



1200 Wilmette Avenue  
Wilmette, IL 60091

COMMUNITY DEVELOPMENT  
DEPARTMENT

(847) 853-7550  
Fax (847) 853-7701  
TDD (847) 853-7634

**NOTICE OF MEETING  
of the  
APPEARANCE REVIEW COMMISSION  
OF THE VILLAGE OF WILMETTE**

**Monday, August 7, 2017 at 7:30 P.M.  
Second Floor Training Room**

**AGENDA**

**I. Call to Order**

**II. Approval of Minutes**

Minutes of the Appearance Review Commission of July 10, 2017

**III. Continuances**

- 2017-AR-10, 808 Linden Avenue, St. Francis Xavier Parish, Appearance Review Certificate and Variation

**IV. Consent Agenda**

- 2017-AR-19, 1201 Green Bay Road, Heart Certified Auto Care, Wall Sign
- 2017-AR-21, 350 Ridge Road, Hyun, Tenant Directory Sign
- 2017-AR-22, 1222 Washington Court, Share Wilmette, Awning Sign

**V. Case**

- 2017-AR-17, 911 Ridge Road, Treasure Island, Certificate
- 2017-AR-24, 1135 Wilmette Avenue, Gates Manor, Preliminary Review
- 2016-AR-18, 601 Green Bay Road, Mona Lisa Stone & Tile, Certificate

**VI. Special Zoning Committee**

- 2017-SZC-04, 3207 Lake Avenue, Westlake Plaza, Text Amendment

**VII. Public Comment**

**VIII. Adjournment**

**William Bradford, Chair**

IF YOU ARE A PERSON WITH A DISABILITY AND NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE  
IN AND/OR ATTEND A VILLAGE OF WILMETTE PUBLIC MEETING, PLEASE NOTIFY THE VILLAGE  
MANAGER'S OFFICE AT (847) 853-7509 OR TDD (847) 853-7634 AS SOON AS POSSIBLE.

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# VILLAGE OF WILMETTE

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

## MEETING MINUTES

### APPEARANCE REVIEW COMMISSION

MONDAY, JULY 10, 2017

7:30 P.M.

COMMUNITY RECREATION CENTER  
3000 GLENVIEW ROAD

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Members Present: William Bradford, Chairman  
Nada Andric  
Daniel Elkins  
Carrie Woleben-Meade

Members Absent: Mason Miller  
Craig Phillips

Guests: None

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 JUNE 5, 2017.**

Mr. Elkins moved to approve the June 5, 2017 meeting minutes as submitted. The motion was seconded by Ms. Andric. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Woleben-Meade. Voting no: none. **The motion carried.**

### III. CONSENT AGENDA

Mr. Elkins moved to grant an Appearance Review Certificate for Case 2017-AR-18, 344 Ridge Road, Friendly Nails, Wall Sign. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Woleben-Meade. Voting no: none. **The motion carried.**

### IV. CASES

**2017-AR-10**

**St. Francis Xavier**

**808 Linden Avenue**

**Appearance Review Certificate**

Ms. Woleben-Meade moved to continue Case 2017-AR-10, 808 Linden Avenue, St. Francis Xavier, to the August 7, 2017 meeting. The motion was seconded by Mr. Elkins. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Woleben-Meade. Voting no: none. **The motion carried.**

### V. PUBLIC COMMENT

There were no additional public comments.

### VI. ADJOURNMENT

At 7:41 p.m., Mr. Elkins moved to adjourn the meeting. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Woleben-Meade. Voting no: none. **The motion carried.**



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Wilmette, IL 60091

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August 2, 2017

**To:** Chairman Bradford and the Appearance Review Commission

**From:** Lucas Sivertsen, AICP  
Business Development Coordinator

**Re:** Consent Agenda for August 7, 2017

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Attached are three conforming proposals. The Commission should determine whether these proposals meet the Standards of Review for an Appearance Review Certificate. If you would like to remove an item from the Consent Agenda, please bring it to my attention on Monday, August 7, 2017 and I will notify the petitioner to be present at the meeting to discuss the proposal.

**2017-AR-19**

**Heart Certified Auto Care**

**1201 Green Bay Road**

The petitioner wishes install two replacement wall signs.

<b>Sign Ordinance</b>	<b>Proposed Sign</b>
A business use may display one primary sign per street frontage.	A wall sign is proposed for each of the Green Bay Road and Greenwood Avenue frontages.
Wall signs are allowed up to 30% wall coverage.	The proposed wall signs have the following coverage:  Green Bay Road – 24.2%  Greenwood Avenue – 18.3%
The maximum amount of information displayed on a sign is seven items of information.	The proposed wall signs each have two items of information.

The petitioner wishes to install two replacement wall signs to identify their new business name. Each sign will be the same size. They will be fabricated from PVC and pin mounted to the wall.

Applicable Sections of the Wilmette Zoning Ordinance:  
**16-10.J states the regulations for wall signs**

**2017-AR-21**

**Domino's**

**350 Ridge Road**

The petitioner wishes to install a new panel on an existing multi-tenant directory sign.

<b>Sign Ordinance</b>	<b>Proposed Sign</b>
Multi-tenant directory ground signs are permitted up to 16 square feet in size.	The proposed multi-tenant directory is existing and is not proposed to be changed in size.

The multi-tenant directory sign is existing. A tenant in the shopping center would like to add their name to the directory sign. Because they are proposing to add their logo in addition to their business name, staff thought it should be reviewed by the commission.

Applicable Sections of the Wilmette Zoning Ordinance:

**16-10.C states the regulations for directory signs**

**2017-AR-22**

**Share Wilmette**

**1222 Washington Court**

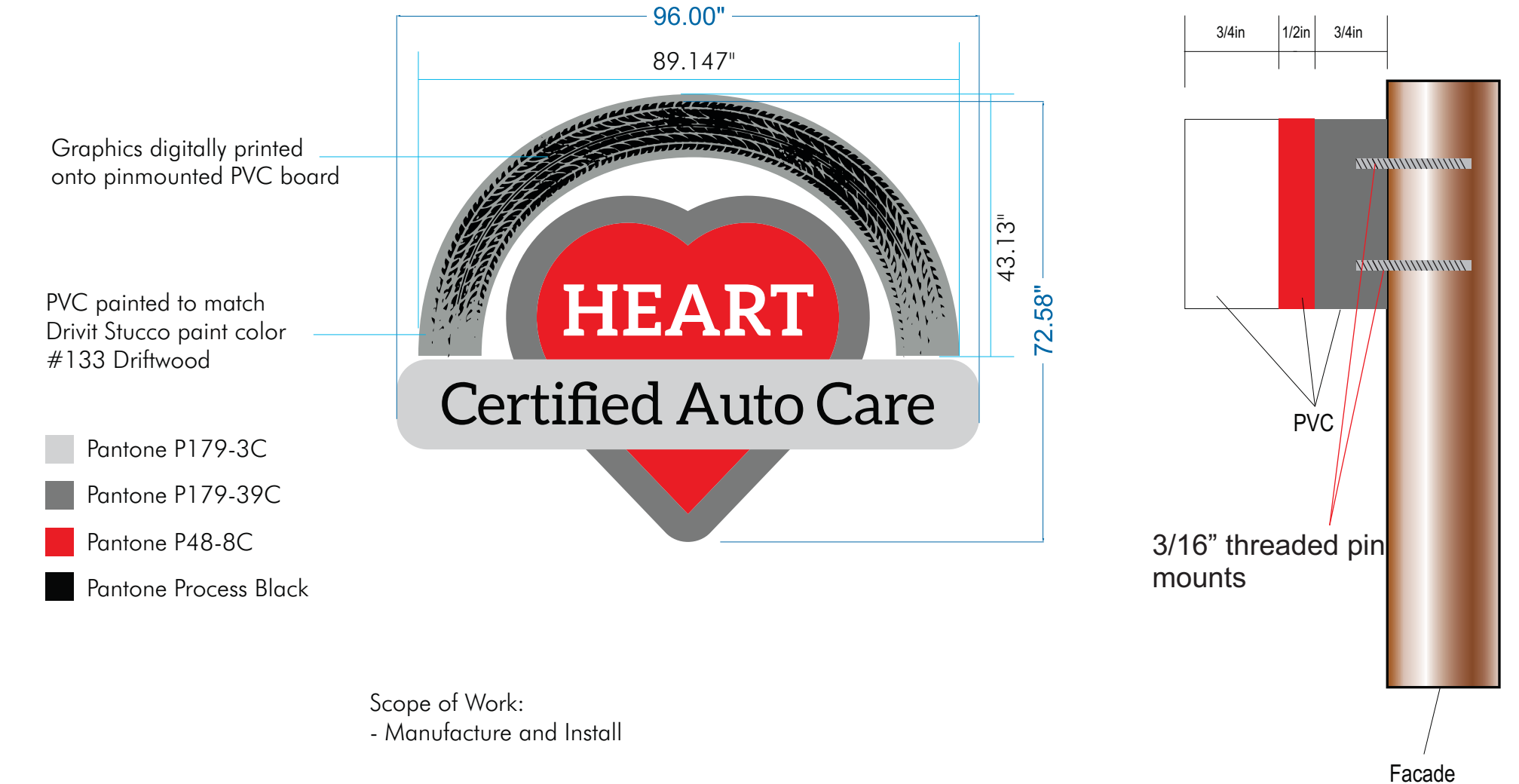
The petitioner wishes to add their business name and logo to the existing awning.


<b>Sign Ordinance</b>	<b>Proposed Sign</b>
Businesses may display one awning sign per street frontage.	Businesses without street frontage are allowed to install a sign at the entrance intended for the general public.
Awning signs may cover up to 20% of the awning.	The proposed awning sign covers 2.2% of the awning.

The business proposes installing a new awning canvas to replace the sign of the previous second floor tenant. The lettering on the awning would be white to match the other awning signs.


Applicable Sections of the Wilmette Zoning Ordinance:

**16-10.B states the regulations for awning signs**



 5500 N. Kedzie Ave Chicago, IL 60625 773-267-6007   sales@tfasigns.com	<b>Client Name:</b> Duxler Tires	<b>Start Date:</b> 00/00/0000 <b>Last Revision:</b> 00/00/0000 <b>Job#:</b> 00000 <b>Drawing#:</b> 00000av1s1/e1 <b>Page:</b> 1 of 2	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.  • CLIENT APPROVAL _____  • LANDLORD APPROVAL _____	<b>Sales Rep:</b> Andrew Oh <b>Project Manager:</b> Seung Park <b>Designer:</b> Peter Boateng
	<b>Location:</b> 1201 Green Bay Rd Wilmette, IL 60091			<b>Lisc #:</b>



 5500 N. Kedzie Ave Chicago, IL 60625 773-267-6007   sales@tfasigns.com	<b>Client Name:</b> Duxler Tires	<b>Start Date:</b> 00/00/0000 <b>Last Revision:</b> 00/00/0000 <b>Job#:</b> 00000 <b>Drawing#:</b> 00000av1s1/e1 <b>Page:</b> 1 of 2	APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.  • CLIENT APPROVAL _____  • LANDLORD APPROVAL _____	<b>Sales Rep:</b> Andrew Oh <b>Project Manager:</b> Seung Park <b>Designer:</b> Peter Boateng
	<b>Location:</b> 1201 Green Bay Rd Wilmette, IL 60091			<b>Lisc #:</b>





**(2) REPLACE EXISTING TENANT PANELS - "Domino's"**

- (2) 3/16" WHITE Lexan Faces: 21-3/4"h x 62"w
- Translucent Vinyl Colors:  
3M Intense Blue (3630-127), 3M Red (3630-33)

**(2) REPLACE EXISTING TENANT PANELS - "Zip Solutions"**

- (2) 3/16" WHITE Lexan Faces: 13-3/4"h x 62"w
- Translucent Vinyl Colors: 3M BLACK

**(2) REPLACE EXISTING TENANT PANELS - "FRIENDLY NAILS"**

- (2) 3/16" WHITE Lexan Faces: 7-3/8"h x 62"w
- Translucent Vinyl Colors: 3M DARK RED (3630-73)

**TOTAL SQ FT: 22**



**PHONE:**  
815.725.9080  
**FAX:**  
815.725.7543  
**EMAIL:**  
SIGNS@EXPSSIGNS.COM  
**ADDRESS:**  
212 AMENDODGE  
SHOREWOOD, IL  
60404

**CUSTOMER:**  
DOMINO'S  
**PROJECT ADDRESS:**  
WILMETTE, IL  
**PROJECT:**  
TENANT PANELS FOR  
PYLON SIGN  
**PROOF NO#:**  
016-296  
**DESIGNER:**  
BS  
**DATE:**  
04.26.17  
**SCALE:**  
3/4"=1'  
**REVISION:**  
NONE

**NOTES:**  
THIS DRAWING IS THE  
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**A3.1**

**APPROVED BY:**

**DATE APPROVED:**

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awnings@evanstonawnings.com  
EVANSTONAWNINGS.COM

Sales: George Schaefer, CPP, Sales Mgr  
Rendering by: Aaron Hunzinger



#### NOTES:

- (1) fabric panel, with hem on all (3) sides and grommets on bottom installed on top of the existing section of fabric.
- Using Sunbrella material #4608 Black.
- Fabric panel approximate size = 5'w x 4'-5"h
- Lettering/Signage to be white color @ 4'w x 1'-6"h = 6sq ft.



JOB NAME	Share	PHONE	847-767-1915
CONTACT	Karyn O'Sullivan	FAX	
JOB ADDRESS	1222 Washington Court	EMAIL	
CITY, STATE, ZIP	Wilmette, IL. 60093	MISC.	

This image belongs to Evanston Awning Co. and was produced to only represent awning design, fabric color and graphic placement, as recommended from discussion with customer. Changes can be made to any feature prior to production. Please indicate your approval of this image with your signature.



**SIGNATURE:**

Date \_\_\_/\_\_\_/20\_\_\_

<p style="text-align: center;"><b>Report to the Appearance Review Commission</b> <b>from the</b> <b>Department of Community Development</b></p>
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<b>Case Number:</b>	2017-AR-17
<b>Property:</b>	911 Ridge Road
<b>Zoning District:</b>	NR, Neighborhood Retail
<b>Petitioner:</b>	Treasure Island
<b>Request:</b>	The petitioner requests an Appearance Review Certificate to resurface the parking lot, install landscaping and repair a stone pier.
<b>Applicable Provisions of Ordinances:</b>	20-16, Sign Regulations 20-5.7, Appearance Review Certificate
<b>Meeting Date:</b>	August 7, 2017
<b>Date of Application:</b>	June 28, 2017
<b>Notice:</b>	Certificate of Posting dated, July 14, 2017
<b>Report Prepared By:</b>	Lucas Sivertsen, AICP Business Development Coordinator

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## **Description of the Property**

The subject property is located on the 900 block of Ridge Road in the NR, Neighborhood Retail District. Surrounding uses include adaptive reuse senior housing to the north, St. Joe's school to the east, commercial office and retail to the south, and single-family housing an auto body repair shop to the west.

## **Description of Request**

The petitioner requests an Appearance Review Certificate to resurface the parking lot, install landscaping and repair a stone pier.

The petitioner submitted an application to repave their parking lot. The Village code requires perimeter parking lot screening to be brought up to code when more when repaving a parking. The petitioner is proposing additional landscaping at the entrance of the parking lot to meet this requirement. The proposed landscaping is acceptable to staff, but requires an Appearance Review Certificate before a permit can be issued to repave the parking lot.

In addition, the petitioner needs to repair a stone pier above the storefront. The proposal includes the removal of approximately 10 feet off the top of the pier with the installation of a new concrete and metal cap.

## **Action Required**

The Appearance Review Commission may grant an Appearance Review Certificate provided they determine the proposal meets the following standards of review.

### **Appearance Review Certificate Standards of Review**

1. All sides of a structure receive design consideration.
2. If the side or rear of the structure faces a street, a residential use, or a property located in a residential zoning district, the exterior materials used on the side or rear are comparable in character and quality to the exterior materials used on the facade of the structure.
3. Materials used in the construction and design of the structure are of durable quality.
4. Mechanical equipment is located or screened so as not to be visible from surrounding streets and properties.
5. The scale and placement of the structure on the site is appropriate to the proportion of the site covered by the structure and the location of the structure in relation to its lot lines.
6. Building design and placement must take into consideration natural grade conditions, existing vegetation, and other natural features.
7. Excessive similarity or dissimilarity in design in relation to surrounding or adjoining structures is discouraged, including but not limited to building height, exterior materials, building mass, roof line, and architectural features.

8. Design takes into consideration the relationship to the street and the pedestrian environment.
9. Parking, storage, and refuse areas are located and screened so as not to negatively affect neighboring properties.
10. Landscape is designed to maintain existing mature trees and shrubs to the maximum extent possible.
11. Landscape provides an aesthetically pleasing design and, where applicable, provides for the screening of parking, storage, refuse, and utility areas from the street and adjacent residential properties.
12. Selected plant materials shall be suitable to Wilmette's climate and to their location on the site. The use of invasive species is prohibited. Invasive species shall be those included in the "Chicago Botanic Garden" list of "Invasive Plants in the Chicago Region."
13. Parking areas are designed to achieve efficient traffic flow and minimize dangerous traffic movements.
14. Signs are of the appropriate design, color and placement to the structure, site and adjoining properties, in terms of materials, height, setback from the street, and proportion.
15. Accessory structures, exterior lighting and fences, complement the overall structure and site design, in terms of materials, size, and architectural character.
16. For new two-unit dwellings, review is limited to whether or not the proposed structure maintains the external appearance of a single-family dwelling.

## **Case File Documents**

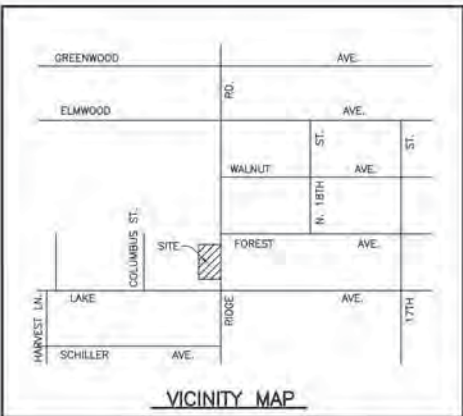
### **Correspondence**

- 1.1 None

### **Location Maps and Plans**

- 2.1 Plat of Survey
- 2.2 Landscape Plan
- 2.3 Pier Repair Plan





EDWARD J. MOLLOY & ASSOCIATES, LTD.  
LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700  
E-MAIL: TMOLLOY@EJMOLLOY.COM

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 7:  
THE NORTH 75 FEET OF THE SOUTH 150 FEET OF THE EAST 150 FEET OF LOTS 10 AND 11 IN LAUERMAN'S SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 8:  
LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN NORTH SHORE CREST SUBDIVISION NO. 1 PART OF THE EAST THIRD OF LOTS 9, 10 AND 11 (EXCEPT THE NORTH 77 FEET OF SAID LOT 9) IN LAUERMAN'S OF THE SOUTH 100 ACRES OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 9:  
THE SOUTH 50 FEET OF THE EAST 183 FEET OF LOT 9, MEASURED FROM THE CENTER LINE OF RIDGE AVENUE, IN LAUERMAN'S SUBDIVISION OF THE SOUTH 100 ACRES OF THE SOUTH WEST 1/4 OF SECTION 28 NORTH, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 909-929 RIDGE ROAD, WILMETTE, ILLINOIS

SURVEYOR'S NOTES

**TITLE COMMITMENT:** THIS SURVEY REFLECTS CERTAIN MATTERS OF TITLE PERTAINING TO PARCELS 7, 8 AND 9, AS REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1412 008958423 HH WITH AN EFFECTIVE DATE OF FEBRUARY 11, 2015:

**BA. RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THE EAST 33 FEET OF PARCEL 9 FALLING IN RIDGE AVENUE. (AFFECTS PARCEL 9) [PORTION OF PARCEL 9 FALLING IN RIDGE RD. PLOTTED ON THE DRAWING]**

**TAX PARCEL PERMANENT INDEX NUMBER:**

05-28-317-008-0000  
05-28-317-009-0000  
05-28-317-010-0000  
05-28-317-011-0000  
05-28-317-012-0000  
05-28-317-013-0000

**ACCESS STATEMENT:** THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO AND FROM RIDGE ROAD, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

**TABLE A - ITEM 1 STATEMENT AS TO MONUMENTS PLACED:** SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

**TABLE A - ITEM 2 STATEMENT AS TO ADDRESS:** THE OBSERVED ADDRESS OF THE PROPERTY IS 909 & 929 RIDGE ROAD, WILMETTE, ILLINOIS.

**TABLE A - ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION:** OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 1703100253J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**TABLE A - ITEM 4 STATEMENT AS TO GROSS LAND AREA:** PARCELS 7, 8 AND 9 CONTAIN 46,602 SQUARE FEET OR 1.0688 ACRES EXCLUDING THE PART OF PARCEL 9 FALLING IN RIDGE ROAD.

**TABLE A - ITEM 6(a) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS:** SURVEYOR HAS NOT BEEN PROVIDED WITH ZONING CLASSIFICATION OR RESTRICTIONS BY THE INSURER. OUR EXAMINATION OF THE OFFICIAL VILLAGE OF WILMETTE ZONING MAP DATED MARCH 14, 2014 FINDS THE PROPERTY TO BE IN ZONE "NR" NEIGHBORHOOD RETAIL BUSINESS DISTRICT.

**TABLE A - ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL:** SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

**TABLE A - ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT:** SEE DRAWING FOR THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.

**TABLE A - ITEM 7(c) STATEMENT AS TO MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE:** SEE DRAWING FOR THE MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE.

**TABLE A - ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED:** SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

**TABLE A - ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES:** THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 52 EXISTING PARKING SPACES INCLUDING 2 DESIGNATED HANDICAP PARKING SPACES.

**TABLE A - ITEM 11(a) STATEMENT REGARDING EXISTING UTILITIES:** SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

**TABLE A - ITEM 13 STATEMENT REGARDING ADJOINING OWNERS:** SEE DRAWING FOR NAMES OF ADJOINING OWNERS AS OBTAINED FROM THE COOK COUNTY TREASURER'S WEBSITE.

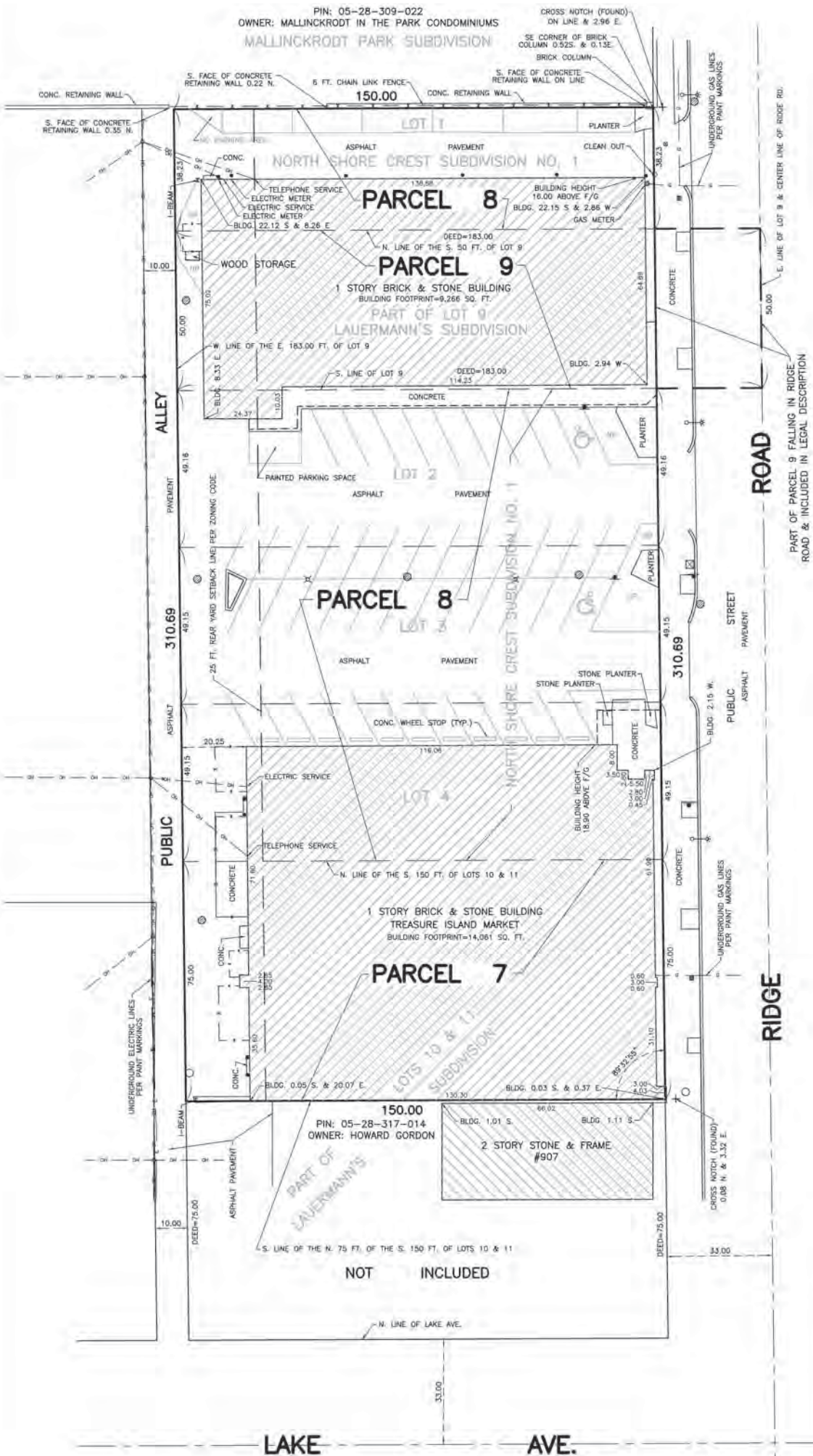
**TABLE A - ITEM 14 STATEMENT REGARDING DISTANCE TO NEAREST INTERSECTING STREET:** SEE DRAWING FOR THE DISTANCE TO THE NEAREST INTERSECTING STREET.

**TABLE A - ITEM 16 STATEMENT REGARDING EARTH MOVING AND BUILDING CONSTRUCTION:** SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.

**TABLE A - ITEM 17 STATEMENT REGARDING CHANGES IN STREET RIGHT-OF-WAY LINES:** SURVEYOR HAS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES CONTEMPLATED OR PROPOSED AND FINDS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**TABLE A - ITEM 18 STATEMENT REGARDING SITE USE:** SURVEYOR FINDS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

**TABLE A - ITEM 21 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE:** PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



STATE OF ILLINOIS }  
COUNTY OF DUPAGE }

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO:

STANDARD BANK & TRUST CO.;  
RIDGECREST SHOPPING CENTER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY;

CHICAGO TITLE INSURANCE COMPANY;  
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2015. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 11TH DAY OF MARCH, A.D. 2015

EDWARD J. MOLLOY AND ASSOCIATES, LTD.  
AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-002910

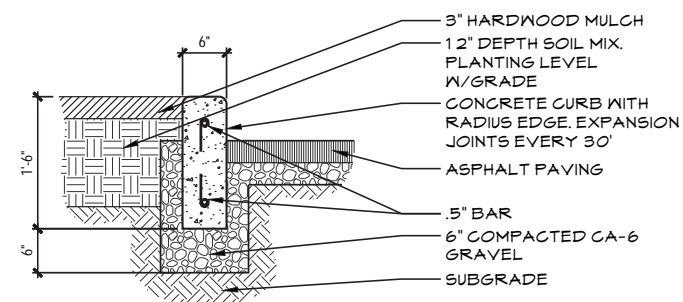
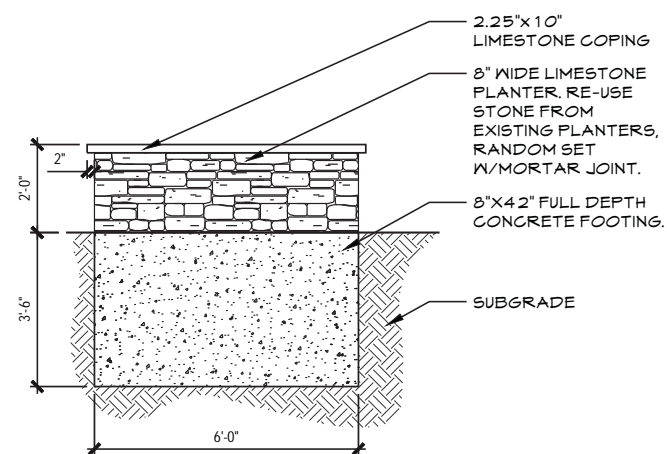
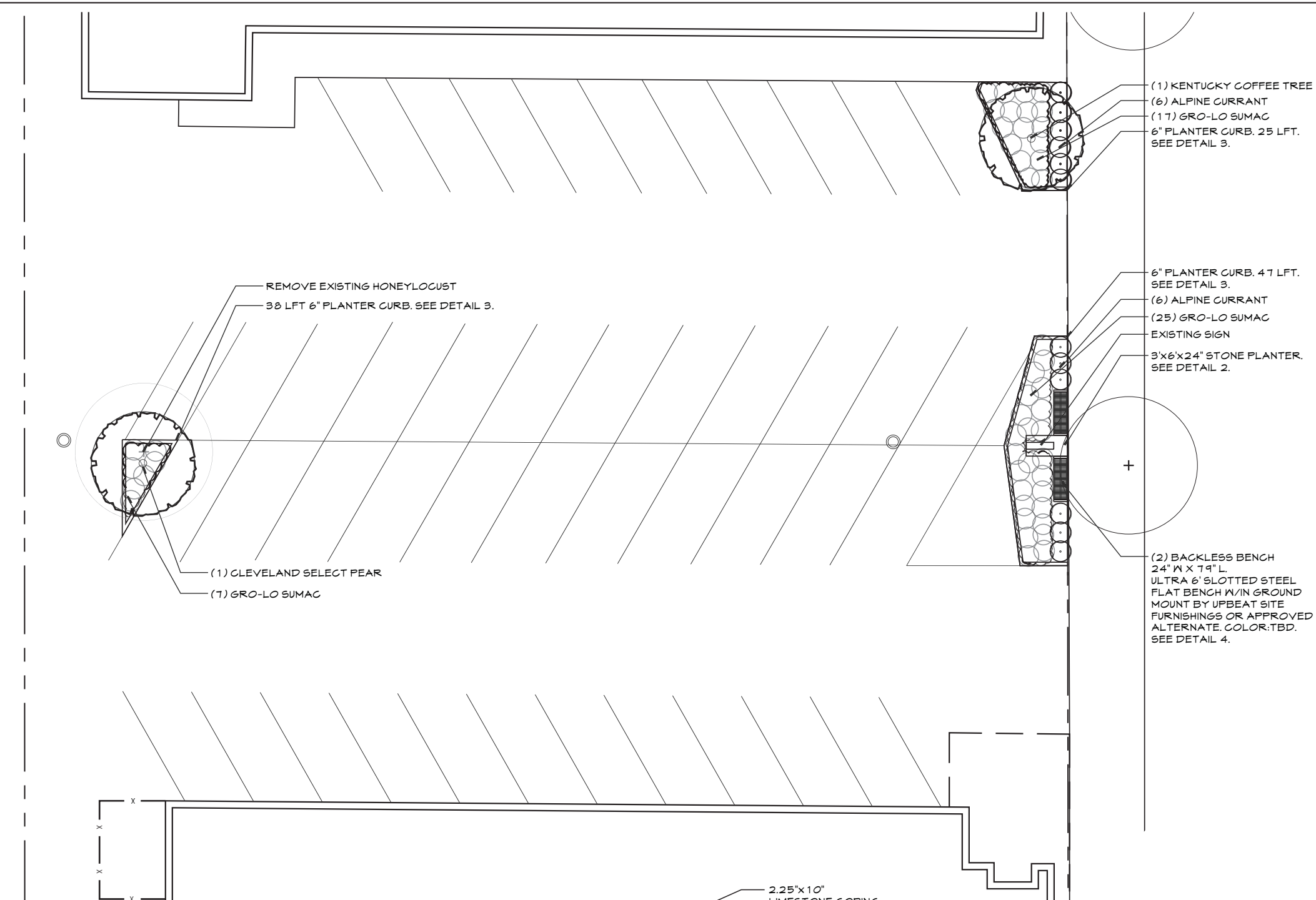
THOMAS A. MOLLOY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409  
(EXPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)

MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910  
(EXPIRES APRIL 30, 2015 AND IS RENEWABLE)



DRAFTED BY: BJE  
PAGE: 1 OF 1  
ORDER NO.: 150049  
FILE: 28-42-13  
PROJECT NO.: 1935  
[REPLACES PREVIOUS ORDER NO. 2009-0211]



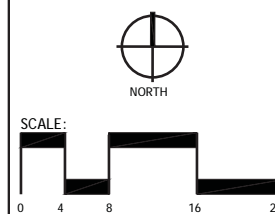
[illegible]

**Charet**  
LANDSCAPE • NURSERY • GARDEN CENTER

3132 Lake Avenue  
Wilmette, Illinois 60091  
(847) 688-0561 (ph)  
(847) 688-0567 (fax)

**LANDSCAPE  
IMPROVEMENTS  
TREASURE ISLAND**

711 RIDGE ROAD  
WILMETTE, IL 60091

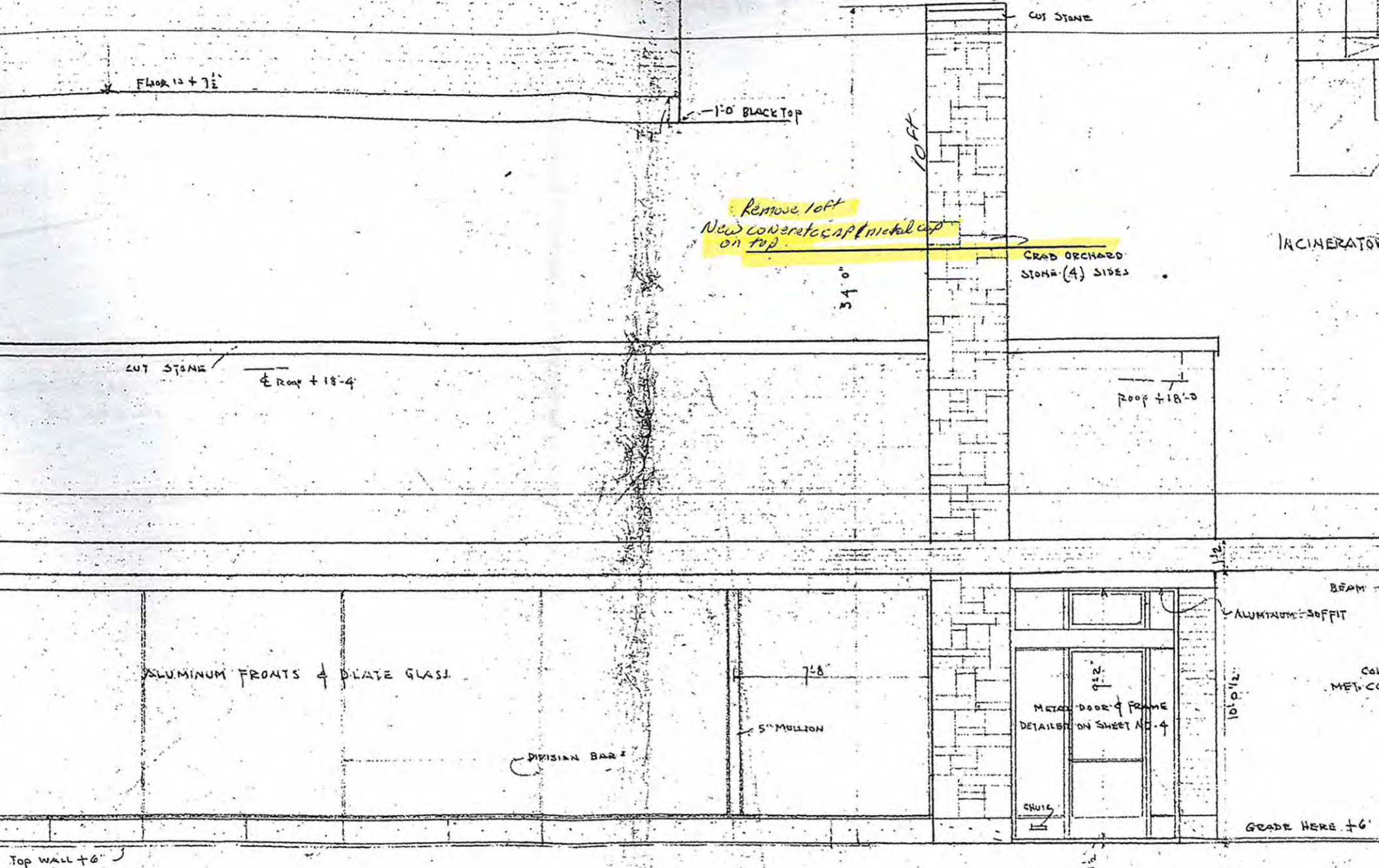


Date: 2017-4-21    Client #: 107344

Drawn By: IW/ERB Aprvd By: SK

Sheet No. Sheet #





STORE BUILDING TO BE ERECTED AT 909 TO 929  
 RIDGE ROAD WILMETTE ILLINOIS FOR  
 TRUST NO. 968

JENS J. JENSEN



1200 WILMETTE AVENUE  
WILMETTE, ILLINOIS 60091-0040

COMMUNITY DEVELOPMENT  
DEPARTMENT

(847) 853-7550  
FAX (847) 853-7701  
TDD (847) 853-7634  
EMAIL [comdev@wilmette.com](mailto:comdev@wilmette.com)

August 3, 2017

**To:** Chairman Bradford and the Appearance Review Commission

**From:** Lucas Sivertsen, Business Development Coordinator

**Subject:** 1135 Wilmette Avenue, Gates Manor, Preliminary Review

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Gates Manor has requested a preliminary review for the replacement of their existing vestibule. This is in addition to the remodeling project reviewed by the Commission in 2015 which was recently completed. That project included exterior wall repair, window replacement and extensive interior remodeling.

The applicant would also like to replace the fence located on the Village owned property to the south where Depot Nuevo and the Burmiester Parking lot are located. Since the Village was already planning to replace the fence themselves, Village administration has approved Gates Manor's request to replace the fence according to their design. The applicant will be at the August 7, 2017 meeting to present their requests.





Existing Exterior View

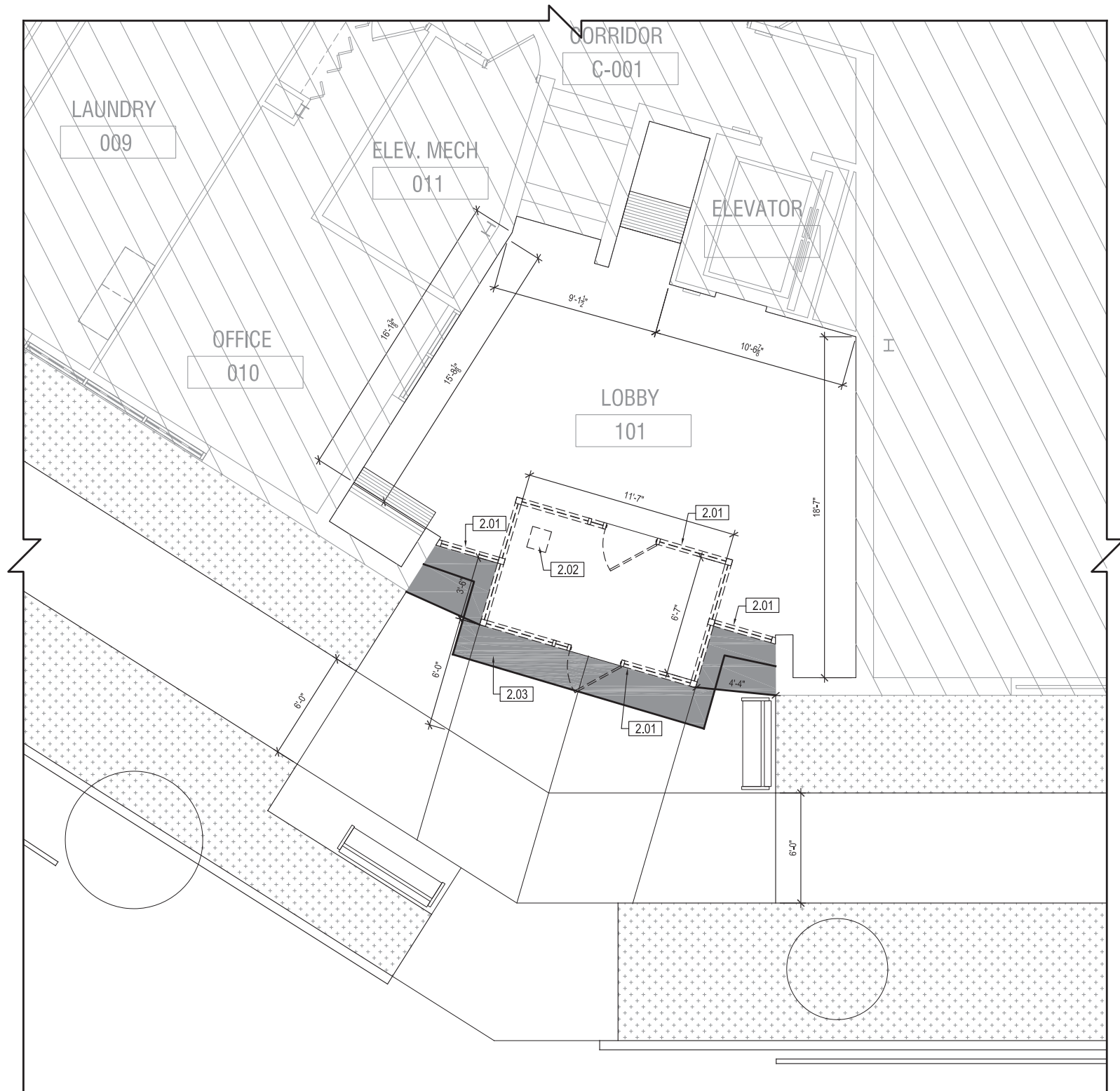


Existing Fence

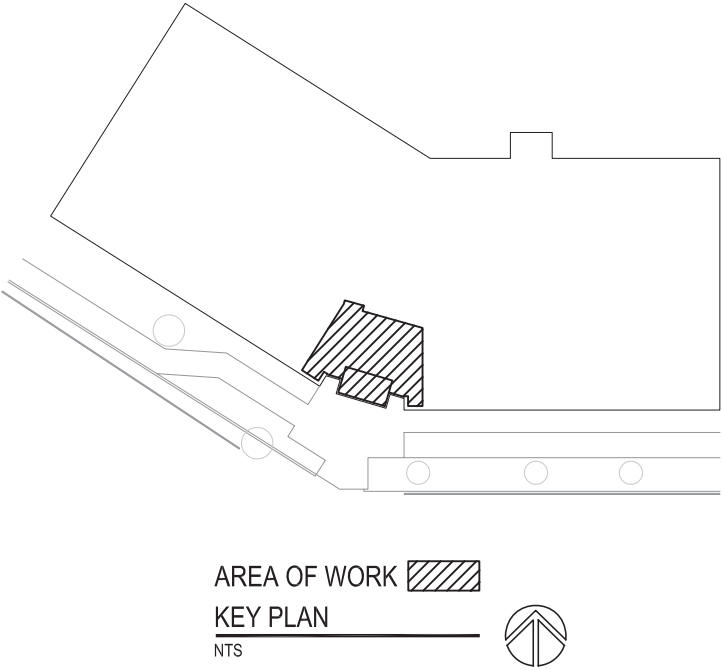


Existing Interior View





Existing Conditions



### DEMO PLAN LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE DEMOLISHED
- AREA N.I.C.
- EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED

### DEMO GENERAL NOTES

1. PROVIDE TEMPORARY ENCLOSURE

### DEMO KEY NOTES

- 2.01** DEMO EXISTING AL STOREFRONT AND VESTIBULE SYSTEM AND ALL ASSOCIATED ITEMS
- 2.02** DEMO EXISTING GUEST NOTIFICATION EQUIPMENT AND PREPARE FOR NEW SYSTEM, SEE E SHEETS.
- 2.03** DEMO EXISTING CONCRETE SIDEWALK AND FOUNDATION AS REQUIRED TO PREPARE FOR NEW WORK PROTECT EXISTING BUILDING AS REQUIRED.





- 12' Canopy Height - 4' Overhang
- 8' Tall Double Doors
- Aluminum Storefront - Color To Match New Windows
- High Performance Painted Steel Canopy Perimeter to Match Storefront
- Veneer Wood Composite Panel Underside of Canopy
- Single-Ply Membrane Roofing
- Aluminum Roof Flashing Into Existing Brick to Match Painted Steel Color
- Scuppers On Both Sides To Landscape Rock Below With Drain To Daylight Into Adjacent Green Space

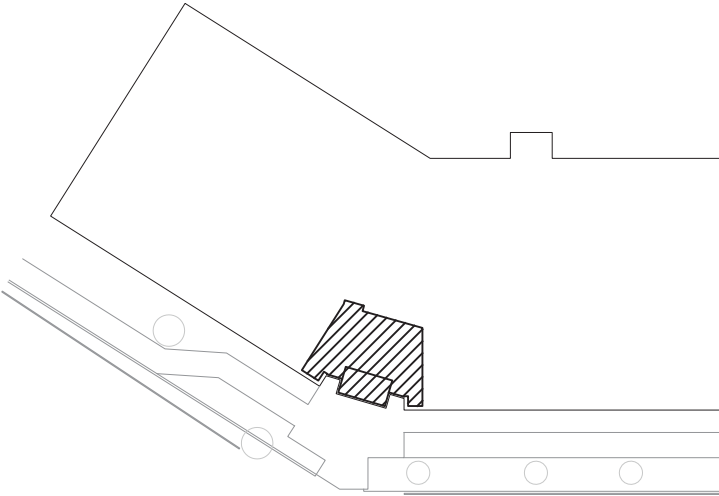
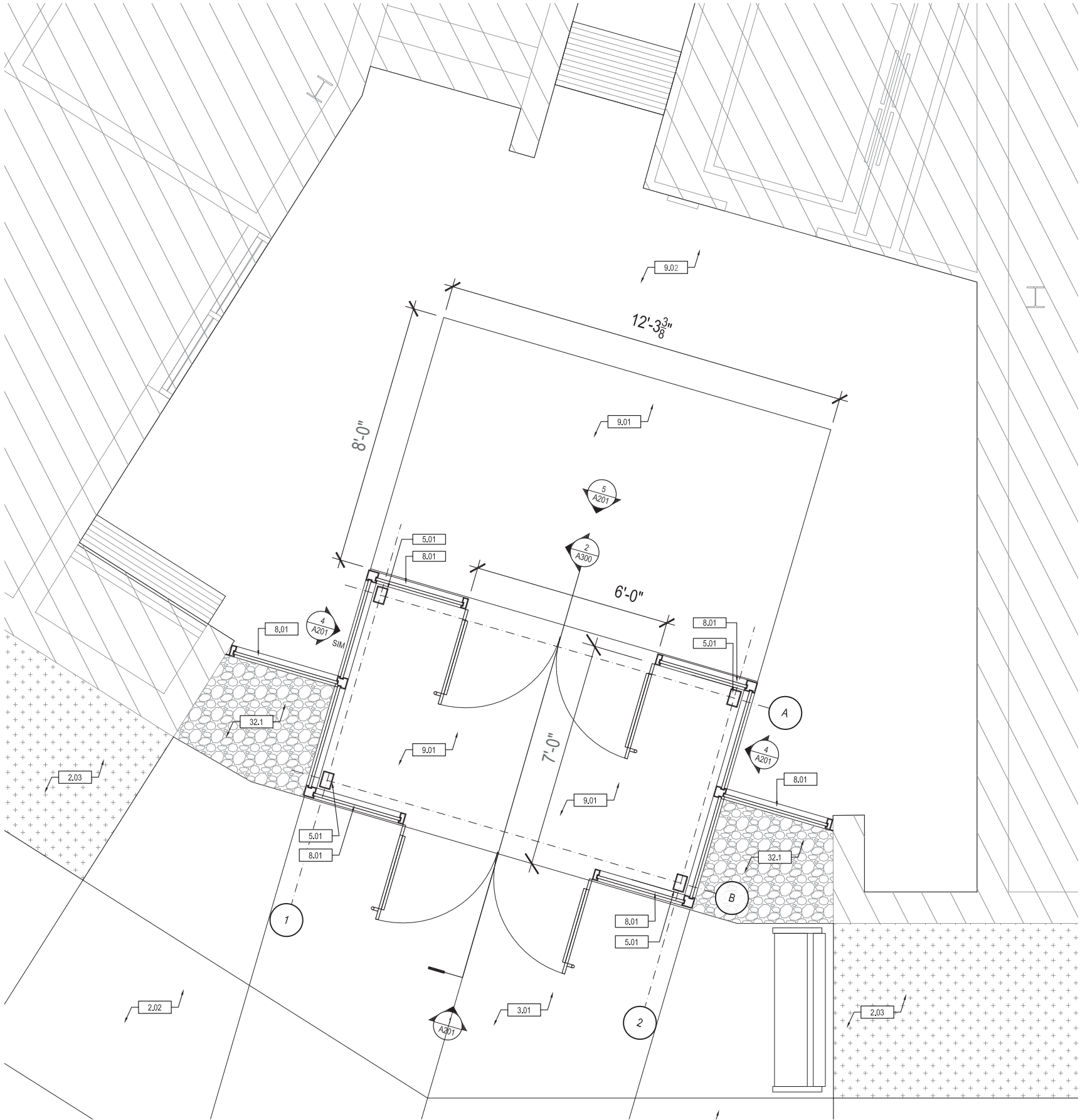




6' Tall Horizontal Cedar Fence with Black Aluminum Posts






- Diffuser Inside Vestibule Reinstalled In New Soffit
- Walk Off Carpet Inside Vestibule And In Center Of Lobby
- Porcelain Tile At Perimeter Of Lobby - Florim Stratos Cenere





AREA OF WORK   
KEY PLAN  
NTS 

### PLAN LEGEND

-  EXISTING TO REMAIN
-  NEW WORK
-  AREA N.L.C.

### GENERAL NOTES

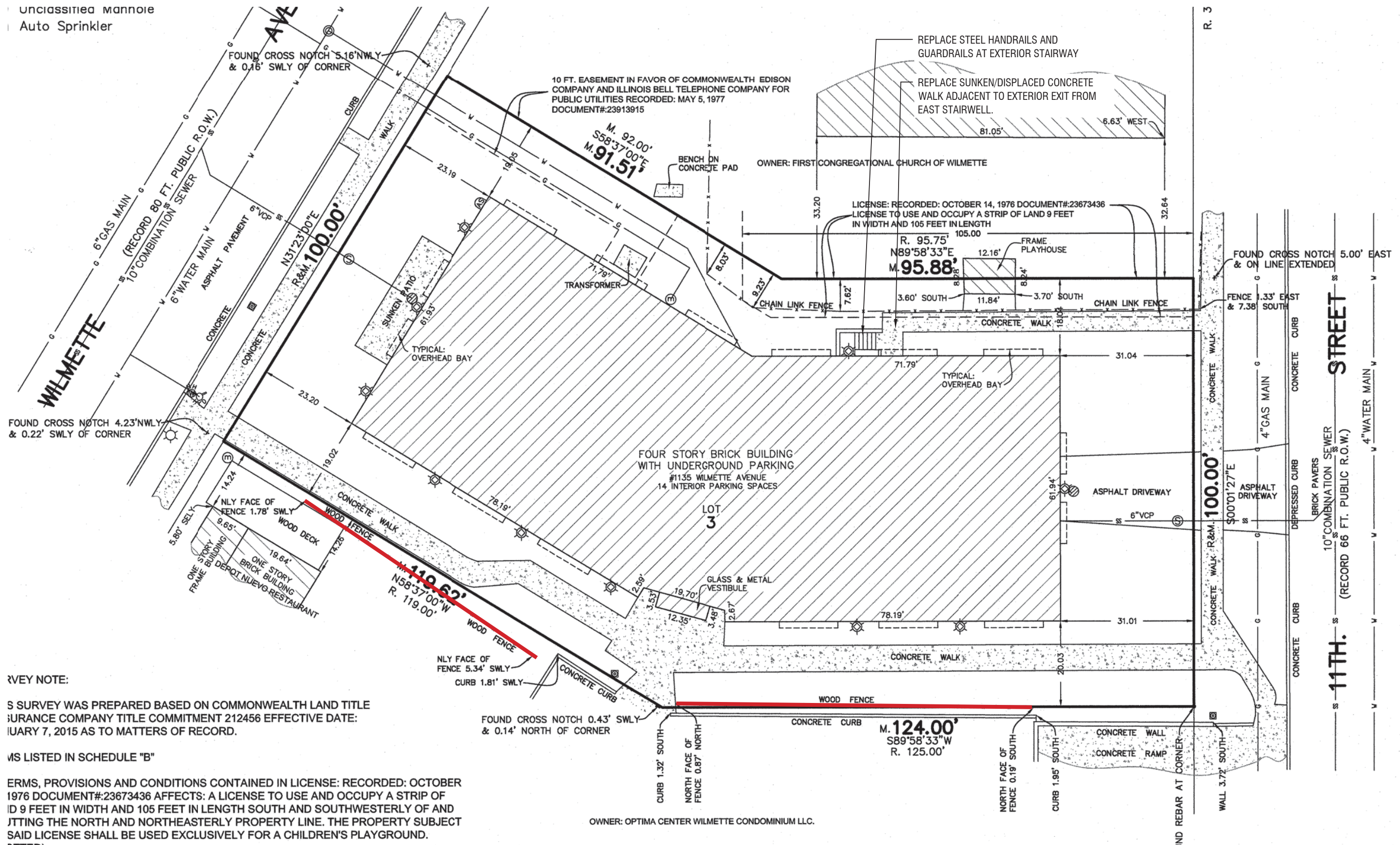
- SEE NEW WORK GENERAL NOTES ON SHEET A100.
- SEE SHEET A100 FOR WORK LIMIT.

### KEY NOTES

- 2.02** EXISTING CONCRETE SIDEWALK, PROTECT
- 2.03** EXISTING LANDSCAPE AREA, PROTECT
- 3.01** CONCRETE SIDEWALK
- 5.01** STEEL TUBE WITH HIGH PERFORMANCE COATING TO MATCH STOREFRONT SYSTEM, SEE STRUCTURAL
- 8.01** ALUMINUM STOREFRONT SYSTEM
- 9.01** WALK OFF CARPET TILE
- 9.02** PORCELAIN TILE
- 32.01** LANDSCAPE ROCK



Unclassified mannoie  
Auto Sprinkler



**REVIEW NOTE:**

S SURVEY WAS PREPARED BASED ON COMMONWEALTH LAND TITLE  
 INSURANCE COMPANY TITLE COMMITMENT 212456 EFFECTIVE DATE:  
 FEBRUARY 7, 2015 AS TO MATTERS OF RECORD.

MS LISTED IN SCHEDULE "B"

ERMS, PROVISIONS AND CONDITIONS CONTAINED IN LICENSE: RECORDED: OCTOBER 1976 DOCUMENT#:23673436 AFFECTS: A LICENSE TO USE AND OCCUPY A STRIP OF ID 9 FEET IN WIDTH AND 105 FEET IN LENGTH SOUTH AND SOUTHWESTERLY OF AND JTING THE NORTH AND NORTHEASTERLY PROPERTY LINE. THE PROPERTY SUBJECT SAID LICENSE SHALL BE USED EXCLUSIVELY FOR A CHILDREN'S PLAYGROUND.

Gates Manor Entry  
1135 Wilmette Ave  
Appearance Review  
17\_0725

**Existing Conditions -  
Wood Fence to Be Replaced Shown in Red**

bailey edward

responsive and/or

**Report to the Appearance Review Commission  
from the  
Department of Community Development**

**Case Number:** 2016-AR-18

**Property:** 601 Green Bay Road

**Zoning District:** VC, Village Center

**Petitioner:** Mona Lisa Stone

**Request:** The petitioner requests an Appearance Review Certificate to address conditions of approval and for amendments to the original Certificate.

**Applicable Provisions of Ordinances:** 20-16, Sign Regulations  
20-5.7, Appearance Review Certificate

**Meeting Date:** June 6, 2016  
July 11, 2016  
September 26, 2016  
August 7, 2017

**Date of Application:** May 2, 2016

**Notices:** Legal Notice published Wilmette Beacon on May 19, 2016  
Certificate of Posting dated, July 21, 2017  
Affidavit of Personal Notice dated, May 6, 2016

**Report Prepared By:** Lucas Sivertsen, AICP  
Business Development Coordinator

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## **Description of the Property**

The subject property is located on the northwest corner of Green Bay Road and Wilmette Avenue in the Village Center Zoning District. Surrounding uses include a commercial retail use to the north, Union Pacific Railroad to the east across Green Bay Road, a commercial retail use to the south across Wilmette Avenue and the Wilmette Library to the west across an alley.

## **Description of Request**

The petitioner requests an Appearance Review Certificate to address conditions of approval and for amendments to the original certificate.

The remaining conditions not yet addressed include the trash enclosure, steel trim at edge of tile at corner of building, and drip edge underneath cornice. In addition, the south elevation was parged since the previous review before the Commission. This was not previously discussed and requires an Appearance Review Certificate.

## **Action Required**

The Appearance Review Commission may grant an Appearance Review Certificate provided they determine the proposal meets the following standards of review.

### **Appearance Review Certificate Standards of Review**

1. All sides of a structure receive design consideration.
2. If the side or rear of the structure faces a street, a residential use, or a property located in a residential zoning district, the exterior materials used on the side or rear are comparable in character and quality to the exterior materials used on the facade of the structure.
3. Materials used in the construction and design of the structure are of durable quality.
4. Mechanical equipment is located or screened so as not to be visible from surrounding streets and properties.
5. The scale and placement of the structure on the site is appropriate to the proportion of the site covered by the structure and the location of the structure in relation to its lot lines.
6. Building design and placement must take into consideration natural grade conditions, existing vegetation, and other natural features.
7. Excessive similarity or dissimilarity in design in relation to surrounding or adjoining structures is discouraged, including but not limited to building height, exterior materials, building mass, roof line, and architectural features.
8. Design takes into consideration the relationship to the street and the pedestrian environment.

9. Parking, storage, and refuse areas are located and screened so as not to negatively affect neighboring properties.
10. Landscape is designed to maintain existing mature trees and shrubs to the maximum extent possible.
11. Landscape provides an aesthetically pleasing design and, where applicable, provides for the screening of parking, storage, refuse, and utility areas from the street and adjacent residential properties.
12. Selected plant materials shall be suitable to Wilmette's climate and to their location on the site. The use of invasive species is prohibited. Invasive species shall be those included in the "Chicago Botanic Garden" list of "Invasive Plants in the Chicago Region."
13. Parking areas are designed to achieve efficient traffic flow and minimize dangerous traffic movements.
14. Signs are of the appropriate design, color and placement to the structure, site and adjoining properties, in terms of materials, height, setback from the street, and proportion.
15. Accessory structures, exterior lighting and fences, complement the overall structure and site design, in terms of materials, size, and architectural character.
16. For new two-unit dwellings, review is limited to whether or not the proposed structure maintains the external appearance of a single-family dwelling.

## **Case File Documents**

### **Correspondence**

1.1 Email dated, July 11, 2017 from Mr. Lajeune

### **Location Maps and Plans**

2.1 September 26, 2016 Approved Plans

2.2 July 11, 2016 Approved Plans

## **Case Minutes**

**June 6, 2016**

**Mona Lisa Stone & Tile**

**601 Green Bay Road**

**Appearance Review Certificate and Sign Variation**

Mr. Sivertsen called Case 2016-AR-18, 601 Green Bay Road, Mona Lisa Stone & Tile for an Appearance Review Certificate to refurbish the façade, a sign variation to display more than one window sign per frontage, a 5.25 square foot sign area variation to display a projecting sign and a sign variation to display signs painted directly to an exterior wall.

Mr. Chad Boomgaarden said he was representing the applicant as their architect. When the owner purchase the building he contacted the Wilmette Historical Museum to obtain photos of the original building. It is their intent to refurbish the exterior to bring it back to more of what it looked like historically.

Mr. Joseph Lajeune said he is the owner of the building. As an interior designer he hates to see old building's torn down. It's his hope, if financially feasible, to remove the wood cladding on the exterior of the first floor and expose the original cast iron columns. He said the original building had a full window glazing with wooden trim. He wants to install a new full glazing with black metal trim and a wooden door.

Mr. Bradford said it's difficult to tell what is happening ahead of the window. The plans show a cast iron column on either side of the doorway, but are those existing.

Mr. Boomgaarden said he can't say for sure because they haven't removed the cladding, but from the interior it appears the cast iron columns are intact. In looking at the historical photos it appears there was something over the doorway other than just running bond brick. They are hoping the brick and some of the structural elements are still there.

Mr. Sheridan asked once they remove the cladding, and assuming they find the columns and capital are they going to keep them and if not in good condition will they replace them.

Mr. Boomgaarden said if they are there they will be kept and if they are damaged it's their intent to replace where possible. He can see the capitals from the interior.

Mr. Sheridan said it's possible the capitals were damaged when they installed the mansard roof.

Mr. Bradford said he would encourage a horizontal expression in the form of a lintel, or other element other than just running bond brick. That would hold true for the door and window to the north of the main storefront.

Mr. Elkins said he thought this proposal was a big improvement over what was existing. His main issue with the proposal is the signage, including the repetitive wording the windows and painted sign on the side of the building.

Mr. Bradford asked about the windows on the east elevation that were broken up into three panels from top to bottom. He wanted to know if the top two panels were transom glass. Mr. Lajeune said all three panels would be vision glass and would not have any tint or film.

Mr. Phillips asked for the though behind the custom painted areas on the west and south sides of the building. To him they are just signs.

Mr. Lejeune thought they could act as mural like paintings, although, there was no specific artwork in mind.

Mr. Elkins said there wouldn't be much visibility for the painted area on the west side of the building.

Mr. Sheridan said in his opinion the custom painted areas as proposed are too large. He would suggest proposing something that has graphics, but not something that is specifically advertising a business or product.

Mr. Bradford asked what size of a conforming blade sign would be.

Mr. Sivertsen said a 6 square foot sign would be conforming.

Mr. Bradford said he thinks the proposed sign is too large, but that a 2x3 foot sign is probably too small for this intersection.

Mr. Phillips thought the projecting sign would be more visible if it were facing Green Bay Road rather than at a 45 degree angle.

Mr. Collyer said he liked the white wash sign on the south elevation, but thought the size was maybe too big. He liked their proposal to refurbish the façade.

Mr. Miller asked about the window surround on the south elevation. They seemed very large and not necessarily in keeping with the rest of the proposed work.

Mr. Boomgaarden said the existing window openings on that side of the building are pretty rough. It is difficult to say until they remove the cladding, but he suspects there's a very rough opening.

Mr. Sheridan said he thought the windows were probably just wood jams with glazing.

Mr. Boomgaarden said they would match the existing profile of the window and add some rolled steel with a black finish.

Mr. Sheridan said there is existing cabling running behind the fake mansard roof. They will need to determine how they will hide the cabling once the roof is removed. The guardrail surrounding the stairs to the basement will need to be replaced. They will need to present their proposal for replacing the railing. They will also need to provide a trash enclosure for their dumpster and screen the a/c condenser. He asked if the exhaust pipes on the rear of the building will stay or be removed.

Mr. Boomgaarden said they will remain, but their purpose will change. He said they might match the finish color of the other metal items on the building.

Mr. Sheridan said they shouldn't sandblast the brick, but definitely clean it. There are other methods that won't remove the outer barrier of the brick. He thinks the proposal is a great solution to refurbish the building.

Mr. Phillips said they are proposing too many signs in general.



Mr. Lajeune said they have another option where they remove the white wash sign on the south elevation and replace it with another reverse-lit sign similar to the east elevation.

Mr. Elkins said he didn't necessarily have a problem with the white wash sign, but thought it was too big. Regarding the window signs, they could hang a sign in the window that was at least 12 inches from the face of the window.

Mr. Phillips said he thought the wall sign along Green Bay should stay within the edges of the window openings.

Mr. Collyer said he likes the white wash sign on the south side of the building. It adds some character to the building and seems to be in keeping with the age of the building.

Mr. Sheridan said he is hearing the commission is in support of the white wash sign, but just not the additional mural type painted signs on the rear and side of the building.

Mr. Boomgaarden said he agrees with the commission's comments on the projecting sign. He thinks they will revise the proposal so that it is perpendicular to Green Bay rather than at an angle.

Mr. Sheridan said there are enough items outstanding that they will need to continue part of the case, but that they can get them started on the façade work.

Mr. Collyer said they would be able to fit the sign within the window openings if they removed the letters, "inc." from the sign.

Mr. Elkins said alternatively they could shrink the letters from 15.5 inches to 14 inches and have it fit within the window openings.

Mr. Sheridan asked the applicant if they were sure the projecting sign was exactly how they wanted it. If they are still unsure what the graphics will look like or how it will be illuminated they should hold off until those items are decided.

Mr. Boomgaarden said they were still unsure how they will illuminate the sign.

Mr. Sheridan said they will continue that item to the next meeting.

Mr. Bradford moved to approve a partial Appearance Review Certificate for Case 2016-AR-18, 601 Green Bay Road for the east and south elevations to remove the existing cladding, cleaning the existing brick, restoration of the existing cast iron columns, if the cast iron beam above the columns does not exist that it will be replaced in-kind, window openings will have a head detail, that the proposed aluminum storefront will have a black finish, conceptual approval of black canvas awning with dimensions to be submitted, a back-lit wall sign with lettering 14 inches in height, and that the storefront door will be wooden with ebony finish. The motion was seconded by Mr. Elkins. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips. Voting no: none. **The motion carried.**

Mr. Elkins moved to continue Case 2016-AR-18, 601 Green Bay Road, where the applicant will return to address the following items: removal of the cable along the west and south elevations, the guardrail around the stairwell on the west elevation, dumpster enclosure, exterior lighting with cut-sheets and photometric plan, exhaust ducts, and the requested sign variations. The motion was seconded by Mr. Phillips. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips. Voting no: none. **The motion carried.**

**July 11, 2016**

**Mona Lisa Stone & Tile**

**601 Green Bay Road**

**Appearance Review Certificate and Sign Variation**

Mr. Sivertsen called Case 2016-AR-18, 601 Green Bay Road, Mona Lisa Stone & Tile for an Appearance Review Certificate for further approval of their Appearance Review Certificate and sign variation.

Mr. Joseph Lajeune said they removed the exterior wooden cladding and found a few surprises. The original window above the doorway leading to the second floor was intact. They are proposing to leave it as is. There was some question about the steel columns at the last meeting. They were found to be in good condition and they are proposing to leave them as is. The engaged pilasters and capitals are gone. They will brick-in that portion.

Mr. Sheridan said the cornice does not wrap around to the side of the building. He noted that the drawing should reflect that it does not wrap around or extend past the east elevation.

Mr. Lajeune said he spoke with his neighbor and they agreed that it would be okay for him to place his dumpster next to their dumpsters. The rear of the building inside the new fence could then be used as a patio for both buildings. The stairs leading to the basement would be enclosed, but he asked if the fence needed to go all the way to the other buildings since the dumpster or a/c condenser wouldn't be located back there anymore. He said the condenser was relocated to the roof.

Mr. Sheridan said the condenser would need to be screened if it was moved to the roof. They could screen the unit with the existing parapet walls, or if they weren't tall enough to screen the units then they could install a fence or some type of screen around the unit. He thinks the fence along back of the building is a good solution.

Mr. Elkins said the projecting sign was labeled "to be determined". He wanted to know if the commission was being asked to vote on the sign.

Mr. Lajeune said the location and the size of the sign was determined, but not what the sign would look like or say.

Ms. Woleben-Meade said it was difficult to vote on the sign without a complete proposal.

Mr. Sheridan said he thought the commission is okay with the location of the sign so that his electrician can run the wire, but since he hasn't yet determined what the sign will look like it may be premature to vote on the entire sign.

Mr. Elkins said he liked the idea of them keeping the original window above the entrance to the second floor, but is unsure of how the entrance and window relate to what is shown in the drawings.

Mr. Sheridan said the drawing SKA-03 needed to be updated to accurately reflect what is proposed.

Mr. Bradford asked what they intended to do with the existing door to remain.

Mr. Sheridan asked if they would be removing the door and replacing it with a glazed door.

Mr. Lajeune said it was his intent to keep the door.

Mr. Bradford said Mr. Lajeune and his architect should think more about the detail of that doorway. He thinks the remaining items are the sign variations, stairwell enclosure in the back, the condensing unit, and the entrance to the second floor space.

Ms. Woleben-Meade moved to continue Case 2016-AR-18 to the August 1, 2016 meeting. The motion was seconded by Mr. Bradford. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Woleben-Meade. Voting no: none. **The motion carried.**

**September 26, 2016  
Mona Lisa Stone & Tile**

**601 Green Bay Road  
Appearance Review Certificate**

Mr. Adler called Case 2016-AR-18, 601 Green Bay Road, Mona Lisa Stone & Tile, requesting an Appearance Review Certificate to address conditions of the previous approval.

Mr. Lajeune said he was seeking approval so he could finish the façade before they opened for business. Since the original approval which allowed them to expose the brick they discovered some of the brick was painted. There was an attempt to power wash the brick to try and remove the paint, but it was unsuccessful. They propose painting the cast iron columns black with gold trim around the capital. The end brick columns would be covered in black glass mosaic tiles. Underneath the storefront windows they will install granite slabs. The brick on the south side of the building would remain for now until they can come up with a holistic plan for that side.

Mr. Sheridan asked Mr. Lajeune how he would install the mosaic tile on the brick.

Mr. Lajeune said they will use a thin-set with an additive latex that helps bond with the brick. No backer board will be necessary. The detail on the capitals will be painted gold. The residential access door will be painted black.

Mr. Lajeune said they would also like to amend the previous approval and install a guardrail at a height of 42 inches on the west side of the building.

Mr. Bradford asked where the dumpster would be located.

Mr. Lajeune said he would like to move it to where the bike shop's dumpster is located.

Mr. Adler said the Village would need authorization from the bike shop for that change.

Mr. Sheridan said if they are going to come back for the signage as stated in the request, they could come back for the trash enclosure approval as well.

Mr. Bradford said he is fine with the type of tile proposed, but has a concern how the tile will be left exposed on each edge where the brick returns.

Mr. Collyer shared his concern as well for how the tile will be left exposed at the edge of the brick where it turns onto Wilmette Avenue.

Mr. Lajeune said they would come up with an edge detail.

Mr. Elkins said he had a concern for how the tile would meet the metal cornice. He asked if the tile would be projecting out further than the cornice or if it would be set back.

Mr. Lajeune said the tile would be die into the bottom of the cornice. It wouldn't be out in front of the cornice.

Mr. Sheridan said it would be a good idea to install a drip edge below the cornice to help shed the water away from the face of the building.

Ms. Woleben-Meade asked what color the wood paneling would be at the entrance to the second floor.

Mr. Lajeune said it would be black to match the window frames.

Mr. Bradford said he thinks there should be some sort of protection at the brick edge of Wilmette and Green Bay whether it's an angle or steel plate that projects out enough to protect the tile.

Mr. Lajeune said there is a PVC material they used for the window trim around the windows on the south side of the building. He suggested using that instead of a steel edge.

Mr. Bradford thought the PVC wouldn't hold up as much as steel.

Mr. Sheridan said the PVC would need to be thicker than the piece of steel would be. He still has a concern with tiling the brick cornice on the annex portion. He thinks it will become a maintenance issue.

Mr. Lajeune said it will still be less of a maintenance issue than if he were to paint the brick.

Mr. Miller said his first thought was that he was unconvinced the tile would work. It reminded

him of kitchen backsplash tile. After reviewing it more he thinks he is okay with the size of the tile given the circumstance.

Mr. Bradford moved to grant an amendment to the Appearance Review Certificate for the east side façade only to allow the installation of tile over existing brick and the installation of granite panel underneath the existing windows, with the conditions that 1) a steel trim be provided for protection of the tile at the corner of Wilmette and Green Bay, and 2) that a drip edge be installed underneath the cornice. The motion was seconded by Ms. Woleben-Meade. Voting yes: Chairman Sheridan, and Commissioners Bradford, Collyer, Elkins, Miller, Phillips, Woleben-Meade. Voting no: none. **The motion carried.**

Mr. Sheridan said Mr. Lajeune said he would come back with information on the trash enclosure and signage.

Mr. Lajeune asked if he could open for business while he is working on finishing the tile as approved.

Mr. Adler said his main concern was the approval of the design and materials for the façade which was just approve by the Commission. He clarified that the window signage was not part of the Commission's approval. That would be part of his overall sign proposal once it was completed.

## Sivertsen, Lucas

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**From:** Joseph Lajeune <Jlajeune@monalisastone.com>  
**Sent:** Tuesday, July 11, 2017 4:41 PM  
**To:** Sivertsen, Lucas  
**Subject:** RE: ARC Case

**Follow Up Flag:** Follow up  
**Due By:** Thursday, July 20, 2017 4:00 PM  
**Flag Status:** Completed

Lucas –

Regarding the remaining items:

- The dumpster will remain in its current location behind the screen. Once the building next door is finished and the bike shop has their dumpsters situated, we'll consider the option of consolidating our dumpsters behind the Bike shop to create a sitting patio
- I will have a screen installed for the AC unit
- I will have a railing around below grade stairs
- I purchased the steel trim for the edge of the building but decided not to install it because it would be yet another element to maintain and it did not add value to the building nor is it necessary
- Similar to the steel trim, once the glass was installed on the face of the building, the drip edge was not necessary and was not added

As for the South elevation of the building, pending the mural proposal, which I am still researching, adding the skim coat was the best fastest way to clean up the building. We've received great reviews from residents and neighbor merchants and hope to present a plan for consideration in the future.

We would very much like to close these open items and would appear at your next meeting, if needed, to hopefully finalize the permit.

Please advise and many thanks.



**JOSEPH LAJEUNE, NCIDQ, ASID, IIDA - Interior Designer**

**MONA LISA STONE & TILE, INC.** 601 Green Bay Road, **WILMETTE, IL** 60091-2505

**office:** 847.920.1620 | **fax:** 847.920.1622 | **email:** [jlajeune@MonaLisaStone.com](mailto:jlajeune@MonaLisaStone.com) | **website:** [www.MonaLisaStone.com](http://www.MonaLisaStone.com) | **hours:** M–F: 9am–5pm CST; Sat: 11am–4pm CST

**THE DIFFERENCE BETWEEN ORDINARY AND *EXTRAORDINARY!*** **CONFIDENTIALITY NOTE:** This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

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**From:** Sivertsen, Lucas [mailto:[sivertsenl@wilmette.com](mailto:sivertsenl@wilmette.com)]  
**Sent:** Wednesday, July 5, 2017 12:17 PM  
**To:** Joseph Lajeune <Jlajeune@monalisastone.com>  
**Cc:** Desiree Quintero <dquintero@monalisastone.com>  
**Subject:** RE: ARC Case

Joseph,

Your Appearance Review Certificate request to remodel the exterior of your building at 601 Green Bay Road was approved with conditions on Monday, September 26, 2016. As a reminder, you are operating your business in a building that has received only a conditional occupancy permit. The conditions of which were for you to address the remaining items of your Appearance Review Certificate. The following items need to be addressed:



29'-2" V.I.F.  
T/ PARAPET  
(NO CHANGE)

(NO CHANGE)  
14'-10" V.I.F.  
T/ 2ND FLOOR

10'-0" V.I.F.  
T/ 1ST FLOOR

NEW BACKLIT SIGN

NEW HANGING  
SIGN, T.B.D.

NEW WINDOWS & DOORS  
AT 1ST FLOOR

NEW WINDOWS & DOORS  
AT 1ST FLOOR



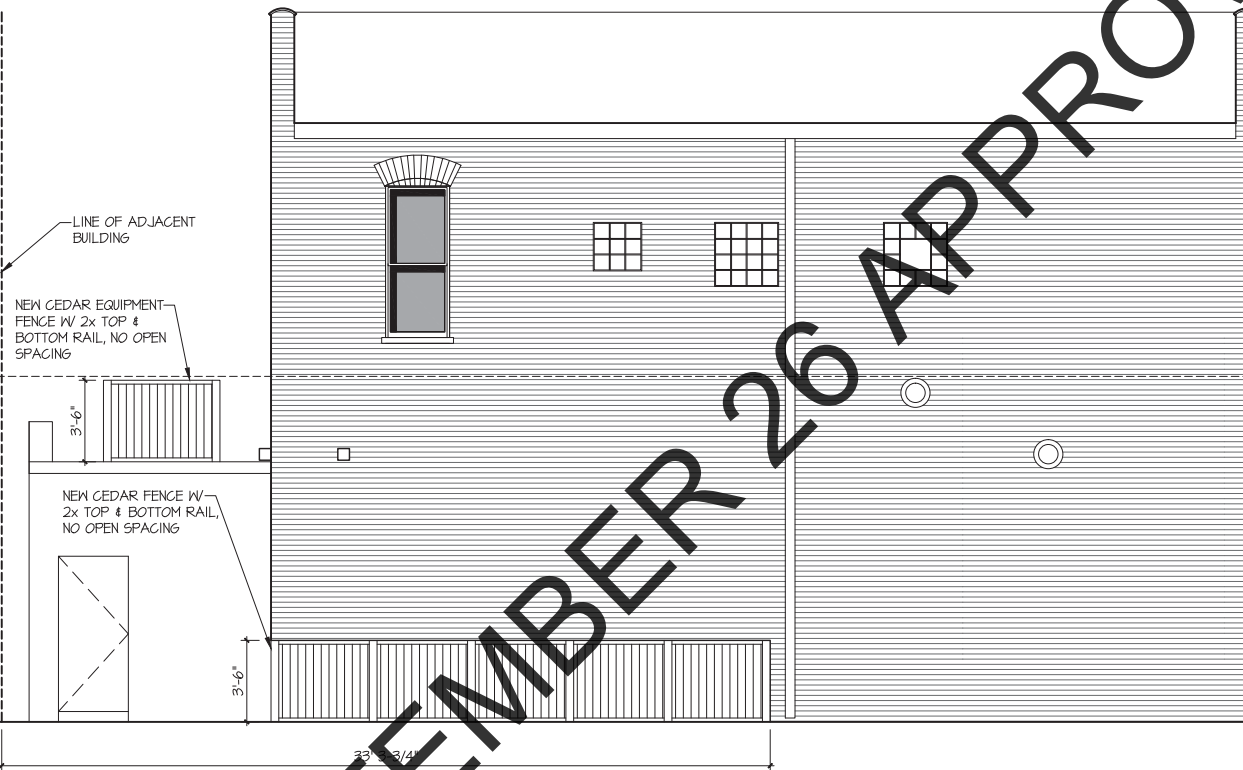
601 GREEN BAY ROAD  
WILMETTE, IL

- NOTES:
- RELOCATE CONDENSERS TO ROOF
  - MOVE DUMPSTERS TO JOIN BIKE SHOP ENCLOSURE

29'-2" V.I.F.  
T/ PARAPET  
(NO CHANGE)

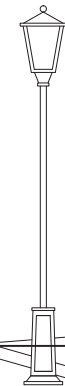
(NO CHANGE)  
+14'-10" V.I.F.  
T/ 2ND FLOOR

+0'-0" V.I.F.  
T/ 1ST FLOOR



PROPOSED WEST EXTERIOR ELEVATION

WILMETTE AVE.



601 GREEN BAY ROAD  
WILMETTE, IL

SEPTEMBER 26 APPROVAL

WILMETTE  
BIKE  
SHOP

MONA LISA  
TILE & STONE

AREA OF  
REMOVED  
CONDENSERS

OPEN  
PATIO

13'-3<sup>3</sup>/<sub>4</sub>"

20'-0"

GUARDRAIL

33'-3<sup>3</sup>/<sub>4</sub>"

BIKE  
SHED

PARKING

DUMPSTER  
ENCLOSURE



PROPOSED SITE PLAN

1/16"=1'-0"



boomgaarden architects  
COPYRIGHT © BOOMGARDEN ARCHITECTS 2016

601 GREEN BAY ROAD  
WILMETTE, IL

**SKA-07**

PROJECT NO.: 2015.39  
DATE: 09-07-2016

29'-2" V.I.F.  
T/PARAPET  
(NO CHANGE)

(NO CHANGE)  
+14'-10" V.I.F.  
T/2ND FLOOR

NEW BACKLIT SIGN

NEW HANGING  
SIGN, T.B.D.

NEW RETRACTABLE  
AWNING

NEW WINDOWS & DOORS  
AT 1ST FLOOR

10'-0" V.I.F.  
T/1ST FLOOR

PROPOSED EAST EXTERIOR ELEVATION  
3/16"=1'-0"



EXIST. 4" CROWN; REPLACE  
W/ 4" CROWN, PAINT BLACK

NEW RETRACTABLE  
AWNING

LIMESTONE SILL  
& PANEL, TYP.  
EXIST. CAST IRON COLUMNS  
TO BE PAINTED BLACK W/  
GOLD ACCENT

EXISTING  
EXPANSION  
JOINT

601 GREEN BAY ROAD  
WILMETTE, IL

28'-4" V.I.F.  
T/PARAPET  
(NO CHANGE)

+14'-10" V.I.F.  
T/2ND FLOOR  
(NO CHANGE)

+0'-0" V.I.F.  
T/1ST FLOOR

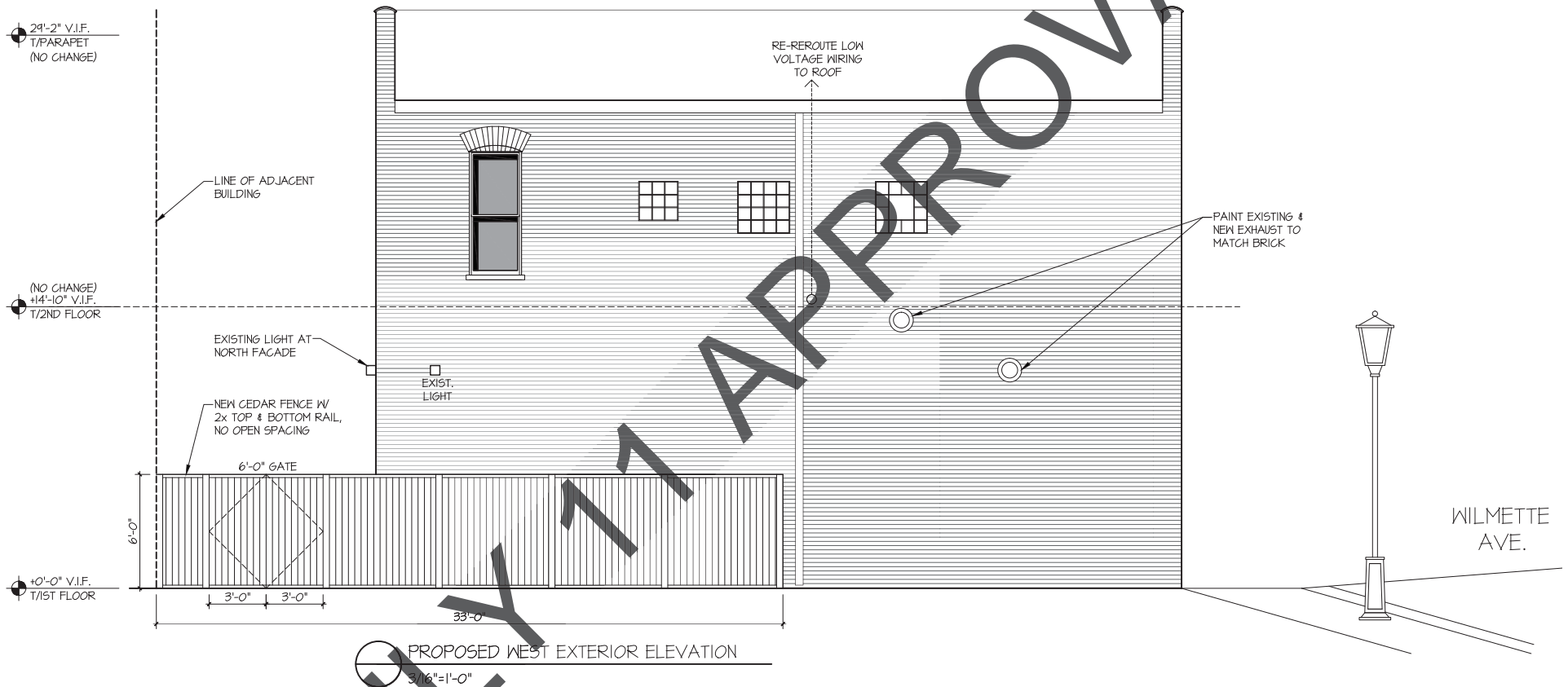
29'-2" V.I.F.  
T/PARAPET  
(NO CHANGE)



PROPOSED SOUTH EXTERIOR ELEVATION  
3/16"=1'-0"

601 GREEN BAY ROAD  
WILMETTE, IL

- NOTES:
- RELOCATE CONDENSERS TO ROOF
  - MOVE DUMPSTERS TO JOIN BIKE SHOP ENCLOSURE





#### SIGN COPY CALCULATIONS

	Proposed
Banner Width	487
Banner Height	29
Banner Area	14,123
Copy Width	244
Copy Height	14
Copy Area	3,416
Copy %	24.2%

(all units in inches)

PROPOSED BANNER SIGN  
3/8"=1'-0"

601 GREEN BAY ROAD  
WILMETTE, IL



boomgaarden architects

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**SKA-06**

PROJECT NO.: 201539  
DATE: 06-28-2016





COMMUNITY DEVELOPMENT  
DEPARTMENT

(847) 853-7550  
FAX (847) 853-7701  
TDD (847) 853-7634  
EMAIL [comdev@wilmette.com](mailto:comdev@wilmette.com)

**Date:** August 3, 2017

**To:** Chairman Bradford and the Appearance Review Commission

**From:** Lucas Sivertsen, Business Development Coordinator

**Subject:** Request to Amend Westlake Plaza Local Sign Ordinance

---

The owners of Westlake Plaza have requested a Zoning Ordinance text amendment to permit the display of two multi-tenant directory signs.

## Background

A Local Sign Ordinance (LSO) is an agreement between a specific commercial area and the Village of Wilmette that establishes specific sign standards for all businesses within that area. Because the sign standards are so specific, individual sign applications that follow the Local Sign Ordinance criteria can be reviewed and issued by Village staff without needing ARC review.

The current LSO permits the display of two shopping center identification signs, but does not permit the display of multi-tenant signs. The sign ordinance regulating the overall Village permits multi-tenant signs up to 16 square feet in area. That regulation is more intended for smaller neighborhood shopping centers with only a handful of tenants.

## Discussion

The proposed signage includes two multi-tenant directory signs located in roughly the same location as the existing shopping center identification signs. Each sign would display the name of the shopping center and a number of tenants below. The sign panels would consist of opaque material such as aluminum which would be cut-out to allow internal illumination to shine through acrylic panels set behind the aluminum.

The sign at the corner of Lake Avenue and Skokie Boulevard is proposed to be 17 feet in height and 10 feet in width at its base. The sign along Lake Avenue is proposed to be 12

feet in height and 8 feet in width at its base. For reference, the Village wide sign code allows ground signs along Lake Avenue and Skokie Boulevard to reach 15 feet in height.

The Commission should consider an appropriate size for the signs as well as how the materials relate to the overall shopping center. The size will be a function of how many tenants are displayed and from what distance the lettering should be readable. In general, a letter height of 1 inch can be read at a distance of 25 feet. The speed of traffic and number of words displayed will affect the readability of a sign. Other factors to keep in mind include:

1. Amount of “white” space surrounding a word/name.
2. Number of names/panels per sign.
3. Overall height of sign.
4. Fonts and colors

If the Commission and applicant can come to a consensus on the design of the signs, staff can prepare regulations that reflect those design constraints for review at the next meeting. A codified set of regulations can then be recommended to the Village Board for consideration.

### *Standards of Review*

When making a recommendation to the Village Board, the ARC should consider how the recommendation aligns with the Standards of Review for Zoning Ordinance Text Amendments.

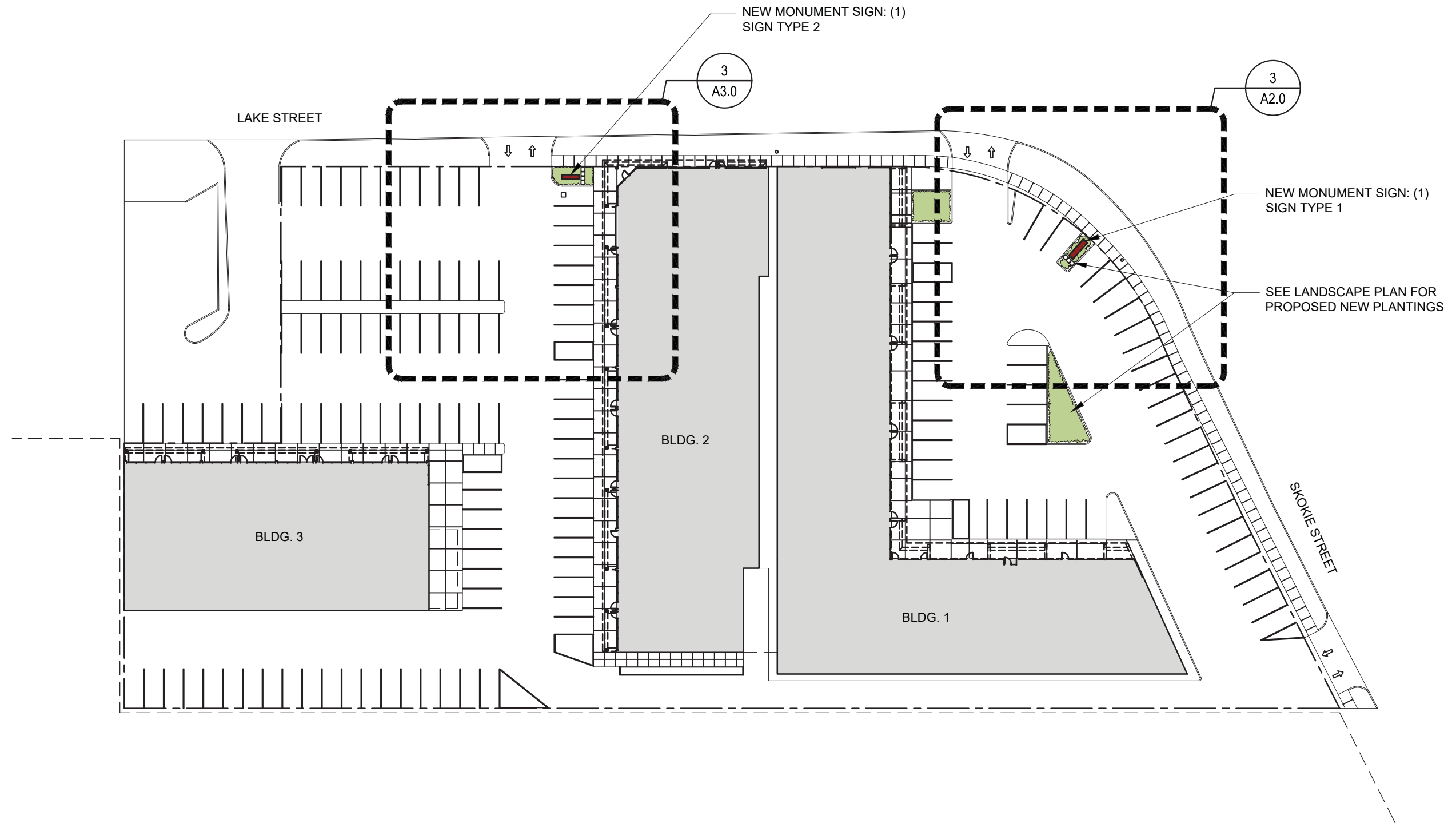
1. The extent to which the proposed amendment promotes the public health, safety and welfare of the Village.
2. The relative gain to the public, as compared to the hardship imposed upon the applicant.
3. The consistency of the proposed amendment with the Comprehensive Plan.
4. The consistency of the proposed amendment with the intent and general regulations of the Zoning Ordinance.
5. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
6. That the proposed amendment will benefit the resident of the Village as a whole, and not just the applicant, property owner, neighbors of any property under consideration, or other special interest groups, and the extent to which the proposed use would be in the public interest and would not serve solely the interest of the applicant.
7. Whether the proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance, the Comprehensive Plan, or planned public improvements.
8. The extent to which the proposed amendment creates non-conformities.

Attachments:

1. Aerial Map
2. Applicant Sign Submittal
3. Landscape Plan







0 25 50 100

MONUMENT SIGN LOCATION

SCALE : 1" = 50'-0"

1



**Architecture + Planning**  
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888.456.5849  
ktgy.com

Newport Capital Partners  
450 N. LaSalle St. #700  
Chicago, IL 60654

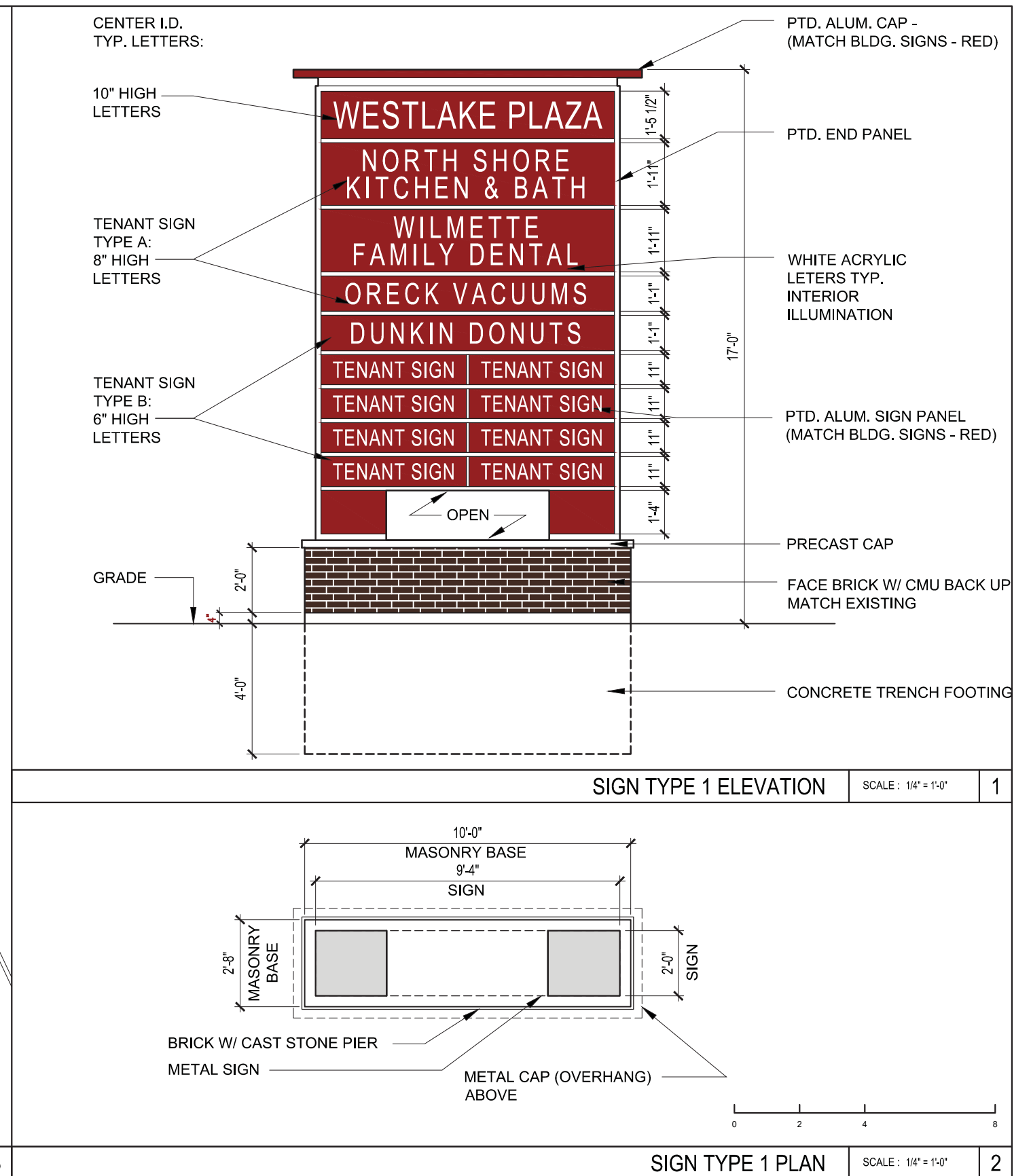
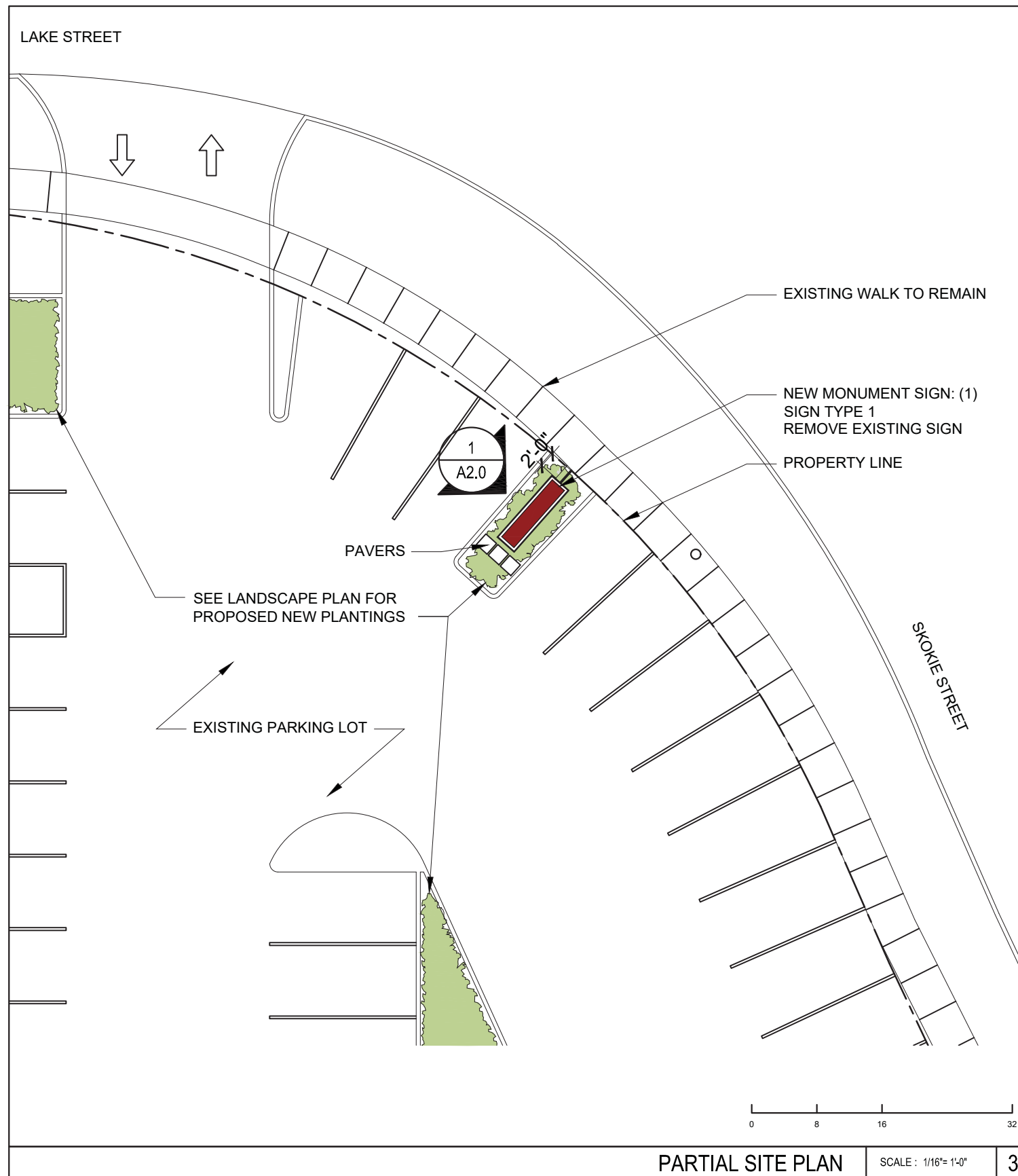
**WESTLAKE PLAZA MONUMENT SIGN**  
WILMETTE, IL # 170344

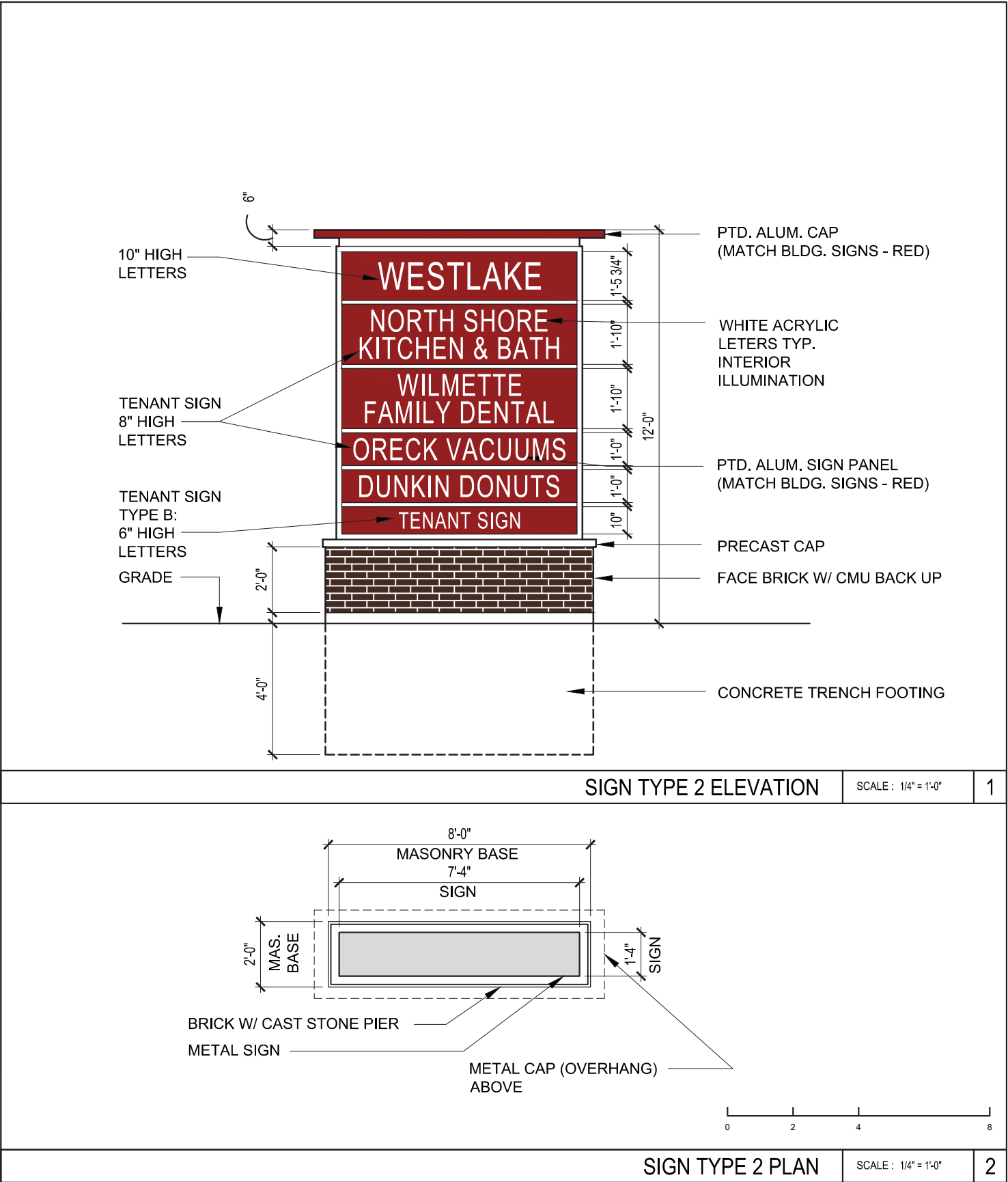
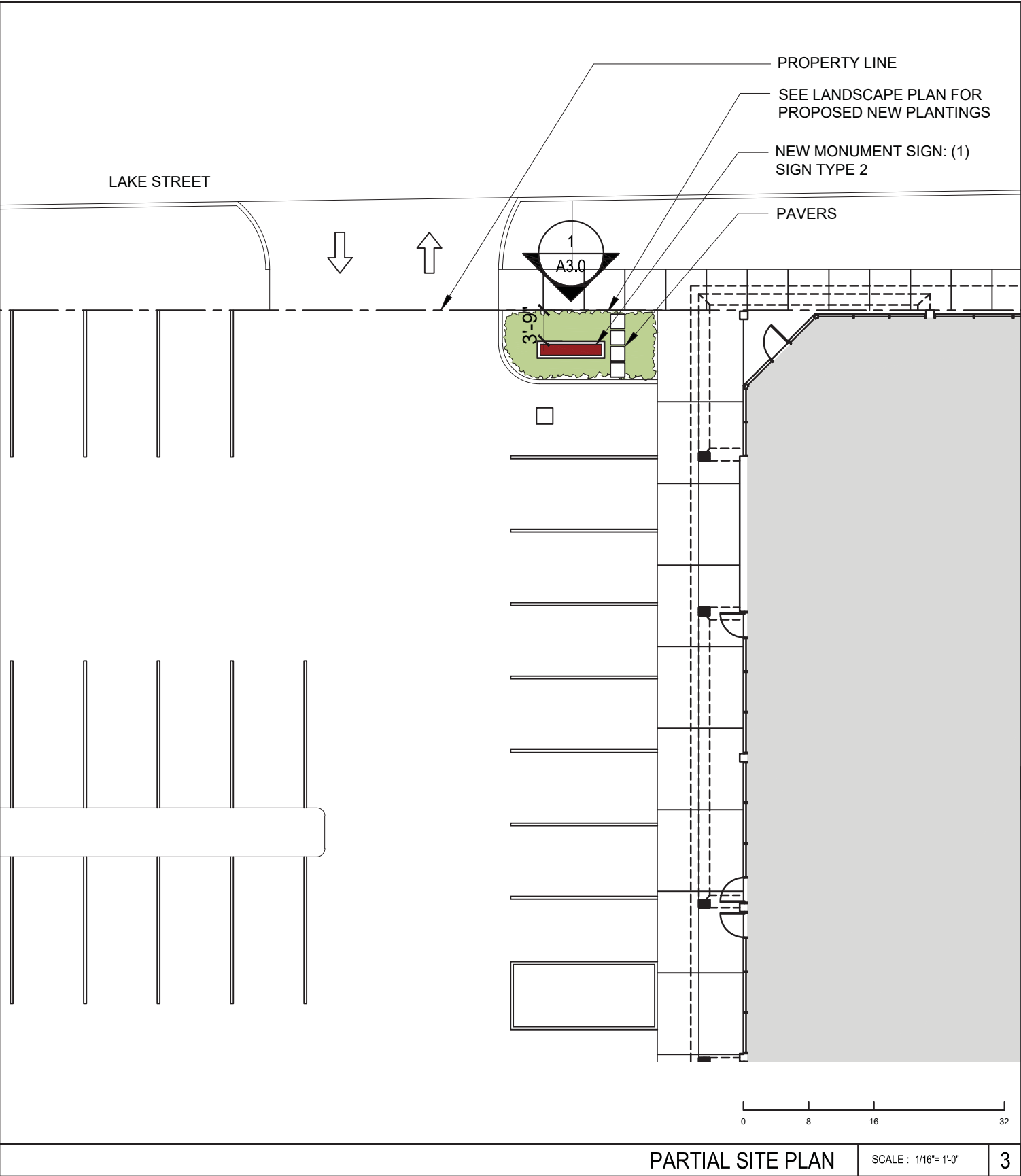
ZONING APPLICATION

**SITE PLAN**  
JULY 24, 2017

**A1.0**







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WILMETTE, IL # 170344

ZONING APPLICATION

MONUMENT SIGN TYPE 2  
JULY 24, 2017

A3.0





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**WESTLAKE PLAZA MONUMENT SIGN**  
WILMETTE, IL # 170344

ZONING APPLICATION

KEY PLAN  
JULY 24, 2017

**A4.0**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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ZONING APPLICATION

**SIGN TYPE 1**  
JULY 24, 2017

**A5.0**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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**WESTLAKE PLAZA MONUMENT SIGN**  
WILMETTE, IL # 170344

ZONING APPLICATION

**SIGN TYPE 1**  
JULY 24, 2017

**A5.1**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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ZONING APPLICATION

**SIGN TYPE 1**  
JULY 24, 2017

**A6.0**





VIEW FROM WEST

SCALE: 1/4" = 1'-0"

1



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ZONING APPLICATION

**SIGN TYPE 1**  
JULY 24, 2017

**A6.1**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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**WESTLAKE PLAZA MONUMENT SIGN**  
WILMETTE, IL # 170344

ZONING APPLICATION

**SIGN TYPE 2**  
JULY 24, 2017

**A7.0**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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WILMETTE, IL # 170344

ZONING APPLICATION

**SIGN TYPE 1**  
JULY 24, 2017

**A7.1**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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 WILMETTE, IL # 170344

ZONING APPLICATION

**SIGN TYPE 2**  
 JULY 24, 2017

**A8.0**





VIEW FROM WEST

SCALE : 1/4" = 1'-0"

1



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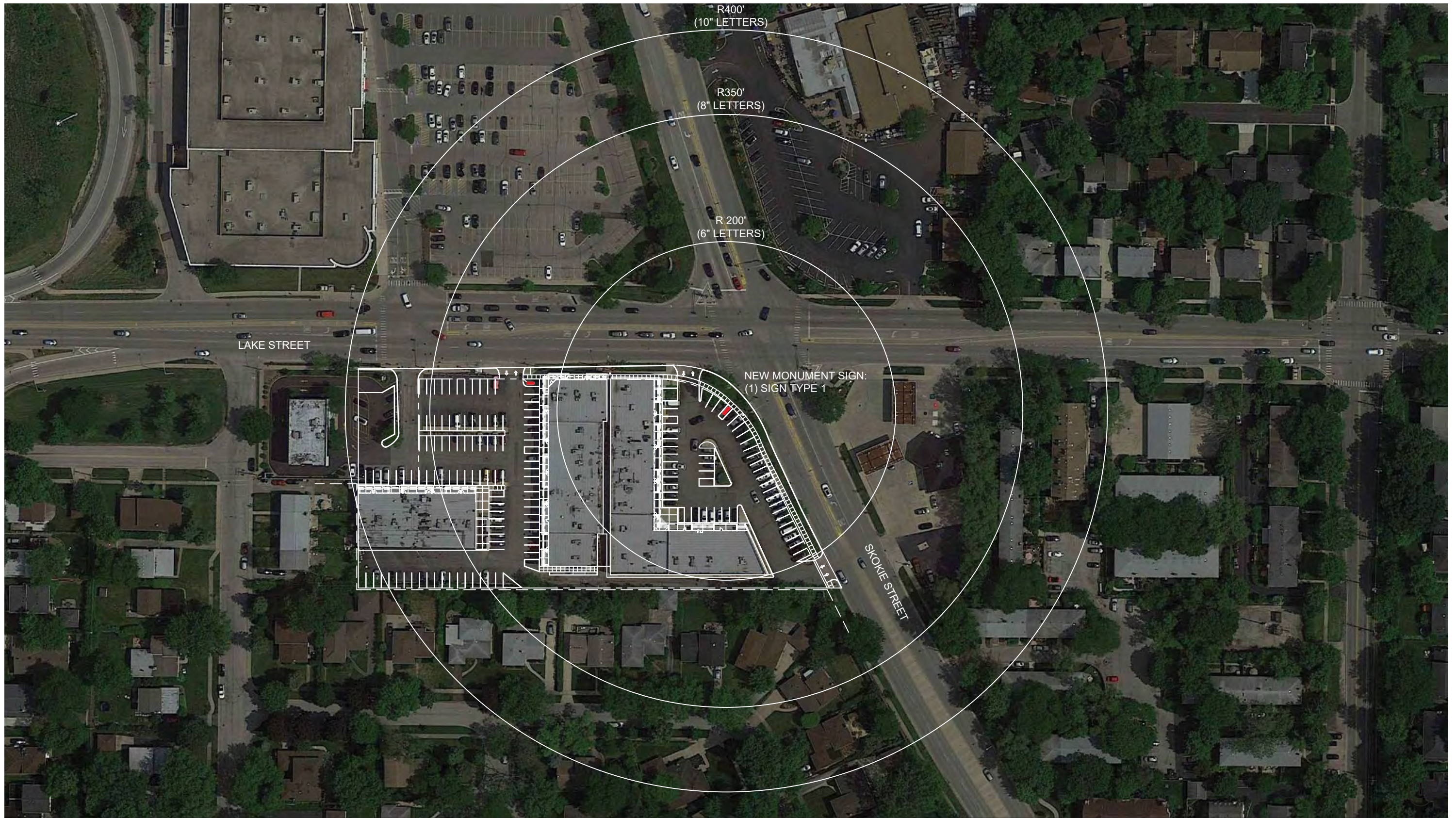
**WESTLAKE PLAZA MONUMENT SIGN**  
WILMETTE, IL # 170344

ZONING APPLICATION

**SIGN TYPE 2**  
JULY 24, 2017

**A8.1**





MONUMENT SIGN VISIBILITY SCHEME

SCALE : 1" = 110'-0"



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 WILMETTE, IL # 170344

ZONING APPLICATION

LETTER VISIBILITY SCHEME  
 JULY 24, 2017

A9.0



Lake Avenue

Westlake Plaza

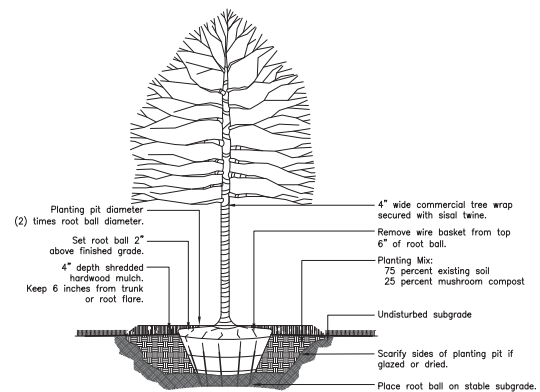
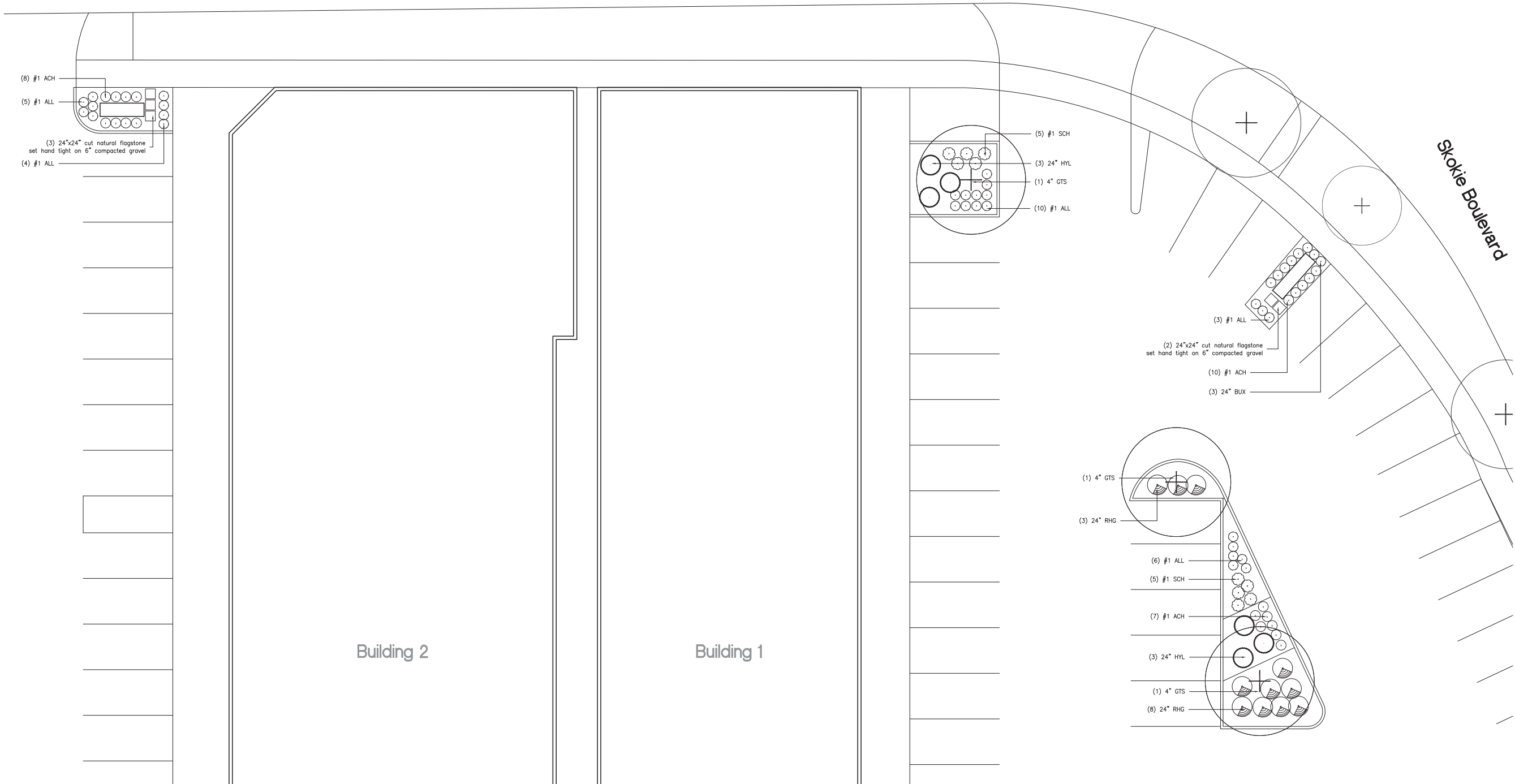
SWC Lake Avenue and Skokie Boulevard  
Wilmette, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
350 N. Milwaukee Avenue | Libertyville, Illinois 60048  
T 847.362.0209 | F 847.362.0204

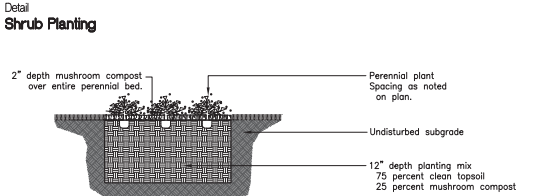
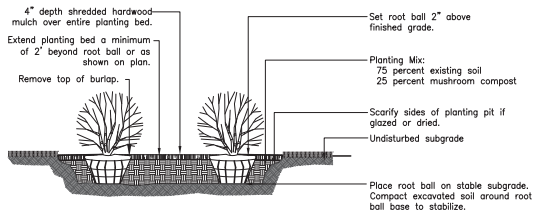
McCALLUM  
ASSOCIATES

NEWPORT CAPITAL PARTNERS  
350 N. LaSalle, Suite 700  
Chicago, Illinois 60654  
(312) 724-7037

Landscape Plan



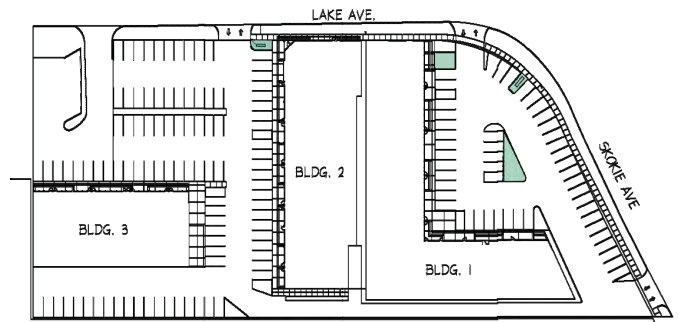
Detail  
Deciduous Tree Planting



Detail  
Perennial Planting

Plant List

Shade Trees					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
GTS	3	4"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
Shrubs					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
BUX	3	24"	Buxus x microphylla 'Glencoe'	Chicagoland Green Boxwood	BB
HYL	6	24"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	BB
RHG	11	24"	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	BB
Perennials and Ornamental Grasses					
Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACH	25	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	28	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
SCH	10	#1	Schizachyrium scoparium	Little Bluestem	Container



Detail  
Location Map

1	For Review	07.06.17
Mark	Description	Date
Issuance		
Number	468417	
Scale	1" = 10'	
File	4684FP2A	
Sheet	L10	