



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Wednesday, January 27, 2016 at 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
Peggy Drewko
Nick Norman
Kim Kuhlman
Ellen Upton

Staff

Jon Branham
Mary Beth Golden

City Council

Alderman Marc Mazzuca

Absent

None

Others Present

Approximately 23 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Norman, and seconded by Commissioner Upton, that the minutes of the regular meeting of December 17, 2015 be approved, as submitted.

Vote on the motion was as follows:

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

NAYS 0 None

ABSENT 0 None

C. *CONSENT AGENDA

Acting Chair Kidd explained the Appearance Commission meeting process.

Commissioner Upton requested Case Numbers CI-16-01: 1001 South Fairview Avenue, CI-16-02: 200 South Lincoln Avenue, and CI-16-03: 707 Wisner Street be added to the Consent Agenda.

It was moved by Commissioner Upton, and seconded by Commissioner Kuhlman, that the Consent Agenda be approved, as amended. Commissioner Norman noted that any landscaping damaged during construction should be replaced by applicants.

Vote on the motions was as follows:

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

NAYS 0 None

ABSENT 0 None

D. APPEARANCE REVIEW

1. *Appearance Case Number SA-16-01: Single Family Alteration at 909 North Western Avenue

Mr. Gregory Sasak and Ms. Beata Kociuba, submitted an application for a single family alteration at 909 North Western Avenue. The proposed alteration would consist of a second floor addition and a new front porch on an existing one-story residence. Proposed materials include light beige stucco, dark brown wood 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 Upton, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single-family alteration at 909 North Washington Avenue, Appearance Case Number SA-16-01, 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 Kidd, Drewko, Norman, Kuhlman, and Upton

NAYS 0 None

ABSENT 0 None

2. Appearance Case Number SA-16-02: Single Family Alteration at 1909 Brophy Avenue.

Mr. Andrzej Kacprzyński and Roman Peleshchyshyn submitted an application for a single family alteration at 1909 Brophy Avenue. The proposed alteration would consist of a first floor

remodeling and a second floor addition on an existing one-story residence. Proposed materials include white stucco, yellow brick, and dark brown 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. The Commission stated the existing driveway and detached garage should be maintained. The Commission stated 8-10 foot tall ornamental trees should be added at the corners of the residence.

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

AGREED to approve the single-family alteration at 1909 Brophy Avenue, Appearance Case Number SA-16-02, subject to maintaining the existing garage and driveway and installing 8-10 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 5 Commissioners Kidd, Drewko, Norman, Kuhlman, and Upton

NAYS 0 None

ABSENT 0 None

3. Appearance Case Number SF-16-01: Single Family Residence at 817 South Fairview Avenue

Mustaque Ali, Beth Wood, and Airoom Architects and Builders submitted an application for a single residence at 817 South Fairview Avenue. The proposed single family residence would consist of a new two-story frame residence with an attached garage. Proposed materials include ascot grey porcelain tile, shake siding, and brown trim.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered. The Commission stated additional details should be added to the elevations. They stated material transitions should occur at inside corners. They stated window composition, trim-board, siding, roof style, and landscaping would be important details. They encouraged the applicant to edit and refine the design to make sure the residence fits into the neighborhood. The stated a three-dimensional image would help the review.

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

AGREED to continue the single family residence at 817 South Fairview Avenue, Appearance Case Number SF-16-01, to the next meeting on February 24, 2016.

Vote on the motion was as follows:

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

NAYS 0 None

ABSENT 0 None

4. Appearance Case Number CI-16-01: Commercial Alteration at 108-110 Main Street

Mr. Declan Stapleton and Mr. William McCollum submitted an application for a commercial alteration at 108-110 Main Street. The proposed alteration would consist of retaining the restored façade and repainting the second storefront. Proposed materials include the existing terra cotta, matching double hung windows with anodized aluminum in bronze and adding a mocha/taupe striped awning.

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

The Commission found the commercial alteration to be in accordance with the character of the neighborhood.

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

AGREED to approve the commercial alteration at 108-110 Main Street, Appearance Case Number CI-16-01, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial alteration would be compatible with the neighborhood. Therefore, the Commission found that the proposed commercial 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 Kidd, Drewko, Norman, Kuhlman, and Upton
NAYS 0 None
ABSENT 0 None

5. *Appearance Case Number CI-16-02: Institutional Alteration at 1001 South Fairview Avenue.

Park Ridge-Niles School District 64 and FGM Architects, Inc., submitted an application for a new single story accessible entry vestibule and office addition for an existing three-story masonry elementary school. Proposed materials include brick, limestone coping, and aluminum fascia to match existing materials.

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

The Commission found the institutional alteration to be in accordance with the character of the neighborhood.

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

AGREED to approve the institutional alteration at 1001 South Fairview Avenue, Appearance Case Number CI-16-02, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed institutional alteration would be compatible with the neighborhood. Therefore, the Commission found that the proposed institutional 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 Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

6. *Appearance Case Number CI-16-03: Institutional Alteration at 200 South Lincoln Avenue

Park Ridge-Niles School District 64 and FGM Architects, Inc., submitted an application for a new 100 square foot single story accessible entry vestibule addition for an existing three-story masonry middle school. Proposed materials include brick, limestone coping, and aluminum fascia to match existing materials.

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

The Commission found the institutional alteration to be in accordance with the character of the neighborhood.

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

AGREED to approve the institutional alteration at 200 South Lincoln Avenue, Appearance Case Number CI-16-03, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed institutional alteration would be compatible with the neighborhood. Therefore, the Commission found that the proposed institutional 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 Kidd, Drewko, Norman, Kuhlman, and Upton

NAYS 0 None

ABSENT 0 None

7. *Appearance Case Number CI-16-04: Institutional Alteration at 707 Wisner Street

Park Ridge-Niles School District 64 and FGM Architects, Inc., submitted an application for a new single story accessible entry vestibule and office addition for an existing three-story masonry elementary school. Proposed materials include brick, limestone coping, and aluminum fascia to match existing materials.

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

The Commission found the institutional alteration to be in accordance with the character of the neighborhood.

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

AGREED to approve the institutional alteration at 707 Wisner Street, Appearance Case Number CI-16-04, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed institutional alteration would be compatible with the neighborhood. Therefore, the Commission found that the proposed institutional 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 Kidd, Drewko, Kuhlman, Norman, and Upton

NAYS 0 None

ABSENT 0 None

8. 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. This case was continued from the December, 2015 meeting.

Exhibits of the building's size, design and relationship to the existing residence were entered.

The Commission found the residence to be in accordance with the character of the neighborhood. The Commission discussed resolving material transitions (front bay), fenestration adjustments (one window style instead of combination), combining different heights of hardie board siding, the addition of taller trim on the window heads, and a greater variety on the landscape plan. They stated the floor plans for the remaining residences in the development should address massing, and more details should be differentiated. A street elevation drawing depicting more of the houses would assist.

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

AGREED to approve the single family residence at 2000 West Sibley Avenue (Lot 9), Appearance Case Number SF-15-35, subject to resolving material transitions (front bay), fenestration adjustments (one window style instead of combination), combining different heights of hardie board siding, the addition of taller trim on the window heads, and a greater variety on the landscape plan.

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

NAYS 0 None

ABSENT 0 None

E. OTHER BUSINESS

Garage / Driveway / Parking Pad Discussion

The Commission discussed various potential changes to the text of the Zoning Ordinance to consider for garages, driveways, and parking pads. They discussed clarifying items regarding the five-foot behind the main front façade requirement for attached garages to further diminish the impact of garages and tying the front façade elevation to the front yard. They discussed adding definitions for “living space” and “parking pad” and refining parking pad requirements. They also discussed differentiating between commercial and residential driveway requirements.

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

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

G. ADJOURMENT

The meeting was adjourned at 9:50 p.m.

APPEARANCE COMMISSION

2.24.2016
Date


Chair

Mary Beth Golden
Recording Secretary

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