



CITY OF PARK RIDGE

505 BUTLER PLACE
PARK RIDGE, IL 60068
TEL: 847/ 318-5291
FAX: 847/ 318-6411
TDD:847/ 318-5252

URL:<http://www.parkridge.us>

DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, April 16, 2009
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:05 p.m.

A. ROLL CALL

Present

Brian Kidd, Chairman
Kim Kuhlman
Ellen Upton

Staff

Jon Branham
Kathryn Delk

Absent

Chris Buti

Others Present

Approximately 10 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Upton, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of March 19, 2009, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

It was moved by Commissioner Kuhlman, and seconded by Commissioner Upton, that the Consent Agenda be approved, subject to the removal of Case Number SF-09-04.

Vote on the motion was as follows:

AYES 3 Commissioners Kidd, Kuhlman and Upton
NAYS 0 None
ABSENT 1 Commissioner Buti

D. APPEARANCE REVIEW

1. *Appearance Case Number SG-09-12: Awnings and Wall Signs for Amphora, 2 North Northwest Highway

North Shore Sign and Amphora submitted an application for three awning signs and three wall signs for Amphora at 2 North Northwest Highway. Three additional awnings are proposed, but will not contain signs and, therefore, are not part of the Commission’s review. The awning signs would consist of individual white letters on the valances and the awnings would be black. The awnings would not be illuminated. Two of the wall signs, one located along the Touhy Avenue elevation and one located along the Northwest Highway elevation, would consist of individual black letters. A third wall sign would be a flat panel sign located directly above the corner entry of the building and it would consist of white and dark red letters, with a gray logo, on a black background. The wall signs would be internally illuminated.

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

The Commission found the awning and wall signs to be designed appropriately for the building and area. All signs must satisfy the Tenant Design and Wall Sign Criteria for Uptown Target Area 2, dated July 31, 2006.

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

AGREED to approve the awnings and wall signs at 2 North Northwest Highway, Appearance Case Number SG-09-12, subject to satisfying the Tenant Design and Wall Sign Criteria for Uptown Target Area 2.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the awning and wall signs would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission finds that the proposed awning and wall 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 Kidd, Kuhlman and Upton
 NAYS 0 None
 ABSENT 1 Commissioner Buti

2. Appearance Case Number SF-09-04: Single Family Residence, 111 North Washington Avenue

Brehm Architects, and David and Jacquelyne Greenberg submitted an application for a single family residence at 111 North Washington Avenue. The proposed residence would be a two-story structure. The applicants would reuse the existing two-car detached garage. Proposed materials include tan-brown brick, cream stone trim, dark gray trim, and slate roofing.

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. The Commission was concerned with the size of the driveway in the front yard and the potential for it to be used as a parking space. The Commission decided that due to the heavy traffic on Washington Avenue, the need for a turn-around area is justified. It was determined that Zoning Ordinance requirements may further reduce the size of the driveway as well.

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

AGREED to approve the single family residence at 111 North Washington Avenue, Appearance Case Number SF-09-04, 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 3 Commissioners Kidd, Kuhlman and Upton
 NAYS 0 None
 ABSENT 1 Commissioner Buti

3. *Appearance Case Number SF-09-05: Single Family Residence,
 220 North Washington Avenue

Hackley and Associates, and Matt and Chris Schmeltz submitted an application for a single family residence at 220 North Washington Avenue. The proposed residence would be a two-story structure, with a three-car attached garage. Proposed materials include cream brick, cedar board siding, wood trim, and cedar shingle roofing.

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.

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

AGREED to approve the single family residence at 220 North Washington Avenue, Appearance Case Number SF-09-05, 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 3 Commissioners Kidd, Kuhlman and Upton
 NAYS 0 None
 ABSENT 1 Commissioner Buti

4. Appearance Case Number SF-09-06: Single Family Residence,
 1239 North Dee Road

Robert Kolososki, and Mr. and Mrs. Joseph Micucci submitted an application for a single family residence at 1239 North Dee Road. The proposed residence would be a two-story structure, with a two-car attached garage. Proposed materials include dark red brick, brown vinyl siding, khaki trim, and dark brown-tan 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. The Zoning Ordinance requires that the garage door be divided into two, nine-foot wide doors. The front walk should connect to the public sidewalk. The landscape plan should be resubmitted to show a fuller design and larger planting beds.

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

AGREED to approve the single family residence at 1239 North Dee Road, Appearance Case Number SF-09-06, subject to dividing the garage door into two doors, connecting the front walk to the public sidewalk, and resubmitting the 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 3 Commissioners Kidd, Kuhlman and Upton
 NAYS 0 None
 ABSENT 1 Commissioner Buti

E. OTHER BUSINESS - None

F. CITIZENS WISHING TO BE HEARD ON NON-APPEARANCE REVIEW CASES - None

G. ADJOURNMENT – The meeting was adjourned at 7:25 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.