

HISTORIC VERMILION DESIGN REVIEW BOARD
Meeting Minutes of July 10, 2018 @ 6:00 pm ~ Municipal Complex

Roll Call: Chris Riddle, Judy Kernell, Robbie Brown, Erika Cann, Marilou Suszko

Chairwoman J. Kernell called the Tuesday, July 10, 2018, meeting to order.

APPROVAL OF MINUTES:

E. Cann MOVED; R. Brown seconded to approve the meeting minutes of June 6, 2018. Vote 5 YEAS. **MOTION CARRIED.**

NEW BUSINESS:

(Residential) – 756 Perry Street – Edwin & Pamela Schmitz (Doors)

Edwin Schmitz explained his intent is to install an exterior and storm door. The proposed exterior door has an enclosed blind or they can go with a traditional door to match the man door on the garage. C. Riddle said the goal would be to keep all the exterior doors the same style. E. Schmitz said he was leaning towards the traditional door and they could always do a blind on the inside.

C. Riddle MOVED; R. Brown seconded to approve the storm door and front door as discussed. Vote 5 YEAS. **MOTION CARRIED.**

(Commercial) – 5415 Liberty Avenue – Y&Y Alpha Group LLC (Signage, New Patio and Walk-in Coolers)

Architect Leon Sampat was present on behalf of the owner, Sunghwan Yun of 5415 Liberty Avenue. He purchased the former gas station and they are looking to turn it back into service. They are asking for an addition to the back of the structure as they will have prepared foods. There will be new cooler and new storage addition for food services. They will enclose the cooler structure with a fence material which will be 8' high and it will be located at the rear of the property. In front of the fence the intent is to put in landscaping and new patio pavers for customer use. They have roughly 17 parking spaces along with spaces near the pumps too, so in total 21 parking spaces. They are adding two electric car charging stations and they will renovate the interior of the structure. They have a sign company that has provided a rendering, which will be placed on the exterior of the building. They are asking for approval of the walk-in cooler and storage addition, along with input from the board on their proposed sign. The sign would be a pre-engineered system. C. Riddle asked if the sign was neon and L. Sampat said it's an illuminated panel so there would be a glow to it. He said they would like to start construction so they would like to get approval.

M. Susko suggested discussing the items they want approved tonight and talk about signage outside of the meeting. G. Fisher said any discussions surrounding the sign need to be discussed in open meeting as its part of the submitted application. E. Cann advised L. Sampat that the board can approve some of the items tonight. M. Susko said the signage doesn't fit with what they are trying to do in Harbour Town. She doesn't know if they have to go with historic signage, but this proposal seems to be way off of what they normally like to see, so it's something they would like to discuss. C. Riddle said when looking at the structure of the building it has a cape cod look to it, which is consistent with some other architecture in town and when they add this extreme contemporary very large lighted sign with bright colors, it does not match with the town and in her opinion it's definitely the wrong way to go. She suggested they should be thinking of Harbour Town with the design of the front of the building. E. Cann agreed with their comments on the signage and wondered if they could meet in the middle. The illumination is not consistent with the look of the downtown area. M. Suszko loved that they are reviving the gas station and likes the idea of the food service aspect, and loves that they are putting in electric car charging stations.

Leon Sampat reviewed the plans with the board relative to the additions, fencing, and patio pavers. J. Kernell felt the consensus of the board was in agreement with all items with the exception of the signage.

L. Sampat said they would come back before the board next month with a revised sign proposal. M. Suszko advised that Main Street Vermilion can provide L. Sampat with signage guidelines.

M. Suszko MOVED; C. Riddle seconded to approve the patio, walk-in coolers, fence, landscaping, and electric car charging stations at 5415 Liberty Avenue. Vote 5 YEAS. **MOTION CARRIED**.

(Residential) – 5448 South Street – Mr. & Mrs. David Loper (Roofing, Siding, Shutters, Doors, Windows, & Fence)

David Loper of 5448 South Street said they are looking to demo their existing garage and driveway to put on a new addition. On the new addition there are bump outs which are optional. He reviewed his plans with the board. They are looking to re-side the existing residence to white (like-kind). They haven't settled on a new shingle but it will probably be black.

E. Cann MOVED; M. Suszko seconded to approve the demolition of the existing garage, the foundation to the garage, and the existing driveway. Vote 5 YEAS. **MOTION CARRIED**.

M. Suszko MOVED; C. Riddle seconded to approve the new addition at 5448 South Street. Vote 5 YEAS. **MOTION CARRIED**.

(Commercial) – 678-652 Main Street – Larry Schill (Awnings, Exterior Painting, Partial Façade)

Larry Schill owner of the buildings said his property is adjacent to Brummers on the south side. He said he would like to replace his wooden awning of like-kind.

J. Kernell MOVED; C. Riddle seconded to approve the replacement of the wooden awning of like-kind. Vote 4 YEAS; 1 ABSTENTION (Suszko). **MOTION CARRIED**.

(Residential) – 523 Washington – Kathleen Ehrlich (Driveway)

J. Kernell tabled this matter to next month as the applicant was not in attendance.

(Commercial) – 652, 654, 656, 658 Main – Vermilion Masonic Temple (Windows, Signage, Exterior Painting, Complete Façade Restoration)

Donald Griffaw said they are proposing nothing new as they are only doing repairs. He distributed pictures to the board for review. The repairs will enhance the look that was there. There are some wood frames on the bottom of some of the bay windows that will be replaced with aluminum to match the place of Lee's Landing. With the signage they are concerned with some of the cable supports which may need to be replaced. They are looking to repaint all of the white at the bottom of the building. This should be a nice addition to the community. They are trying to make the sign look better in appearance, but they are not changing anything at all.

R. Brown MOVED; E. Cann seconded to approve the sign repair, window repair, and façade improvements on the first floor of the Vermilion Masonic Temple. Vote 4 YEAS; 1 ABSTENTION (Suszko). **MOTION CARRIED**.

(Commercial) – 5491 Liberty Avenue – Rick Machock – Poppin Around (Signage)

Rick Machock presented the board with a picture of a proposed double-sided dimensional PVC sign, routed and painted with digital print, which will be mounted on a 24" rigid mount blade bracket with bottom support. The sign will be lighted. The board was pleased with his proposal.

J. Kernell MOVED; C. Riddle seconded to approve the sign as proposed at 5491 Liberty Avenue. Vote 5 YEAS. **MOTION CARRIED**.

(Commercial) – 5693 W. Liberty Avenue – Dan & Laura Roth (Repurpose Hull Building)

Dan Roth explained that he has purchased the original “Hull Building” that was owned by the Friends of Harbortown. He purchased the lot on the corner of Washington and Liberty Avenue and would like to move the building to the Far East side of the lot with plans to make it into a Hotdog Stand/Restaurant with strictly outdoor seating, which includes a patio off to the one side. It will only be a summer operation and it will be closed in the winter. From the front of the building he wants it to look historical and he will redo it to look like the old office inside with a mannequin at the old desk. He will take the scale that’s inside the building and will move it to the wall so it’s visible through the front window. He will put the awnings back up and is looking at the green and white from memory of what it used to look like. C. Riddle asked if the awning would be canvas and D. Roth concurred. There were awnings from the old pictures that he was able to locate. The side will have a walkup window. The only people inside the building will be the employees. R. Brown asked if this property is a double lot and D. Roth concurred. He is doing this operation on one half and would like to eventually add some other small buildings to either become a working art studio. He said a restroom will be added beyond the Hull building. He noted the property is zoned B-2. He said he put a new grey roof on the building and painted the building white. The window in front will be solid pane and the lettering will be done like the original. He would like to put a fence in front to keep the kids away from the roadway. He doesn’t have any signage plans at this time, but there will be lettering on the front window. They plan to move the building this year, but it won’t open until next year. J. Kernell advised him to come back before the board if he plans to put up a sign or fence. E. Cann said if he makes any changes to the door or windows he will need to come back before the board as well.

J. Kernell MOVED; E. Cann seconded to approve the repurposing of the ‘Hull Building’ and to move it downtown and to put it on a foundation, and to approve the canvas green and white awning. Vote 5 YEAS. **MOTION CARRIED.**

(Residential) – 538 Main Street – Marilou Suszko (Detached Garage & Attached Shed)

Marilou Suszko provided the board with copies of her proposed single car detached garage with an attached shed. She will bring siding and trim samples to the board at a later date, but the colors will match the colors on the house.

E. Cann MOVED; C. Riddle seconded to approve the single car detached garage with an attached shed at 538 Main Street. Vote 4 YEAS; 1 ABSTENTION (Suszko). **MOTION CARRIED.**

(Commercial) – Harbortown Downtown Locations (4) – Main Street Vermilion in cooperation with the City of Vermilion.

Marilou Suszko said at the request of Main Street Vermilion and the City of Vermilion they would like to place custom fabricated bike racks in front of Main Street Vermilion perpendicular to the sidewalk and between the flower beds; in front of Brummers parallel to the sidewalk, about 24” from the curb edge and centered with the white line so as not to obstruct car doors; in front of Route 6 Pub parallel to the sidewalk, about 24” from the curb edge and centered with the white line so as not to obstruct car doors, and in front of Granny Joes parallel to the sidewalk on Liberty Avenue, about 24” or less from the curb edge (no parking on the street in this area). She said they took into account car doors swinging open and followed all rules set before them.

R. Brown MOVED; C. Riddle seconded to approve the placement of four bike racks as requested. Vote 3 YEAS; 2 ABSTENTION’S (Kernell, Suszko). **MOTION CARRIED.**

(Commercial) – 628 Main Street – Marilou Suszko (Signage)

Marilou Suszko advised the board there is three pieces of signage she is proposing and one sign they are not sure whether they need a variance on because it extends from the building, but she would like approval of the big sign above the awnings which is black with cream lettering and some red in the outer edge of the sign. The blade sign extends from the building and it’s replacing a sign that is there currently. G. Fisher wasn’t sure she would need a variance if they are just replacing the sign, but advised her to talk with the building inspector. She suggested the board approve the sign request contingent upon whether or

not it has to go before the Zoning Board. C. Riddle offered Marilou some suggestions on the sign. M. Suszko said the other sign is on the interior door.

E. Cann MOVED; C. Riddle seconded to approve the big sign located above the awnings at 628 Main Street as presented. Additionally, the board approved the blade sign contingent upon approval by the Building Inspector, and gave approval of the interior sign as submitted. Vote 4 YEAS; 1 ABSTENTION (Suszko). **MOTION CARRIED**.

ADJOURNMENT:

Upon no further action, the meeting was adjourned by Chairwoman, Judy Kernell.

Next Meeting:

Wednesday, August 1, 2018 @ 6:00 p.m.
Municipal Complex, 687 Decatur Street, Vermilion

Submitted by: Gwen Fisher, Certified Municipal Clerk