



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

Wednesday, April 27, 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  
Nick Norman  
Kim Kuhlman  
Ellen Upton

Staff

Jon Branham  
Mary Beth Golden

City Council

Alderman Mazzuca

Absent

None

Others Present

Approximately 30 persons

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Drewko and seconded by Commissioner Norman, that the minutes of the regular meeting of March 23, 2016 be approved, as submitted.

Vote on the motion was as follows:

AYES 5 Commissioners Kidd, Drewko, Norman, Kuhlman and Upton

NAYS 0 None

ABSENT 0 None

**C. \*CONSENT AGENDA**

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Norman requested that Appearance Case Number SA-16-15: 220 Belle Plaine Avenue be removed from the Consent Agenda, and that Appearance Case Number SF-16-13: 1700 West Crescent Avenue, Appearance Case Number SF-16-18: 823 South Vine Avenue, and Appearance Case Number SF-16-21: 600 Edgemont Lane, be added to the Consent Agenda.

For Appearance Case Number CI-16-06: 636 North Prospect Avenue, a separate vote was requested. It was moved by Commissioner Norman, and seconded by Commissioner Drewko, that Case Number CI-16-06 be approved, as submitted. Vote on the motions was as follows:

AYES 4 Commissioners Kidd, Drewko, Norman, and Kuhlman  
 NAYS 0 None  
 ABSENT 0 None  
 ABSTAIN 1 Upton

For the remaining cases on the Consent Agenda, it was moved by Commissioner Drewko, and seconded by Commissioner Norman, that the Consent Agenda be approved, as amended.

Vote on the motions was as follows:

AYES 5 Commissioners Kidd, Drewko, Norman, Kuhlman, and Upton  
 NAYS 0 None  
 ABSENT 0 None

**D. APPEARANCE REVIEW**1. Appearance Case Number SA-16-15: Single Family Alteration at 220 Belle Plaine Avenue

Amy and Tom Brown and Christopher A. Jackson, cj architects, inc., submitted an application for a single family alteration at 220 Belle Plaine Avenue. The proposed alteration would consist of a second floor addition and a rear one-story addition to an existing one-and-one-half story single-family residence. Proposed materials include asphalt shingles, gray 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 that 4" PVC trim be added around doors and windows, centering dormered windows and adding trim board between the gable and shake siding

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

AGREED to approve the single-family alteration at 220 Belle Plaine Avenue, Appearance Case Number SA-16-15, subject to adding trim, centering dormered windows, and adding trim between the gable and shake siding.

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 5 Commissioners Kidd, Drewko, Norman, Kuhlman and Upton

NAYS 0 None

ABSENT 0 None

2. \*Appearance Case Number SA-16-16: Single Family Alteration at 1239 North Dee Road

Michi Mho, Neri Architects, PC and Adrian Mois submitted an application for a single family alteration at 1239 North Dee Road. The proposed alteration would consist of a first and second floor addition to an existing one-and-one-half story residence. Proposed materials include asphalt shingles, vinyl siding to match existing, red brick, and stone.

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.

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

AGREED to approve the single-family alteration at 1239 North Dee Road, Appearance Case Number SA-16-16, as submitted.

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 5 Commissioners Kidd, Drewko, Norman, Kuhlman and Upton

NAYS 0 None

ABSENT 0 None

3. Appearance Case Number SA-16-17: Single Family Alteration at 620 South Fairview Avenue

Jaime Gascon, Echo Builders and Comfort Home Remodeling, submitted an application for a single family alteration at 620 South Fairview Avenue. The proposed single family alteration would consist of a second floor addition to an existing two-story residence. Proposed materials include asphalt shingles, tan siding and dark brown trim.

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 stated that any landscaping damaged during construction would need to be replaced, and the addition of larger windows on the second floor, and matching the shake siding on the east elevation.

On a motion by Commissioner Norman seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family alteration at 620 South Fairview Avenue, Appearance Case Number SA-16-17, subject to the changes as shown in “Exhibit A.”

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 5 Commissioners Kidd, Drewko, Norman, Kuhlman, and Upton

NAYS 0 None

ABSENT 0 None

4. \*Appearance Case Number SF-16-13: Single Family Residence at 1700 West Crescent Avenue

Brehm Architects and Marc and Tracy Sernel submitted an application for a single family residence at 1700 West Crescent Avenue. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include cedar shingle roofing, stone and stucco.

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 Kuhlman, seconded by Commissioner Drewko, the Commission

AGREED to approve single family residence at 1700 West Crescent Avenue, Appearance Case Number SF-16-13, 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 5 Commissioners Kidd, Drewko, Norman, Kuhlman and Upton

NAYS 0 None

ABSENT 0 None

5. Appearance Case Number SF-16-14: Single Family Residence at 300 South Fairview Avenue.

Charles Hackley, Hackley and Associates, Architects and Bob and Barb Christopher submitted an application for a single family residence at 300 South Fairview Avenue. The proposed residence would consist of a 2-1/2 story residence with an existing detached garage. Proposed materials include asphalt shingles, white siding, and brick.

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 that any trees damaged during construction would need to be replaced.

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

AGREED to approve the single family residence at 300 South Fairview Avenue, Appearance Case Number SF-16-14, subject to replacing any damaged landscaping.

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 5 Commissioners Kidd, Drewko, Norman, Kuhlman and Upton

NAYS 0 None

ABSENT 0 None

6. Appearance Case Number SF-16-15: Single Family Residence at 741 Florence Avenue.

Archimax, Inc., and Chris Mietus submitted an application for a single family residence at 741 Florence Avenue. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include asphalt shingles, brick and trim board.

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 a window should be added to the second floor closet and first floor mudroom and to ensure that the garage measures less than half the width of the front façade.

On a motion by Commissioner Norman, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family residence at 741 Florence Avenue, Appearance Case Number SF-16-15, as shown in "Exhibit A".

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 5 Commissioners Kidd, Drewko, Norman, Kuhlman, and Upton

NAYS 0 None

ABSENT 0 None

7. Appearance Case Number SF-16-16: Single Family Residence at 745 Florence Avenue.

Archimax, Inc., and Chris Mietus submitted an application for a single family residence at 745 Florence Avenue. The proposed residence would consist of a two-story residence with a detached garage. Proposed materials include brick, asphalt shingles and stone columns.

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 right elevation should be adjusted to be consistent with the left elevation.

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

AGREED to approve the single family residence at 745 Florence Avenue, Appearance Case Number SF-16-15, subject to the consistency of the right and left elevations.

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 5 Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

8. Appearance Case Number F-16-17: Single Family Residence at 1315 Gillick Avenue.

Archimax, Inc., and Anthony Monteleone submitted an application for a single family residence at 1315 Gillick Street. The proposed residence would consist of a two-story residence with a detached garage. Proposed materials include stone, asphalt shingles and brick.

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 discussed the addition of windows on the left elevation.

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

AGREED to approve the single family residence at 1315 Gillick Avenue, Appearance Case Number SF-16-17, subject to the changes shown in "Exhibit A."

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   5   Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton  
 NAYS   0   None  
 ABSENT   0   None

9. \*Appearance Case Number SF-16-18: Single Family Residence at 823 South Vine Avenue.

Bart Kalata and SKI architecture submitted an application for a single residence at 823 South Vine Avenue. The proposed residence would consist of a two-story residence with a detached garage. Proposed materials include, asphalt shingles, brick and copper roofing.

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

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

On a motion by Commissioner Kuhlman, seconded by Commissioner Norman, the Commission

AGREED to approve the single family residence at 823 South Vine Avenue, Appearance Case Number SF-16-18, as submitted.

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

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   5   Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton  
 NAYS   0   None  
 ABSENT   0   None

10. Appearance Case Number SF-16-19: Single Family Residence at 164 Michael John Drive

Jadwiga Krypla and Beata Kochiuba submitted an application for a single family residence at 164 Michael John Drive. The proposed residence would consist of two-story residence with an attached garage. Proposed materials include gray shingles, stone, and light gray stucco.

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

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission discussed changing the elevation of the piers to match height levels and moving the redbud tree closer to the corner of the residence.

On a motion by Commissioner Norman, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family residence, at 164 Michael John Drive, Appearance Case Number SF-16-19, subject to "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 5 Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

11. Appearance Case Number SF-16-20: Single Family Residence at 1496 Marcus Court.

Violetta and Tomasz Bendyk and Beata Kochiuba submitted an application for a single family residence at 1496 Marcus Court. The proposed residence would consist of a two-story residence with an attached garage. Proposed materials include dark gray asphalt shingles, light gray and beige natural stone veneer and copper roofing.

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

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission discussed relocating the ornamental tree closer to the residence.

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

AGREED to approve the single family residence at 1496 Marcus Court, Appearance Case Number SF-16-20, subject to relocating the ornamental tree.

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 5 Commissioners Kidd, Drewko, Kuhlman, Norman, Upton

NAYS 0 None

ABSENT 0 None

12. \*Appearance Case Number SF-16-21: Single Family Residence at 600 Edgemont Lane.

Steve and Maria Mazza and Jakl Brandeis Architects, submitted an application for a single family residence at 600 Edgemont Lane. The proposed single family residence would consist of a two-story residence with an attached garage. Proposed materials include plastic slate look roofing, stone veneer, and limestone

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.

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

AGREED to approve the single family residence at 600 Edgemont Lane, Appearance Case Number SF-16-21, 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 5 Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

13. Appearance Case Number SF-16-22: Single Family Residence at 1301 South Prospect Avenue.

Orest Baranyk and Brian and Julie Kopf submitted an application for single family residence at 1301 South Prospect Avenue. The proposed single family residence would consist of a two-story residence with an attached garage. Proposed materials include asphalt shingles, siding, and fieldstone. Revised drawings were presented by the applicant at the meeting.

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 agreed to the changes as shown in the revised submittals.

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

AGREED to approve the single family residence at 1301 South Prospect Avenue, Appearance Case Number SF-16-22, subject to the changes as shown in the revised submittals.

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 5 Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

14. Appearance Case Number SF-16-23: Single Family Residence at 303 Ashland Avenue.

Nicholas Karras and Eleni Tzotzolis submitted an application for a single family residence at 303 Ashland Avenue. The proposed single family residence would consist of a two-story residence with an attached garage. Proposed materials include natural slate roofing, copper gutters, and cast stone 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 discussed the confirmation of zoning requirements to allow the garage location, changing the width of the garage doors to meet zoning requirements, and adding 8-10 foot tall ornamental trees at the corners of the residence

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

AGREED to approve the single family residence at 303 Ashland Avenue, Appearance Case Number SF-16-23, subject to the confirmation of zoning requirements to allow the garage location, changing the width of the garage doors to meet zoning requirements, and adding 8-10 foot tall ornamental trees at the corners of the residence.

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 5 Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

15. \*Appearance Case Number GN-16-02: Garage Review at 421 South Chester Avenue.

Ruben Anastacio & Associates, Ltd., and Jeff and Leonna Mote, submitted an application for a garage review at 421 South Chester Avenue. The proposed garage would be 18 feet in height. Proposed materials include asphalt shingle roofing with cast stone to match materials of the residence.

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

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

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

AGREED to approve the detached garage at 421 South Chester Avenue, Appearance Case Number GN-16-02, as submitted.

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

Vote on the motion was as follows:

AYES 5 Commissioners Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

16. Appearance Case Number MF-16-01 Townhome Development at 1200 Elm Street

Lexington Homes, LLC, and BSB Design submitted an application for a townhome development at 1200 Elm Street. The proposed townhome development would consist of five 2-1/2 to 3 story townhome buildings, totaling 25 units. Proposed materials include asphalt shingles, vinyl siding, composite wood trim, and brick veneer.

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

The Commission found the townhome development to be in accordance with the character of the neighborhood. The Commission stated ornamental trees need to be at 8-10 feet in height at planting. The Commission also suggested adding a pedestrian access from the east side of the development to the public sidewalk along Greenwood Avenue.

On a motion by Commissioner Kuhlman, seconded by Commissioner Norman, the Commission

AGREED to approve the townhome development at 1200 Elm Street, Appearance Case Number MF-16-01, subject to all ornamental trees being at least eight feet in height.

In making the motion, the Commission found the townhome development to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed town home development was designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

ABSTAIN 1 Kidd

17. \*Appearance Case Number CI-16-06: Institutional Alteration at 636 North Prospect Avenue

Thomas F. McHugh, General Manager of the Park Ridge Country and Nagle Hartray Architecture, Ltd., submitted an application for an institutional alteration at 636 North Prospect Avenue. The proposed institutional alteration would consist of an addition to the existing tennis building with a new one story paddle tennis warming hut, four new paddle tennis courts, and a surrounding outdoor deck and new landscaping.

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

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

On a motion by Commissioner Norman, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the institutional alteration at 636 North Prospect Avenue, Appearance Case Number CI-16-06, as submitted.

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

Vote on the motion was as follows:

AYES 4 Commissioners Drewko, Kidd, Kuhlman, and Norman  
NAYS 0 None  
ABSENT 0  
ABSTAIN 1 Commissioner Upton

**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 8:30 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.