



5.1 PCOA26-0001, 308 Fairbank Rd – Porch Window and Door Replacement

*Commissioner Kaplan recused himself.*

Sander Kaplan, as the applicant, described the scope of the project. It was originally an open porch and in the 1950s they installed steel single pane windows.

Commissioner Walsh asked how much of the project could be seen from the street. Mr. Kaplan clarified that one elevation and part of another elevation are visible from the street. They're proposing to use Marvin casement windows. They will be a similar color to the existing windows – a dark bronze. There wouldn't be divided lights in the windows; it would be a single casement. The new windows will have a slimmer profile than the old windows. Mr. Kaplan noted the door, which is not original, will not be visible from the street because it will be set back.

The columns in between the windows will be replicated and the opening is about the same size as the original. Mr. Kaplan said the difference between the new windows and the old will be noticeable. Commissioner Walsh noted the new windows would be fiberglass instead of wood. Mr. Kaplan confirmed the exterior would be fiberglass but said the difference isn't noticeable from the outside. He noted the material is very durable and new windows are typically fiberglass or composite.

**Motion:** Commissioner Boduch made a motion to approve the application.

Commissioner Leary seconded the motion.

AYES: Commissioners Boduch, Leary, and Walsh.

NAYS: None.

ABSTENTIONS: None.

**Motion passed 3-0-0.**

*Commissioner Kaplan rejoined the meeting.*

6. Old Business

7. New Business

7.1 Discussion: Improvements to a Three Season Room at 172 Maplewood Road

Andrew Burdick, the homeowner, asked the Commission about improvements to a three-season room and a new roof they want to put on the house. The home originally had a thatched roof but is now cedar shake. The roofer recommended composite lookalike cedar shingles. He asked if that would be acceptable. The material would be a composite of plastic and wood. Commissioner Kaplan said they would be acceptable and that they will look more natural as they age.

Mr. Burdick said most of the house does not have gutters. He said he would like to install gutters but would make sure that they fit with the appearance of the house.

Commissioner Leary asked if they had any leaks or seepage in the basement. Mr. Burdick said they had a leak during a heavy storm and seepage in the basement. Commissioner Kaplan said he would consider approving gutters, and a half round copper gutter might be a good option. Commissioner Leary said he would prefer to keep the roof as it is, but he said he wouldn't object if they were nicely done.

Mr. Burdick reviewed the porch on the back of the house. He said it doesn't look original to the house and noted the floor is a brick that doesn't match the brick on the house. It has a flat membrane roof whereas the other porch to the right, which appears to be original, has a shed roof. He asked what his options are if it's not original to the home.

Commissioner Leary asked if it was visible from the street. Mr. Burdick said it's visible from the west side of the property. Commissioner Kaplan said glimpses of the porch are visible from the street. Mr. Burdick asked if he should be trying to make the porch look like the rest of the home. Commissioner Kaplan said the porch appears to be an addition and it's not highly visible. They wouldn't need to be too strenuous about the changes.

Mr. Burdick asked if they would have to keep all the windows or if they could add a wall on the side next to the neighbor's house to provide more flexibility and privacy. Commissioner Kaplan said that would be aesthetics. He wasn't sure they would need divided lights there since the rest of the house has a variety of windows. Commissioner Walsh noted the Commission has nothing to do with the portion of the porch that faces the backyard. He advised the changes to the porch don't have to perfectly match the rest of the house since it's an addition. Commissioner Kaplan said he would be fine with it as long as it's aesthetically pleasing.

Mr. Burdick was advised on the next steps in the process.

## 8. Updates

### 8.1 Village Board Update – Landmarking the Trolley Shelters

Director Cyran said during last Thursday's Board meeting she shared the Commission's recommendation to landmark at least the shelter on Des Plaines Avenue. The Village budgeted \$14,000 to restore the shelters, and the Public Works Department will restore both shelters. Public Works Director Tabb hopes to restore the shelter on Des Plaines this year. If there is time this year, they may be able to restore the one on 26<sup>th</sup> Street as well. Otherwise, it will be restored next year.

The Village Board recommends landmarking both shelters. The Board supports adding interpretive signs about the history of the trolley system and its significance to Riverside to the shelters. In terms of other signage, President Pollock would like to something small, but visible to passing motorists that shows the Village's logo or brand on both shelters.

Director Cyran asked if the sign would be acceptable on a landmarked structure. The Commissioners stated signs would be acceptable. Commissioner Boduch noted there are currently two signs on the trolley shelter facing Des Plaines – one for Salt Creek Trail and one regarding a Riverside bike lane. Commissioner Walsh said the sign would make more sense if it wasn't just the Riverside logo; it should say something like "Riverside Landmark" to invite the public to look at it. He suggested "Landmark" could be woven into the Riverside logo. Commissioner Kaplan suggested "Historic Landmark." Commissioner Boduch offered to create examples of signs for the shelters.

Director Cyran provided a potential schedule for the next steps in the process.

- April 9: The Preservation Commission's preliminary review of the revised application to include both shelters.
- April 20: The Historical Commission review of the application.
- April 22: The Planning and Zoning Commission's review of the application.
- Between May 21 – June 5: The Preservation Commission's public hearing on the application.
- June 18: The Board's vote on the application.

Director Cyran asked the Commission if they would like the landmark application for the Harrington Park Curb and Gutter to be on the same schedule. The Commissioners expressed support to move forward with that application on the same schedule. Commissioner Kaplan said he would prepare the landmark application for the stone curb and gutter.

#### 8.2 Groveland Avenue Floodwall

Director Cyran said she did not have an update.

#### 9. Information

Director Cyran said the next regularly scheduled meeting will be on April 9.

#### 10. Adjournment

**Motion:** Commissioner Leary moved to adjourn, and Commissioner Kaplan seconded. Motion approved 4-0-0.

Commissioner Walsh declared the meeting adjourned at 7:00 PM.

Approved on April 9, 2026.