

Appearance Commission Meeting Minutes

Date: September 13, 2023

A motion was made by Commissioner Maschek to approve the minutes of the April 26, 2023 meeting and seconded by commissioner Naumiak. All members voted aye.

Case 2023-031A – 9248 Karlov Ave- Façade & Roof Alteration

Discussion and Interested Parties

Commissioner DaMario read Staff comments into record.

Architect, Nathan Kriska, said that the picture window will be removed and converted to new garage door. The roof line will continue from the existing house and materials will match existing. The trellis and deck in the front will have a similar one added to the back.

Mr. Kriska is requesting two options for approval.

Commissioner Maschek thanked the architect for not creating a huge house and overall liked the improvements.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to approve as Presented with the option to add the covered porch expansion in the rear if desired. The vote was unanimous.

Motion: Maschek Second: Naumiak

Ayes: 7

Nays: 0

Absent: 0

Case 2023-033A – 9100 Kenton Ave- 1st & 2nd floor Addition

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record.

EJ Fernandez is the architect and was present.

Mr. Fernandez stated that the street facing elevation has stone masonry that has been added and referenced the 50% masonry requirement on the east façade. He added that a house across the street has a double story house with masonry and brick as well.

A revised plan was submitted at the hearing. Mr. Fernandez said that a symmetrical design has been provided by removing the pillars from the canopy and reduced the length of it as well to satisfy zoning regulations.

Chairman Lynk asked if the front porch roof ties into the house.

Mr. Fernandez responded yes.

Chairman Lynk noted that brick appears odd being continued above the garage door.

Commissioner Mascheck stated that he understood the Staff comments and likes how the comments have been addressed with the changes to the masonry.

Commissioner Maschek asked if there is a setback on the garage.

Mr. Fernandez replied yes and said that it is about 5’.

Commissioner Maschek said it is better with brick going all the way up because it solves the problem with the addition line.

Chairman Lynk asked what is underneath the bay window.

Mr. Fernandez stated that it is an existing window to the sub-basement.

Commissioner Shah asked what kind of garage door will be used.

Mr. Fernandez stated that it has yet to be determined.

Commissioner Maschek stated that this updated proposal is a huge improvement from the first. Maschek added that the top floor is on top of the split level and it makes the proportions difficult to understand due to a lack of eaves on the

house.

Mr. Fernandez replied that this is because they want to preserve as much of the existing house as possible and that the house is not proportional as is.

Commissioner Maschek pondered whether mimicking the existing eaves on the house would put the house above its maximum height.

Chairman Lynk asked for the proposed height as well as maximum height permitted.

Staff responded that proposed is 29.8' and that they think 30' is maximum allowed in the district.

Commissioner Maschek said an additional overhang would likely lead to exceeding the height maximum.

Chairman Lynk said that he believes the street facing elevations are fine but agrees with Maschek that the proportions of the garage door appear awry. He asked the architect if it may be attributed to the drawings.

Mr. Fernandez agreed.

Commissioner Naumiak stated that the proposed design will make a big difference to the house.

Commissioner Maschek asked about the materials of the siding.

The architect stated that the siding will be of wood composite material.

Recommendation and Voting

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

Motion: Naumiak Second: Klein

Ayes: 7

Nays: 0

Absent:

Case 2023-030A – 10001 Skokie Blvd- Penny Mustard Furnishings Non-Residential Façade

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record.

Commissioner Naumiak said that the changes looks nice.

Chairman Lynk asked if this was the old furniture store, Ethan Allen. This was affirmed.

The architect, Nathan Kriska, stated that there were not many changes made aside from black canopies and adding stained glass. He added that the work was done under a sign permit, but that Staff requested Appearance Commission.

Chairman Lynk asked what needed to be approved.

Mr.Kriska responded colors, signage and veneer on the existing columns.

Staff stated that the current rendering has already been changed and searched for a photo of the previous look.

Commissioner Maschek added that the Ethan Allen sign looks to be the same size as the current sign.

Commissioner Naumiak asked what the color of the lettering is.

Mr.Kriska responded white.

Recommendation and Voting

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

Motion: DaMario Second: Naumiak

Ayes: 7

Nays: 0

Absent: 0

Case 2023-028A – 9300 Skokie Blvd- Non-Residential Façade

Discussion and Interested Parties

Commissioner DaMario read Staff comments into record.

The architect presented the case and said that the space is a vacant restaurant.

Chairman Lynk added that it's the old Eduardo's restaurant.

The architect said that he is planning on putting a new façade on the south store front. He also mentioned that the windows on the 2nd floor would be removed and smoothed over with Eifs material and manufactured white stone. The rest of the design would be painted with the Hassleless Mattress brand coloring.

The architect added that based on odor, the 2nd floor had likely been out of use for a long time and that it would be abandoned.

Chairman Lynk said that he would not vote for the proposed colors because it does not fit with the rest of the mall.

A representative from Hassleless Mattress stepped up and stated that the renderings shown are not representative of the actual color. She handed out additional renderings.

Chairman Lynk stated that he is in favor of closing off the 2nd floor windows. He asked where the signage was.

Staff added that there are two proposed signs; one facing east and one facing south. Signage is by right if it meets code.

Chairman Lynk asked Staff to show an elevation of the mall.

Commissioner Maschek stated that there seems to be a consistent parapet wall along the mall along with a mix of beige and grey colors.

Chairman Lynk pondered why there would be an awning facing east without purpose. Commissioner Naumiak agreed.

The architect said the space is on a corner and that the awnings are not meant to provide cover.

Chairman Lynk said that he may be agreeable to replacing existing awnings in the new color but not adding the one on the east face.

Commissioner Naumiak asked why the parapet color was being changed.

The architect replied that it would not be changed.

Commissioner Maschek stated that if the green is a little bit darker than what is appears to be on the rendering it may be ok to go along with the branding.

A different representative from Hassleless Mattress commented that he feels it is important to have the additional awning above the entrance so that customers know where to enter.

Chairman Lynk asked if the awnings are part of the sign. The representative added that the awnings are part of their identity.

Commissioner DaMario agreed with Chairman Lynk but added that he may be ok with the new awning on the corner if it were on the same elevation with the existing awnings. He also said that they can use signage to attract attention.

Commissioner Maschek stated that there is an existing awning under the overhang. He said that there is an ability to do something below the overhang.

Chairman Lynk asked Commissioner Maschek if he is suggesting changing the awning under the overhang to the new color. Commissioner Maschek replied that it does not necessarily have to be an awning.

Chairman Lynk asked if the applicant is willing to amend the design to do an awning below the overhang and only above the four panel windows.

Commissioner Naumiak added that it would still be visible.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to Approve with Conditions that the canopy on the Skokie Blvd side be placed underneath the arcade overhang above the four-pane retail glass.

The vote is unanimous.

Motion: Maschek Second: Pathak

Ayes: 7

Nays: 0

Absent: 0

Case 2023-027A – 4832 Main St- Non-Residential Façade

Discussion and Interested Parties

Commissioner DaMario read Staff comments into record.

Chairman Lynk said he had no comment on the proposal.

Commissioner DaMario asked what the changes are.

The petitioner said that rotting wood was being replaced.

Chairman Lynk added that there is a new little window being added.

Recommendation and Voting

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

Motion: Shah Second: Naumiak

Ayes: 7

Nays: 0

Absent: 0

Case 2023-034A- 8057 Niles Center Rd Non-Residential Addition

Discussion and Interested Parties

Chairman Lynk asked if the proposed elevation is going on the back.

Commissioner Naumiak responded that it will be on the east side of the building.

There was no further discussion on the case.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to Approve as Presented. The vote is unanimous.

Motion: Klein Second: Naumiak

Ayes: 7

Nays: 0

Case 2023-029A- 3250 Touhy Ave- Non-Residential New Building

Discussion and Interested Parties

Commissioner DaMario read Staff comments into the record.

Staff added that the ordinance for a special use permit for a carwash had previously been approved for the site but has since lapsed.

The applicant described the renderings in the packet.

Chairman Lynk asked the applicant if he owns several of these carwashes and whether they are similar in design.

The applicant responded yes.

The applicant said that the car wash will be white.

Chairman Lynk asked if it was white or cream.

The applicant responded it will be an off white.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to Approve as Presented. The vote is unanimous.

Motion: Pathak Second: Klein

Aye: 7

Nay: 0

Absent: 0

Old Business

Case 2023- 024A- 7720 Laramie Ave 2ND Floor Residential Addition

Discussion and Interested Parties

Commissioner DaMario read Staff comments into record.

The architect showed the proposed siding material hardy board and said that the 50% masonry requirement has been addressed.

Commissioner Maschek said he likes the changes. He asked if the window below the balcony is set back from the garage elevation.

The architect responded yes.

Commissioner Maschek wanted verification that the proposed stone would be real.

The architect responded yes.

Commissioner DaMario asked if previous comments about canopies over the front and garage doors have been addressed.

The architect said they would like to keep the standing seam.

Commissioner DaMario asked about the railing materials and what kind of metal would be used.

The architect said that had not yet been determined.

Recommendation and Voting

A motion was made to grant a Certificate of Appropriateness to Approve as Presented. The vote was unanimous.

Motion: Maschek Second: Naumiak

Aye: 7

Nay: 0

Absent: 0