



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, December 15, 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
Peggy Drewko
Kim Kuhlman
Nick Norman
Ellen Upton

Staff

Jon Branham

City Council

None

Absent

None

Others Present

Approximately 12 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton and seconded by Commissioner Norman, that the minutes of the regular meeting of November 17, 2016 be approved, as submitted.

Vote on the motion was as follows:

AYES 5 Commissioners Kidd, Norman, Drewko, and Kuhlman

NAYS 0 None

ABSENT 0

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Upton requested that Appearance Case Number SA-16-38: 1317 South Fairview Avenue, and Case Number SF-16-40: 621 South Courtland Avenue be added to the consent agenda. The Commission noted that Case Number SF-16-40: 621 South Courtland Avenue is approved subject to confirming the attached garage is located five feet behind the main front façade to conform with zoning requirements.

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

Vote on the motions was as follows:

AYES 5 Commissioners Kidd, Norman, Drewko, Kuhlman, and Upton
NAYS 0 None
ABSENT 0 None

D. APPEARANCE REVIEW

1. Appearance Case Number SA-16-37: Single-Family Alteration at 872 North Merrill Street

Thomas Lindsay and John & Melissa Sagat submitted an application for a single-family alteration at 872 North Merrill Street. The proposed alteration would consist of a one-story addition to an existing one-story residence. Proposed materials include brick, brown siding and 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 single-family alteration to be in accordance with the character of the residence. They stated that the height of the proposed ornamental tree should be increased to eight to ten feet.

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

AGREED to approve the single-family alteration at 872 North Merrill Street, Appearance Case Number SA-16-37, subject to increasing the height of the proposed ornamental tree to eight to ten feet.

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, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

2. Appearance Case Number SA-16-38: Single-Family Alteration (Elevation Review – Solar Panels) at 1317 South Fairview Avenue

Solar Service Inc., and Mr. & Mrs. James Ballard submitted an application for a single-family alteration at 1317 South Fairview Avenue. The proposed alteration would consist of adding solar panels to the roof of an existing one-story residence.

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 Upton, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 1317 South Fairview Avenue, Appearance Case Number SA-16-38, 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, Kuhlman, Norman and Upton

NAYS 0 None

ABSENT 0 None

3. Appearance Case Number SF-16-40: Single-Family Residence at 621 South Courtland Avenue

Neri Architects and Terri & Bob Sonnicksen submitted an application for a single-family residence at 621 South Courtland Avenue. The proposed residence would consist of a two-story home with an attached one-car garage and detached three-car garage. Proposed materials include brick, stone, tan 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 that the attached garage should be set back at least five feet from the main front façade of the residence to conform to zoning requirements.

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

AGREED to approve the single-family residence at 621 South Courtland Avenue, Appearance Case Number SF-16-40, subject to setting the attached garage back five feet to conform to zoning requirements.

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 5 Commissioners Kidd, Drewko, Kuhlman, Norman and Upton

NAYS 0 None

ABSENT 0 None

4. Appearance Case Number CI-16-10: Commercial Alteration at 123 South Northwest Highway

CASCO Diversified Corporation and Physicians Immediate Care, LLC submitted an application for a commercial alteration at 123 South Northwest Highway. The proposed alteration would consist of exterior modifications to an existing commercial building. Proposed materials include brick, tan siding and trim, and gray EIFS.

Exhibits of the building's 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. They stated a broader front entry area should be created.

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

AGREED to approve the commercial alteration at 123 South Northwest Highway, Appearance Case Number CI-16-10, subject to creating a broader front entry area.

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, Kuhlman, Norman and Upton

NAYS 0 None

ABSENT 0 None

5. Appearance Case Number CI-16-11: Mixed-Use Building at 600 Talcott Road

Neri Architects and John & Kirsten Stumpf submitted an application for a mixed-use building at 600 Talcott Road. The proposed building would consist of ground floor commercial area with two floors of residential. Proposed materials include brick, stone, gray aluminum and hardi siding and gray trim. This case was a pre-application at the November 17, 2016 meeting.

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

The Commission found the mixed-use building to be in accordance with the character of the neighborhood. They stated a canopy should be added at the entry, the stone should be the same at the entry as the rest of the building, bring the corner element out one foot, and remove the top story residential balcony.

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

AGREED to approve the mixed-use building at 600 Talcott Road, Appearance Case Number CI-16-11, subject to the changes as shown in "Exhibits A + B" and adding landscaping at the entry area.

In making the motion the Commission made findings based on the exhibits presented. The design of the proposed mixed-use building would be compatible with the neighborhood. Therefore, the Commission found that the proposed mixed-use building 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

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 7:57 p.m.

1/25/2017
Date

Mary Beth Golden
Recording Secretary

APPEARANCE COMMISSION


Chair

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