

Appearance Commission Meeting Minutes
Date: July 12, 2023

A motion was made by Commissioner Damario to approve the minutes of the June 14, 2023 meeting and seconded by commissioner Naumiak. All members voted aye.

Case 2023-020A – 7757 Niles Center Rd

Discussion and Interested Parties

Commissioner Naumiak read Staff comments into the record.
The owners for 7757 Niles Center Rd are representing themselves.

This property was built in the late 1800's. The project involves involved a two-story addition. Due to the size of the addition, staff noted fire sprinklers will be required.

The proposed addition will use siding vinyl siding and portions will "probably a Hardie board" matching existing almond color.

Commissioner DeMario asked for clarification the type of siding.

The applicant confirmed he would use hardie siding. The trim will be almond & white

Commissioner Maschek noted the color is not is not a thing for him, but more in favor of a darker color. The applicant noted the roofing color stays as is (Brown).

Approved subject to:

1. Option to have stairwell enclosure contrast rest of house by using a darker tone or color on the siding.
2. Hardie siding to be used.
3. Waiver granted for less than 50% masonry.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approved
Masonry requirement be waived

Motion: Naumiak

Second: Maschek

Ayes: 5

Nays: 0

Absent: 2

Case 2023-021A – 4946 Estes Ave

Discussion and Interested Parties

Commissioner Naumiak read Staff comments into the record.

This case was already heard in April, the applicant is back at the Appearance Commission, because the proposed building was above the height regulation.

The applicant would like the look to be more modern. Commissioner Maschek liked the original design, but has no problems with the flat roof.

The house has a narrow lot and the applicant would like more natural light.

Staff noted the required side yard is foot feet minimum and five feet is proposed.

The porch can be a covered.

1st floor elevation will be stone with black windows. The side elevations will be similar, the side will have a stair case.

All commissioner made favorable comments to the re-design.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to with condition:
A larger window and a flat roof, the rest as presented.

Motion: Mashek

Second: Naumiak

Ayes: 5

Nays: 0

Absent: 2

Case 2023-022A – 9040 Kildare Ave

Discussion and Interested Parties

Commissioner Naumiak read Staff comments into the record.

Staff comments noted the proposed patio is inside an easement. The applicant stated they would reduce the size of the patio.

The applicant noted all materials match existing. The applicant summarized the project and rooms in the addition.

No commissioners had comments.

Recommendation and Voting

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

Motion: Shah

Second: Naumiak

Ayes: 5

Nays: 0

Absent: 2

Case 2023-023A – 5114 Jerome St

Discussion and Interested Parties

Commissioner Naumiak read Staff comments into the record.

Staff noted there is a pending plan commission case that will propose to prohibit driveways to a street on lots that abut a public alley. This case will be heard at the August 3rd Plan Commission meeting.

Commissioner DaMario asked for clarification on the proposed change. Staff summarized the proposed changes and that this design would not be allowed if the Village Board approves the proposed changes.

The applicant summarized the design of the new house.

Commissioner DeMario wanted clarification on the windows and the applicant confirmed they were casement windows. The applicant also confirmed the material for the pickets on the

Commissioner DeMario ask the commission about the shed roof, no one had concerns. Commissioner Naumiak liked the sidewall for the privacy. "That's absolutely private" "we haven't seen that" she noted.

Commissioner Maschek questioned the material above of the shade trellis above the garage. The applicant noted it would match other materials on the building.

All commissioners like the design

Commissioner Klein arrived during this case.

Recommendation and Voting

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

Motion: Pathak

Second: Naumiak

Ayes: 5

Nays: 0

Absent: 2

Case 2023-024A – 7720 Laramie Ave

Discussion and Interested Parties

Commissioner Naumiak read Staff comments into the record.

Staff is not supportive of the proposed request. Comments are in the staff report. Staff recommends a resubmittal for the August hearing date.

The applicant noted they know, they need to rework the elevations.

The applicant questioned a couple staff comments. Staff clarified that staff members were overall not supportive of the overall look as proposed.

The applicant gave an overview of the proposed project, but understands they will need to come back to the Appearance Commission.

Commissioner DaMario questioned the material below the window. The applicant answered it is stone. The applicant described more of the elevations.

Commissioner Maschek asked that the plan be labeled better. He also mentioned there are some nice elements in the design, but things need to be clarified/labeled.

Commissioner Maschek commented that the street sides need to have masonry and are more visible and need to look nicer.

While describing the project, staff asked for clarification on the portion of the building that is siding. The applicant confirmed this was part of a previous addition.

The landscaping on the side of the building was also discussed.

The applicant asked to confirm re-submittal dates.

Recommendation and Voting

No motion was made. No vote was taken.

Case 2023-019A – 4847 Old Orchard Rd (Official address to be determined)

Discussion and Interested Parties

Commissioner Naumiak read Staff comments into the record.

Staff confirmed the location of the proposed tenant, Puttshack, relative to the already approved Arhaus tenant. Both of these tenants are located in what was the Lord and Taylor space. Staff showed the Arhaus elevations that were previously approved by the Appearance Commission.

Commissioner DaMario questioned the materials on the corner element. The applicant confirmed it was ACM panels along with thin brick.

The applicant mentioned the amount of windows and natural light.

Commissioner DaMario asked what type of tenant Putt Shack is. The applicant answered it is an indoor tech infused mini-golf entertainment facility.

Commissioner Naumiak asked what the square footage of this location would be. The applicant confirmed 29,000 square feet.

Commissioner DaMario asked about the canopy, the applicant confirmed it would be steel paint with a mesh with drainage.

Commissioner Klein asked about the landscaping, the applicant confirmed this was not the applicants space.

The applicant furthered explained the color panel and what would be located where.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness as presented.

Motion: Mashek

Second: Naumiak

Ayes: 6

Nays: 0

Absent: 1