

APPEARANCE COMMISSION

**Thursday, March 20, 2008
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois**

MINUTES

Chairman Kidd called the meeting to order at 7:03 p.m.

A. ROLL CALL

Present

Chris Buti
Brian Kidd, Chairman
Ellen Upton

Staff

Carrie Davis
Kathryn Delk

Others Present

Approximately 20 citizens

Absent

Jerry Aulisio
Kim Kuhlman

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton, seconded by Commissioner Buti, that the minutes of the regular meeting of February 21, 2008, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

It was moved by Commissioner Upton, seconded by Commissioner Buti, that the Consent Agenda be approved subject to the removal of Case Numbers: SF-08-03 and GN-08-04.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

D. APPEARANCE REVIEW

1. Appearance Case Number SG-08-04: Wall and Ground Signs for Jiffy Lube, 700 Higgins Road

Icon Identity Solutions and Jiffy Lube submitted an application for one wall and one ground sign for Jiffy Lube at 700 Higgins Road. The proposed wall and ground signs would consist of white lettering on a maroon and light brown background. The signs would be internally illuminated.

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

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

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

AGREED to approve the wall and ground signs at 700 Higgins Road, Appearance Case Number SG-08-04, as submitted.

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

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

2. Appearance Case Number SA-08-05: Single Family Alteration, 816 Forestview Avenue

Neri Companies and Bill Beredimas submitted an application for a single family alteration at 816 Forestview Avenue. The proposed alteration would include a second story addition and three, one-story additions to an existing one-story residence. Proposed materials include red brick to match existing, stone, light and dark tan cement board siding, beige trim and dark gray-black asphalt shingles.

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 Commission noted that the addition works well with the existing house. Even though the garage is being enlarged and would project in front of the main façade of the house, the proposed garage is actually better disguised than the original design.

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

AGREED to approve the single family alteration at 816 Forestview Avenue, Appearance Case Number SA-08-05, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and the proposed alteration would be compatible with the character of the neighborhood. 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 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

3. Appearance Case Number SA-08-07: Single Family Alteration,
922 Garden Avenue

Robert Lizzo, and William and Jennifer Pistorius submitted an application for a single family alteration at 922 Garden Avenue. The proposed alteration would include a second-story addition to an existing one-and-one-half-story residence. Proposed materials include gray vinyl siding to match existing shake siding, white trim, and black asphalt shingles.

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

The addition needs to blend better with the existing house. The cantilever should be kept towards the back of the house behind the bay window to conceal it more. The proposed windows should be larger, should align with the first floor windows and should establish a relationship between the first and second floor. Fish scale shakes should be used in place of the shake siding.

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

AGREED to continue the single family alteration at 922 Garden Avenue, Appearance Case Number SA-08-07.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

4. Appearance Case Number GN-08-03: Garage Review,
922 Garden Avenue

Robert Lizzo and William and Jennifer Pistorius submitted an application for a garage review at 922 Garden Avenue. The proposed garage would be 17 feet in height. Proposed materials include gray vinyl siding, white trim, shaker siding and black asphalt shingles to match the house.

Exhibits of the garage's size, design and relationship to the residence were entered.

There were no comments regarding the design of the garage, but approval cannot be given for the garage before approval for the single family addition.

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

AGREED to continue the garage review at 922 Garden Avenue, Appearance Case Number GN-08-03.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

5. Appearance Case Number SF-08-03: Single Family Residence,
1612 Courtland Avenue

B.K. Architects, and Sebastian and Jola Barwiolek submitted an application for a single family residence at 1612 Courtland Avenue. The proposed residence would be a two-story structure, with a two-car detached garage. Proposed materials include stone, light brown cedar siding, burgundy trim and dark brown 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. A darker shade of siding must be resubmitted to provide more contrast with the stone.

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

AGREED to approve the single family residence at 1612 Courtland Avenue, Appearance Case Number SF-08-03, subject to resubmitting a darker shade of siding material.

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, subject to the changes requested by the Commission. 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 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

6. Appearance Case Number GN-08-04: Garage Review,
1612 Courtland Avenue

B.K. Architects, and Sebastian and Jola Barwiolek submitted an application for a garage review at 1612 Courtland Avenue. The proposed garage would be eighteen feet in height. Proposed materials include stone, light brown cedar siding, burgundy trim and dark brown asphalt shingles.

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, seconded by Commissioner Upton, the Commission

AGREED to approve the garage review at 1612 Courtland Avenue, Appearance Case Number GN-08-04, subject to using the same materials that are approved for the house.

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, subject to the changes requested by the Commission. 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 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

7. *Appearance Case Number CI-08-01: Landscape Review, 1300 West Crescent

Christie's Carousel of Learning submitted an application for a landscape plan review for Christie's Carousel of Learning at 1300 West Crescent Avenue. This case was approved at the February 2007 meeting.

The Commission found the revised landscape plan to be in keeping with the character of the existing Park Ridge Presbyterian Church and neighborhood.

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

AGREED to approve the revised landscape plan for 1300 West Crescent Avenue, Appearance Case Number CI-08-01, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

8. Appearance Case Number SF-07-70: Elevations, Materials and Landscape Review for Single Family Residence, 208 North Dee Road

Jakl Brandeis Architects, and Tomasz Litwicki submitted an application for an elevation, materials and landscape review for single family residence at 208 North Dee Road. The proposed residence would be a two-story structure with a two, two-car attached garage. This case was approved at the December 2007 meeting.

The Commission found the revised elevations, materials and landscape plan to be in keeping with the character of the residence.

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

AGREED to approve the revised elevations, materials and landscape plan for 208 North Dee Road, Appearance Case Number SF-07-70, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

9. Appearance Case Number CI-08-02: Institutional Alteration,
10 North Summit Avenue

1360 Arch Studio and Marc Dennison submitted a pre-application for an institutional alteration to the Summit of Uptown at 10 North Summit Avenue. The alteration would include a remodeling of the exterior of the building. Proposed materials would include medium red brick, aluminum panels and stone.

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. Any proposed ground and wall signs must be submitted and reviewed by the Appearance Commission prior to installation.

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

AGREED to approve the institutional alteration at 10 North Summit Avenue, Appearance Case Number CI-08-02, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed institutional alteration would be appropriate for the existing structure and the proposed alteration would be compatible with the character of the neighborhood. 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 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

10. Appearance Case Number MF-08-02: Multi-Family Residence,
523 South Summit Avenue

Baranyk Associates and Karina Grom submitted an application for a multi-family residence at 523 South Summit Avenue. The proposed residence would be a three-story structure, containing four condominiums and a four-car detached garage. Proposed materials include dark red-brown brick, stone and steel mesh.

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

The Commission found the proposed residences to be in keeping with the character of the area. A darker paint on the steel panels should be used on the balconies.

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

AGREED to approve the multi-family residence at 523 South Summit Avenue, Appearance Case Number MF-08-02, subject to using a darker shade of steel.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed multi-family residences 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 residences subject to the change requested by the Commission. Therefore, the Commission finds that the proposed multi-family residences would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Upton
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Kuhlman

E. OTHER BUSINESS

Pre-Application for a Commercial Alteration at 2315 Oakton Avenue

Soos and Associates and Enterprise Leasing Company submitted a pre-application for a commercial alteration at 2315 Oakton Avenue. The proposed alteration would convert the existing building into a motor vehicle rental establishment including remodeling the exterior elevations, and new wall and ground signs. Proposed building materials include cement siding, black metal trim and cement shingles. The proposed wall signs would include white individual lettering on a green, black and white background. The signs would be internally illuminated.

The Commission noted that the design should be more contemporary. An architectural feature, such as lighting, could be added to give a more contemporary design. A simple design plan should be used. The shingle shakes, frieze board and rolling doors should be replaced.

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

Phil Cypcar, 301 South Lincoln Avenue, stated that he still doesn't feel that the playground landscape design for the proposed day care at 1300 West Crescent, Case # CI-08-01, will blend into the neighborhood.

G. ADJOURNMENT – The meeting was adjourned at 8:57 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.