



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

**Thursday, August 18, 2011
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois**

MINUTES

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

DRAFT

A. ROLL CALL

Present

Brian Kidd, Chairman
Randall Derifield
Kim Kuhlman
Nick Norman

Staff

Jon Branham
Sophie Tidd

City Council

Alderman Smith, Council 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 July 21, 2011, be approved.

Vote on the motion was as follows:

AYES 3 Commissioners Derifield, Kuhlman and Norman
NAYS 0 None
ABSENT 1 Commissioner Upton
ABSTAIN 1 Commissioner Kidd

C. *CONSENT AGENDA

Chairman Kidd stated that landscaping planted to screen generators and air conditioners are required to be large enough to conceal the mechanical equipment.

It was moved by Commissioner Derifield, and seconded by Commissioner Kuhlman, that the 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 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. The wall sign 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

- 2. *Appearance Case Number EG-11-05: Electric Generator, 329 South Chester Avenue

Margaret Wisniewski submitted an application for an electric generator at 329 South Chester Avenue. The proposed generator would be located in the side yard. The generator screening would consist of five boxwood 36 inches in height and width.

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 329 South Chester Avenue, Appearance Case Number EG-11-05, 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-11-06: Electric Generator, 1213 South Lincoln Avenue

Bill and Teri Habetler submitted an application for an electric generator at 1213 South Lincoln Avenue. The proposed generator would be located in the side yard. The generator screening would consist of a solid wood fence and four evergreen bushes.

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 1213 South Lincoln Avenue, Appearance Case Number EG-11-06, 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 EG-11-07: Electric Generator, 239 West Lake Avenue

Brehm Architects, Ltd. and Bob and Stacey Wesselkamper, submitted an application for an electric generator at 239 West Lake Avenue. The proposed generator would be located in the side yard. The generator screening would consist of a solid wood fence and existing landscaping.

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 239 West Lake Avenue, Appearance Case Number EG-11-07, 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

5. *Appearance Case Number SA-11-17: Single Family Alteration, 1924 Greendale Avenue

Orest Baranyk and Iliia Ivanov submitted an application for single family alteration at 1924 Greendale Avenue. The proposed alteration would consist of the conversion of a one-car attached garage to a two-car attached garage. Proposed materials would match existing.

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

The Commission found the addition 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 1924 Greendale Avenue, Appearance Case Number SA-11-17, 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-11-18: Single Family Alteration, 416 Wisner Street

Andrew Venamore, Joel Hoffman and Robert Heilman submitted an application for single family alteration at 416 Wisner Street. The proposed alteration would consist of the conversion of a gable

entry roof to a flat roof, the eliminator of a dormer window, the addition of shutters and a limestone header to the front windows. 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 416 Wisner Street, Appearance Case Number SA-11-18, 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 SF-11-12: Single Family Residence,
 528 South Fairview Avenue

Bart Kalata, Frank Goff and SKI Architecture submitted an application for a two story single family residence with detached garage at 528 South Fairview Avenue. Proposed materials include face brick, limestone, dark brown trim and dark brown asphalt shingles.

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

Commissioner Derifield inquired about the attached garage setback distance from the front of the house. The applicant stated it was approximately three feet. Commissioner Derifield notified him that the Zoning Ordinance required a minimum five-foot setback. The applicant agreed to comply with the setback requirement.

Commissioner Kuhlman informed the applicant that a living area does not include bay windows. The applicant submitted a revised site plan and elevations with more landscaping on the east side of the patio with a serviceberry planting. He also aligned the windows with the upstairs windows.

Commissioner Kuhlman said the building plans showed localized symmetry. She complimented the house and said she preferred the original elevation drawing.

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.

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

AGREED to approve the single family residence at 528 South Fairview Avenue, Appearance Case Number SF-11-12, subject to revised site plan, setting the garage back five feet from the front of the residence, and the maintaining the front façade as originally submitted.

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

8. Appearance Case Number SF-11-13: Single Family Residence, 415 Vine Avenue

Patrick Magner, and Sorin and Ashley Butaci, submitted an application for 2 ½ story single family residence with attached garage at 415 Vine Avenue. Proposed materials consist of cultured stone, cement stucco, wood siding, tan brick and cedar shake roof shingles.

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

Chairman Derifield asked about the proposed materials. The applicant stated that the cedar trim in the gable would be stained to match the color of the stucco, providing different textures and offset in different planes. The brick chimney would be in tan and stone colors. Sandy colored brick is proposed around the windows.

Commissioner Kuhlman complimented the elevations.

Commissioner Derifield informed the applicant that a landscape plan and base plantings are required. He stated that the redbud and serviceberry should be brought closer to the house and put in landscape beds. The applicant stated that he prefers older plants such as peonies and coneflowers. Commissioner Derifield stated that foundation plantings are needed on the east and south elevations. Trees are required to be eight to ten feet in height. The hedge around the property would provide a foundation for plantings.

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

AGREED to approve the single family residence at 415 Vine Avenue, Appearance Case Number SF-11-13, subject to returning with a landscape plan.

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-11-11: Single Family Residence,
 2072 DeCook Avenue

Jeevan Singh and Dr. Mohiuddin, submitted an application for a single family residence at 2072 DeCook Avenue. The case was continued from the July, 2011 meeting subject to bringing the first story forward on the left front elevation to locate the garage five feet back from the main living space, adding clerestory windows above the garage, adding a stone base, adding base plantings on both sides of the entrance, adding ornamental trees on the front corners 10 to 15 feet in height, adding an over-story tree in the front yard and parkway trees.

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

Commissioner Derifield stated that the applicants did follow the recommendations provided at the July meeting. Chairman Kidd said that even though there is a bay window on the garage, the wall is five feet back from the bay, and the entire room is a bay.

Chairman Derifield suggested the applicant reconsider the tree in the front yard. It is not a good long-term tree and advised that a maple would be preferable.

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

AGREED to approve the single family residence at 2072 DeCook Road, Appearance Case Number SF-11-11, as submitted.

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 CI-10-09: Landscape and Site Plan Review for 7-Eleven, 814 Higgins Road

Jack Owens submitted an application for a landscape/site plan review for 7-Eleven at 814 Higgins Road. The case was approved at the June 2011, meeting subject to an eight inch reveal between stone and brick on the east elevation, and returning with a new, detailed landscape plan of the northwest corner view, adding tree parkway trees on the Cumberland Avenue elevation.

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

Commissioner Derifield stated that the Commission had requested that the landscape plan include parkway trees. Mr. Owens stated that the applicants have spent significant time trying to determine property lines. Chairman Kidd asked if there was enough room for parkway trees. Commissioner Derifield said if the site plan was to scale, there was a ten-foot parkway.

Commissioner Derifield stated for the record that the range of plant materials proposed deciduous plants with similar attributes. Ideally, the plans should be evergreens and perennials to add diversity. The proposed landscape plan meets the minimum requirement but may not survive long term. There should be more diversity of planting with evergreens that are green year-round.

Jack Owens stated that two of the three issues previously mentioned were addressed. They will address the eight-inch reveal between stone and brick during the special use and permit process.

Mr. Owens stated that a sign is proposed at the southeast corner as a gateway to Park Ridge. He said the area around the canopy would be removed, the tanks replaced and that the applicants will work with the city to meet the their requirements.

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 and site plan at 814 Higgins Road, Appearance Case Number CI-10-09, subject to three honey locust trees on the Cumberland Avenue side being parkway trees.

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 BUSINESSAppearance Commission Survey Review/Discussion

Alderman Smith congratulated the Commission on designing their own survey. He and the Commissioners discussed the purpose of conducting a survey and who would compile the statistics.

Alderman Smith stated that his job as liaison is making recommendations to City Council. Chairman Kidd said that the City Council recognized they are not as knowledgeable in design and architectural capacity and delegated that responsibility to the Commission.

Joan Sandrick, 409 South Clifton, asked the purpose of the survey. She complimented the work of the Appearance Commission. She stated that surveys typically get low response numbers and are typically done by disgruntled residents.

Commissioner Kuhlman stated that in order for a survey to produce meaningful data, there should be a great deal of responses. She stated the idea to look at the Appearance Commission process. Surveys may not be the best way to accomplish the goal.

Alderman Smith stated that a community wide survey was held four months ago, resulting in his election. Commissioner Derifield stated that an election is not a survey and questioned Alderman Smith's motives. He stated the survey could be too costly and too difficult. He suggested he approach City Council regarding the dissolution of the Appearance Commission and it will then go to Procedures and Regulations at the Committee of the Whole.

When asked what prompted the survey, Alderman Smith said that three constituents in his ward had voiced concerns about the Appearance Commission to him. He felt there was a need for improvement and would propose amendments to revise procedures.

Chairman Kidd asked if the purpose of the survey was to eliminate the Appearance Commission or to improve the level of service. He stated that he, like most residents, moved to Park Ridge for the schools, the neighborhoods and streetscape. It is the function of the Appearance Commission to maintain the character and unique fabric of the community.

Pat Livensparger, 413 Courtland Avenue, stated that the liaison was not familiar with the Appearance Commission and that the survey was not initiated by the City Council.

Missy Langan, 1924 Canfield, said she agreed with Commissioner Derifield that it was Alderman Smith's desire to recommend that the Appearance Commission be dissolved.

Commissioner Kuhlman objected to a survey of any kind without an opportunity for dedicated discussion about the processes. She defended her role as a volunteer on the Commission.

Commissioner Derifield stated that he had updated the Urban Design Guidelines multiple times and felt that it could again be necessary to revisit the topic.

Commissioner Norman stated that he has served on the Commission for four months, the same length of time that Alderman Smith has been in office. Commissioner Norman felt he is still learning to be a better Commissioner.

The Commission discussed efforts to codify certain items during the last update of the Zoning Ordinance. The Appearance Commission serves as a bridge between the Urban Design Guidelines and the Zoning Ordinance.

The Commission agreed to hold a public meeting during the week of Labor Day to further discuss the topic of a survey and review Commission processes and procedures.

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

G. ADJOURNMENT – The meeting was adjourned at 8:25 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.