



1200 Wilmette Avenue
Wilmette, IL 60091

COMMUNITY DEVELOPMENT
DEPARTMENT

(847) 853-7550
Fax (847) 853-7701
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**NOTICE OF MEETING
of the
APPEARANCE REVIEW COMMISSION
OF THE VILLAGE OF WILMETTE**

**Monday, December 4, 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 November 6, 2017
- III. Consent Agenda**
 - 2017-AR-32, 1141 Greenleaf Avenue, Color Code Nails, Awning Sign
- IV. Case**
 - 2017-AR-34, 420 Linden Avenue, Linden-Ouilmette Condo Association, Appearance Review Certificate
- V. Public Comment**
- VI. 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.



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

MEETING MINUTES

APPEARANCE REVIEW COMMISSION

MONDAY, NOVEMBER 6, 2017

7:30 P.M.

SECOND FLOOR TRAINING ROOM

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

Members Absent: None

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 OCTOBER 2, 2017.

Mr. Phillips moved to approve the October 2, 2017 meeting minutes. The motion was seconded by Mr. Elkins. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, and Woleben-Meade. Voting no: none. **The motion carried.**

III. CONSENT AGENDA

Ms. Woleben-Meade moved to grant an Appearance Review Certificate for Case 2017-AR-31, 1107 Greenleaf Avenue, Kashian Bros, Awning Sign. The motion was seconded by Mr. Miller. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, and Woleben-Meade. Voting no: none. **The motion carried.**

IV. CASES

2017-AR-10

St. Francis Xavier

808 Linden Avenue

Appearance Review Certificate and Variation

Mr. Sivertsen called Case 2017-AR-10, 808 Linden Avenue, St. Francis Xavier School, for an Appearance Review Certificate.

Mr. Sivertsen explained the Commission granted a conditional Appearance Review Certificate and recommended a landscape variation at the October 2, 2017 meeting. The landscape variation as well as the special use and other variations recommended by the Zoning Board were approved by the Village Board on October 24. The plans approved by the Village Board were the same as were approved by the Appearance Review Commission.

Chairman Bradford said since there were no changes made to the plans the condition of the Appearance Review Certificate had been met and there was no further action required for the case.

V. PUBLIC COMMENT

There were no additional public comments.

VI. NEW BUSINESS

Mr. Sivertsen provided a list of cases that will be coming to the Commission in the future including St. Joeseeph's ground sign, and Loyola Academy school expansion. Construction is moving forward at the Women's Club. The steel trusses are being installed. Hopefully the shell of the building can be completed by winter.

VII. ADJOURNMENT

At 7:38 p.m., Mr. Phillips moved to adjourn the meeting. The motion was seconded by Mr. Elkins. Voting yes: Chairman Bradford and Commissioners Andric, Elkins, Miller, Phillips, and Woleben-Meade. Voting no: none. **The motion carried.**



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DEPARTMENT

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December 1, 2017

To: Chairman Bradford and the Appearance Review Commission

From: Lucas Sivertsen, AICP
Business Development Coordinator

Re: Consent Agenda for December 4, 2017

Attached is one conforming proposal. The Commission should determine whether this proposal meets 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, December 4, 2017 and I will notify the petitioner to be present at the meeting to discuss the proposal.

2017-AR-32

Color Code Nails

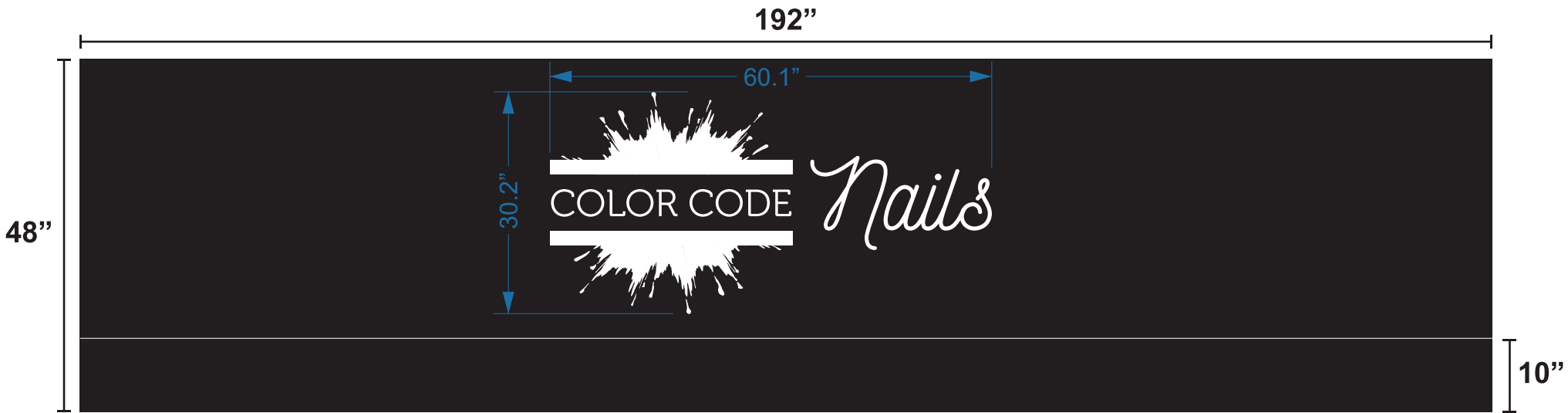
1141 Greenleaf Avenue

The petitioner wishes to replace the existing awning sign.

Sign Ordinance	Proposed Sign
One primary sign is permitted for each street frontage.	The proposed awning sign is fronting Greenleaf Avenue.
Awning signs are allowed to cover up to 20% of the awning.	The proposed awning sign has 15.2% coverage.
Awning signs may display seven items of information.	The proposed awning signs include the business name and logo.

The petitioner has requested approval to recover the existing awning frame with a new black canvas displaying their business name. The canvas would be black and the lettering would be stenciled in white paint.

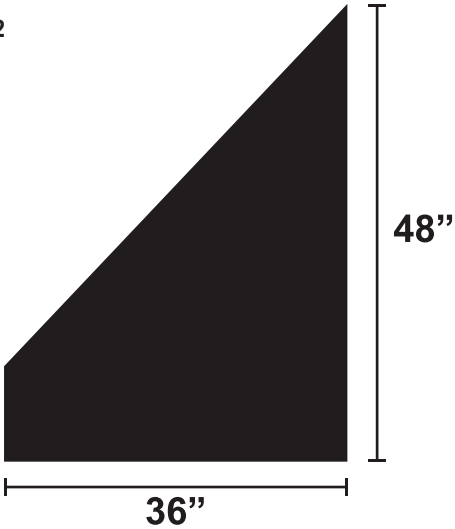
Applicable Sections of the Wilmette Zoning Ordinance:
16-10.B states the regulations for awning signs





FABRIC RECOVER

- NON-ILLUMINATED
- QUANTITY: 1
- OVERALL HEIGHT OF AWNING: 48" OVERALL LENGTH OF AWNING: 192"; OVERALL DEPTH OF AWNING 36"
- TEXT AND GRAPHICS: STENCIL PAINTED WITH WHITE
- AWNING TO BE DIRECTLY MOUNTED TO WALL WITH 3/8" FASTENERS
- AWNING FACE TO READ: COLOR CODE NAILS logo



Graphic Ft² : 12.6 Ft²
Awning Ft² : 64 Ft²
Alotted Use: 20%
Actual Use: 19.7%



 5500 N. Kedzie Ave Chicago, IL 60625 773-267-6007 sales@tfasigns.com	Client Name: Emma Location: 1141 Greenleaf Ave Wilmette, IL 60091	Start Date: 11/7/2017 Last Revision: 00/00/0000 Job#: 00000 Drawing#: 00000a.v1.s1 / e1 Page: 1 of 2	<div>• ----- Client Approval</div> <div>• ----- Landlord Approval</div>	Sales Rep: Andrew Oh Designer: Michelle Martinez
				



8' above grade

 <p>5500 N. Kedzie Ave Chicago, IL 60625 773-267-6007 sales@tfasigns.com</p>	<p>Client Name: Emma</p> <p>Location: 1141 Greenleaf Ave Wilmette, IL 60091</p>	<p>Start Date: 11/7/2017</p> <p>Last Revision: 00/00/0000</p> <p>Job#: 00000</p> <p>Drawing#: 00000a.v1.s1 / e1</p> <p>Page: 2 of 2</p>	<p>.....</p> <p>Client Approval</p> <p>.....</p> <p>Landlord Approval</p>	<p>Sales Rep: Andrew Oh</p> <p>Designer: Michelle Martinez</p> <div data-bbox="1900 1485 1974 1542"><p>MEMBER</p><p>INTERNATIONAL SIGN ASSOCIATION</p></div>
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<p style="text-align: center;">Report to the Appearance Review Commission from the Department of Community Development</p>

Case Number:	2017-AR-34
Property:	420 Linden Avenue
Zoning District:	R3, Multi-Family Residence District
Petitioner:	Linden-Ouilmette Condominium Association
Request:	The petitioner requests an Appearance Review Certificate to install exterior lighting in the front yard.
Applicable Provisions of Ordinances:	20-3.5, Appearance Review Commission Powers 20-5.7, Appearance Review Certificate
Meeting Date:	December 4, 2017
Date of Application:	October 26, 2017
Notices:	Certificate of Posting dated, November 17, 2017
Report Prepared By:	Lucas Sivertsen, AICP Business Development Coordinator

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Description of the Property

The subject property is located in the R3, Multi-Family Residence, Zoning District. The surrounding uses include single-family homes to the north, commercial to the east, commercial and multi-family uses to the south and multi-family uses to the west.

Description of Request

The petitioner requests an Appearance Review Certificate to install exterior lighting in the front yard.

The proposal includes replacing two landscape light fixtures with two 82 inch tall lamp posts. The proposed fixtures each accept a maximum of 40 watts. They will be located 6 ½ feet back from the front property line on either side of the front entry walk. While the applicant cannot provide photometric information for the fixtures they are aware of the maximum illumination at the property line of 0.5 foot candles and will reduce the bulb lumens if there is a violation. The Community Development Department found this to be acceptable.

Action Required

The Appearance Review Commission can grant an Appearance Review Certificate provided the applicant 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

Location Maps and Plans

- 2.1 Aerial Map
- 2.2 Project Description
- 2.3 Photo of Fixture
- 2.4 Photos



Contract

LD Electric Co.

6842 Beckwith Rd. Morton Grove, IL 60053

Tel. 773-663-9488

ld_electric@yahoo.com

-Contract for work to be complete at 420 Linden

- Submitted to John Wilson

October 01, 2017

ELECTRIC WORK

1. Purchase all materials needed and install 2 post light fixtures in the front of the building.
2. Dig 2 holes and pour the concrete for the post light fixture base.

Additional charges apply to possible changes during the process.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a workmanlike manner. Any changes or extras not stated in the plan will request and approved by the owner through a work change order.

Respectfully submitted LD Electric Co.

This contract may be withdrawn by us if not accepted within 15 days.

Acceptance of Contract

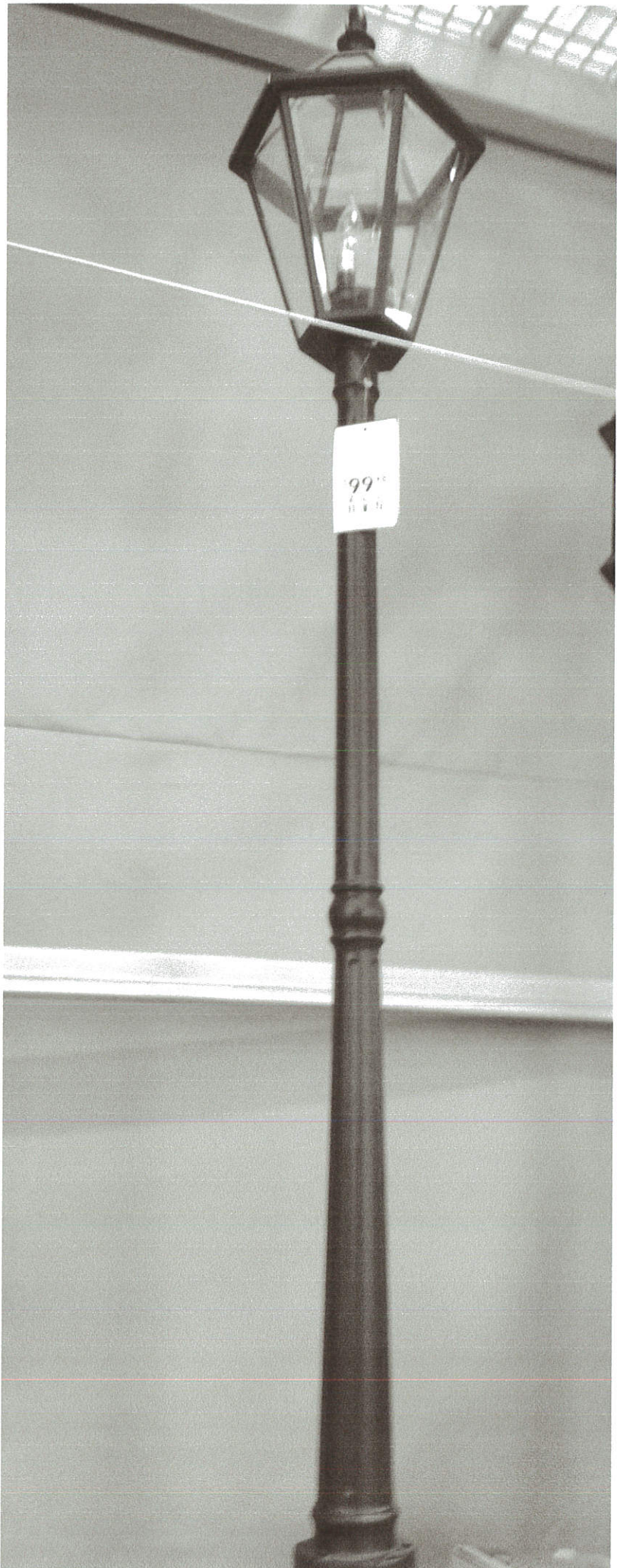
Total for labor and materials: \$950.00

Accepted by.....

LD Electric.....

Signature.....

Date.....

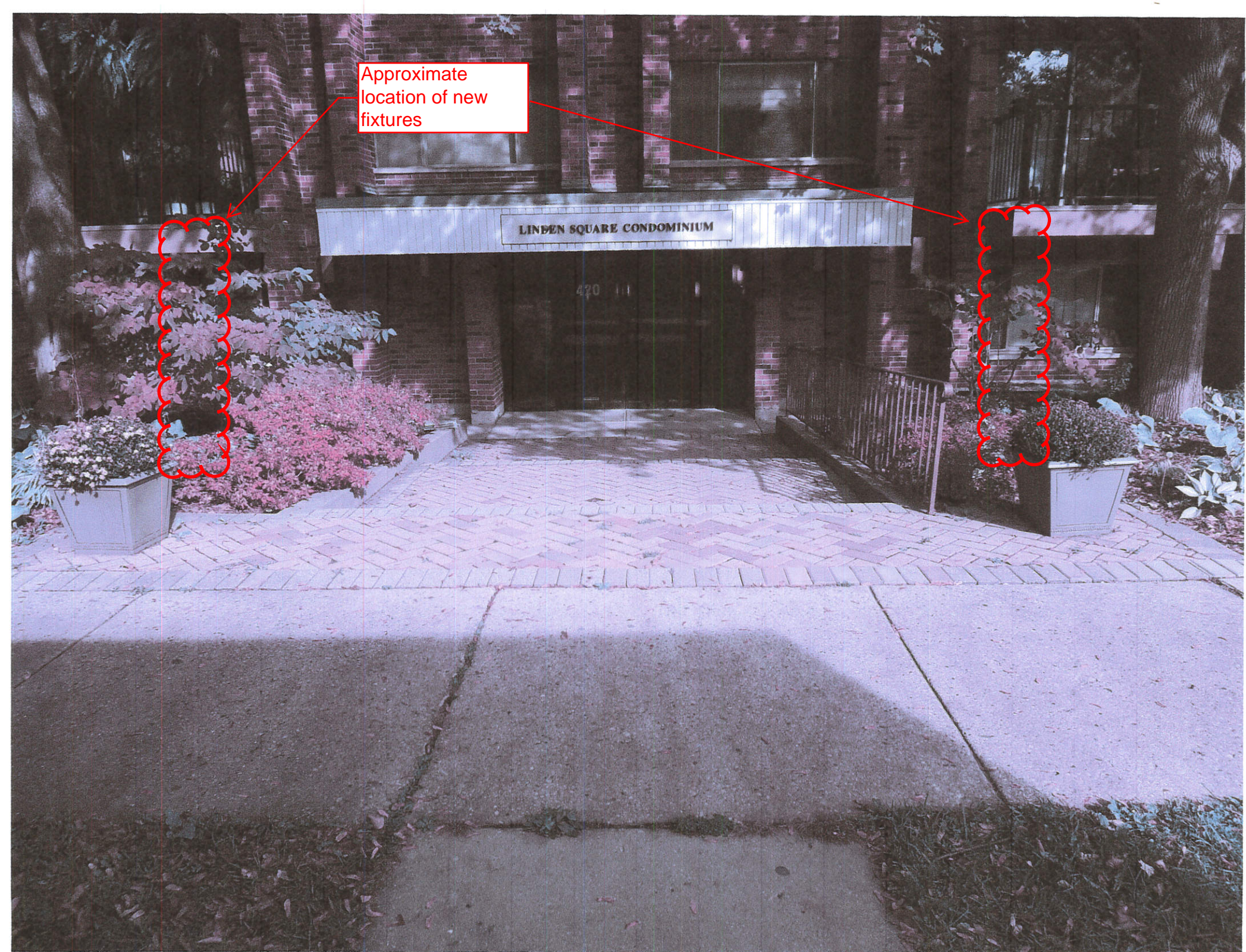


RECEIVED
OCT 6 2017
CO. 27

Approximate
location of new
fixtures

LINDEN SQUARE CONDOMINIUM

420



420 LINDEN AVE.

4.5 FEET

6.5 FEET





