



Design Review Board
Meeting Minutes
Thursday, October 28, 2021
via tele/videoconference

1. Call to order.

The meeting was called to order at 5:00 p.m.

Members present: Chair Scott Kraehnke, Bryan Koester, Lybra Loest, Daryl Melzer, Ryan O'Connor, Larry Pachefsky and Mike Skauge (arrived during item 4).

Others present: Judith Harway, Gregory Anderson, Jon Anderson, Jim Himmelstein, Christopher Adams, Nick Wimmer, Mark Wimmer, Doug Buster and Planning & Development Director Bart Griepentrog.

2. Approval of the October 14, 2021 meeting minutes.

Mr. Pachefsky moved to approve the minutes, as drafted; seconded by Mr. Koester. Vote 6-0.

3. Consideration of the application and plans on file the removal and enlargement of a second story airing porch at residential property 4537-39 N. Newhall Street.

Judith Harway was present to discuss this item. She noted that the rear airing porch was in need of improvement. In the process of making improvements, she would like to enlarge it to serve more as a balcony off the second-floor kitchen. In total, the new balcony would be 5 ft. x 12 ft., which would expand the existing structure one foot in depth and five feet in width. She stated that the balcony would not be centered, due to the location of existing electrical wiring on the north side of the rear elevation. She noted that it would be supported by new pillar sunk in concrete, as opposed to being supported by brackets on the house.

Chair Kraehnke questioned if the applicant was comfortable with the level of detail provided by her contractor on the plans. Ms. Harway noted that she has worked with this contractor before and has been very happy with them. Chair Kraehnke confirmed that the expanded balcony would not interfere with the roof eave on the south. Chair Kraehnke noted that the plans indicate 6'x6' supporting columns, but 4'x4' posts at the corner with one in the center, and 1'x4' balusters in between. He questioned the use of 2'x4' as rail runners under the 2'x6' cap, suggesting that it felt a little heavy. Mr. Skauge pointed out that the 2'x4' was a nailer for the balusters and agreed that it seemed heavy. Ms. Harway noted that the railing on the front porch was also being replaced, and she expected that it would match.

Mr. Skauge questioned if the support posts would go into the ground or if they would rest atop a concrete pad. Ms. Harway indicated that they were intended to be sunk into the ground in

concrete. Mr. Skauge suggested that she rethink that and plant the posts on top of a concrete column in the ground. He stated that would help with the longevity of the construction. Mr. Pachefsky noted that 6'x6' holders are manufactured for this purpose.

Mr. Pachefsky moved to approve the plans, as submitted; seconded by Mr. Melzer. Vote 7-0.

4. Consideration of the application and plans on file for two dormers and a second-floor addition at residential property 4455 N. Lake Drive.

Gregory Anderson presented an overview of the project and noted that the architect Jon Anderson was also on the call. He noted that the plans included the addition of a dormer on the left side of the property while facing it from Lake Dr and connecting it with a shed dormer to the existing dormer on the right side. He stated this addition was being performed to accommodate an owners' suite on the second floor. The new addition would feature the same aluminum siding as on the existing dormer. Casement windows would be installed on the front elevation, also to match the existing dormer.

Mr. O'Connor questioned how the roof angle worked between the dormers. Jon Anderson noted that the roof pitch of that shed-style dormer would match the pitch of the first-floor roofing on the rear elevation, except that rather than terminating in a flat roof, it would tie to the ridge of the house. Mr. O'Connor also confirmed that the shed-style dormer was setback and that the existing south-facing window on the existing dormer would remain. Mr. O'Connor questioned if the new gable would be detailed in similar fashion to the existing where it meets the brick first floor, but higher. Jon Anderson noted that it would be possible to lower it, but that it would be a determination made in the field with a goal to keep the rhythm of the house. Mr. Melzer confirmed that the new dormer would not be as large as the existing dormer, with respect to how far it would extend east and west. Chair Kraehnke noted that new double-hung windows were proposed on the rear elevation. Gregory Anderson confirmed, and Jon Anderson mentioned that it matched the current home's scheme. Chair Kraehnke confirmed that all new windows would match existing window style, color and trim and that the new roofs would also match. Jon Anderson noted that the intent is to make the addition indistinguishable from the original. Mr. Melzer suggested that the proposed renovation will look better than the original. Mr. Skauge noted that the roof would be perfect for a standing-seam metal roof. Mr. Koester noted that it was a very eclectic house and that he liked the proposed improvements.

Mr. Melzer moved to approve the plans, as submitted; seconded by Mr. Koester. Vote 7-0.

5. Consideration of the application and plans on file for the installation of projecting blade sign at commercial property 2127 E. Capitol Drive.

Jim Himmelstein was present for the discussion of this item. Director Griepentrog provided a brief overview of the sign's cover memo, which indicated conformance to code. Mr. Himmelstein noted that the sign would be made of rolled aluminum with a 29"x29" double-sided face. He stated that the sign would project 36" from the building and would not be illuminated. Director Griepentrog confirmed that the existing wall sign would be removed and that the new projecting sign would be installed within the same tiled, sign-band area, centered above the main doors.

Chair Kraehnke questioned the size of the sign band, and was informed that the current sign, which sits within the sign band, is 4'x10'. Mr. O'Connor confirmed that the proposed lettering

was black vinyl. He noted that he would rather see another dimensional material or cut-out, rather than a vinyl letter. Chair Kraehnke asked Director Griepentrog if dimensional letters were required by code, and Director Griepentrog pointed out that they were not, and that vinyl lettering had been approved in the past. He referenced a recent approval for a similar sign for Keller Williams. Mr. Melzer asked what the thickness of the vinyl letter would be and was informed that it was 6mm. Mr. Himmelstein noted that he could design the sign with CNC-cut dimensional letters, if desired. Mr. Koester noted that the black and white design of the sign made it feel plainer. Mr. Himmelstein stated that the owner did specifically request the black and white design. Mr. O'Connor noted that even if just Qticles was dimensional it would give the sign some substance. He suggested that as a request but acknowledged that he could not require it. Mr. Himmelstein said he would talk to his customer and try to make that happen.

Mr. Koester made a motion with a strong suggestion to include dimensional letters for Qticles, but otherwise approve as submitted; seconded by Mr. Skauge. Vote 7-0.

6. Consideration of the application and plans on file for alterations to the façade at commercial property 3970 N. Oakland Avenue.

Christopher Adams of Dominion Properties provided an overview of the proposed improvements. He noted that his company recently purchased the building. He stated that they have applied to remove the exterior sculpture from the west and north sides of the building, which was added approximately 10 years ago. He noted that they asked various stakeholders their opinion of the sculpture and found out that people either don't like it or don't care about it. As a result, they would like to remove it.

On the east façade, Mr. Adams noted a desire to remove the drive-thru canopy from the previous bank but keep the soffit overhang. He later noted that the drive-thru had unique structural engineering that may require the installation of two slender, steel columns for support underneath the soffit in this area. He expected to be able to share updated plans at a future meeting. He also noted that two man-doors would be installed to access a new boiler room and commercial windows would be added to the first floor. New windows would also be installed on the third through seventh floor to match the recent upgrades on the east facade and second floor of the west façade.

On the south façade, Mr. Adams pointed out the existing door to enter the trash room. He stated that their current vendor is requiring a transition to a dumpster, which necessitates the installation of a double-door.

On the west façade, an old ATM enclosure was proposed to be removed and replaced with a storefront window system to match the remainder of the first floor.

Mr. Adams noted that future plans to detail the drive-thru removal, landscaping improvements and the installation of solar panels on the south elevation would be forthcoming.

Chair Kraehnke confirmed the location of the proposed drive-thru removal and stated a desire that the new supporting columns be lined up with the existing structure of the building. He further noted that the proposed upgrades to the doors and windows were relatively straightforward and would create a more usable building.

Mr. Pachefsky questioned if the upper stories would be converted to residential use, and Mr. Adams noted that the building would remain commercial with upper-story office tenants.

Mr. O'Connor stated satisfaction with the removal of the exterior sculpture from the façade. Mr. Pachefsky agreed.

Mr. Koester moved to approve the plans, as submitted, for the sculpture removal, and window and door alterations; seconded by Mr. Skauge. Vote 7-0.

7. Consideration of the application and plans on file for the construction of a new multi-family development at commercial property 4414 N. Oakland Avenue.

Nick Wimmer, Mark Wimmer and Doug Buster (project designer) were present to discuss this item.

Nick Wimmer provided an overview of the proposed site plan, noting that the project is located on the northeast corner of Oakland Avenue and Lake Bluff Boulevard at the site of the former 1960s North Shore Bank office building. He pointed out that a public alley dissects the property with surface parking to remain on the eastern side of the alley. On the west side of the alley would be a new 43-unit residential building with underground parking. The main residential entrance will be located along N. Oakland Ave. at approximately the building's midpoint, with additional direct access entrances to first-floor units on both the west and south elevations. Mr. Wimmer stated that the site drops roughly 4-5 feet from the alley to the property line along N. Oakland Ave., so the first floor will be slightly elevated along the street frontage. The main vehicular access would be through the public alley to a ramp into the underground parking, which has elevator access to all floors above. The landscape plan detailed foundation plantings around the building.

Doug Buster described the architectural renderings of the building, noting a goal of being simple and elegant. He noted the incorporation of quality materials, like cut stone at the building's base. He pointed out the two-story entrance, also comprised of cut stone, with a metal clad bronze canopy. Above the entrance was a double bay that continue the use of metal panels, which were also featured on eyebrow canopies above the fourth-floor windows and on the corner tower. He noted the use of EIFS as an accent material on the upper floors, stating that it was seamless, did not require the use of corner boards, and eliminated concerns over joints or oil-canning. He pointed out that the windows would be clad in a bronze, aluminum finish.

Mr. Buster noted that the materials wrap around onto the Lake Bluff elevation where the cut stone first floor was continued to break up the scale of the building and EIFS was used on the top floor as a mechanism to appear shorter to the sky. The middle band would continue the use of the primary brick facade.

Mr. Buster re-iterated the presence of first-floor walk-up units that would feature bronze railings to match the metal panels. The parapet was noted to feature a variety of heights to break up the building and screen roof-top mechanicals. He noted that signage would be submitted under a future application but would likely be featured at the two-story entrance to the building. Mr. Buster noted that the north elevation was pulled slightly off the property line in recognition of the location of the neighboring building.

Kathleen Kean questioned the number of bedrooms and rental rates of the proposed units. She was reminded that information was provided to the Plan Commission within their review and that this review was focused on architecture and site improvements.

Chair Kraehnke confirmed that the building's architectural vocabulary was built off the entrance on N. Oakland Ave. He referenced the presence of the eye-brow canopies on this facade, which were not featured elsewhere. Chair Kraehnke stated an appreciation for the materials that were proposed and the character of the front, side and rear architecture that fit in with the context of the village.

Mr. Melzer questioned how close the building was proposed to be to the building to the north and was informed it was approximately 8-10 feet. He stated that effectively hid the view of the north facade. Chair Kraehnke agreed and stated that the best view anyone would ever get of it is in the drawings.

Mr. O'Connor stated that he liked the proposal. He appreciated the use of more permanent materials at the base and the location of EIFS at the top where it could not be touched. He appreciated the minimal use of materials and a palette that utilized the same tones in the metal, brick and beige elements. He also liked the use of multiple entrances to break up the scale of the building and provide a greater pedestrian quality, while including a monumental corner and entrance. He stated that the building holds the corner, fills the block nicely and utilizes the alley well. He noted that the scale was manageable at four stories. He also noted that people will need to adjust to the site and street edge being more developed, stating that the current building and its slight setback present a plaza feel with greater light.

Mr. Pachefsky questioned why the brick stopped at two stories at the northern edge of the N. Oakland Ave. facade, whereas it was proposed to be three stories elsewhere. Nick Wimmer noted an understanding to diminish the verticality of the building in this location by using lighter materials. Mr. Buster noted that the corner treatment helped the building step up to the balcony. Mr. Pachefsky also questioned why the main door was not located in the corner tower. Mr. Buster noted that the center placement better represented an urban setting, that it worked best with the proposed floor plan and allowed for premier units at the corner. Mr. Pachefsky stated that he did like how the proposed building looked, including the in-set balconies and corner tower.

Mr. O'Connor moved to approve the plans, as submitted; seconded by Mr. Melzer. Vote 7-0.

8. Adjournment

Mr. Melzer moved to adjourn the meeting at 6:30 p.m.; seconded by Mr. Koester. Vote 7-0.

Recorded by,



Bart Griepentrog, AICP
Planning & Development Director