



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, July 16, 2009
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:02 p.m.

A. ROLL CALL

Present

Chris Buti
Randall Derifield
Brian Kidd, Chairman
Kim Kuhlman

Staff

Jon Branham
Kathryn Delk

City Council

Alderman Sweeney

Absent

Ellen Upton

Others Present

Approximately 10 citizens

Commissioner Derifield was welcomed to his first meeting as a member of the Appearance Commission.

B. APPROVAL OF MINUTES

It was moved by Commissioner Buti, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of July 1, 2009, be approved. The Commission, by voice vote, unanimously approved the minutes. Commissioner Derifield abstained from the vote since he was not yet a member of the Commission at the previous meeting.

C. *CONSENT AGENDA

It was moved by Commissioner Buti, and seconded by Commissioner Derifield, that the Consent Agenda be approved, subject to the addition of Case Number: SA-07-13.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Derifield, Kidd and Kuhlman
NAYS 0 None
ABSENT 1 Upton

D. APPEARANCE REVIEW

1. *Appearance Case Number SG-09-17: Ground Sign for AAA Appliance Center, 416 Higgins Road

Divine Signs & Graphics, and AAA Appliance Center submitted an application for a ground sign for AAA Appliance Center at 416 Higgins Road. The ground sign would consist of individual cast aluminum letters on a brick monument. The ground sign would be non-illuminated.

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

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

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

AGREED to approve the ground sign at 416 Higgins Road, Appearance Case Number SG-09-17, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the ground sign would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed ground 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 4 Commissioners Buti, Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 1 Upton

2. *Appearance Case Number SG-09-18: Wall Sign for Coldwell Banker, 27 North Northwest Highway

All-American Sign, Coldwell Banker, and McLennan Commercial Property submitted an application for a wall sign for Coldwell Banker at 27 North Northwest Highway. The wall sign would consist of white channel letters, with a blue outline, and a blue and white logo. The wall sign would be internally illuminated.

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

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

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

AGREED to approve the wall sign at 27 North Northwest Highway, Appearance Case Number SG-09-18, as submitted.

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

be appropriate for the site. Therefore, the Commission found that the proposed wall 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 4 Commissioners Buti, Derifield, Kidd and Kuhlman
NAYS 0 None
ABSENT 1 Upton

3. Appearance Case Number SF-09-09: Single Family Residence,
212 Michaeljohn Drive

Tim Metropulos, and Anthony and Laura Sclafani submitted an application for a single family residence at 212 Michaeljohn Drive. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include light brown brick, stone, khaki trim and dark brown-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 Commission noted, however, that the vertical design of the house could be more compatible with the neighboring one-story, ranch homes. The garage eave height should be lowered one foot, six inches. The foundation height should be lowered to a maximum of two feet, six inches. The vertical stone coursing should be removed and a horizontal stone belt course should be added at the base of the first floor. The belt course should stop at the chimney on the east elevation and at the garage on the south elevation. The front porch balcony should be replaced with brick to meet the columns.

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

AGREED to approve the single family residence at 212 Michaeljohn Drive, Appearance Case Number SF-09-09, subject to lowering the garage eave height; lowering the foundation height to a maximum of two feet, six inches; removing the vertical stone coursing and replacing it with a horizontal stone belt course at the base of the first floor; and replacing the front porch balcony with brick to meet the columns.

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. 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 4 Commissioners Buti, Derifield, Kidd and Kuhlman
NAYS 0 None
ABSENT 1 Upton

4. *Appearance Case Number CI-09-03: Commercial Alteration at 100 and 102 Main Street and 7, 9, 11 and 15 South Fairview Avenue.

John Mackin and Robert Solari submitted an application for a commercial alteration at 100 and 102 Main Street; and 7, 9, 11 and 15 South Fairview Avenue. The alteration would include a façade renovation to the existing structure. Proposed materials include dark bronze aluminum, medium brown brick and gray-beige stucco to match existing.

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

The Commission found the proposed commercial alteration to be designed appropriately for the area. Appropriate jointing that approximates a masonry style should be achieved along the base of the building.

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

AGREED to approve the commercial alteration at 100 and 102 Main Street and 7, 9, 11 and 15 South Fairview Avenue, Appearance Case Number CI-09-03, subject to achieving the appropriate jointing that approximates a masonry style along the base of the building.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial alteration would be compatible with the character of the site and neighborhood, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed commercial 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 4 Commissioners Buti, Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 1 Upton

5. Appearance Case Number SA-09-10: Single Family Alteration, 17 Imperial Street

Fasolt & Fafner Contractors, Walter Rybak submitted an application for a single family alteration at 17 Imperial Street. The proposed alteration would include a second-story addition to an existing one and one-half story residence. Proposed materials include khaki siding and dark brown-red asphalt shingles. This case was continued from the July 1, 2009 meeting.

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. The fascia should be lowered to the top of the windows on the second floor. "Window Option A" should be used.

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

AGREED to approve the single family alteration at 17 Imperial Street, Appearance Case Number SA-09-10, subject to lowering the fascia down to the top of the windows on the second floor, and using “Window Option 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 would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 1 Upton

6. Appearance Case Number SA-07-13: Landscape Plan Review for Single Family Alteration, 400 Grant Place

Paragon Builders, and Dr. Tim James and Dr. Susan Conzen submitted an application for a landscape plan review for a single family alteration at 400 Grant Place. The proposed alteration would include a two-story addition to an existing two-story residence. This case was approved at the May 2007 meeting.

The Commission found the revised landscape plan to be designed appropriately for the building and area.

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

AGREED to approve the revised landscape plan at 400 Grant Place, Appearance Case Number SA-07-13, as submitted.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 1 Upton

7. Appearance Case Number SF-07-42: Landscape Plan Review for Single Family Residence, 1498 Vernon Avenue

Neri Architects, and Anish and Bindu Pithadia submitted an application for a landscape plan review for a single family residence at 1498 Vernon Avenue. The proposed residence would be a two-story structure with a three-car attached garage. This case was approved at the August 2007 meeting.

The Commission found the revised landscape plan to be designed appropriately for the building and area. Stella d’ora day lilies should be added at the front entry.

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

AGREED to approve the revised landscape plan at 1498 Vernon Avenue, Appearance Case Number SF-07-42, subject to adding stella d'ora day lilies at the front entry.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 1 Upton

8. Appearance Case Number SF-07-45: Landscape Plan Review for Single Family Residence, 303 North Western Avenue

Krzysztof Perkowski submitted an application for a landscape plan review for a single family residence at 303 North Western Avenue. The proposed residence would be a two-story structure with a two-car detached garage. This case was approved at the August 2007 meeting.

The Commission found the revised landscape plan to be designed appropriately for the building and area. The spruce should be replaced with an eight to ten foot ornamental tree.

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

AGREED to approve the revised landscape plan at 303 North Western Avenue, Appearance Case Number SF-07-45, subject to replacing the spruce with an eight to ten foot ornamental tree.

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Derifield, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 1 Upton

E. OTHER BUSINESS

Pre-Application for Single Family Residence at 1941 DeCook Avenue

The Commission noted that the simplicity of the house works well and had several suggestions. There is a nice asymmetry between the roofline and the front door. The garage must be located at least five feet behind the front living space of the house. The dominant appearance of the garage should be diminished. There are four different types of windows proposed. A balance and rhythm should be achieved amongst the windows. The color palatte should be re-examined. The circular drive will need approval from Public Works for the additional curb cut. It is discouraged by the Appearance Commission because it is often used as a parking lot in the front of the house, and it eliminates much of the front yard, which does not create a pedestrian friendly property. The stairs on the side of the house cannot be located within the required setback. The landscape plan should be revised to show rhododendrons to emphasize the front entry. A taller tree should be added to the east side. More plantings around the porch area and more accent plantings at the entry. The Ginkgo tree should be reconsidered. More variety should be considered for the side elevations.

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

The homeowners from 1507 South Fairview Avenue wanted to informally speak with the Commission about their plans for resubmittal. The Commissioners informed them that the plans should reflect exactly what would be built. The beam should be clad and extend across the entire front elevation. The railing should be shown. The specific type of column should be shown.

The homeowner and builder from 1712 South Crescent Avenue wanted to informally speak with the Commission about their plans for new construction. The Commission noted that the attached garage must be located at least five feet behind the main front façade of the house and shall not occupy more than 50% of the width of the front façade of the house. The garage door should be split into two. The materials seem to work with the design of the house. Appropriate setbacks should be met. Fenestration should be more compatible on the sides and rear of the home.

G. ADJOURNMENT – The meeting was adjourned at 9:17 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.