



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, April 19, 2012
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
Randall Derifield
Kim Kuhlman (arrived at 7:04pm)
Nick Norman
Ellen Upton

Staff

Jon Branham
Adrienne Dulkoski

City Council

Alderman Smith, Council Liaison

Absent

None

Others Present

Approximately 25 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton, and seconded by Commissioner Derifield, that the minutes of the regular meeting of March 15, 2012, be approved, as submitted.

Vote on the motion was as follows:

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

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process. Commissioner Kuhlman arrived at 7:04pm, after the meeting minutes were approved.

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

Vote on the motion was as follows:

AYES 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

D. APPEARANCE REVIEW

1. *Appearance Case Number SG-12-06: Wall Sign for Elements Therapeutic Massage at 33 South Northwest Highway

Ralph Epifanio, John D. Scaletta and Tim Hall, submitted an application for a wall sign at 33 South Northwest Highway. The wall sign would consist of beige lettering with blue, green, and red accents on a black background. The sign would be illuminated.

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

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

AGREED to approve the wall sign at 33 South Northwest Highway, Appearance Case Number SG-12-06, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

2. *Appearance Case Number SG-12-07: Ground Sign and Wall Sign for Frosty Penguin Grill, at 1056 Busse Highway

Armen and Melina Ovassapian, and Bright Signs & Awnings, submitted an application for a wall sign and ground sign at 1056 Busse Highway. The ground sign would consist of white, red and black lettering with a cartoon penguin logo on a blue and white background. The wall sign would consist of black lettering with the cartoon penguin logo on a blue and white background. The signs would be illuminated.

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

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

AGREED to approve the ground sign and wall sign at 1056 Busse Highway, Appearance Case Number SG-12-07, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors of the ground sign and 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 ground sign and 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

3. *Appearance Case Number SG-12-08: Wall Sign for Carmine’s Chicago at 1120 West Touhy Avenue

David Dickson, and Scott Sign Company, submitted an application for a wall sign at 1120 West Touhy Avenue. The wall sign would consist of white lettering with red and green accents on a yellow background. The sign would be illuminated.

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

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

AGREED to approve the wall sign at 1120 West Touhy Avenue, Appearance Case Number SG-12-08, 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

4. *Appearance Case Number SG-12-09: Awning for Carmen Nicole’s, at 153 North Northwest Highway

Real Neon, Inc., and Northwest Highway Building Partnership, submitted an application for an awning at 153 North Northwest Highway. The awning would consist of white and green lettering on a brown background.

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

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

AGREED to approve the awning at 153 North Northwest Highway, Appearance Case Number SG-12-09, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and colors of the awning would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed awning would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

5. *Appearance Case Number SG-12-10: Wall Sign and Projecting Sign for Dick Pond Athletics, at 29 South Prospect Avenue

Samantha Senner, Sheila Pond, and Sean Ratchford, submitted an application for a wall sign and projecting sign at 29 South Prospect Avenue. The wall sign would consist of brown and white lettering with gold and brown accents on a white background. The projecting sign would consist of red, white and black lettering on a white background. The signs would not be illuminated.

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

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

AGREED to approve the wall sign and projecting sign at 29 South Prospect Avenue, Appearance Case Number SG-12-10, 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 and projecting 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 and projecting 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

6. Appearance Case Number SG-12-11: Ground Sign and Awning for Park Ridge Cigar Lounge, at 1101 West Touhy Avenue

Rahsann Renford and D Signs, Inc., submitted an application for a ground sign and awning for Park Ridge Cigar Lounge at 1101 West Touhy Avenue. The ground sign would consist of black and white lettering with white grey, brown and black accents on a gold background. The awning would

consist of black and white lettering with grey and black accents on a white background. The sign would be illuminated.

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

The Commission discussed requiring additional information from the applicant, due to changes that would be required due to zoning requirements.

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

AGREED to continue the ground sign and awning request at 1101 West Touhy Avenue, Appearance Case Number SG-12-11, to the next meeting on May 17, 2012.

Vote on the motion was as follows:

AYES 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

7. *Appearance Case Number EG-12-02: Electric Generator at 529 South Knight Avenue

Michele Hargrave, Barbra Smith and Rocco Fiare & Sons, submitted an application for an electric generator at 529 South Knight Avenue. The proposed generator would be located in the side yard. The generator screening would consist of six hedges, 36 inches in height.

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

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

AGREED to approve the electric generator at 529 South Knight Avenue, Appearance Case Number EG-12-02, subject to fully screening the generator at time of installation.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the electric generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission finds that the proposed electric generator would be designed in accordance with the standards, spirit, and purpose of the Urban

Vote on the motion was as follows:

AYES 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 2 None

8. *Appearance Case Number GN-12-05: Garage Review at 305 North Northwest Highway

Matthew Lardner and ABD & Associates, submitted an application for a garage review at 305 North Northwest Highway. The proposed garage would be 18 feet in height. Proposed materials include cedar siding, green trim and brown 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 Derifield, seconded by Commissioner Upton, the Commission

AGREED to approve the garage review at 305 North Northwest Highway, Appearance Case Number GN-12-05, 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 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

9. *Appearance Case Number GN-12-06: Garage Review at 12 South Greenwood Avenue

Brickton Builders, LLC and Framing Design Concepts, submitted an application for a garage review at 12 South Greenwood Avenue. The proposed garage would be 17 feet 10 inches in height. Proposed materials include tan siding, white trim and brown 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 Derifield, seconded by Commissioner Upton, the Commission

AGREED to approve the garage review at 12 South Greenwood Avenue, Appearance Case Number GN-12-06, 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 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

10. Appearance Case Number GN-12-07: Garage Review at 922 South Western Avenue

Matthew and Shirlee Pater and Lira & Associates, Inc., submitted an application for a garage review at 922 South Western Avenue. The proposed garage would be 18 feet in height. Proposed materials include cream siding, white trim and brown 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 Upton, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the garage review at 922 South Western Avenue, Appearance Case Number GN-12-07, 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 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

11. Appearance Case Number GN-12-08: Garage Review at 524-528 Engel Boulevard

Orren Pickell Designers & Builders and Tom Grusecki,, submitted an application for a garage review at 524-528 Engel Boulevard. The proposed garage would be 18 feet in height. Proposed materials include brown brick, cedar trim and slate 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 Derifield, seconded by Commissioner Norman, the Commission

AGREED to approve the garage review at 524-528 Engel Boulevard, Appearance Case Number GN-12-08, 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 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton

NAYS 0 None
ABSENT 0 None

12. Appearance Case Number SA-12-05: Single Family Alteration, at 710 North Prospect Ave

Victor Lew, Jeremy Lew & Associates, Inc. and Johanna and Sean Slocum, submitted an application for a single family alteration at 710 North Prospect Avenue. The proposed alteration would consist of a second floor addition on an existing one story stone residence. The proposed materials include stone, shake siding, white trim, and asphalt shingles.

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

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

AGREED to approve the single family alteration at 710 North Prospect Avenue, Appearance Case Number SA-12-05, subject to replacing any landscaping damaged during construction.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

13. Appearance Case Number SF-12-07: Single Family Residence, at 308 North Prospect Avenue

Mark Elliott Corp., Lewis Calabrese, and KLLM Architects, Inc., submitted an application for a single family residence at 308 North Prospect Avenue. The proposed residence would be a two-story structure with an attached garage. Proposed materials include stone veneer, brown brick, tan siding, tan trim, and asphalt shingles.

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

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

AGREED to approve the single family residence at 308 North Prospect Avenue, Appearance Case Number SF-12-07, subject to the three front windows on the second floor being more consistent in vertical proportion.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

14. Appearance Case Number SF-12-08: Single Family Residence, at 922 South Western Avenue

Matthew and Shirlee Pater and Lira & Associates, Inc., submitted an application for a single family residence at 922 South Western Avenue. The proposed residence would be a two-story structure with a two-car detached garage. Proposed materials include cream siding, beige stone, white trim, and brown asphalt shingles.

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

The Commission discussed the landscaping and stated four boxwood plantings should be added on the right front side, and that flowering shrubs should be added by the entrance steps, grouped in three on each side.

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

AGREED to approve the single family residence at 922 South Western Avenue, Appearance Case Number SF-12-08, subject to four boxwood plantings should be added on the right front side, and that flowering shrubs should be added by the entrance steps, grouped in three on each side.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

15. Appearance Case Number SF-12-09: Single Family Residence, at 524-528 Engel Boulevard

Orren Pickell Designers & Builders, and Tom Grusecki, submitted an application for a single family residence at 524-528 Engel Boulevard. The proposed residence would be a two-story structure with a detached garage. Proposed materials include brown brick, stone, stucco with cedar trim boards, and slate shingles.

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

The Commission stated that the residence was well designed. The parking pad area should be eliminated. A sidewalk should be added to connect the entry area to the public sidewalk. The

ornamental tree on the north property line should be moved closer to the residence. Some of the shrubs should be replaced with ornamental trees.

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

AGREED to approve the single family residence at 524-528 Engel Boulevard, Appearance Case Number SF-12-09, subject to adding a fourth crabapple tree, adding a sidewalk to directly connect the front entry area to the public sidewalk, and eliminating the parking pad.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
 NAYS 0 None
 ABSENT 0 None

16. Appearance Case Number SF-12-10: Single Family Residence, at 401 North Ashland Avenue

Beate Kociuba and Lela Vukovic, submitted an application for a single family residence at 401 North Ashland Avenue. The proposed residence would be a two-story structure with a detached garage. Proposed materials include gray stone, stucco, brown trim, and slate roofing.

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

The Commission discussed adding evergreen plantings near the leyland cypress tree, and replacing the black hills spruce with an alternative ornamental tree.

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

AGREED to approve the single family residence at 401 North Ashland Avenue, Appearance Case Number SF-12-10, subject to planting four evergreens adjacent to the leyland cypress below the front porch area, and replacing the black hills spruce on the left side with an alternative ornamental tree.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton

NAYS 0 None
ABSENT 0 None

17. Appearance Case Number SF-12-11: Single Family Residence, at 1492 Tyrell Avenue

Beate Kociuba and Ewe Jecch Tyszha, submitted an application for a single family residence at 1492 Tyrell Avenue. The proposed residence would be a two-story structure with a three-car garage. Proposed materials include light brown brick, limestone columns, tan trim and brown asphalt shingles.

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

The Commission discussed adding more shrubs and evergreen plantings to the landscape plan.

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

AGREED to approve the single family residence at 1492 Tyrell Avenue, Appearance Case Number SF-12-11, subject to planting four spirea shrubs under the porch area, and adding evergreen plantings in front of the bay window and the garage.

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 5 Commissioners Derifield, Kidd, Kuhlman, Norman and Upton
NAYS 0 None
ABSENT 0 None

E. OTHER BUSINESS

Alderman Smith stated the Open Meeting Act requires Commissioners to become certified. Anyone who became a Commissioner before January 1, 2012 will need to be certified by December 31, 2012. A copy of the certification will need to be forwarded to the City Clerk.

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

Adrienne Dulkoski
Recording Secretary

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