



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Wednesday, August 24, 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
Ellen Upton
Peggy Drewko
Kim Kuhlman

Staff

Jon Branham
Adam Simon, City Attorney
Mary Beth Golden

Absent

Nick Norman

City Council

Alderman Marc Mazzuca

Others Present

Approximately 40 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Drewko and seconded by Commissioner Upton, that the minutes of the regular meeting of August 24, 2016 be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Kidd, Upton, Drewko, and Kuhlman
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 SF-16-36: 509 South Home Avenue, and Appearance Case Number CI-16-08: 1600 North Greenwood Avenue, be added to the consent agenda. The Commission noted that Case Number CI-16-08: 1600 North Greenwood Avenue is approved subject to meeting zoning requirements for the height of the proposed steeples.

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

Vote on the motions was as follows:

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

D. APPEARANCE REVIEW1. *Appearance Case Number SA-16-27: Single-Family Alteration at 913 Delphia Avenue

Mr. and Mrs. R. Wojtowicz and T.A.P., Architects, Ltd., submitted an application for a single-family alteration at 913 Delphia Avenue. The proposed alteration would consist of a second story addition to an existing one-story residence. Proposed materials include brick, stone, white trim, and asphalt shingles.

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.

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

AGREED to approve the single-family alteration at 913 Delphia Avenue, Appearance Case Number SA-16-27, 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 4 Commissioners Kidd, Upton, Drewko, and Kuhlman
 NAYS 0 None
 ABSENT 1 Commissioner Norman

2. *Appearance Case Number SA-16-28: Single-Family Alteration at 731 South Lincoln Avenue

Neri Architects and Fran & Richard Kampwirth submitted an application for a single-family alteration at 731 South Lincoln Avenue. The proposed alteration would consist of a one-story addition to an existing one-and one-half story residence. Proposed materials include brick and aluminum siding and 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.

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

AGREED to approve the single-family alteration at 731 South Lincoln Avenue, Appearance Case Number SA-16-28, 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 4 Commissioners Kidd, Upton, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioners Norman

3. Appearance Case Number SF-16-35: Single-Family Residence at 920 Hastings Street

Neri Architects submitted an application for a single-family residence at 920 Hastings Avenue. The proposed residence would consist of a two-story residence with a three-car attached garage. Proposed materials include composite stone, stucco, and a slate roof.

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 the addition of a window along the west elevation.

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

AGREED to approve the single-family residence at 920 Hastings Street, Appearance Case Number SF-16-35, subject to the addition of a window along the west 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 4 Commissioners Kidd, Upton, Drewko, and Kuhlman
NAYS 0 None
ABSENT 1 Commissioner Norman

4. *Appearance Case Number SF-16-36: Single-Family Residence at 509 South Home Avenue

Tim Metropulos, Metropulos Architecture Ltd., submitted an application for a single family residence at 509 South Home Avenue. The proposed residence would consist of two-story residence with a two-car detached garage. Proposed materials include brown cedar shingle siding, red brick, 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 Kuhlman, the Commission

AGREED to approve single-family residence at 509 South Home Avenue, Appearance Case Number SF-16-36, 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 4 Commissioners Kidd, Upton, Drewko, and Kuhlman
NAYS 0 None
ABSENT 1 Commissioner Norman

5. *Appearance Case Number CI-16-08: Institutional Alteration at 1600 North Greenwood Avenue.

Mr. Firmin Senga and Iglesia Ni Cristo, submitted an application for an institutional alteration at 1600 North Greenwood Avenue. The proposed alteration would consist of new steeples and exterior stucco and roofing. Proposed materials include stucco, asphalt shingles and prefabricated spires.

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 Upton, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the institutional alteration at 1600 North Greenwood Avenue, Appearance Case Number CI-16-08, subject to confirming zoning approval for the height of the proposed steeples.

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 3 Commissioners Kidd, Upton, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Norman

6. Appearance Case Number CI-16-07: Mixed-Use Building at 400 Talcott Road

Neri Architects and Bill Gold submitted an application for a mixed-use building at 400 Talcott Road. The proposed mixed-use building would consist of a four-story building with commercial space on the ground floor and 22 residential units. Proposed materials include brick, aluminum siding, and stone trim. This case was continued from the July 27, 2016 meeting.

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

The Commission found the mixed-use building to be in accordance with the character of the neighborhood. They discussed several elements of the proposal, including massing, materials, balcony details, roof details, and landscaping. They suggested reducing the depth of the top floor canopies a minimum of two feet, and increasing the planting height of all ornamental trees to eight feet.

Several residents provided comments about the project.

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

AGREED to approve the mixed-use building at 400 Talcott Road, Appearance Case Number CI-16-07, subject to reducing the depth of the top floor canopies and increasing the height of all ornamental trees to eight feet.

Vote on the motion was as follows:

AYES 4 Commissioners Kidd, Upton, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Norman

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

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. ADJOURNMENT

The meeting was adjourned at 8:10 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.