



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, December 17, 2015
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Acting Chair Upton called the meeting to order at 7:00 p.m.

A. ROLL CALL

Present

Ellen Upton, Acting Chair
Peggy Drewko
Nick Norman
Kim Kuhlman

Staff

Jon Branham
Mary Beth Golden

Absent

Brian Kidd

Others Present

Approximately 22 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Norman, and seconded by Commissioner Drewko, that the minutes of the regular meeting of November 19, 2015 be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

C. *CONSENT AGENDA

Acting Chair Upton explained the Appearance Commission meeting process.

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

Vote on the motions was as follows:

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

D. APPEARANCE REVIEW

1. *Appearance Case Number SA-15-42: Single Family Alteration at 1334 South Washington Boulevard

Mr. Ruben Anastacio and Pat Roche, Jr., submitted an application for a single family alteration at 1334 South Washington Boulevard. The proposed alteration would consist of a second floor addition on an existing one-and-one-half story residence. Proposed materials include dark brown siding, red brick, white trim, and asphalt shingles to match existing materials.

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 Drewko, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 1334 South Washington Boulevard, Appearance Case Number SA-15-42, 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, Kuhlman, Norman, and Upton
NAYS 0 None
ABSENT 1 Commissioner Kidd

2. Appearance Case Number SA-15-43: Single Family Alteration at 229 North Broadway Avenue.

Andrew Rajchel, Andrew Lipowsky, and Synergies Studios submitted an application for a single family alteration at 229 North Broadway Avenue. The proposed alteration would consist of a second story addition on an existing one-story residence. Proposed materials include stone, red brick, brown siding, white trim, and shake 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 material transitions must occur at inside corners. They also stated a direct pedestrian connection should be established between the front entry area and the public sidewalk.

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

AGREED to approve the single-family alteration at 229 North Broadway Avenue, Appearance Case Number SA-15-43, subject to the changes as shown in "Exhibit A" and adding a direct pedestrian connection from the front entry area to the public sidewalk.

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, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

3. Appearance Case Number SA-15-44: Single Family Alteration at 1425 Garden Street

Sean & Rebecca Heneghan and Durrett Design submitted an application for a single family alteration at 1425 Garden Street. The proposed alteration would consist of a second-story addition including a new two-car detached garage to an existing one-story residence. Proposed materials include blue shake siding, stone, white trim, and cedar shake 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. The Commission stated the ornamental trees should be added at the corners of the residence of at least eight feet in height at the time of planting. They also stated the front loading driveway and apron should be removed.

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

AGREED to approve the single-family alteration at 1425 Garden Street, Appearance Case Number SA-15-44, subject to removing the existing driveway and apron and installing 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 Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

4. Appearance Case Number SF-15-32: Single Family Residence at 310 South Rose Avenue.

Mr. Terry Cameron, Mr. Todd Vugsho, and Jakl Brandeis Architects Ltd., submitted an application for a single family residence at 310 South Rose Avenue. The proposed single family residence would be a two-story residence with a detached garage. Proposed materials include stone, cream EIFS walls, 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.

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

AGREED to approve the single-family residence at 310 South Rose Avenue, Appearance Case Number SF-15-32, 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 4 Commissioners Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

5. Appearance Case Number SF-15-33: Single Family Residence at 1213 Lois Avenue.

Agnes & Peter Dykas and Beata Kochuiba submitted an application for a single family residence at 1213 Lois Avenue. The proposed single family residence would be a two-story residence with an attached garage. Proposed materials include stone, red brick, taupe 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. The Commission discussed resolving the stone material transition on the first floor with winged walls.

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

AGREED to approve the single-family residence at 1213 Lois Avenue, Appearance Case Number SF-15-33, subject to the changes as shown in Exhibits “A1-A4”.

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, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioners Kidd

6. Appearance Case Number SF-15-34: Single Family Residence at 2000 West Sibley Avenue (Lot 7).

Mr. Joe LaBelle and Mattias Jans submitted an application for a single family residence at 2000 West Sibley Avenue (Lot 7). The proposed single family residence would be a two-story residence with an attached garage. Proposed materials include 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. The Commission discussed adding more detail to the side elevations with additional windows. They stated the design of the residences within this development should not be formulaic. They stated eight foot tall ornamental trees at the corners of the residence.

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

AGREED to approve the single family residence at 2000 West Sibley Avenue (Lot 7), Appearance Case Number SF-15-34, subject to the changes as shown in “Exhibit A and A-2” 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 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, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

7. Appearance Case Number SF-15-35: Single Family Residence at 2000 West Sibley Avenue (Lot 9).

Mr. Joe LaBelle and Mattias Jans Architects submitted an application for a single family residence at 2000 West Sibley Avenue (Lot 9). The proposed residence would be a two-story residence with an attached garage. Proposed materials include gray siding, white trim, and asphalt shingles.

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

The Commission did not find the residence to be in accordance with the character of the neighborhood. The Commission discussed the issue with the similarity of the residence with the other submittal. The Commission suggested working on increasing the variety of details.

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

AGREED to continue the single family residence at 2000 West Sibley Avenue (Lot 9), Appearance Case Number SF-15-35.

Vote on the motion was as follows:

AYES 4 Commissioners Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

8. Appearance Case Number GN-15-11: Garage Review at 310 South Rose Avenue.

Mr. Terry Cameron and Mr. Todd Vugsho and Jakl Brandeis Architects Ltd., submitted an application for a new garage at 310 South Rose Avenue. The proposed detached garage would be over 15 feet in height. Proposed materials include stone, EIFS wall, dark brown trim, and asphalt shingles.

Exhibits of the garage’s size, design and relationship to the existing residence were entered.

The Commission found the garage to be in accordance with the character of the residence. The Commission stated the stone belt course should continue around the entire garage.

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

AGREED to approve the garage at 310 South Rose Avenue, Appearance Case Number GN-15-11, subject to continuing the stone belt course around the entire garage.

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

NAYS 0 None

ABSENT 1 Commissioner Kidd

9. Appearance Case Number GN-15-12: Garage Review at 131 North Dee Road.

Mr. John P. Makin and Mr. Mark Hendee submitted an application for a new garage at 131 North Dee Road. The proposed detached garage would be over 15 feet in height. Proposed materials include cream stone, white trim, and green roofing material.

Exhibits of the garage’s size, design and relationship to the existing residence were entered.

The Commission found the garage to be in accordance with the character of the residence. They stated the green color should be eliminated, continuing the cream color, and updating the green roofing material.

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

AGREED to approve the garage at 131 Dee Road, Appearance Case Number GN-15-12, subject to eliminating the green color, continuing the cream color, and updating the green roofing material.

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

NAYS 0 None

ABSENT 1 Commissioner Kidd

10. Appearance Case Number CI-15-03:Commercial Alteration at 130 South Prospect Avenue

Bleck & Bleck Architects and Lauri Trapani submitted an application for a commercial alteration at 130 South Prospect Avenue. The proposed commercial alteration would consist of a front façade renovation to an existing one-story building. The proposed materials include stone and black aluminum windows.

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

The Commission found the proposed commercial alteration to be in accordance with the character of the existing building and neighborhood.

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

AGREED to approve the commercial alteration review at 130 South Prospect Avenue, Appearance Case Number CN-15-03, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial alteration review would be in keeping with the character of the neighborhood and the existing building. Therefore, the Commission found that the proposed commercial alteration review 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, Kuhlman, Norman and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

11. Appearance Case Number CI-15-04: New Commercial Building at 112 South Northwest Highway

GW Properties and Design Studio 24 submitted an application for a new commercial building at 112 South Northwest Highway. The proposed building would be a one-story structure with

associated parking located behind the building. The proposed materials include stone, gray brick, cream EIFS wall material, and dark brown wood.

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

The Commission found the proposed commercial building to be in accordance with the character of the existing neighborhood. The Commission discussed adding landscaping planters in front of the building.

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

AGREED to approve the commercial building at 112 South Northwest Highway, Appearance Case Number CN-15-04, subject to adding landscaping in the form of planters.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial building review would be in keeping with the character of the neighborhood and the existing building. Therefore, the Commission found that the proposed commercial alteration review 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, Kuhlman, Norman and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

E. OTHER BUSINESS

Pre-Application for Institutional Alteration at 1001 South Fairview Avenue (Roosevelt Elementary School)

Park Ridge-Niles School District 64 submitted a pre-application for a vestibule entry area addition on the site. The Commission liked the proposed addition and thought it fit in well with the existing building. They stated the brick should closely match existing materials, and window details should also try to match.

Pre-Application for Institutional Alteration at 200 South Lincoln Avenue (Lincoln Middle School)

Park Ridge-Niles School District 64 submitted a pre-application for a vestibule entry area addition on the site. The Commission liked the proposed addition and thought it related well with the existing building. They suggested adding limestone detail on the soldier course.

Pre-Application for Institutional Alteration at 707 Wisner Street (Field Elementary School)

Park Ridge-Niles School District 64 submitted a pre-application for a vestibule entry area addition on the site. The Commission liked the proposed addition and thought it fit in well with the existing building. The Commission stated there was a minor window issue that needed to be resolved. The Commission suggested clustering the windows closer together.

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 8:55 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.