



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Wednesday, July 22, 2015
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:01 p.m.

A. ROLL CALL

Present

Peggy Drewko
Brian Kidd, Chairman
Kim Kuhlman
Nick Norman
Ellen Upton

Staff

Howard Coppari
Aleicia Pratt

City Council

Alderman Mazzuca

Absent

None

Others Present

Approximately 7 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton, and seconded by Commissioner Norman, that the minutes of the regular meeting of June 24, 2015, be approved, as submitted.

Vote on the motion was as follows:

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

NAYS 0 None

ABSENT 0 None

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

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

Vote on the motions was as follows:

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

D. APPEARANCE REVIEW

1. *Appearance Case Number SA-15-26: Single Family Alteration at 1442 Garden Street

Tom & Eve Kuczura and Jakl Brandeis Architects submitted an application for a single family alteration at 1442 Garden Street. The proposed alteration would consist of a one-story porch addition to an existing one-and-one-half story residence. Proposed materials will match existing siding, brick, 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.

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

AGREED to approve the single-family alteration at 1442 Garden Street, Appearance Case Number SA-15-26, 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 Drewko, Kidd, Kuhlman, Norman, Upton
NAYS 0 None
ABSENT 0 None

2. Appearance Case Number SA-15-27: Single Family Alteration at 1418 Laverne Avenue

Michi Mho and Mark & Elizabeth Molik submitted an application for a single family alteration at 1418 Laverne Avenue. The proposed single family alteration would consist of a second-story addition to an existing one-story residence. Proposed materials will match existing brick, siding, trim, 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. They discussed window alignment on the front elevation and adding height to the porch entry feature.

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

AGREED to approve the single-family alteration at 1418 Laverne Avenue, Appearance Case Number SA-15-27, subject to the changes noted 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 Drewko, Kidd, Kuhlman, Norman, Upton

NAYS 0 None

ABSENT 0 None

3. Appearance Case Number SF-15-18: Single Family Residence at 1028 Prairie Avenue

Ruben Anastacio and Zach Olmen submitted an application for a single family residence at 1028 Prairie Avenue. The proposed residence would be a two-story residence with an existing detached garage. Proposed materials include stone, blue and red siding, white trim, copper roofing, and asphalt shingles.

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 1028 Prairie Avenue, Appearance Case Number SF-15-18, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with 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 Drewko, Kidd, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

4. Appearance Case Number SF-15-19: Single Family Residence at 830 Hamlin Avenue (“Lot 3”)

Pete Conforte and Jakl Brandeis Architects submitted an application for a single family residence at 830 Hamlin Avenue (“Lot 3”). The proposed residence would be a two-story residence with a

detached garage. Proposed materials include light gray stone, dark gray siding, white trim, and asphalt shingles.

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. Ornamental trees of eight to ten feet in height should be added at the corners of the residence and including the plantings within planting beds.

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

AGREED to approve the single-family residence at 830 Hamlin Avenue ("Lot 3"), Appearance Case Number SF-15-19, subject to the addition of ornamental trees eight to ten feet in height at the corners of the residence and including the plantings within planting beds.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with 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 Drewko, Kidd, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

5. Appearance Case Number SF-15-20: Single Family Residence at 830 Hamlin Avenue ("Lot 4")

Pete Conforte and Jakl Brandeis Architects submitted an application for a single family residence at 830 Hamlin Avenue ("Lot 4"). The proposed residence would be a two-story residence with a detached garage. Proposed materials would consist of gray stone, red-brown brick, dark brown trim, and asphalt shingles.

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. Additional evergreens should be included, and base plantings should be added along the street-facing elevations. Sconces should be added at the entry area.

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

AGREED to approve the single-family residence at 830 Hamlin Avenue ("Lot 4"), Appearance Case Number SF-15-20, subject to the addition of evergreens and base plantings along the street-facing elevations, and sconces at the entry area.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed single family residence would be compatible with 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 Drewko, Kidd, Kuhlman, Norman, and Upton
NAYS 0 None
ABSENT 0 None

E. OTHER BUSINESS

The Commission discussed the idea of an appeals process that the Procedures & Regulations Committee had been recently reviewing. They stressed that adding an appeals format would alter the review from a design process to a political process. The Commission suggested other aldermen attend an Appearance Commission meeting for further perspective.

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

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

G. ADJOURNMENT – The meeting was adjourned at 7:49pm.

APPEARANCE COMMISSION

Date

Chair

Aleicia Pratt
Recording Secretary

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