

APPEARANCE REVIEW COMMITTEE

Meeting Minutes for January 14, 2020

Committee Members present: Paul Mocogni, Ben Ellis, Daniel Wertheimer, Paul Jaimes, John Cioni

Committee Members absent: Lydia Gonzalez

City staff present: Dustin Anand

Meeting called to order at 7:00 pm

Approval of Minutes:

- Minutes from December 10, 2019 were presented for approval. Motion to accept by Jaimes, seconded by Wertheimer. Motion carried with all in favor.

SCHEDULED BUSINESS:

1. The Lax Shop, 108 Washington Avenue. Mr. Justin Smith, owner, presented plans for a façade sign. Sign would be approximately 8 ft. 7 in. by 40 in. in red individually illuminated LED channel letters, located above awning. A motion to accept signage plans per photos and materials submitted was made by Cioni and seconded by Jaimes. Motion carried with all in favor.
2. Loft 329, 329 Waukegan Avenue. Jennifer Edwards, co-owner, presented plans for door signage. A clear decal velar sheet sign, 12 in. x 20 in., displaying Loft Three Two Nine in white vinyl lettering, would be displayed on glass door. A motion to accept signage plan per photos submitted was made by Cioni and seconded by Jaimes. Motion carried with all in favor.
3. Station 440, 440 Green Bay Road. Anthony Pecoraro, applicant, presented plans for multi-family residential building concept. Building would be 6 stories with 49 units, 12-13 units per 4 floors, with 2 floors/levels of parking. Exterior materials would consist of gray brick veneer, light gray limestone skirt veneer, dark gray fiber cement panels and ACM panels. A large brass vertical address bar, extending over 5 stories, would appear above the front entrance. Balconies would include black metal railings; the ARC requested that lease agreements indicate that balconies need to be kept clean and not be used to store items.

Brian Kolb, who resides in a neighboring property on Funston Ave, attended and expressed some concerns regarding landscaping and tree removal.

The ARC found the plans to be incomplete and requested that the following additional information be provided at the next meeting:

- A color rendering of all façades
- A more realistic or accurate rendering of the color of the façades including a few new color options (the color renderings submitted vary in color for sample materials submitted)
- Renderings of different options for the height of the stone skirts on the façades; ARC felt that current skirts were too high and that the skirts and brick should be lowered
- Window treatment plans for first two stories (parking). ARC seeks assurance that interior parking lot and cars would not be visible through windows.
- A redesign plan/additional options for the 5-story address bar.
- Fencing plan and materials; metal poles must be used
- Photometric plan

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- Complete landscaping plan, including plans for tree removal; there was discussion of planting 8 arbor vitae on southwest corner to replace 3 existing trees on neighboring property
- A redesign of the landscape and seating area in front of building; ARC felt that benches were misplaced in rendering and were located too close to sidewalk/street

Old Business

Anand indicated that Rapid Serv had removed signage.

New Business: Michele Becker, representing Church of Redeemer on Highwood Avenue, attended and discussed plans to cover up HVAC units (in front of building) with fencing and landscaping. ARC also recommended that the color of an apparent downspout be changed at ground level from white to brown.

The next ARC meeting is on February 11.

With no further business to discuss, a motion to adjourn was made by Cioni and seconded by Mocogni. Motion carried with all in favor. Meeting adjourned at 8:00 pm.