



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

Wednesday May 24, 2017 at 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

Absent

Nick Norman

City Council

None

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 26, 2017, be approved, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Upton

NAYS 0 None

ABSENT 1 Commissioner Norman

**C. \*CONSENT AGENDA**

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Upton requested that Appearance Case Number SA-17-18: Single-Family Alteration at 1847 Fenton Lane and Appearance Case Number SA-17-19: Single-Family Alteration at 922 Cleveland Avenue be removed from the Consent Agenda. No cases remained on the consent agenda.

**D. APPEARANCE REVIEW**1. Appearance Case Number SA-17-18: Single-Family Alteration at 1847 Fenton Lane.

Mike Rodbro and Atul Karkhanis, Atul Karkhanis Architects, Ltd., submitted an application for a single-family alteration at 1847 Fenton Lane. The proposed alteration would consist of a vertical addition and alteration of an existing single family residence. Proposed materials include iron gray and arctic white hardie lap siding, asphalt shingles and existing brick.

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 stated the birch tree to be eight to ten feet tall at planting.

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

AGREED to approve the single-family alteration at 1847 Fenton Lane, Appearance Case Number SA-17-18, subject to the birch tree being eight to ten feet tall at planting.

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 1 Commissioner Norman

2. Appearance Case Number SA-17-19: Single-Family Alteration at 922 Cleveland Avenue

Victor Lew and Amber and Pat Mitchell, submitted an application for a single-family alteration at 922 Cleveland Avenue. The proposed residence would consist of a two-story addition with a two-car detached garage. Proposed materials include asphalt shingles, new brick to match existing, and 4" Indiana limestone sills.

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 adding and eight to ten foot ornamental tree at the right side of the house.

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

AGREED to approve the single-family alteration at 922 Cleveland Avenue, Appearance Case Number SA-17-19, subject to adding an eight to ten foot ornamental tree at the right side of the house.

In making the motion, the Commission found the alteration to be in accordance with the character of the residence. 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 1 Commissioners Norman

3. Appearance Case Number SF-17-19: Single-Family Residence at 233 Meacham Avenue

Michael Wall, Neri Architects and Pavel and Elena Batashev, submitted an application for a single-family residence at 233 Meacham Avenue. The proposed single-family residence would consist of a new brick, stone and frame home with a new two-car attached garage. Proposed materials include iron gray 8” frieze board, copper gutter and downspouts and Athena grey 4” brick veneer.

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 stated that the garage is located five feet behind the front façade of the house, per Zoning Ordinance requirements.

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

AGREED to approve the single-family residence at 233 Meacham Avenue, Appearance Case Number SF-17-19, subject to the confirmation that the garage is located five feet behind the front façade of the house, per Zoning Ordinance requirements.

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 1 Commission Norman

4. Appearance Case Number SF-17-20: Single-Family Residence at 1101 Austin Avenue

Ruben L. Anastacio and Mike Mullen, submitted an application for a single-family residence at 1101 Austin Avenue. The proposed single-family residence would consist of a two-story stone and siding house with an attached two-car garage. Proposed materials include asphalt shingles, hardie board siding and trim, and a stone wall and chimney.

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 stated that the stone base should wrap around the entire house.

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

AGREED to approve the single-family residence at 1101 Austin Avenue, Appearance Case Number SF-17-20, subject to the stipulation that the stone base will wrap around the entire house.

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 1 Commission Norman

5. Appearance Case Number SF-17-21: Single-Family Residence at 529 North Prospect Avenue

Ruben L. Anastacio and Mark Krzmarzick, submitted an application for a single-family residence at 529 North Prospect Avenue. The proposed single-family residence would consist of a two-story house with a detached three-car garage. Proposed materials include asphalt shingles, hardie board siding and limestone sills.

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 an 8" offset for the material transition on the south elevation.

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

AGREED to approve the single-family residence at 529 North Prospect Avenue, Appearance Case Number SF-17-21, subject to an 8" offset for the material transition on the south elevation.

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 1 Commission Norman

6. Appearance Case Number SF-17-22: Single-Family Residence at 221 North Greenwood Avenue

Ryan Boyles and Zora Popovic and RED Architects, submitted an application for a single-family residence at 221 North Greenwood Avenue. The proposed single-family residence would consist of a two-story frame structure. Proposed materials include artic white hardie plank lap siding, charcoal roof shingles and a brick chimney.

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 adjusting the north and south elevation windows and window spacing to be consistent with the front elevations and adjusting the landscape plan to include 8-10 foot tall ornamental trees at the corners of the house.

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

AGREED to approve the single-family residence at 221 North Greenwood, Appearance Case Number SF-17-22, as shown in "Exhibit A" (Landscape Plan) and subject to adjusting the north and south elevation windows and window spacing to be consistent with the front elevation.

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 1 Commission Norman

7. Appearance Case Number TA-17-01: Two-Family Alteration at 461 South Northwest Highway

Beverly and Michael Conrad and Gerald McManus, Lineworks, Ltd., submitted an application for a two-family alteration at 461 South Northwest Highway. The proposed two-family alteration would consist of converting a single-family residence to a duplex. Proposed materials include asphalt shingles, cement fiber siding, limestone sills, and porch with wood columns.

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 stated that a more vertical emphasis was needed on the second floor windows on the

front elevation and eight to ten foot ornamental trees would need to be added to the right and left corners of the residence.

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

AGREED to approve the two-family alteration, Appearance Case Number TA-17-01, subject to a more vertical emphasis on the second floor windows on the front elevation and the addition of eight to ten foot ornamental trees at the right and left corners of the residence.

In making the motion, the Commission found the alteration to be in accordance with the character of the residence. Therefore, the Commission found that the proposed two-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 1 Commission Norman

8. Appearance Case Number SA-17-16: Single-Family Alteration at 1104 South Broadway Avenue

Peter and Monika Lelo and Michael Durrett, Durrett Design Inc., submitted an application for a single-family alteration at 1104 South Broadway Avenue. The proposed single-family alteration would consist of a second floor addition to the existing residence. Proposed materials include brick, stone, and stucco. The case was continued from the April, 2017 meeting.

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 discussed matching the style of the existing house with the proposed alterations. They also discussed consistent material transitions and adding 8-10 foot tall ornamental trees at the corners of the house on the landscape plan.

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

AGREED to approve the single-family alteration at 1104 South Broadway Avenue, Appearance Case Number SA-17-16, subject “Exhibits A-1, A-2, and A-3”.

In making the motion, the Commission found the alteration to be in accordance with the character of the residence. 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 1 Commission Norman

**D. OTHER BUSINESS**

None

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

None

**F. ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

APPEARANCE COMMISSION

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chair

Mary Beth Golden  
Recording Secretary

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