

pitched roofs. Commissioner Loftus asked if the proposed roof pitch is similar to the other buildings to which Mr. Cronin stated it is.

Commissioner Dickie stated the proposed pitched roof makes sense and is in keeping with the neighborhood. Commissioner Thompson stated she appreciates the upgrade. Commissioner Wussow stated the proposed pitched roof is sensible.

Commissioner Dieter made a motion to recommend approval of the proposed plan for exterior appearance as presented. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 8-0.

5. 20 Briar Street – Exterior Appearance

Ms. Stegall presented background on this project and stated petitioner James Sterling is seeking exterior appearance approval associated with proposed modifications to the exterior of the existing apartment building at 20 Briar Street. Ms. Stegall stated the subject property is zoned R4 and is located on the west side of Briar Street, between Roosevelt Road and Brighton Place and is east of I-355. She stated the petitioner plans to modify the exterior of the building to create more usable patios and balconies for the residents and to move the walkway from the parking lot located behind the building to make it less intrusive on the ground floor apartments.

Ms. Stegall stated the petitioner also plans to replace the existing deteriorated siding with vinyl shake shingle siding. Ms. Stegall stated the proposed vinyl shake siding is a discouraged material in the Appearance Review Guidelines so the Commission may want to consider recommending cement board siding instead.

Bob Shemansky, Principal-Owner at RMD & Associates in North Aurora, Illinois, stated the building is not changing much as the existing brick will stay the same. He stated they are proposing to remove the existing balconies and put expanded balconies on the building. He showed a sample material board and stated they are proposing to use the vinyl shake siding as he has used it on other buildings before and is easier to maintain.

Commissioner Albrecht stated she prefers cement composite siding, but she does like vinyl shake siding. Commissioner Wussow asked what color the siding would be as the sample board and rendering did not match. Mr. Shemansky stated the tan on the sample board is the correct color for all the siding. Chairman Burdett asked about the gable siding to which Mr. Shemansky stated the horizontal wood siding will remain the same and will be painted to match the other siding. Commissioner Wussow asked why vinyl siding is discouraged in the review guidelines to which Ms. Stegall stated both vinyl and wood siding are discouraged due to maintenance and durability issues. Mr. Shemansky stated vehicular traffic is about 20 feet away from the building so the siding would not be damaged by this. There was a discussion regarding vinyl shake siding versus cement siding. Mr. Shemansky stated the vinyl shake siding is a thicker shingle. Commissioner Albrecht stated she has seen this vinyl shake siding, and it is thick, durable and looks like regular siding.

Commissioner Wussow asked about repair of the front and back stoops as the pictures show them in disrepair. Mr. Sterling stated the stoops are solid, but they will address any repair issues.

Commissioner Wussow stated the proposed expanded balconies will protrude more and noted that the review guidelines state that balconies wrapped by the building are preferred, and this is not what the petitioner is proposing. Chairman Burdett asked how much further the balconies would protrude, and Mr. Shemansky referred the Commissioners to the existing and proposed site plan drawings.

Commissioner Dieter asked why the petitioner is doing the proposed changes now to which Mr. Sterling stated he had owned the building for 16 years, and he wants to fix it up. Mr. Sterling stated the tenants are excited about the proposed expanded balconies.

Commissioner Loftus asked if the gutters and downspouts would match the building to which Mr. Shemansky stated these elements will be painted to match.

Chairman Burdett asked about exterior lighting to which Mr. Shemansky stated they may change the fixtures on the sidewalls, but they will not be adding any lights.

Commissioner Dieter asked about the landscaping to which Mr. Sterling stated they will clean up the landscaping.

Commissioner Wussow asked about the L-shaped fences around the 1st-floor apartments and asked why the fences did not go all the way around. Mr. Shemansky stated this fence is to help with the privacy factor for the 1st-floor apartments. There was a discussion regarding the two different fence types.

Commissioner Albrecht stated she has no problem with the vinyl shake siding as it is sturdy and has a Cape-Cod look. She stated the proposed design is nice, but she is concerned about the front arch detail.

Commissioner Dieter stated he is happy to see the owner modernizing the building and making it better aesthetically.

Commissioner Loftus stated the proposed changes will spruce up the neighborhood. He stated he has not made up his mind on the vinyl shake siding.

Commissioner Wussow stated the vinyl shake siding is made to look like wood siding as is cement siding. She stated vinyl siding is less durable, but this should not be an issue as vehicles will not come close to the building, and the siding should not be damaged. She stated the sample siding does look attractive. She stated the proposed modifications are attractive; however, the proposed expanded balconies are not wrapped by the building which is in the guidelines.

Commissioner Klimala stated the siding looks great and seems durable. He stated he agrees with Commissioner Wussow about the balconies not being wrapped. Commissioner Klimala stated the building will look nice and will add to the neighborhood.

Commissioner Thompson stated she likes the vinyl shake siding as it is unique. She stated the front arch does not add anything. She stated any improvements to the landscaping would be great, and she likes the expanded balconies.

Commissioner Dickie stated the proposed plan has many plusses. He stated he wants the colors to be kept in the same palette. He stated a general clean-up of the site would be good.

Chairman Burdett stated he is in favor of approving the modifications with some conditions. He stated he thinks the balcony projections work.

Commissioner Dieter made a motion to recommend approval of the proposed plan for exterior appearance as presented with the following conditions:

1. The shingles match the color on the sample board;
2. The gables are painted to match the siding;
3. The 1st-floor fences should be 3-sided and not L-shaped;
4. The lighting needs to conform to code;
5. The gutters, soffits and fascia will be painted to match the building.

The motion was seconded by Commissioner Albrecht and carried by a vote of 6-2 with Commissioners Loftus and Wussow dissenting.

6. Chairman's Report

Chairman Burdett welcomed Commissioner Jeff Klimala to the ARC.

7. Trustee's Report

Trustee Kenwood stated the Village Board has been meeting to discuss next year's budget. He stated the Village did purchase two new fire trucks. He stated the Board is excited to see the proposal for the McChesney property.

Commissioner Loftus asked about the bridge over Hill Avenue to which Trustee Kenwood stated he has not heard anything on this yet. Commissioner Albrecht asked about a possible tenant for the former Dominick's site to which Trustee Kenwood stated the Board did see a presentation for this property on Monday night, but there is no official movement on this property yet. Commissioner Thompson asked about the OPUS project to which Trustee Kenwood stated the developer is still working on their plans for this.

8. Staff Report

Ms. Stegall stated there will be a special meeting on Tuesday, November 10, 2015 for a pre-application meeting about the McChesney property. She stated the plans for this property would be sent to the Commissioners on November 6th. She stated there are several other projects that will come before the Commission soon.

Commissioner Albrecht asked how the boathouse was coming along to which Ms. Stegall stated it is going well.

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Loftus moved, seconded by Commissioner Dickie to adjourn the meeting at 8:11 p.m. The motion carried unanimously by a vote of 8-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

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