



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

Thursday, March 24, 2011  
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

Brian Kidd, Chairman  
Chris Buti  
Randall Derifield  
Kim Kuhlman

Staff

Jon Branham  
Sophie Tidd

City Council

Alderman Sweeney, Liaison

Absent

Ellen Upton

Others Present

Approximately 21 Citizens

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of February 17, 2011, be approved. The Commission, by voice vote, unanimously approved the minutes.

#### C. \*CONSENT AGENDA

The Consent Agenda was revised to include cases 3, 5, 6 and 9.

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

Vote on the motion was as follows:

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

**D. APPEARANCE REVIEW**

1. Appearance Case Number SG-11-06: Ground Sign and Canopy Replacement for Shell Gas Station, 2301 West Touhy Avenue

Jason D. Ahern Sign Company and Graham Oil submitted an application for a ground sign and canopy replacement for the Shell gas station at 2301 West Touhy Avenue. The ground sign would consist of a red and yellow logo and lettering on a white background and the awning would consist of red and yellow stripes and lettering on a white background with two yellow and red logos on the canopy. The ground sign would be illuminated.

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

The proposed Shell sign and canopy are replacing the existing branding at the former Citgo station. The location formerly also housed a Subway restaurant. The applicant requested to include a vinyl “Food Mart” sign and remove the “Subway” sign along the north elevation. The applicant stated that the ownership of the gas station remains unchanged, only the brand identity is changing. Alderman Sweeney questioned whether a variance would be required. Commissioner Kidd asked staff to verify the information with the city attorney.

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

AGREED to approve the ground sign and canopy replacement at 2301 West Touhy Avenue, Appearance Case Number SG-11-06, subject to the location of the sign and canopy being no taller than the fascia, and the food mart sign would be subject to compliance with the Zoning Ordinance.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors of the ground sign and canopy 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 and canopy 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 Commissioner Upton

2. \*Appearance Case Number SG-11-07: Wall Sign for McDonald’s Restaurant, 1032 North Northwest Highway

Alderman Sweeney recused himself from this case, due to his association as a consultant for the company.

Fred Matthias and Jayme Schenk submitted an application for a wall sign for McDonald’s Restaurant at 1032 North Northwest Highway. The commercial alteration was approved at the September 2010, meeting.

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

The proposed plans showed walls signs on the more than one elevation, which is not in compliance with the Zoning Ordinance. The applicants have discussed zoning regulations with the zoning administrator, and may be applying for variances for the other wall signs.

Jon Branham stated that the Zoning Ordinance permits only one wall sign facing the street. In the interest of opening sooner, the owner chose to change her request, indicating that the yellow “M” logo is all the brand identification she needs at this time. The logo would be internally illuminated.

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

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

AGREED to approve the yellow “M “ logo at 1032 North Northwest Highway, Appearance Case Number SG-11-07, as shown in Exhibit “A”.

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

3. \*Appearance Case Number GN-11-03: Garage Review,  
321 Crescent Avenue

Neri Companies and Michael and Natasha Gill submitted an application for a garage review at 321 Crescent Avenue. The proposed garage would be 18 feet high. Proposed materials include cedar siding and fascia, EIFS, brick veneer, and asphalt shingles to match the existing 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 Buti, and seconded by Commissioner Kuhlman, the Commission

AGREED to approve the garage review at 321 Crescent Avenue, Appearance Case Number GN-11-07, 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 Buti, Derifield, Kidd and Kuhlman  
 NAYS 0 None  
 ABSENT 1 Commissioner Upton

4. Appearance Case Number SA-11-01: Single Family Alteration,  
 1113 Garden Street

John Mackin and Lou and Lisa Arrigoni submitted an application for a single-family alteration at 1113 Garden Street. The proposed alteration would include a second floor addition to an existing one and one-half-story residence and extension of the existing front porch. Proposed materials include white trim, spruce/muted green and suede vinyl siding, and weathered wood asphalt shingles.

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

The plans include landscaping but lack dimensions of plant sizes. Commissioner Derifield said the boxwoods should at least two feet in planting size, and the bushes (#4 on the landscape plan) should be three gallons in size.

Mr. Mackin stated the dormers might be eliminated and requested the Commission's opinion on whether the plans are acceptable either with or without the dormers. Commissioner Kuhlman said the plans were acceptable either way. Commissioner Buti approved of the dormers as long as they lined up with the windows on the side elevations.

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

AGREED to approve the single family alteration at 1113 Garden Street, Appearance Case Number SA-11-01, subject to aligning the center second story windows with the dining room windows and including the landscape plan shown on Exhibit "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 Commissioners Upton

5. \*Appearance Case Number SA-11-02: Single Family Alteration,  
 1603 Brophy Avenue

Vito Ferri and Barb Pallo submitted an application for a single family alteration at 1603 Brophy Avenue. The proposed alteration would include siding, front door, bay window and new canopies over the front and rear doors to an existing one and one-half story residence. Proposed materials include new white cement board siding and fascia, and gray asphalt shingles to match existing.

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

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

AGREED to approve the single family alteration at 1603 Brophy Avenue, Appearance Case Number SA-11-02, 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 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 Commissioners Upton

6. \*Appearance Case Number SA 11-03: Single Family Alteration, 839 South Prospect Avenue

Charles Schwartz, Bart Kalata, and Kathy and Leo Dietlin submitted an application for a single family alteration at 839 South Prospect Avenue. The proposed alteration would include a front porch and a rear one-story addition to an existing two-story residence. Proposed materials include stone, green trim and white columns on the porch, and green cedar shakes to match existing. The old cedar siding is to be removed and replaced.

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

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

AGREED to approve the single family alteration at 839 South Prospect, Appearance Case Number SA-11-03, 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 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 Commissioners Upton

7. Appearance Case Number SA 11-04: Single Family Alteration,  
1321 West Glenlake Avenue

Zenon Wozny and Pavlo Ivanov submitted an application for a single family alteration at 1321 West Glenlake Avenue. The proposed alteration would include a two-story addition to the front and a garage and mudroom to the rear of an existing split-level residence. Proposed materials include stone, red brick, beige stucco, black trim, and dark gray asphalt shingles.

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

The Commission stated that material transitions must occur at inside corners. Setbacks should be shown on the site plan. The architectural elements over the front door need to be explained. Windows should align. A larger depiction of the front elevation is required to show more detail. The first floor may not be more than four feet above grade. The landscape plan needs to be revised to show more detail, including sizes, species and quantities. A sidewalk should be added to extend from the front entrance to the public sidewalk.

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

AGREED to continue the single family alteration at 1324 West Glenlake Avenue, Appearance Case Number SA-11-04, at the request of the applicant.

Vote on the motion was as follows:

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

8. Appearance Case Number SA 11-05: Single Family Alteration,  
304 South Cumberland Avenue

Beata Kociuba and Vassil Bayraktarov submitted an application for a single family alteration at 304 South Cumberland Avenue. The proposed alteration would include the consolidation of two lots, with an addition to the existing two-story residence. The addition would include an attached two-car garage, recreation room and loft. Proposed materials include red face brick, gray natural stone, copper and beige trim and cedar shake roof to match existing.

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

The commissioners stated that material transitions must occur at inside corners, specifically the existing northeast corner. They inquired about the projecting stone bay window and the material transition of the brick garage with a stone base leading to stone on the house. The landscape plan was not to scale.

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

AGREED to approve the single family alteration at 304 South Cumberland Avenue, Appearance Case Number SA-11-05, as submitted.

Vote on the motion was as follows:

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

9. \*Appearance Case Number CI-11-02: Commercial Alteration  
 1053 North Northwest Highway

Panto-Ulema, Inc., and 1053 Northwest, LLC, and Family Federal Savings of Illinois submitted an application for a commercial alteration of a dental clinic and storefront at 1053 North Northwest Highway. Proposed materials include stacked veneer stone, black aluminum cornices and a new black aluminum storefront system. The applicant proposes to paint the existing face brick in stone brown if it is discolored when the cross gabled roof is removed.

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

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

AGREED to approve the commercial alteration at 1053 North Northwest Highway, Appearance Case Number CI-11-02, 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 Buti, Derifield, Kidd and Kuhlman  
 NAYS 0 None  
 ABSENT 1 Commissioner Upton

10. Appearance Case Number CI-11-03: New Institutional Construction,  
 1908 Weeg Way

Matocha Associates and Lutheran Advocate General Hospital submitted an application for a new institutional construction on an existing footprint at 1908 Weeg Way. Proposed materials include dark brown and orange brick, brown and beige stone and white trim and beige cement siding.

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

Commissioner Derifield inquired about the orientation of the building. He suggested making it more presentable rather than appearing backward to the street. He had concerns about the setback of the proposed fence along Weeg Way and the landscape plan.

Chairman Kidd complimented the scale of the structure, stating that it was appropriate for the residential area. He stated that the entrance to the house was difficult to find. He recommended a pedestrian connection to Luther Lane with a landing at the parking lot and sidewalk to the building. Commissioner Buti compared it to the sidewalk requirement on new residential construction. The

Commission recommended a three to five foot buffer along Weeg Way and a tree on the left side of the building. Commissioner Derifield added that the driveway adjoining the trash enclosure should be constructed of impervious brick pavers to soften the area. The Commission complemented the standing seam roof proposal. In order of preference, the color choices were granite gray, sable brown and oxford blue.

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

AGREED to approve the new institutional construction at 1908 Weeg Way, Appearance Case Number CI-11-03, subject to adding a five-foot buffer along Weeg Way, adding pedestrian access from the building entry to Luther Lane, adding a landing pad, adding additional screening along the east elevation, changing the roof to a standing seam roof, and including impervious pavers off Weeg Way to the trash containment area.

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 character of the site and neighborhood, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed institutional 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 Commissioner Upton

**OTHER BUSINESS**

Awards Program

Jon Branham presented updated forms for the proposed Awards Program to the Appearance Commission. Chairman Kidd and Commissioner Kuhlman complimented the format of the nomination form. Commissioner Derifield suggested eliminating the award for landscaping and concentrating on structures. The Commissioners stated that the form should be changed to state that the voting would be done by the Appearance Commission members and outside design professionals. Anyone can nominate a property for consideration. City staff can verify if a property passed its final inspections during the calendar year and verify if a certificate of occupancy was granted. Mr. Branham suggested changing the nomination deadline to the fall and publicizing the program in the *Spokesman*.

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

**G. ADJOURNMENT** – The meeting was adjourned at 8:33 p.m.

**APPEARANCE COMMISSION**

\_\_\_\_\_

Date

\_\_\_\_\_

Chairman

Sophie Tidd  
Recording Secretary

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