



Design Review Board
Meeting Minutes
Thursday, February 24, 2022
via tele/videoconference

1. Call to order.

The meeting was called to order at 5:01 p.m.

Members present: Chair Scott Kraehnke, Wesley Brice, Bryan Koester, Ryan O'Connor, Larry Pachefsky and Mary Wright (arrived during item 3).

Others present: Christopher Adams, Mark Kivley, Nick Burris and Planning & Development Director Bart Griepentrog.

2. Approval of the February 10, 2022 meeting minutes.

Mr. Pachefsky moved to approve the minutes, as drafted; seconded by Mr. Koester. Vote 5-0.

3. Further consideration of the application and plans on file for commercial outdoor lighting at commercial property 3970 N. Oakland Avenue.

Christopher Adams was present for this item. He noted that the updated plans included the design for the light brackets that was requested during the previous consideration. He pointed out that eight of them would be located on the building's columns just below the sill of the second-floor windows. He noted that the length of the fixture was required to project beyond the building's existing sunshades.

Chair Kraehnke confirmed that lighting for the east elevation was located atop the first-floor overhang. He also confirmed that the proposed light fixture was approximately one foot wide. Mr. Pachefsky questioned if lighting was ever projecting down from the roof overhang on the west facade of the building. Mr. Adams pointed out that the west façade originally had an overhang at the first floor that would've included up lighting, similar to the east façade, but that overhang was removed approximately 10 years ago with the installation of the sculpture. Mr. Pachefsky stated that the lighting was a great idea and expressed his support.

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

4. Consideration of the application and plans on file for a partial façade reconstruction of a building wall at commercial property 1200 E. Capitol Drive.

Mark Kivley provided an overview of the proposed improvements. Mr. Kivley noted that the exterior cinder block on the ground floor is in poor condition and that he'd like to replace it

with a new stone material. He stated that the weight of the walk above it is supported by an interior wall, which is in good condition. He noted that the existing railing would be removed, fixed and replaced into a new cap. He confirmed that the improvements would cover the entire length of the wall to the parking lot.

Chair Kraehnke confirmed that the new cap would be made of concrete. He questioned if the bushes that are being removed would be replaced. Mr. Kivley noted that the existing bushes are not very healthy and several of them were dead. He suggested that new landscaping could be planted in the future, but at this time planned on only restoring the area with mulch. Mr. Koester stated that future plantings in the area would be appropriate and noted that the new stone on the wall would be a big improvement to what is there now. Mr. O'Connor agreed with Mr. Koester's comments.

Mr. Koester moved to approve the plans, as submitted; seconded by Mr. O'Connor. Vote 6-0.

5. Consideration of the application and plans on file for the construction of a rear one-story addition and removal of East side sunroom at residential property 4098 N. Lake Drive.

Nick Burris of Gabor Design Build presented an overview of the project. He noted that the existing sunroom would be relocated from the southeast corner of the home to the northeast corner, which would also accommodate for a new rear yard patio. The improvements were proposed to better capture sunlight into both areas. He noted that the new sunroom would have a brick base with stucco infill. A cable railing was proposed to enclose the deck on the second floor above the sunroom.

Chair Kraehnke confirmed the proposed relocation and removal of the existing sunroom. Mr. Burris stated that the existing addition was poorly done and that the windows were failing. Chair Kraehnke questioned how the exterior wall that was currently within the sunroom would be finished. Mr. Burris noted that new doors, stucco and batons would be installed. He also noted that a balcony would be rebuilt above the new doorway to allow access into and out of the master bedroom onto the new second story deck. Chair Kraehnke questioned the material of the proposed deck and was informed that a Trex [composite] material was suggested. He confirmed that the same treatment would be utilized on the balcony above the doorway.

Mr. O'Connor noted that he liked the improvements and stated that it was a better use of the site. He also stated that the mix of materials to match the house was a good choice. He stated that he was not a huge fan of the proposed cable railing but acknowledged that it was on the back of the house. He also noted that it would be nice to see more character in the proposed windows to match the existing windows in the home but understood the desire for a lakeview.

Ms. Wright questioned where doors were being filled in. Mr. Burris referenced the new set of French doors on the southeast to access the patio and a relocated door on the north elevation to access the mudroom. She noted that the plans were a big improvement.

Mr. Pachefsky questioned if glass was considered as an alternate to cable railing. Mr. Burris noted that the homeowners did not desire glass and felt it was too modern for the home.

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

6. Adjournment

Mr. Koester moved to adjourn the meeting at 5:27 p.m.; seconded by Ms. Wright. Vote 6-0.

Recorded by,

A handwritten signature in blue ink that reads "Bart Griepentrog". The signature is written in a cursive style.

Bart Griepentrog, AICP
Planning & Development Director