



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

Wednesday, September 28, 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  
Nick Norman  
Peggy Drewko  
Kim Kuhlman

Staff

Howard Coppari  
Mary Beth Golden

Absent

Ellen Upton

City Council

Alderman Marc Mazzuca

Others Present

Approximately 9 persons

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Norman and seconded by Commissioner Drewko, 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, 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 GN-16-08: 2012 Newton Avenue be added to the consent agenda. The Commission noted that Case Number SA-16-29: 604 Austin Avenue is approved subject to providing a direct pedestrian connection from the public sidewalk to the front entry area.

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

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-16-29: Single-Family Alteration at 604 Austin Avenue

Ruben Anastacio and Ben & Kristen Gustashaw submitted an application for a single-family alteration at 604 Austin Avenue. The proposed alteration would consist of a second story addition to an existing one-story residence. Proposed materials include brick, stone, blue 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 single-family alteration to be in accordance with the character of the residence.

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

AGREED to approve the single-family alteration at 604 Austin Avenue, Appearance Case Number SA-16-29, 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, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

2. \*Appearance Case Number SA-16-30: Single-Family Alteration at 1500 South Washington Avenue

Ruben Anastacio and Martin Friel submitted an application for a single-family alteration at 1500 South Washington Avenue. The proposed alteration would consist of a second-story addition to an existing one-and-one-half-story residence. Proposed materials include stone, 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 alteration to be in accordance with the character of the residence.

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

AGREED to approve the single-family alteration at 1500 South Washington Avenue, Appearance Case Number SA-16-30, 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, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioners Upton

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

Christopher Rothstein and Thomas Conroy submitted an application for a single-family alteration at 200 North Delphia Avenue. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials include green composite siding, beige panels, blue and white trim, and asphalt shingles.

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

The Commission stated the design of the addition should be more compatible with the existing residence, and that the new massing should not overwhelm it. They stated windows should be of similar scale and align, and that fenestration and roof details would be critical. Material transitions should occur at inside corners. They stated balance should occur inside and outside.

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

AGREED to continue the case to the next meeting.

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 SA-16-32: Single-Family Alteration at 201 Stanley Avenue

Christina & Brian Riley submitted an application for a single family alteration at 201 Stanley Avenue. The proposed alteration would consist of second-story addition to an existing one-and-one-half story residence. Proposed materials include brick, blue siding, cedar shakes, white trim, and asphalt shingles.

Exhibits of the buildings 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 plantings should be included within planting bed areas, and eight-foot tall ornamental trees should be added at the front corners of the residence.

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

AGREED to approve single-family alteration at 201 Stanley Avenue, Appearance Case Number SA-16-32, subject to including plantings within planting bed areas, and adding eight-foot tall 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

5. \*Appearance Case Number GN-16-08: Garage Review at 2012 Newton Avenue.

Kyle Reisse submitted an application for a garage review at 2012 Newton Avenue. The proposed detached garage would be over 15 feet in height. Proposed materials include white siding, white trim, and asphalt shingles.

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 Norman, seconded by Commissioner Drewko, the Commission

AGREED to approve the garage review at 2012 Newton Avenue, Appearance Case Number GN-16-08, 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 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

6. Appearance Case Number MF-16-02: Multi-Family Residential Building at 515 Summit Avenue

Neri Architects and Rene LaMagna submitted an application for a multi-family residential building at 515 Summit Avenue. The proposed multi-family residential building would include four residential units. Proposed materials include brick, hardi plank siding, limestone sills, and aluminum clad roofing. This case was a pre-application at the July, 2016 meeting.

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

The Commission found the multi-family residential building to be in accordance with the character of the neighborhood. They discussed the plan, including columns details, and stated frosted glass should be added to the panels.

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

AGREED to approve the multi-family residential building at 515 Summit Avenue, Appearance Case Number MF-16-02, subject to the addition of frosted glass to the panels, and reconsidering the columns.

Vote on the motion was as follows:

AYES 4 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 1 Commissioner Upton

In making the motion, the Commission found the multi-family residential building to be in accordance with the character of the neighborhood. Therefore, the Commission found that the proposed multi-family residential 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. ADJOURMENT**

The meeting was adjourned at 8:00 p.m.

APPEARANCE COMMISSION

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Date

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Chair

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Mary Beth Golden  
Recording Secretary

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