

MINUTES OF A SPECIAL MEETING OF THE ARCHITECTURAL REVIEW
COMMISSION ON WEDNESDAY, JULY 19, 2006 AT 7:30 P.M. AT THE VILLAGE
HALL, 419 RICHMOND ROAD.

Chairman Jackie Bossu called the meeting to order at 7:35 PM. The following were in attendance:

Present:	Jackie Bossu	Chairman
	Craig Miller	Member
	Mary K. Hartigan	Member
	Bob Smietana	Member
	Gunta Cepuritis	Member

Other Village Officials Present:	Brad Burke	Village Manager
	Susan Criezis	Community Development Director

Others Present:	Chris Tritsis	420 Green Bay Road
	Dr. Julie Tritsis	Optometrist-420 Green Bay Road
	Dr. Bill Najem	Optometrist-420 Green Bay Road
	Dave Kelley	

Chairman Bossu asked the petitioners to present their request. Christopher Tritsis, architect and husband of Julie Tritsis, O.D., stated he and his wife live in the area and have two optometrists offices in metropolitan Chicago. Mr. Tritsis reviewed proposed architectural renovations to 420 Green Bay Road for a new optometry office including improvements to internal lighting and enhancements to the stark look of the exterior of the existing building. Mr. Tritsis noted the petitioner plans to renovate and reconfigure the interior office space to accommodate a new layout.

Dr. Bill Najem, also an optometrist, said he is looking forward to working in the community, and it is a good opportunity for their practice. Mr. Najem proceeded to say he is hoping to build a partnership with the community. Bob Smietana said it is a great opportunity for the building.

Chris Tritsis said the interior renovations are currently underway, and noted he was hopeful all the work on this building could be completed in a couple of months.

Bob Smietana asked Mr. Tritsis if he intended to paint the middle area of the front of the building. Mr. Tritsis said he would be exploring ways to paint or improve this part of the building's appearance. A discussion of the front windows followed. Mr. Smietana asked if Mr. Tritsis had any photometrics on the proposed sign or any details on the proposed light fixtures. Mr. Tritsis said there would be directional lighting on the sign only and explained it would be 50 watts per fixture. The fixtures are proposed to be directed so as to directly illuminate the sign. Mr. Smietana asked for a description of the signage. Mr. Tritsis stated the sign proposed will be a print mounted sign on Plexiglas,

which will be surface mounted to the building, and noted the sign will not be a raised letter sign or interior illuminated sign. Further discussion of signage and the type of light fixture followed.

Mary K. Hartigan noted currently there is no sign for Mr. Karp's office use which adjoins the proposed optometry shop. Ms. Hartigan asked if the signage for Mr. Karp's office is being proposed as indicated in the picture? Chris Tritsis said Mr. Karp is looking to install a similar sign as the one proposed for the optometrist office, to balance the front of the building. Ms. Hartigan noted the interior would be lightened up dramatically with the proposed glass, and expressed her support for the proposal even if Mr. Tritsis was intending to pursue work on just his side of the building. Ms. Hartigan asked when the lighted sign would be illuminated. Mr. Tritsis stated a light sensor would trigger it to go on at dusk and stay on until dawn.

A discussion about the hours of illumination and the need for regulating the hours of illumination for all exterior fixtures on Green Bay Road followed. Mary K. Hartigan urged the petitioner to install a timer on the lights when doing the electrical work. Mr. Tritsis agreed to install a timer.

Craig Miller asked if parking would be a concern. Community Development Director Susan Criezis stated parking requirements for this use are currently being met. Mr. Miller asked what type of stone would be used for the façade, and Mr. Tritsis stated he is proposing fabricated cast stone.

Chairman Bossu expressed her opinion this will be an improvement to the building and the entire block.

Gunta Cepuritis made a motion to approve a Certificate of Appropriateness for 420 Green Bay Road. Bob Smietana seconded the motion which was unanimously approved.

Member Miller made a motion to adjourn. Member Smietana seconded the motion which was unanimously approved. The meeting adjourned at 7:50 P.M.

Respectfully submitted,

Brad Burke
Village Manager