



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Wednesday, January 28, 2015
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

Randy Derifield
Brian Kidd, Chairman
Kim Kuhlman
Nick Norman

Staff

Jon Branham
Chris Bienasz

City Council

Alderman Smith, Liaison

Absent

Ellen Upton

Others Present

Approximately 12 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of December 18, 2014, be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

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

Vote on the motions was as follows:

AYES 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

D. APPEARANCE REVIEW

1. *Appearance Case Number SA-15-01: Single Family Alteration at 17 North Aldine Avenue

Aurora & Jerome Austriaco and Ian James McDonnell submitted an application for a single family alteration at 17 North Aldine Avenue. The proposed alteration would consist of a two-story addition to an existing one story residence. Proposed materials will include white cement fiber 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.

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

AGREED to approve the single-family alteration at 17 North Aldine Avenue, Appearance Case Number SA-15-01, 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 4 Commissioners Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

2. Appearance Case Number SA-15-02: Single Family Alteration at 1138 Helen Street

Joseph Delish and Tom Vacala submitted an application for a single family alteration at 1138 Helen Street. The proposed alteration would include a two-story addition to an existing two-story residence. Proposed materials include white siding, brick, stone, 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 material transitions at the corner sections of the proposed addition. They stated removing the stone on the front façade and replacing it with brick would be an adequate solution.

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

AGREED to approve the single-family alteration at 1138 Helen Street, Appearance Case Number SA-15-02, subject to the removal of the stone material on the front elevation.

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 Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

3. Appearance Case Number SF-15-01: Single Family Residence at 509 Root Street

Ruben Anastacio and Jeff & Angie Marogil submitted an application for a new single family residence at 509 Root Street. The proposed single family residence would consist of a two-story residence with a three car detached garage. Proposed materials include limestone, stone, brick, copper roofing, and asphalt shingles.

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

The Commission found the proposed single-family residence to be in accordance with the character of the neighborhood.

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

AGREED to approve the new single-family residence at 509 Root Street, Appearance Case Number SF-15-01, 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 existing house and 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 Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

4. Appearance Case Number SF-15-02: Single Family Residence at 824 East Avenue

Ruben Anastacio and Jack & Carole Zachary submitted an application for a single-family residence at 824 East Avenue. The proposed single-family residence would be a two-story residence with an attached two-car garage. Proposed materials include brick, stone, white trim, and asphalt shingles.

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

The Commission found the proposed single-family residence to be in accordance with the character of the neighborhood. The Commission discussed dividing the garage door into two separate doors to meet Zoning Ordinance requirements and adding an eight to ten foot tall ornamental tree to the landscape plan. Commissioner Derfield commented this was another example where the garage setback issue was open to interpretation. Commissioner Norman stated solving the issue should be explored further.

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

AGREED to approve the single-family residence at 824 East Avenue, Appearance Case Number SF-15-02, subject to dividing the single garage door into two doors, a maximum of nine feet in width each, and adding an ornamental tree eight to ten feet in height adjacent to the garage on the left side of the front elevation on the landscape plan.

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 Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

5. Appearance Case Number SF-15-03: Single-Family Residence at 869 East Avenue

Ruben Anastacio and Michael & Monica Donahue submitted an application for a single-family residence at 869 East Avenue. The proposed single-family residence would be a two-story residence with an attached three-car garage. Proposed materials include limestone, stone, copper roofing, siding, and asphalt shingles.

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

The Commission found the proposed single-family residence to be in accordance with the character of the neighborhood. The Commission discussed increasing the height of the river birch tree to fifteen feet in height on the east elevation. Commissioner Derifield stated the setback along Ottawa Avenue meets the zoning requirement, but should be set further back, as it seemed inconsistent with character to the south. Commissioner Kidd stated he thought there were enough one-story elements to help it blend into the neighborhood.

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

AGREED to approve the single-family residence at 869 East Avenue, Appearance Case Number SF-15-03, subject to increasing the river birch tree to fifteen feet in height along the east elevation on the landscape plan.

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 Derifield, Kidd, Kuhlman, and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

E. OTHER BUSINESS

Commissioner Derifield restated the garage setback issue should be examined further.

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

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

G. CITY COUNCIL LIASON REPORT

Alderman Smith informed the Commissioners on various City Council items and project updates.

H. ADJOURNMENT – The meeting was adjourned at 7:23 p.m.

APPEARANCE COMMISSION

Date

Chairman

Christopher Bienasz

Recording Secretary

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