



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, September 18, 2008
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:03 p.m.

A. ROLL CALL

Present

Brian Kidd, Chairman
Kim Kuhlman

Staff

Carrie Davis
Kathryn Delk

Absent

Jerry Aulisio
Chris Buti
Ellen Upton

City Council

Alderman Schmidt, Liaison

Others Present

Approximately 10 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Kuhlman, and seconded by Alderman Schmidt, that the minutes of the regular meeting of August 21, 2008, be approved. The Commission, by voice vote, approved the minutes.

C. *CONSENT AGENDA

It was moved by Commissioner Kuhlman, and seconded by Alderman Schmidt, that the Consent Agenda be approved, subject to the removal of Case Numbers: SG-08-19, SA-08-28, SA-08-29 and SF-08-24.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd and Kuhlman and Ald. Schmidt
NAYS 0 None
ABSENT 3 Commissioner Aulisio, Buti, Upton

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-08-18: Wall Sign for Allstate, 1028 Busse Highway

NSI Signs, and Steve and Andrea Bateman submitted an application for a wall sign for Allstate at 1028 Busse Highway. The sign would consist of individual white lettering. The sign would be internally-illuminated.

Exhibits of the size, design, colors and installation of the sign was entered.

The Commission found the sign to be designed appropriately for the building and area.

On a motion by Commissioner Kuhlman, seconded by Alderman Schmidt, the Commission

AGREED to approve the wall sign at 1028 Busse Highway, Appearance Case Number SG-08-18, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the signs would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission finds that the proposed sign would be 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 and Kuhlman and Ald. Schmidt
- NAYS 0 None
- ABSENT 3 Commissioner Aulisio, Buti, Upton

- 2. Appearance Case Number SG-08-19: Awning Sign for Northwest Awning, 416 West Talcott Avenue

Tom Mattox submitted an application for an awning sign for Northwest Awning at 416 West Talcott Avenue. The awning would consist of black channel letters on a dark green awning.

Exhibits of the size, design, colors and installation of the awning was entered.

A revised color sample was submitted at the meeting. The Commission found the awning sign to be designed appropriately for the building and area. A burgundy or dark green awning should be used.

On a motion by Commissioner Kuhlman, seconded by Alderman Schmidt, the Commission

AGREED to approve the awning at 416 West Talcott Avenue, Appearance Case Number SG-08-19, subject to either using the burgundy or dark green color samples submitted at the meeting.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the sign would be compatible with the character of the building and would be

appropriate for the site. Therefore, the Commission finds that the proposed sign would be 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 and Kuhlman and Ald. Schmidt
 NAYS 0 None
 ABSENT 3 Commissioner Aulisio, Buti, Upton

3. *Appearance Case Number GN-08-15: Garage Review, 419 North Ashland Avenue

David Schmitt Architecture, Hugo Panarese, and Stephan and Cindy Blandin submitted an application for a garage review at 419 North Ashland Avenue. The proposed garage would be 18 feet in height. Proposed materials include stone, medium khaki trim and cedar shingle roofing to match the single family residence.

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

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

On a motion by Commissioner Kuhlman, seconded by Alderman Schmidt, the Commission

AGREED to approve the garage review at 419 North Ashland Avenue, Appearance Case Number GN-08-15, 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 house. Therefore, the Commission finds that the proposed garage would be 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 and Kuhlman and Ald. Schmidt
 NAYS 0 None
 ABSENT 3 Commissioner Aulisio, Buti, Upton

4. *Appearance Case Number SA-08-27: Single Family Alteration, 316 Grand Boulevard

Dudley, Utyro and Associates; and Jeff Williams submitted an application for a single family alteration at 316 Grand Boulevard. The proposed alteration would include a porch addition to an existing two-story residence. Proposed materials include white aluminum siding, brick, white trim and brown asphalt shingles to match existing.

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

The Commission found the proposed alteration to be designed appropriately for the building and area.

On a motion by Commissioner Kuhlman, seconded by Alderman Schmidt, the Commission

AGREED to approve the single family alteration at 316 Grand Avenue, Appearance Case Number SA-08-27, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and compatible with the character of the neighborhood. Therefore, the Commission finds that the proposed single family alteration would be 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 and Kuhlman and Ald. Schmidt
NAYS 0 None
ABSENT 3 Commissioner Aulisio, Buti, Upton

5. Appearance Case Number SA-08-28: Single Family Alteration, 218 South Merrill Street

Jaeger, Nickola and Associates; and Curtis Post submitted an application a single family alteration at 218 South Merrill Street. The proposed alteration would include a garage addition to an existing two-story residence. Proposed materials include stucco, limestone, light brown brick, and dark brown brick to match existing.

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

Commissioner Kuhlman disclosed that the firm representing this case is her husband’s firm and she asked to recuse herself from the discussion. Neither the Commission, nor any citizens expressed concerns. Chairman Kidd turned the Chairmanship of the Commission over to Commissioner Kuhlman so she could vote, but not make a motion.

The Commission found the proposed alteration to be designed appropriately for the building and area.

On a motion by Commissioner Kidd, seconded by Alderman Schmidt, the Commission

AGREED to approve the single family alteration at 218 South Merrill Street, Appearance Case Number SA-08-28, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and compatible with the character of the neighborhood. Therefore, the Commission finds that the proposed single family alteration would be 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 and Kuhlman and Ald. Schmidt
NAYS 0 None

ABSENT 3 Commissioner Aulisio, Buti, Upton

6. Appearance Case Number SA-08-29: Single Family Alteration,
210 North Ashland Avenue

Commissioner Kuhlman requested that the Chairmanship be given back over to Chairman Kidd.

Robert Kolososki and Don McIntosh submitted an application for a single family alteration at 210 North Ashland Avenue. The proposed alteration would include one and two-story additions to an existing two-story residence. Proposed materials include siding, stone, white trim and dark brown-tan asphalt shingles.

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

Revised front and left elevations and materials were submitted at the meeting. The Commission found the proposed alteration to be designed appropriately for the building and area.

On a motion by Alderman Schmidt, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family alteration at 210 North Ashland Avenue, Appearance Case Number SA-08-29, subject to using the revised front and left elevations, as well as materials, submitted at the meeting.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and compatible with the character of the neighborhood. Therefore, the Commission finds that the proposed single family alteration would be 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 and Kuhlman and Ald. Schmidt
 NAYS 0 None
 ABSENT 3 Commissioner Aulisio, Buti, Upton

7. Appearance Case Number SF-08-24: Single Family Residence,
441 Stewart Avenue

Ruben Anastacio, and Ellen and Bill Rourke submitted an application for a single family residence at 441 Stewart Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include stone, cream stucco, khaki 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 proposed residence to be in keeping with the character of the area. The dimension between the stone and siding should be increased from six to eight inches on the right elevation.

On a motion by Commissioner Kuhlman, seconded by Alderman Schmidt, the Commission

AGREED to approve the single family residence at 441 Stewart Avenue, Appearance Case Number SF-08-24, subject to increasing the dimension between the stone and siding from six to eight inches on the right elevation.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family residence would be in keeping with the character of the neighborhood, the garage location is appropriate, and building materials and landscaping would be well coordinated with the residence, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed single family residence would be 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 and Kuhlman and Ald. Schmidt
 NAYS 0 None
 ABSENT 3 Commissioner Aulisio, Buti, Upton

8. *Appearance Case Number SA-08-18: Elevations Review for Single Family Alteration, 320 North Merrill Street

Thomas Clune, and John and Mary Kurt submitted for an elevations review for a single family alteration at 320 North Merrill Street. The proposed alteration would include a partial second floor addition to an existing one and one half story residence. This case was approved at the June 2008 meeting.

The Commission found the proposed elevations review to be in keeping with the character of the residence.

On a motion by Commissioner Kuhlman, seconded by Alderman Schmidt, the Commission

AGREED to approve the elevations review for the single family alteration at 320 North Merrill Street, Appearance Case Number SA-08-18, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd and Kuhlman and Ald. Schmidt
 NAYS 0 None
 ABSENT 3 Commissioner Aulisio, Buti, Upton

E. OTHER BUSINESS

Alderman Schmidt asked to discuss Alderman Bach’s request for an appeals process for the Appearance Commission that will soon be heard before the Procedures and Regulations Committee. He was interested in hearing the opinions of the Commission members.

Chairman Kidd stated that creating an appeals process might take away from the ability of the Commission to make a decision on the cases heard before them. The members of the Appearance

Commission are professionals and the City Council has asked them to take on the responsibility of enforcing the Urban Design Guidelines.

Commissioners Kidd and Kuhlman explained the background of the 917 Tomawadee Drive case. All of the issues that were brought forth by the neighbor were all issues that could and should not be addressed by the Appearance Commission.

F. CITIZENS WISHING TO BE HEARD ON NON-APPEARANCE REVIEW CASES - None

G. ADJOURNMENT – The meeting was adjourned at 7:36 p.m.

APPEARANCE COMMISSION

Date

Chairman

Kathryn Delk

Recording Secretary

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