



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 June 28, 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., and welcomed Commissioner Holmes to the Commission.

A. ROLL CALL

Present

Brian Kidd, Chairman
Peggy Drewko
Tracy Holmes
Kim Kuhlman
Nick Norman

Staff

Jon Branham
Mary Beth Golden

Absent

None

City Council

Alderman Mazzuca

Others Present

Approximately 12 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Norman, and seconded by Commissioner Drewko, that the minutes of the regular meeting of May 24, 2017, be approved, as submitted.

Vote on the motion was as follows:

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

NAYS 0 None

ABSENT 0 None

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Drewko requested that Appearance Case Number SF-17-23: Single-Family Residence at 618 South Crescent Avenue, Appearance Case Number SF-17-24: Single-Family Residence at 615 South Vine Avenue and Appearance Case Number GN-17-03: Garage Review at 301 South Delphia Avenue be added to the Consent Agenda.

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

Vote on the motions was as follows:

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

D. APPEARANCE REVIEW

1. Appearance Case Number SA-17-20: Single-Family Alteration at 500 South Chester Avenue.

David Schmitt submitted an application for a single-family alteration at 500 South Chester Avenue. The proposed alteration would consist of a two-story addition to replace a one-story portion of the residence. Proposed materials include wood shingles and brick to match existing, 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 Kuhlman, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 500 South Chester Avenue, Appearance Case Number SA-17-20, 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, Holmes, Kuhlman, and Norman
NAYS 0 None
ABSENT 0 None

2. *Appearance Case Number SF-23-17: Single-Family Residence at 618 South Crescent Avenue.

Bart Kalata, Pat Coyle, and SKI Architecture, submitted an application for a single-family residence at 618 South Crescent Avenue. The proposed residence would consist of a two-story, single-family home with a detached garage. Proposed materials include asphalt shingles, hardie board siding and stone.

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 Kuhlman, the Commission

AGREED to approve the single-family residence at 618 South Crescent Avenue, Appearance Case Number SF-17-23, 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 5 Commissioners Kidd, Drewko, Holmes, Kuhlman, and Norman

NAYS 0 None

ABSENT 0 None

3. *Appearance Case Number SF-17-24: Single-Family Residence at 615 South Vine Avenue.

Ruben Anastacio and Pat Maloney submitted an application for a single-family residence at 615 South Vine Avenue. The proposed single-family residence would consist of a new stone and frame two-story home with a detached garage. Proposed materials include asphalt shingles, hardie board siding and “shake-look” hardie board siding, limestone sill and stone wall.

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 Kuhlman, the Commission

AGREED to approve the single-family residence at 615 South Vine Avenue, Appearance Case Number SF-17-24, 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 5 Commissioners Kidd, Drewko, Holmes, Kuhlman, and Norman
 NAYS 0 None
 ABSENT 0 None

4. Appearance Case Number GN-17-02: Garage Review at 114 South Chester Avenue.

John Downes, Michael Cox, and Mike Maresso, submitted an application for a garage review at 114 South Chester Avenue. The proposed garage would consist of a new three-car detached garage. Proposed materials include asphalt shingles and hardie board siding.

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

The Commission found the garage to be in accordance with the character of the residence. The Commission stated that the hardie board siding on the garage must match the house color.

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

AGREED to approve the garage review at 114 South Chester Avenue, Appearance Case Number GN-17-02, subject to the stipulation that the hardie board siding match the house color.

In making the motion, the Commission found the garage to be in accordance with the character of the 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, Holmes, Kuhlman, and Norman
 NAYS 0 None
 ABSENT 0 None

5. *Appearance Case Number GN-17-03: Garage Review at 301 South Delphia Avenue.

Ruben L. Anastacio and Altin Rakiplari, submitted an application for a garage review at 301 South Delphia Avenue. The proposed garage would consist of a new two-car detached garage. Proposed materials include asphalt shingles and brick.

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

The Commission found the garage to be in accordance with the character of the residence.

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

AGREED to approve the garage review at 301 South Delphia Avenue, Appearance Case Number GN-17-03, as submitted.

In making the motion, the Commission found the garage to be in accordance with the character of the 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, Holmes, Kuhlman, and Norman
NAYS 0 None
ABSENT 0 None

6. Appearance Case Number CI-17-02: Commercial Alteration at 10 West Devon Avenue

Nafe Group, Inc., and Chadi Adas, submitted an application for a commercial alteration at 10 West Devon Avenue. The proposed alteration would consist of a renovation of the front façade of the existing building. Proposed materials include stucco, off-white limestone, and brick.

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

The Commission stated the proposed commercial alteration was not in accordance with the character of the building and neighborhood. The Commission was concerned with the lack of glass and the appearance of the concrete block on the front façade. The Commission stated the composition of the building was important. The Commission suggested potential changes for the applicant and requested a streetscape drawing to provide further perspective.

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

AGREED to continue the commercial alteration, Appearance Case Number CI-17-02 to the next meeting on July 26, 2017.

Vote on the motion was as follows:

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

D. OTHER BUSINESS

The Commission discussed obtaining examples of size requirements for glass in retail spaces in other communities. They also discussed revisiting driveway and garage requirements at a future meeting.

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

None

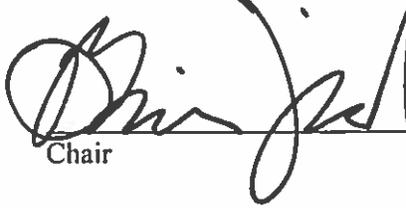
F. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

APPEARANCE COMMISSION

7.26.2017

Date


Chair

Mary Beth Golden
Recording Secretary

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