Appearance Commission Meeting Minutes  
Date: April 26, 2023

A motion was made by Chairman Link to approve the minutes of the March 8, 2023 meeting and seconded by commission member DaMario. All members voted aye.

Case 2023-009A – 4025 Suffield Ct

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record. Commissioners DaMario, Naumiak and Maschek like the proposed design. Commissioner Maschek admires the material and proportions.

Commissioner DaMario motions for a Certificate of Appropriateness to be granted to approve as presented.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: DaMario Second: Naumiak

Ayes: 7  
Nays: 0

Case 2023-010A – 8937 Samoset Trail

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record.

Commissioners DaMario asks for clarification on color of the materials and says that siding should compliment the existing building.
Commissioner Mascheck admires that the original architecture is respected.

Commissioner Naumiak motions for a certificate of appropriateness to approve as presented.

**Recommendation and Voting**

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: Naumiak  
Second: DaMario

Ayes: 7  
Nays: 0
Case 2023-014A – 4946 Estes Ave

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record.

Chairman Lynk and Commissioner Maschek ask for clarification on the proposed height. Chairman says it appears to be less than 28’ in height.

Commissioner Maschek says it appears that the applicant is taking a 1950’s styled home and redoing it. He adds that it fits in with the neighborhood.

Chairman Lynk asks for additional detail on the 2nd floor material, asking whether it is stucco or eifs.

Applicant responded that it will be stucco.

Commissioner Klein asks for the color of the stucco; the color is described as creamy, and then motions for a certificate of appropriate to approve as presented.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: Klein Second: Pathak

Ayes: 7
Nays: 0
Case 2023-015A – 7940 Lorel Ave

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record.

Commissioner DaMario requests clarification on the color of the brick, particularly about what shade of brown the existing brick is.

The architect says a greyish stone is proposed, and that the grey and white stone is intended to compliment.

Commissioner DaMario asks if the proposed design conforms with existing homes in the area. He adds that the front of the house will look new while the rear will look the same.

Commissioner Shah asks about the color of neighboring houses. The architect says the block has homes with similar brick with brown tones.

Commissioner Naumiak also asks for further clarification on the tone. Additional renderings are shown, and clarification is provided by applicant.

Commissioner Maschek says that the windows appear to be out of proportion. The applicant adds that the differing window sizes are meant to correspond with a smaller and larger bedroom on the interior.

Chairman Lynk adds that the window sills should be on the same height to match. Commissioner Maschek agrees.

Commissioner Maschek adds that the homes in the area with 2nd floor additions that have been added in the last decade have 2nd floors with higher ceilings that that of the 1st floor from the 1950’s style ranch. He adds that the windows should be larger or on the same level.

The applicant asks he should match the sill in the middle and make the window in the middle the same size as the one on the left.

Chairman Lynk adds that the sills should match and that the windows on the left should be on the same level as the center windows, as well as compliment size.

The architect says the sill in the middle can be changed to match the height of the sill on the left.

Commissioner Naumiak asks whether the garage door is white. The applicant
affirms, white panel.

Commissioner DaMario motions for a certificate of appropriateness to approve with a provision that the window on the left as seen on the east elevation will be on a sill to match the center window and the head match that of the center window as well. The window on the right to remain unchanged.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve with a provision that the window on the left as seen on the east elevation will be on a sill to match the center window and the head match that of the center window as well. The window on the right to remain unchanged.

Motion: DaMario Second: Pathak

Ayes: 7
Nays: 0
Discussion and Interested Parties
Commissioner DaMario reads Staff comments into the record.

Commissioner DaMario asks what the material is. The applicant responds that there are several materials including metal and trespa wood.

Chairman Lynk, Commissioner DaMario and Commissioner Julie Naumiak like the proposed design.

Commissioner Shah motions for a certificate of appropriateness to approve as presented.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: Shah
Second: Naumiak

Ayes: 7
Nays: 0
Case 2023-012A– 4999 Old Orchard Center E58

Discussion and Interested Parties

Commissioner DaMario reads Staff comments.

Staff mentions that the proposed design does not face a street. The applicant adds that the building is screened by a parking garage to the east.

Commissioner Shah asks if the proposed design is the site of the former Lord & Taylor building. The applicant affirms.

Commissioner Maschek says the proposed design will be a big improvement for the site and adds that the materials will fit. He asks for clarification on the rendering to confirm that it is showing the loading area being screened. The applicant affirms.

Chairman Lynk asks the applicant who he represents, and he indicates that he is with the architect.

Commissioner DaMario likes the design and asks for samples. The applicant indicates that only the renderings are current available. Several materials will be used including leathered steel, stone veneer, ACM panels.

Commissioner DaMario motions to grant a certificate of appropriate to approve as presented.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion:  DaMario Second: Naumiak

Ayes:  7
Nays:  0
Case 2023-005A– 9420 Drake Ave

Discussion and Interested Parties

Commissioner DaMario reads Staff comments and indicates the renderings are a revised set of plans. He adds that he has no objections and that the current design is an improvement from the previous submittal.

Commissioner Maschek motions for a certificate appropriateness to approve as presented.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: Maschek Second: DaMario

Ayes: 7
Nays: 0
Case 2023-006A- 8115 East Prairie Rd

Discussion and Interested Parties

Commissioner DaMario enters Staff comments. This is a revised proposal with changes from previous submittal.

Commissioner Maschek indicates that the primary difference from previous submittal is a flat roof over a garage changed over to a hip roof and reminds him of a home on Kolmar Ave that was at Appearance Commission about a year ago. He wants clarification that the hip roof is recessed along with the bay over the garage. Chairman Lynk has the same question.

* The Commission switches between discussing case 2023-006A & 2023-007A because the applicant originally applied with one application. Both proposed homes are to be built on a lot that currently has one house.

Commissioner Maschek indicates that he preferred the previous submittal. He asks about the material of the gable roof over the garage. The applicant indicates metal panels.

Chairman Lynk asks the applicant which design he prefers. The applicant prefers the original design.

Commissioner Maschek motions for a certificate of appropriateness to approve as submitted prior to the meeting in the packet.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: Maschek Second: DaMario

Ayes: 7
Nays: 0
Case 2023-007A- 8109 East Prairie Rd

Discussion and Interested Parties

Commissioner DaMario reads Staff comments.

Commissioner Maschek asks about what material the gable over the balcony is. The applicant indicates that metal panels will be utilized. The commissioner indicates that he preferred the original design, but he likes the glass panel on the balcony and refers to it as edgy.

Commissioner DaMario asks if the garage color and metal panels are similar in color and would match the parapet. He adds that the gable roof was achieved to make a 1950’s house with some contemporary style.

The renderings are shown and Chairman Lynk opens the floor to neighbor comments.

George Matthew, a neighbor, likes the new design because it looks like a single-family home rather than the current house which looks like more of a two flat than a single-family home. Matthew is concerned about the proposed sewer connections and does not want drainage to impact and potentially flood neighboring homes.

Chairman Lynk indicates that the Appearance Commission in only concerned with the design and that the issue being brought is an engineering concern.

Staff indicates that the Village of Skokie Civil Engineer will review the site grading plans prior to permit issuance.

Thomas Joseph, a neighbor, asks if the garage is attached. Staff indicates that both properties proposed on East Prairie will have attached garages.

Recommendation and Voting

A motion was made by Commissioner Maschek grant a Certificate of Appropriateness to approve as presented to in the packet to approve as presented with assurance that the parapet above the front door is the 3D elevation provided, not the 2D version.

The vote was unanimous.

Motion: Maschek Second: DaMario

Ayes: 7
Nays: 0
Case 2023-011A– 4225 Lyons St

Discussion and Interested Parties

Commissioner DaMario reads Staff comments.

Applicant indicates project has been under construction for the last two years. Staff indicates that the preference is the previously approved West elevation.

Commissioner DaMario asks if the windows on the right have been removed from the previous rendering, the architect affirms.

The Commissioners are concerned with the changes made to the 1st floor window. The architect indicates that the owner would like the window to be a ganged window to accommodate interior furniture layout. The Commissioners are displeased that changes were made that did not conform with original Appearance Commission approval.

The owner wants to change the 2nd floor material from hardy board to novik stone. The chair says that it cannot be considered because it is not shown on the rendering.

Chairman Lynk tells the applicant to return to the design approved with the original building permit, including keeping the 1st floor window separated, as well as bringing a new material for the 2nd that should be shown on renderings.

Recommendation and Voting

No Vote
Case 2021–086A -  4221 Church St

Discussion and Interested Parties

Commissioner DaMario reads Staff comments.

The architect indicates that a majority of the house will be brick with the exception of the corner to be metal panel with wood grains.

Commissioner Maschek likes the original window above the door but says home will be similar to other homes in the area and admires the material choice proposed.

Commissioner Naumiak asks if the front door will be black. The owner indicates a door has not yet been picked out but anticipates that one with a dark tone will be selected.

Commissioner DaMario motions for a certificate of appropriateness to approve the revised rendering as presented.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as presented. The vote was unanimous.

Motion: DaMario  Second: Naumiak

Ayes:  7
Nays:  0