



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, September 15, 2011
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:00 p.m.

DRAFT

A. ROLL CALL

Present

Brian Kidd, Chairman
Randall Derifield
Kim Kuhlman
Nick Norman

Staff

Jon Branham
Laura Kleiner

City Council

Alderman Smith, Council Liaison

Absent

Ellen Upton

Others Present

Approximately 16 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Norman, that the minutes of the regular meeting of August 18, 2011, be approved.

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 hearing process.

Commissioner Derifield asked that case number GN-11-06, Garage Review at 1115 South Knight Avenue, be removed from the consent agenda and considered in conjunction with the new proposed

house for this address. He also requested that number SG-11-19, Wall Sign for Fifth Third Bank, 33 ½ South Prospect, be added to the consent agenda.

On a motion by Commissioner Derifield, and seconded by Commissioner Kuhlman, the Commission AGREED that the revised Consent Agenda be approved.

Vote on the motion 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 EG-11-08: Electric Generator, 733 South Prospect Avenue

Thomas and Martha Durham submitted an application for an electric generator at 733 South Prospect Avenue. The proposed generator would be located in the side yard. The generator screening would consist of mature landscaping including four and one-half foot tall ornamental grasses and hydrangea and six foot high forsythia.

Exhibits of the location, screening and installation of the generator were entered.

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

AGREED to approve the electric generator at 733 South Prospect Avenue, Appearance Case Number EG-11-08, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

2. *Appearance Case Number EG-11-09: Electric Generator, 431 South Delphia Avenue

Andy Hale submitted an application for an electric generator at 431 South Delphia Avenue. The proposed generator would be located in the side yard. The generator screening would consist of four to five, three-foot tall arborvitae.

Exhibits of the location, screening and installation of the generator were entered.

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

AGREED to approve the electric generator at 431 South Delphia Avenue, Appearance Case Number EG-11-09, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

3. *Appearance Case Number EG-11-10: Electric Generator, 1024 Bonita Drive

David J. Daul, submitted an application for an electric generator at 1024 Bonita Drive. The proposed generator would be located in the side yard. The generator screening would consist of five, three-foot tall evergreens.

Exhibits of the location, screening and installation of the generator were entered.

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

AGREED to approve the electric generator at 1024 Bonia Drive, Appearance Case Number EG-11-10, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

4. Appearance Case Number GN-11-06: Garage Review, 1115 South Knight Avenue

Lira & Associates, architect, and Mr. and Mrs. Showalter, submitted an application for a garage review at 1115 South Knight Avenue. The proposed garage would consist of gray hardi-shake siding and gray asphalt roof and would be 18-feet in height.

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

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

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

AGREED to approve the garage at 1115 South Knight Avenue, Appearance Case Number GN-11-06, 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 4 Commissioners Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

5. *Appearance Case Number SA-11-19: Single Family Alteration,
 519 North Meacham Avenue

Christine M. Wilson submitted an application for single family alteration at 519 North Meacham Avenue. The proposed alteration would consist of a second floor bedroom addition with a roof line change on the front elevation. Proposed materials would match existing.

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

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

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

AGREED to approve the single family alteration at 519 North Meacham Avenue, Appearance Case Number SA-11-19, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 4 Commissioners Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

6. *Appearance Case Number SA-11-20: Single Family Alteration,
333 Vine Avenue

Ruben Anisacio and Bill Dickinson submitted an application for single family alteration at 333 Vine Avenue. The proposed alteration would consist of a front open porch addition with a roof line change on the front elevation. Proposed materials would match existing.

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

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

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

AGREED to approve the single family alteration at 333 Vine Avenue, Appearance Case Number SA-11-20, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 4 Commissioners Derifield, Kidd, Kuhlman and Norman

NAYS 0 None

ABSENT 1 Commissioner Upton

7. Appearance Case Number SA-11-21: Single Family Alteration,
712 Courtland Avenue

Joel Heiniger, architect, and Matt and Diana Colleran submitted an application for single family alteration at 712 Courtland Avenue. The proposed alteration would consist of a second floor addition, rear addition, conversion of enclosed front porch to an open front porch and rear deck addition. Proposed materials would include light blue siding with white trim and gray shingles to match existing.

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

The Commission suggested changing the pitch of the roof, adding more detail to the elevations, and adding more windows to minimize the height of the walls. They requested that a landscape plan be submitted due to the scope of the project, and also recommended trying to save the Japanese maple tree currently on the property.

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

AGREED to continue the single family alteration at 712 Courtland Avenue, Appearance Case Number SA-11-21, to review revised plans.

Vote on the motion was as follows:

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

8. Appearance Case Number SF-11-14: Single Family Residence,
 811 South Fairview Avenue

Clada Construction submitted an application for a two story single family residence with a detached two-car garage at 811 South Fairview Avenue. Proposed materials include face brick, limestone, black trim and weathered wood shingles.

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

The Commissioners discussed eliminating some of the heavy stone, and continuing the stone base around the building, but noted that the stone in front was not a true belt course, so it would be acceptable. They suggested splitting the windows on the north elevation and adding windows to the south elevation. Commissioner Derifield questioned the type of bushes that were unnamed on the plans and suggested placing hydrangeas in that location.

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

AGREED to approve the single family residence at 811 South Fairview Avenue, Appearance Case Number SF-11-14, subject to revising the plans as noted in "Exhibit A1" and "Exhibit A2", revising the landscape plan by substituting hydrangeas for the unnamed shrubs, and deleting some of the stone on the front 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. 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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

9. Appearance Case Number SF-11-15: Single Family Residence,
1115 South Knight Avenue

Lira and Associates, architect, and Mr. and Mrs. Showalter submitted an application for two story single family residence with a detached garage at 1115 South Knight Avenue. Proposed materials consist of iron gray hardi-shake siding, stone, white trim and gray asphalt roof shingles.

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

Mr. Showalter read a letter from his wife, who could not attend tonight's meeting, requesting approval.

Chairman Kidd stated that the shutters appeared artificial and suggested the applicant may want to consider removing them from the plans. Commissioner Derifield requested that the corner trees be made larger and that the rear tree should be saved if possible. The Commissioners agreed that the house was well designed.

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

AGREED to approve the single family residence at 1115 South Knight Avenue, Appearance Case Number SF-11-15, planting eight to ten foot tall ornamental trees at the corners of the house.

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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

10. *Appearance Case Number SG-11-19: Wall Sign for Fifth Third Bank,
33 ½ Prospect Avenue

Kim Bukovsky, Kieffer Sign Company and Fifth Third Bank submitted an application for a wall sign to reflect the new business name at 33 ½ South Prospect Avenue. This case was approved at the August, 2011 meeting, but the applicant revised it from a contoured channel letter sign to a box-style panel sign and it would consist of white lettering on a blue background with green trim. The 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 Derifield, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the wall sign for Fifth Third Bank at 33 ½ South Prospect Avenue, Appearance Case Number SG-11-19, as submitted. In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors 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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

11. Appearance Case Number SA-10-32: Landscape Plan Review Single Family Addition, 905 Garden Street

Mr. and Mrs. Michael Palumbo submitted an application for a landscape/ plan review for 905 Garden Street. The case was approved at the October, 2010, meeting subject to resubmitting the landscape plan. At that meeting, the Commission stated that the landscape plan must be resubmitted to show eight to ten feet high ornamental trees at the corners of the house.

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

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

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

AGREED to approve the landscape plan at 905 Garden Street, Appearance Case Number SA-10-31, as submitted.

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 Derifield, Kidd, Kuhlman and Norman
 NAYS 0 None
 ABSENT 1 Commissioner Upton

OTHER BUSINESS

Appearance Commission Survey Review/Discussion

Commissioner Derifield presented some of the changes he made to the survey and suggested including it with the letter of approval. To encourage a response, he suggested including a self addressed, stamped envelope, or including a business reply envelope from the post office. The Commissioners discussed adding an item about cost to the survey.

Alderman Smith volunteered his time to assist with processing the surveys.

Joan Sandrick, 409 South Clifton, stated that the surveys were unnecessary and that the Appearance Commission is doing a good job.

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

G. ADJOURNMENT – The meeting was adjourned at 8:15 p.m.

APPEARANCE COMMISSION

Date

Chairman

Laura Kleiner
Recording Secretary

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