



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Tuesday, November 1, 2016, 7:00pm
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:02 p.m.

A. ROLL CALL

Present

Brian Kidd, Chairman
Nick Norman
Peggy Drewko
Kim Kuhlman

Staff

Jon Branham
Mary Beth Golden

Alderman

Marc Mazzuca

Absent

Ellen Upton

Others Present

Approximately 10 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Norman and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of September 28, 2016 be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Norman requested that Appearance Case Number SF-16-37: 301 Edgemont Lane and Appearance Case Number SF-16-38: 301 South Delphia Avenue be added to the consent agenda. The Commission noted that Case Number SF-16-37: 301 Edgemont Lane is approved subject to the planting of eight to ten foot ornamental trees at the corners of the residence and confirming the garage setback of five feet behind the main front façade of the residence.

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

Vote on the motions was as follows:

AYES 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

D. APPEARANCE REVIEW

1. Appearance Case Number SA-16-33: Single-Family Alteration at 17 South Home Avenue

Grant & Kaki Heorr and Level Enterprises submitted an application for a single-family alteration at 17 South Home Avenue. The proposed alteration would consist of a second-story addition on an existing one-story residence. Proposed materials include asphalt shingles, brick, and siding 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. They stated any plantings damaged during construction would need to be replaced.

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

AGREED to approve the single-family alteration at 17 South Home Avenue, Appearance Case Number SA-16-33, subject to replacing any plantings 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 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

2. Appearance Case Number SA-16-34: Single-Family Alteration at 1809 South Brophy Avenue

Joan & Eamon McKee and Michael Maresso submitted an application for a single-family alteration at 1809 South Brophy Avenue. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials include vinyl siding, aluminum gutters and down spouts, and architectural 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 stated the addition of a belt course should be included at the first floor line in a contrast color, removing the stone at the front elevation beyond the porch, and the addition of eight to ten foot ornamental trees at the corners of the residence.

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

AGREED to approve the single-family alteration at 1809 South Brophy Avenue, Appearance Case Number SA-16-34, subject to adding a belt course at the first floor line in a contrast color, removing the stone at the front elevation beyond the porch and the addition of eight to ten foot ornamental trees at the corners 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 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

3. Appearance Case Number SA-16-35: Single-Family Alteration at 2310 Edna Avenue

Dorian & Anna Ozymko submitted an application for a single-family alteration at 2310 Edna Avenue. The proposed alteration would consist of an addition to an existing one-story residence. Proposed materials include light gray stone veneer, brown aluminum, and new casement windows.

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 stated the stone needs to continue around the entirety of the dormer and any plantings destroyed during construction would need to be replaced.

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

AGREED to approve the single-family alteration at 2310 Edna Avenue, Appearance Case Number SA-16-35, subject to continuing the stone around the entirety of the dormer and replacing any plantings destroyed 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 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

4. *Appearance Case Number SF-16-37: Single-Family Residence at 301 Edgemont Lane

Mark Elliott Corporation submitted an application for a single-family residence at 301 Edgemont Lane. The proposed alteration would consist of two-story residence with a two-car attached garage. Proposed materials include cut stone, brick veneer, and an architectural shingled roof.

Exhibits of the buildings 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 planting eight to ten foot ornamental trees at the corners of the residence and confirming the garage setback of five feet behind the main front façade of the residence.

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

AGREED to approve single-family residence at 301 Edgemont Lane, Appearance Case Number SF-16-37, subject to the planting of eight to ten foot ornamental trees at the corners of the residence and confirming the garage setback of five feet behind the main front façade 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 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

5. *Appearance Case Number SF-16-38: Single-Family Residence at 301 South Delphia Avenue.

Ruben Anastacio submitted an application for a single-family residence at 301 South Delphia Avenue. The proposed alteration would consist of two-story residence with an existing two-car garage. Proposed materials include asphalt shingles, brick, and limestone.

Exhibits of the buildings 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.

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

AGREED to approve single-family residence at 301 South Delphia Avenue, Appearance Case Number SF-16-38, 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, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

6. Appearance Case Number SA-16-31: Single Family Alteration at 200 North Delphia Avenue

Christopher Rothstein submitted an application for a single-family alteration at 200 Delphia Avenue. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials include composite siding, beige trim and asphalt shingles. This case was continued from the September 28, 2016 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. They stated the need for a roof plan clarification, noting the updated materials, and replacing any plantings damaged during construction.

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

AGREED to approve the single-family alteration at 200 North Delphia Avenue, Appearance Case Number SA-16-31, subject to the roof plan clarification, updated materials, and replacing any plantings 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 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 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. ADJOURNMENT

The meeting was adjourned at 8:00 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.