



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 25, 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
Nick Norman
Ellen Upton

Staff

Jon Branham
Aleicia Pratt

City Council

Alderman Smith, Liaison

Absent

Kim Kuhlman

Others Present

Approximately 23 persons

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Norman, that the minutes of the regular meeting of January 28, 2015, be approved, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Derifield, Kidd, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

It was moved by Commissioner Upton, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

D. APPEARANCE REVIEW

1. *Appearance Case Number SA-15-03: Single Family Alteration at 709 South Chester Avenue

Ruben Anastacio and Joe & Karen Rutili submitted an application for a single family alteration at 709 South Chester Avenue. The proposed alteration would consist of a two-story addition to an existing two-story residence. Proposed materials include stone, red brick, 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 Upton, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 709 South Chester Avenue, Appearance Case Number SA-15-03, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

2. *Appearance Case Number SA-15-04: Single Family Alteration at 908 South Prospect Avenue

Ruben Anastacio and Stephen Ronan submitted an application for a single family alteration at 908 South Prospect Avenue. The proposed alteration would include an exterior front porch addition to an existing two-story residence. Proposed materials include stone piers with limestone caps, green-gray 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 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 908 South Prospect Avenue, Appearance Case Number SA-15-04, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

3. *Appearance Case Number SA-15-05: Single Family Alteration at 2319 Ruth Avenue

Brehm Architects and Craig & Emily Stankiewicz submitted an application for a single family alteration at 2319 Ruth Avenue. The proposed single family alteration would consist of a second floor addition above the garage to an existing two-story structure. Proposed materials include red brick, black shutters, 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 Upton, seconded by Commissioner Norman, the Commission

AGREED to approve the single-family alteration at 2319 Ruth Avenue, Appearance Case Number SA-15-05, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

4. *Appearance Case Number SA-15-06: Single Family Alteration at 420 South Home Avenue

Bart Kalata and Christopher Lawrence submitted an application for a single-family alteration at 420 South Home Avenue. The proposed single-family alteration would be a two-story addition to

an existing two-story residence. Proposed materials include light brown brick, 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 Upton, seconded by Commissioner Norman, the Commission

AGREED to approve the new single-family alteration at 420 South Home Avenue, Appearance Case Number SA-15-06, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

5. *Appearance Case Number SA-15-07: Single-Family Alteration at 2612 Sibley Avenue

Beata Kociuba and Lisa Marti submitted an application for a single-family alteration at 2612 Sibley Avenue. The proposed single-family alteration would be a two-story addition to an existing one-story residence. Proposed materials include brown siding, 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 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 new single-family alteration at 2612 Sibley Avenue, Appearance Case Number SA-15-07, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

6. *Appearance Case Number SA-15-08: Single Family Alteration at 809 Austin Avenue

Beata Kociuba and Tim Perry submitted an application for a single-family alteration at 809 Austin Avenue. The proposed single-family alteration would be a one-story addition with an attached garage to an existing one-story residence. Proposed materials include taupe siding, red 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 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 new single-family alteration at 809 Austin Avenue, Appearance Case Number SA-15-08, 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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

7. *Appearance Case Number SA-15-09: Single Family Residence at 237 North Broadway Avenue

Thomas Buckley Architect, Inc., and Glenna & Shane Ramsey submitted an application for a single-family alteration at 237 North Broadway Avenue. The proposed single-family alteration would be a two-story addition with a porch to an existing one-story residence. Proposed materials include taupe 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 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 new single-family alteration at 237 North Broadway Avenue, Appearance Case Number SA-15-09, 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 4 Commissioners Derifield, Kidd, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

8. Appearance Case Number SF-15-04: Single Family Residence at 200 Shoreline Drive

Daniel Drag, Charlotte Bosco, and Zenon Wozny submitted an application for a new single family residence at 200 Shoreline Drive. The proposed single family residence would consist of a two-story residence with a two-car attached garage. Proposed materials include red brick, stone, 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 proposed single-family residence to be in accordance with the character of the neighborhood. The Commission stated material transitions at the north and south elevations should occur at inside corners.

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

AGREED to approve the new single-family residence at 200 Shoreline Drive, Appearance Case Number SF-15-04, subject to the material transitions shown on "Exhibit A".

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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

9. Appearance Case Number SF-15-05: Single Family Residence at 630 South Cumberland Avenue

Joe Ambrosino and Red Architects submitted an application for a new single family residence at 630 South Cumberland Avenue. The proposed single family residence would consist of a two-story residence with a three-car detached garage. Proposed materials include reddish brown brick, light brown siding, 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 proposed single-family residence to be in accordance with the character of the neighborhood. The Commission stated three flowering shrubs should be added to each side of the front entry on the landscape plan.

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

AGREED to approve the new single-family residence at 630 South Cumberland Avenue, Appearance Case Number SF-15-05, subject to landscape revisions shown on "Exhibit A".

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, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

10. Appearance Case Number SF-15-06: Single Family Residence at 435 Cuttriss Avenue

Panarese & Company, Eugene & RoseMarie DiVito, and Psenka Architects, Inc., submitted an application for a new single family residence at 435 Cuttriss Avenue. The proposed single family residence would consist of a one-story residence with a three-car attached garage. Proposed materials include stone, red brick, beige 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 stated the garage location was appropriate based on several unique factors. They stated the relocation of the garage would not improve the overall appearance of the residence. Additionally, they noted that the property was located directly across the street from a large institutional parking lot, and that exceptional landscaping was proposed. The Commission stated the circular driveway was also appropriate for the property given the circumstances.

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

AGREED to approve the new single-family residence at 630 South Cumberland Avenue, Appearance Case Number SF-15-05, as submitted, due to the unique conditions discussed.

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 3 Commissioners Kidd, Norman, and Upton

NAYS 1 Commissioner Derifield

ABSENT 1 Commissioner Kuhlman

11. *Appearance Case Number CI-15-01: Institutional Alteration at 1601 North Western Avenue

Legacy Healthcare and SAS Architecture & Planners submitted an application for an institutional alteration at 1601 North Western Avenue. The proposed institutional alteration would consist of relocating the front entrance with a new drive-up canopy, construction of a new vestibule and

small addition to the northwest corner. Proposed materials include light brown brick, stone, cream cornice, and aluminum windows to match existing materials.

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

The Commission found the proposed institutional alteration to be in accordance with the character of the existing building.

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

AGREED to approve the Institutional Alteration at 1601 North Western Avenue, Appearance Case Number CI-15-01, 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 existing institution and 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 4 Commissioners Derifield, Kidd, Norman, and Upton

NAYS 0 None

ABSENT 1 Commissioner Kuhlman

12. *Appearance Case Number SF-13-18: Landscape Review at 123 Hamlin Avenue

Ania Keller and Northshore Development submitted an application for a landscape review at 123 Hamline Avenue. The single family residence was approved at the July, 2013, meeting subject to resubmittal of the landscape plan.

Exhibits of the landscape's design and relationship to the property and neighborhood were entered.

The Commission found the proposed landscape review to be in accordance with the character of the property and neighborhood.

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

AGREED to approve the landscape review at 123 Hamlin Avenue, Appearance Case Number SF-13-18, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed landscape review would be in keeping with the character of the neighborhood and would be well coordinated with the property. Therefore, the Commission found that the proposed landscape review 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, Norman, and Upton

NAYS 0 None
ABSENT 1 Commissioner Kuhlman

E. OTHER BUSINESS

Commissioner Derifield requested the Commissioners provide additional thought to the garage location issue, and that he would try to prepare some proposed changes for the Commission to consider at a future meeting.

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

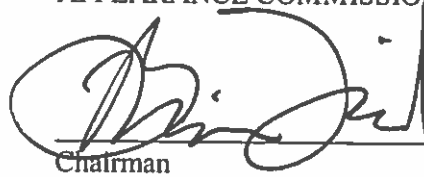
There were no citizens wishing to be heard on non-agenda cases.

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 8:03 p.m.

APPEARANCE COMMISSION


Chairman

3.25.15

Date

Aleicia Pratt
Recording Secretary

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