



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Wednesday, May 25, 2016 7:00pm
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:00 p.m.

A. ROLL CALL

Present

Brian Kidd, Chairman
Peggy Drewko
Ellen Upton

Staff

Jon Branham
Mary Beth Golden

City Council

Absent

Kim Kuhlman
Nick Norman

Others Present

Approximately 12 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton and seconded by Commissioner Drewko, that the minutes of the regular meeting of April 27, 2016 be approved, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Norman

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Upton requested that Appearance Case Number SA-16-18: 1221 Bonita Drive be removed from the Consent Agenda, and that Appearance Case Number SF-16-13: 1700 West Crescent Avenue, be added to the consent agenda.

It was moved by Commissioner Upton, and seconded by Commissioner Drewko, that the Consent Agenda be approved, as amended.

Vote on the motions was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton
NAYS 0 None
ABSENT 2 Commissioners Kuhlman and Norman

D. APPEARANCE REVIEW

1. Appearance Case Number SA-16-18: Single Family Alteration at 1221 Bonita Drive

DeBaker Design Group and Tony and Buffie Amoroso, submitted an application for a single family alteration at 1221 Bonita Drive. The proposed alteration would consist of a front porch and foyer addition of the existing one-story single family residence. Proposed materials include brick, stone, siding, and asphalt shingles.

Exhibits of the building’s size, design and relationship to the neighboring buildings were entered.

The Commission found the alteration to be in accordance with the character of the residence. The Commission suggested adjustments be made to the stone treatment on the left side of the garage elevation to transition at an inside corner.

On a motion by Commissioner Drewko, seconded by Commissioner Upton, the Commission

AGREED to approve the single-family alteration at 1221 Bonita Drive, Appearance Case Number SA-16-18, subject adjusting the stone treatment on the left side of the garage elevation wrapping to an inside corner.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton
NAYS 0 None
ABSENT 2 Commissiners Kuhlman and Norman

2. Appearance Case Number SA-16-19: Single Family Alteration at 1108 South Lincoln Avenue

Scott Koerner and Gran Intrarakumhang submitted an application for a single family alteration at 1108 South Lincoln Avenue. The proposed alteration would consist of second floor addition to an existing two-story single family residence. Proposed materials include asphalt shingles, simulated cedar fascia, siding, and white trim.

Exhibits of the building’s size, design and relationship to the neighboring buildings were entered.

The Commission found the alteration to be in accordance with the character of the residence. The Commission suggested the shake siding wrap around the south elevation and terminate at an inside corner and that any landscaping damaged during construction be replaced.

On a motion by Commissioner Upton seconded by Commissioner Drewko, the Commission

AGREED to approve the single-family alteration at 1108 South Lincoln Avenue, Appearance Case Number SA-16-19, subject to the shake siding wrapping around the south elevation and terminating at an inside corner and replacing any landscaping damaged during construction.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton
 NAYS 0 None
 ABSENT 2 Commissioners Kuhlman and Norman

3. Appearance Case Number SA-16-20: Single Family Alteration at 918 Brookline Lane

Total Home Professionals Inc. and David Winckler submitted an application for a single family alteration at 918 Brookline Lane. The proposed single family alteration would consist of a first floor addition to an existing one-story single family residence. Proposed materials include new siding and brick veneer to match existing.

Exhibits of the building’s size, design and relationship to the neighboring buildings were entered.

The Commission found the single family alteration to be in accordance with the character of the residence. The Commission suggested replacing the block window on the south elevation with a type more consistent with the character of the residence.

On a motion by Commissioner Drewko seconded by Commissioner Upton, the Commission AGREED to approve the single family alteration at 918 Brookline Lane, Appearance Case Number SA-16-20, subject to replacing the block window on the south elevation with a type more consistent with the character of the residence.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family alteration would be compatible with the existing house and

neighborhood. Therefore, the Commission found that the proposed single-family alteration was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton
NAYS 0 None
ABSENT 2 Commissioners Kuhlman and Norman

4. Appearance Case Number SF-16-24: Single Family Residence at 1807 South Prospect Avenue

Ruben Anastacio and Dave Hopkins submitted an application for a single family residence at 1807 South Prospect Avenue. The proposed residence would consist of a two-story residence with a two-car attached garage. Proposed materials include gray siding, white trim, and asphalt shingles.

Exhibits of the buildings size, design and relationship to the neighboring buildings were entered.

The Commission found the residence to be in accordance with the character of the neighborhood.

On a motion by Commissioner Upton, seconded by Commissioner Drewko, the Commission

AGREED to approve single family residence at 1807 South Prospect Avenue, Appearance Case Number SF-16-24, as submitted.

In making the motion, the Commission found the residence to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton
NAYS 0 None
ABSENT 2 Commissioners Kuhlman and Norman

5. Appearance Case Number SF-16-25: Single Family Residence at 2005 Irwin Avenue.

Joe LaBelle and Matthias Jans, Matthias Jans Architects submitted an application for a single family residence at 2005 Irwin Avenue. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include asphalt shingles, horizontal and shake siding and stone trim. The applicant presented an updated color rendering at the meeting.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered. The Commission found the single family residence to be in accordance with the character of the neighborhood. The Commission stated the shake siding should be removed from the front elevation, a belt course should be added, and traditional lighting should be utilized.

On a motion by Commissioner Upton, seconded by Commissioner Drewko, the Commission

AGREED to approve the single family residence at 2005 Irwin Avenue, Appearance Case Number SF-16-25, subject to the updated color rendering, removing the shake siding from the front elevation, addition a belt course and utilizing traditional lighting, as shown in “Exhibits A and B”.

In making the motion, the Commission found the residence to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Norman

6. Appearance Case Number SF-16-26: Single Family Residence at 2009 Irwin Avenue.

Joe LaBelle and Matthias Jans, Matthias Jans Architects, submitted an application for a single family residence at 2009 Irwin Avenue. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include asphalt shingles, shake siding and stone trim.

Exhibits of the building’s size, design and relationship to the neighboring buildings were entered.

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission suggested utilizing traditional lighting.

On a motion by Commissioner Drewko, seconded by Commissioner Upton, the Commission

AGREED to approve the single family residence at 2009 Irwin Avenue, Appearance Case Number SF-16-26, subject to the utilization of traditional lighting.

In making the motion, the Commission found the residence to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Norman

7. Appearance Case Number SF-16-27: Single Family Residence at 2013 Irwin Avenue.

Joe LaBelle and Matthias Jans, Mattias Jans Architects submitted an application for a single family residence at 2013 Irwin Avenue. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include asphalt shingles, shake siding, and stone trim.

Exhibits of the building’s size, design and relationship to the neighboring buildings were entered.

The Commission found the single family residence to be in accordance with the character of the neighborhood. The Commission suggested adjusting the belt course at the sill of the first floor window and continuing around the entire residence, eliminating the shake siding on the front elevation and utilizing traditional lighting.

On a motion by Commissioner Drewko, seconded by Commissioner Upton, the Commission

AGREED to approve the single family residence at 2013 Irwin Avenue, Appearance Case Number SF-16-27, subject adjusting the belt course at the sill of the first floor window and continuing around the entire residence, eliminating the shake siding on the front elevation and utilizing traditional lighting.

In making the motion, the Commission found the residence to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Norman

8. Appearance Case Number F-16-28: Single Family Residence at 2017 Irwin Avenue.

Joe LaBelle and Matthias Jans, Matthias Jans Architects, submitted an application for a single family residence at 2017 Irwin Avenue. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include asphalt shingles, shake siding and stone trim. The applicant presented an updated color rendering at the meeting.

Exhibits of the building's size, design and relationship to the residence were entered.

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission suggested material transitions at inside corners, the color change to Navajo Beige and the utilization of traditional lighting.

On a motion by Commissioner Upton, seconded by Commissioner Drewko, the Commission

AGREED to approve the single family residence at 2017 Irwin Avenue, Appearance Case Number SF-16-28, subject to the changes shown in "Exhibits A and B."

In making the motion, the Commission found the residence to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed single-family residence was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Norman

9. *Appearance Case Number SF-16-13: Landscape Review at 1700 West Crescent Avenue.

Brehm Architects and Marc and Tracy Sernel submitted an application for a landscape review at 1700 West Crescent Avenue. The single family residence was approved at the April, 2016 meeting subject to submitting a landscape plan.

Exhibits of the landscape’s design and relationship to the property and neighborhood were entered.

The Commission found the proposed landscape review to be in accordance with the character of the property and neighborhood.

On a motion by Commissioner Drewko, seconded by Commissioner Upton, the Commission

AGREED to approve the landscape review at 1700 West Crescent Avenue, Appearance Case Number SF-16-13, subject to planting an 8-10 foot ornamental tree in the Northwest corner.

In making the motion, the Commission made findings based on the exhibits presented.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed landscape review would be in keeping with the character of the neighborhood and would be well coordinated with the property. Therefore, the Commission found that the proposed landscape review was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Norman

D. OTHER BUSINESS

There was no other business reported.

E. CITIZENS WISHING TO BE HEARD ON NON-APPEARANCE REVIEW CASES


There were no citizens wishing to be heard on non-agenda review cases.

F. ADJOURMENT

The meeting was adjourned at 8:00 p.m.

APPEARANCE COMMISSION

6.22.2016
Date


Chair

Mary Beth Golden
Recording Secretary

These minutes are not a verbatim record of the meeting but a summary of the proceedings.