



## CITY OF PARK RIDGE

505 BUTLER PLACE  
PARK RIDGE, IL 60068  
TEL: 847/ 318-5291  
FAX: 847/ 318-6411  
TDD:847/ 318-5252  
URL:<http://www.parkridge.us>

DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

Wednesday February 22, 2017 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

Staff

Jon Branham  
Mary Beth Golden

Absent

Kim Kuhlman  
Ellen Upton

City Council

Alderman Mazzuca

Others Present

Approximately 14 persons

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Norman, and seconded by Commissioner Drewko, that the minutes of the regular meeting of January 25, 2017, be approved, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Drewko, and Norman  
NAYS 0 None  
ABSENT 2 Commissioners Kuhlman and Upton

**C. \*CONSENT AGENDA**

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Norman requested that Appearance Case Number SF-17-04: 194 Austin Avenue, Appearance Case Number SF-17-05: 501 Clifton Avenue, Appearance Case Number SF-17-07: 432 Root Street, Case Number GN-17-01: 432 Root Street, be added to the Consent Agenda, and Appearance Case Number SA-17-08: 239 Columbia Avenue be removed from the Consent Agenda. It was noted that Case Number SF-17-04: 194 Austin Avenue was approved subject to increasing the height of the ornamental trees to 8-10 feet at planting.

It was moved by Commissioner Norman, and seconded by Commissioner Drewko that Consent Agenda, be approved, as amended. Vote on the motions was as follows:

AYES 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Upton

**D. APPEARANCE REVIEW**1. Appearance Case Number SA-17-08: Single-Family Alteration at 239 Columbia Avenue

HS Invest LLC and MG Coan Architects submitted an application for a single-family alteration at 239 Columbia Avenue. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials include dark blue siding 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. The Commission discussed the proposed siding styles and suggested that all siding used remain consistent.

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

AGREED to approve the single-family alteration at 239 Columbia Avenue, Appearance Case Number SA-17-08, subject to all siding styles being consistent.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Kuhlman and Upton

2. \*Appearance Case Number SA-17-09: Single-Family Alteration at 720 Parkwood Avenue

Ruben Anastacio and Richard and Nancy Zver, submitted an application for a single-family alteration at 720 Parkwood Avenue. The proposed alteration would consist of second floor addition to an existing one-story residence. Proposed materials include stone, dark green and brown hardie board siding, limestone sills, 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 720 Parkwood Avenue, Appearance Case Number SA-17-09, 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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Upton, and Kuhlman

3. \*Appearance Case Number SA-17-10: Single-Family Alteration at 815 Hamlin Avenue

Ruben Anastacio and Mike Purcell submitted an application for a single-family alteration at 815 Hamlin Avenue. The proposed single-family residence would consist of a first floor addition and alteration and a second floor alteration to an existing two-story residence. Proposed materials include stone, dark blue and brown hardie board siding, white trim, limestone sill, 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 Drewko seconded by Commissioner Kidd, the Commission

AGREED to approve the single-family alteration at 815 Hamlin Avenue, Appearance Case Number SA-17-10, 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 3 Commissioners Kidd, Drewko, and Norman,

NAYS 0 None

ABSENT 2 Commissions Upton and Kuhlman

4. Appearance Case Number SA-17-11: Single-Family Alteration at 1317 Garden Street

Leonardo and Rosa Riccardi and Antonio Fanizza Ltd., submitted an application for a single-family alteration at 1317 Garden Street. The proposed alteration would consist of a second floor addition to an existing one-story residence. Proposed materials include tan siding, dark brown brick, and stone.

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. The Commission suggested aligning the second floor/west elevation windows with the first floor windows, adding a window to the first floor/north elevation, and planting eight to ten foot ornamental trees at the corners of the residence.

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

AGREED to approve single-family alteration at 1317 Garden Street, Appearance Case Number SA-17-11, subject to the changes made 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 3 Commissioners Kidd, Drewko, and Norman, Upton and Kuhlman

NAYS 0 None

ABSENT 2 Commissioners Upton and Kuhlman

5. \*Appearance Case Number SF-17-04: Single-Family Residence at 194 Austin Avenue.

Ken Asson and William Murphy Architect, Ltd., submitted an application for a single-family residence at 194 Austin Avenue. The proposed residence would consist of a single-family residence with an attached two-car garage. Proposed materials include painted composite lap 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 residence to be in accordance with the character of the neighborhood.

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

AGREED to approve the single-family residence at 194 Austin Avenue, Appearance Case Number SF-17-04, as submitted.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton, and Kuhlman

6. Appearance Case Number SF-17-05: Single-Family Residence at 501 Clifton Avenue

Stephen M. Kirby and Jakl Brandies Architects submitted an application for a single-family residence at 501 Clifton Avenue. The proposed residence would consist of a two-story residence with a detached two-car garage. Proposed materials include stone, red brick, 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 single-family residence to be in accordance with the character of the neighborhood.

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

AGREED to approve the single-family residence at 501 Clifton Avenue, Appearance Case Number SF-17-05, as submitted.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton, and Kuhlman

7. Appearance Case Number SF-17-06: Single-Family Residence at 109 Hamlin Avenue.

Steve Lee and Troy Mock Architects submitted an application for a single-family residence at 109 Hamlin Avenue. The proposed residence would consist of a single-family residence with a detached garage. Proposed materials include siding, brick and asphalt shingles.

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

The Commission found the single-family residence to be in accordance with the character of the neighborhood. The Commission requested the submission of a color rendering of the front elevation and submitting a landscape plan.

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

AGREED to approve the single-family residence at 109 Hamlin Avenue, Appearance Case Number SF-17-06, subject to submitting a color rendering of the front elevation and submitting a landscape plan.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton and Kuhlman

8. \*Appearance Case Number SF-17-07: Single-Family Residence at 432 Root Street.

Lira & Associates, and Mr. and Mrs. Stengle, submitted an application for a single-family residence at 432 Root Street. The proposed residence would consist of a two-story residence with a detached garage. Proposed materials include stone, shake siding, white trim, and dark gray 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 Drewko, seconded by Commissioner Kidd, the Commission

AGREED to approve the single-family residence at 432 Root Street, Appearance Case Number SF-17-07, as submitted.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton and Kuhlman

9. Appearance Case Number SF-17-08: Single-Family Residence at 716 Austin Avenue

Carolann Builders Inc. and J.M.B. Architects submitted an application for a single-family residence at 716 Austin Avenue. The proposed residence would consist of a two-story residence with an

attached two-car garage. Proposed materials include stone, dark blue horizontal siding, cream 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 planting eight to ten foot ornamental trees at the corners of the residence and adding a sidewalk to directly connect the front entry area to the public sidewalk.

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

AGREED to approve the single-family residence at 716 Austin Avenue, Appearance Case Number SF-17-08, subject to planting eight to ten foot ornamental trees at the corners of the residence and adding a sidewalk from the front entry area to the public sidewalk.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton and Kuhlman

10. Appearance Case Number SF-17-09: Single-Family Residence at 1142 Helen Street

Dave Cook and Framing Design Concepts, Inc. submitted an application for a single-family residence at 1142 Helen Street. The proposed residence would consist of a two-story single-family home with an attached two-car garage. Proposed materials include brick, tan cement board 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 replacing the garage door with two eight-foot wide doors and adding a sidewalk to directly connect the front entry area with the public sidewalk.

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

AGREED to approve the single-family residence at 1142 Helen Street, Appearance Case Number SF-17-09, subject to replacing the garage door with two eight-foot wide doors and adding a sidewalk to directly connect the front entry area with the public sidewalk.

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 3 Commissioners Kidd, Drewko, and Norman  
NAYS 0 None  
ABSENT 2 Commissioners Upton and Kuhlman

11. Appearance Case Number SF-17-10: Single-Family Residence at 230 North Delphia Avenue

Leonardo and Rosa Riccardi and Antonio Fanizza Ltd., submitted an application for a single-family residence at 230 North Delphia Avenue. The proposed residence would consist of a two-story single-family residence with a detached garage. Proposed materials include dark brown cedar board siding, brick, and asphalt shingles. The applicant presented revised elevations at the meeting.

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 using the revised elevations and planting eight to ten foot ornamental trees at the corners.

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

AGREED to approve the single-family residence at 230 North Delphia Avenue, Appearance Case Number SF-17-10, subject to the revised elevations and planting eight to ten foot ornamental trees at the corners.

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 3 Commissioners Kidd, Drewko, and Norman  
NAYS 0 None  
ABSENT 2 Commissioners Upton and Kuhlman

12. Appearance Case Number SF-17-11: Single-Family Residence at 209 Broadway Avenue

Beata Kociuba submitted an application for a single-family residence at 209 Broadway Avenue. The proposed residence would consist of a two-story single-family residence with an attached two-car garage. Proposed materials include dark blue hardie board vertical siding, green horizontal siding, red brick, brown trim, and dark gray 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 Norman, seconded by Commissioner Drewko, the Commission

AGREED to approve the single-family residence at 209 Broadway Avenue, Appearance Case Number SF-17-11, as submitted.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton and Kuhlman

13. Appearance Case Number GN-17-01: Garage Review at 432 Root Street

Lira & Associates, Inc., and Mr. and Mrs. Stengle submitted an application for a new detached garage. The proposed garage would be over 15 feet in height. Proposed materials include stone, shake siding, white trim, and dark gray 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.

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

AGREED to approve the garage at 432 Root Street, Appearance Case Number GN-17-01, as submitted.

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 3 Commissioners Kidd, Drewko, and Norman

NAYS 0 None

ABSENT 2 Commissioners Upton and Kuhlman

**D. OTHER BUSINESS**

Review of garages and driveways / parking pads

Chairman Kidd stated the review would be continued until a full Commission was present.

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

Pat Livensparger, resident, inquired about the Commission recording the meetings. Staff indicated they would review with the City Attorney and report back to the Commission.

**F. ADJOURMENT**

The meeting was adjourned at 7:55 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.