr. Smith asked how garbage from the site would be handled.

Mr. Chambers said they will be storing totes inside each individual garage.

Ms. Marie Jones said she lives at 1058 Linden Avenue and has been a resident for 31 years. The subject property has had several redevelopment proposals over the years. This is the best proposal to date. It fits in to the neighborhood.

Mr. Tom Keefe said he and his wife, Kathleen Kennedy, live at 1064 Linden Avenue. He said they are excited about the proposal. They may incorporate some of the design aspects of the proposal into their own home if the project moves forward.

Mr. Tom Bleck presented the engineering plans for the site. He said stormwater from the site will be collected in underground pipes and then released into the sewer at a controlled rate.

Mr. Tim Garland presented the landscape plans. Each unit would have slightly different plantings.

Ms. Woleben-Meade said the white fringe tree does not do well in this area due to ash borer. She recommended something else. She also recommended not using miscanthus ornamental grass.

Ms. Woleben-Meade said she noticed the front walks were labeled colored concrete. She asked if they could select a color.

Mr. Chambers stated it would be light grey.

Ms. Woleben-Meade reviewed the standards of review with the commission. She felt the standards had been met.

Mr. Chambers clarified that the fence would have an unstained natural finish.

Mr. Smith said he thinks there are details of the gutters and downspouts that need to be worked out by the architect. It should not be left to the contractor.

Mr. Smith moved to approve Case 2018-AR-16, 514 Poplar Drive, for an Appearance Review Certificate to construct a four-unit townhome development with the condition that the architect further study the gutter and downspout locations to keep a clean aesthetic as shown in the elevations. The motion was seconded by Mr. Phillips. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Miller, Phillips, and Smith. Voting no: none. **The motion carried.**

V. PUBLIC COMMENT

There were no additional public comments.

VI. ADJOURNMENT

At 9:03 p.m., Mr. Smith moved to adjourn the meeting. The motion was seconded by Mr. Phillips. Voting yes: Chairman Woleben-Meade and Commissioners Andric, Brill, Miller, Phillips, and Smith. Voting no: none. **The motion carried.**