



**Design Review Board
Meeting Minutes
Thursday, April 13, 2023**

1. Call to order.

The meeting was called to order at 5:02 p.m.

Members present: Chair Scott Kraehnke, Lybra Loest, Ryan O'Connor and Chris Schorse.

Others present: Henry Amegatcher, Todd Mortenson, Jeanette Grazer, Phu Ngo, John Cassanos, Hemad Fadaifar, Kerry Sutton and Planning & Development Director Bart Griepentrog

2. Approval of the March 9, 2023 meeting minutes.

Mr. O'Connor moved to approve the minutes, as drafted; seconded by Mr. Schorse. Vote 4-0.

4. Consideration of the application and plans on file for the reinstallation of awnings at commercial property 4231 N. Oakland Avenue.

Henry Amegatcher of The Architects Partnership was present to discuss this item. Director Griepentrog provided a brief overview noting that renovations for this property were recently approved. However, the client has changed their mind and decided that they'd like to keep the existing awnings. Since the prior approval showed the awnings removed, the applicant was required to bring that change back to the DRB for consideration.

Mr. O'Connor questioned if anything about the awnings was being changed. Mr. Amegatcher noted that the awnings would simply be recovered with a similar blue fabric that matched his client's branding. He confirmed that the frames would stay.

Mr. Schorse moved to approve the plans, as submitted; seconded by Ms. Loest. Vote 4-0.

5. Consideration of the application and plans on file for the modification of a window (south elevation) at residential property 4226 N. Morris Blvd.

Todd Mortenson and Jeanette Grazer were present to discuss this item. Ms. Grazer stated that the proposed improvements related to a kitchen remodel. The exterior windows had to change to accommodate the counter height. She also pointed out that the windows would be shifted over slightly to the left so that they would be centered above the sink. She noted that the window style would not change. Mr. Mortenson noted that the windows would be shrunk down to accommodate the counter height and shifted over one stud bay.

Chair Kraehnke questioned how the siding would be patched. Mr. Mortenson noted that the patch would be done with siding that matched the existing. Chair Kraehnke confirmed that the new window would feature the same side, head and sill details. Mr. O'Connor confirmed that the details in the exterior elevation were more accurate than the interior plan. Ms. Grazer noted that the new windows would match the style, placement and trim of what currently exists. She stated that the interior plans were provided solely for reference of the counter height and sink placement.

Mr. O'Connor moved to approve the plans, as submitted; seconded by Mr. Schorse. Vote 4-0.

3. Consideration of the application and plans on file for the removal of the porch enclosure (front elevation) and the bump out extension (rear elevation) at residential property 4497 N. Woodburn Street.

Phu Ngo and John Cassanos were present to discuss this item. Mr. Ngo noted that the three-season room in the front of the house would be removed, and new railings would be installed to recreate the original open-air porch. Chair Kraehnke confirmed that the existing concrete floor would be kept. Mr. Ngo also pointed out that the existing bump-out on the back of the property would be removed and replaced with salvaged brick and a new window. Chair Kraehnke confirmed that square footage was being lost from the floor plan. Mr. Ngo said the current space was awkward and had a door that led directly into a bedroom.

Mr. Schorse questioned if a second exit was present elsewhere on the house. Mr. Ngo pointed out that there was one on the north elevation, as well as the second-floor balcony, which is being kept. Chair Kraehnke confirmed that the second-floor balcony would have to be rebuilt within the scope of this project.

Chair Kraehnke stated that a return to the original architecture would be nice.

Mr. Schorse moved to approve the plans, as submitted; seconded by Mr. O'Connor. Vote 4-0.

6. Consideration of the application and plans on file for the expansion of an attached garage and a second story addition above the garage at residential property 1814 E. Olive Street.

Hemad Fadaifar and Kerry Sutton were present to discuss this item. Mr. Sutton stated that the goal of the project was to add a bedroom to the second story. He noted it was easiest to accomplish this by removing and replacing the existing garage structure, which had some construction issues. The rebuilt section of the house, which would feature a slight addition to the rear and the second-floor bedroom space, would remain in style with the rest of the house. He noted that the existing house is clad in stucco and the rebuilt portions would match it with an EIFS product. He also noted that the project was reviewed for compliance with zoning regulations, such as setbacks, and was approved.

Mr. O'Connor noted that from a massing standpoint the addition is pushed far back and is not increasing in width, which he appreciated. Mr. Sutton noted that from the curb the addition would likely not even be seen. Mr. O'Connor confirmed that the new windows would match the existing ones, except for the windows on the back elevation. Chair Kraehnke questioned if

trim would be installed around the matching windows. Mr. Sutton confirmed that brick molds and returns on the stucco would be installed.

Chair Kraehnke questioned the architectural detail proposed above the garage door. Mr. Sutton noted that brackets and an eyebrow roof were proposed to break up the two-story wall. Chair Kraehnke confirmed that stucco would be installed above the doors. Chair Kraehnke noted that the eyebrow roof above the garage extended 4 ft. 9 inches, but the supporting brackets were only about a foot and a half. He suggested they seemed small and said he would install larger brackets or brackets at a different angle. He believed they should make more of an architectural statement. Mr. Sutton said he was open to modifying them.

Mr. O'Connor questioned if anything else was changing on the remainder of the house, such as windows. Mr. Sutton confirmed that a window was being removed from the left elevation, which he noted was very close to an adjacent apartment building. He also noted that more windows were being added to the rear elevation.

Mr. Schorse confirmed that the second floor did not have an existing bedroom but was just an attic.

Mr. O'Connor moved to approve the plans, with an increased scale of brackets adjacent to the carriage doors; seconded by Mr. Schorse. Vote 4-0.

7. Future Agenda Items

Director Griepentrog stated that he owed the Design Review Board a discussion on possible revisions to the Village Sign Code. No other future agenda items were noted.

8. Adjournment.

Mr. O'Connor moved to adjourn the meeting at 5:31 p.m.; seconded by Mr. Schorse. Vote 4-0.

Recorded by,



Bart Griepentrog, AICP
Planning & Development Director