



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Wednesday, August 26, 2015
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

Peggy Drewko
Brian Kidd, Chairman
Nick Norman
Ellen Upton

Staff

Jon Branham
Aleicia Pratt
Mary Beth Golden

City Council

None

Absent

Kim Kuhlman

Others Present

Approximately 14 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton, and seconded by Commissioner Norman, that the minutes of the regular meeting of July 22, 2015, be approved, as submitted.

Vote on the motion was as follows:

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

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Upton requested that Appearance Case SA-15-28: 302 Berry Parkway, be removed from the Consent Agenda

There were no other cases remaining on the consent agenda.

D. APPEARANCE REVIEW**1. Appearance Case Number SA-15-28: Single Family Alteration at 302 Berry Parkway**

John Yesko and Bryan Fryzel submitted an application for a single family alteration at 302 Berry Parkway. The proposed alteration would consist of a second-story addition to an existing two-story residence. Proposed materials will include beige 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. They stated the proposed addition should be more compatible with the existing residence. Additional attention should be given to the siding detail and the fenestration should be more balanced.

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

AGREED to approve the single-family alteration at 302 Berry Parkway, Appearance Case Number SA-15-28, 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 4 Commissioners Drewko, Kidd, Norman, Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

2. Appearance Case Number SA-15-29: Single Family Alteration at 829 Shibley Avenue

Thomas Giannola and Robert Judge submitted an application for a single family alteration at 829 Shibley 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.

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

AGREED to approve the single-family alteration at 829 Shibley Avenue, Appearance Case Number SA-15-29, 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 Drewko, Kidd, Norman, Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

3. Appearance Case Number SA-15-30: Single Family Alteration at 1760 Good Avenue

Edin & Lorena Hamzic and Lucchese & Associates submitted an application for a single family alteration at 1760 Good Avenue. The proposed single family alteration would consist of a second-story addition to an existing one-and-one-half-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 the material transition on the second floor, west elevation.

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

AGREED to approve the single-family alteration at 1760 Good Avenue, Appearance Case Number SA-15-30, subject to continuing the brick on the second floor, west elevation to create an appropriate material transition.

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 Drewko, Kidd, Norman, Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

4. Appearance Case Number SA-15-31: Single Family Alteration at 1824 South Brophy Avenue

Natu Patel and Pithadia Asha submitted an application for a single family alteration at 1824 South Brophy Avenue. The proposed single family alteration would consist of a second-story addition to

an existing two-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 the materials and the window details on the front elevation. They stated the second floor window at the entry should be arched, and the brick should be stained to match the existing brick. They also stated ornamental trees of at least eight feet in planting height should be added at the front corners of the residence.

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

AGREED to approve the single-family alteration at 1824 South Brophy Avenue, Appearance Case Number SA-15-31, subject to the changes noted in "Exhibit A" and adding ornamental trees of at least eight feet in planting height at the front 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 Drewko, Kidd, Norman, Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

5. Appearance Case Number SF-15-21: Single Family Residence at 841 South Cumberland Avenue

Rick Vanselow and Robert Lizzo submitted an application for a single family residence at 841 South Cumberland Avenue. The proposed residence would be a two-story residence with a detached garage. Proposed materials include red brick, beige vinyl siding, shake 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. An ornamental tree of eight feet in planting height should be added on the north side of the residence. The Commission noted the applicant should have the option to explore alternative brick / siding options as long as material transitions remained appropriate.

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

AGREED to approve the single-family residence at 841 South Cumberland Avenue, Appearance Case Number SF-15-21, subject to the addition of an ornamental tree of at least eight feet in planting height at the north side of the residence. The Commission also noted the applicant had the option to explore alternative brick / siding options.

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 4 Commissioners Drewko, Kidd, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

6. Appearance Case Number SF-15-22: Single Family Residence at 300 South Chester Avenue

Tom Lindsay and Ken & Effie Heinz submitted an application for a single family residence at 300 South Chester Avenue. The proposed residence would be a two-story residence with a detached garage. Proposed materials would consist of gray stone, 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. They stated an ornamental tree of eight feet in planting height should be added at the northwest corner of the residence.

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

AGREED to approve the single-family residence at 300 South Chester Avenue, Appearance Case Number SF-15-22, subject to the addition of an ornamental tree of eight feet in planting height at the northwest corner of the residence.

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 4 Commissioners Drewko, Kidd, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

7. Appearance Case Number SF-15-23: Single Family Residence at 1607 Elliot Avenue

Mr. & Mrs. Baba and Richard Pritchett submitted an application for a single family residence at 1607 Elliot Avenue. The proposed residence would be a two-story residence with an attached. Proposed materials would consist of stone, brick, 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. They stated ornamental trees of at least eight feet in planting height should be added at the front corners of the residence.

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

AGREED to approve the single-family residence at 1607 Elliot Avenue, Appearance Case Number SF-15-23, subject to the addition of ornamental trees of eight feet in planting height at the front corners of the residence.

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

E. OTHER BUSINESS

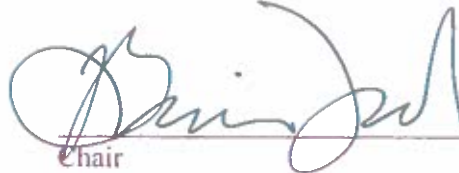
The Commission further discussed the possible Appearance Commission appeals process that the Procedures & Regulations Committee had been reviewing. They stated the Committee would be revisiting the item on September 28th.

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 8:20 p.m.

APPEARANCE COMMISSION



Chair

9.23.2015

Date

Aleicia Pratt

Recording Secretary

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