



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, December 16, 2010
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

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

DRAFT

A. ROLL CALL

Present

Chris Buti

Randall Derifield

Kim Kuhlman

Ellen Upton, Acting Chairwoman

Staff

Jon Branham

Kathryn Delk

City Council

Alderman Sweeney – arrived 7:14p

Absent

Brian Kidd, Chairman

Others Present

Approximately 10 Citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Buti, that the minutes of the regular meeting of November 18, 2010, be approved. The Commission, by voice vote, unanimously approved the minutes.

C. *CONSENT AGENDA

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

Vote on the motion was as follows:

AYES 4 Commissioners Buti, Derifield, Kuhlman and Upton

NAYS 0 None

ABSENT 1 Commissioner Kidd

D. APPEARANCE REVIEW

1. Appearance Case Number CI-10-09: New Commercial Construction for 7-Eleven, 814 Higgins Road

Harrison French and Associates and 7-Eleven submitted an application for commercial redevelopment of the existing 7-Eleven gas station and convenience store at 814 Higgins Road. Proposed materials include red brick, stone, and white and dark brown trim. This case was a pre-application at the August 2010 meeting.

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

Commissioner Kuhlman felt that there were not many changes made to the architecture of the building since the pre-application review. Commissioner Derifield was disappointed and felt that there was not an attempt made to provide better pedestrian access to the site. He added that the landscape plan lacked detail. A landscape plan should be submitted to show size, species and quantity of plantings. It appeared from the site plan that the planter area may be encroaching into the right-of-way. He asked that the applicant provide a letter from IDOT granting permission to encroach into the right-of-way or that the planter be moved on to private property. He did not feel that the change to the planter area wall was successful, stating that it lost the feel of an urban site. He suggested that the applicant review the Urban Design Guidelines and the Higgins Road Corridor Plan. Commissioner Buti likes the design, as well as the planter wall. He agreed that the landscape plan should be resubmitted to show greater detail. He asked that sidewalks be added to connect the building to the public sidewalk. Commissioner Kuhlman noted that material transitions must occur at inside corners. Materials and revised floor plans should also be resubmitted.

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

AGREED to continue the commercial alteration at 814 Higgins Road, Appearance Case Number CI-10-09.

Vote on the motion was as follows:

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

2. Appearance Case Number CI-09-01: Rooftop Screening/Elevations Review for Institutional Alteration for St. Luke's Lutheran Church, 205 North Prospect Avenue

Jaeger, Nickola and Associates and St. Luke's Lutheran Church submitted an application for a rooftop screening/elevations review for an institutional alteration for St. Luke's Lutheran Church at 205 North Prospect Avenue. The addition would include a two-story addition along the Cedar Street elevation. This case was a pre-application at the October 2008 meeting and was approved at the March 2009 meeting.

Two letters from residents related to this case were submitted at the meeting. Acting Chairwoman Upton stated that if there is a violation of the Zoning Ordinance, it should not come before the Appearance Commission. She noted that the Zoning Ordinance calls for roof top units to be screened by an architectural element when on a roof. She would like further clarification as to what exactly defines an architectural element. Commissioner Derifield felt uncomfortable making a decision that night. He felt that the opinion of the City Attorney as to the role of the Appearance Commission in this decision was necessary before making a decision.

Kathleen and Brian Deveau, 204 North Ashland Avenue, Park Ridge, IL 60068, stated that they attended the meeting held by the architect before the project started and the rendering presented did not show screening detail surrounding the roof top unit. Ms. Deveau felt that there is a violation of the special use ordinance as well as the Zoning Ordinance. They stated there was never an opportunity given to residents or the Appearance Commission to comment on the changes. She does not feel that screening is an adequate architectural element. She also felt that the proposal violates the Urban Design Guidelines. In her opinion, the fence does not screen the entire mechanical unit.

Ms. DeVeau read a letter submitted by the residents at 335 Cedar Street.

The architect stated that they chose the green color screening to match the color of the copper. He was left with very few material choices, since the structure would not be able to support a parapet wall.

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

AGREED to continue the rooftop screening/elevations review for the institutional alteration at St. Luke's Lutheran Church at 205 North Prospect Avenue, Appearance Case Number CI-09-01.

Vote on the motion was as follows:

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

3. Appearance Case Number SA-10-36: Single Family Alteration,
1213 South Lincoln Avenue

Thomas Buckley, and William and Teri Habetler submitted an application for a single family alteration at 1213 South Lincoln Avenue. The proposed alteration would include a second floor addition to an existing one-story residence. Proposed materials include cream trim, dryvit, red brick, stone and dark brown asphalt shingles to match existing. This case was continued from the November 2010 meeting.

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 double hung windows should be changed to casement windows. Any landscaping that is damaged during construction should be replaced.

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

AGREED to approve the single family alteration at 1213 South Lincoln Avenue, Appearance Case Number SA-10-36, subject to replacing the double hung windows with casement windows and replacing any landscaping that is 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 4 Commissioners Buti, Derifield, Kuhlman and Upton
 NAYS 0 None
 ABSENT 1 Commissioner Kidd

4. Appearance Case Number SF-10-03: Single Family Residence, 1630 Birch Street

Architectural Studio, and Jennie Smith submitted an application for a single family residence at 1630 Birch Street. The proposed residence would be a two-story structure with a two-car attached garage. Proposed materials include stone, red brick, cream trim, and gray 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 window on the second floor, south elevation should be aligned above the entry. Two transom windows should be added to the east elevation. A transom window should be added to the second floor, west elevation. The landscape plan should be resubmitted.

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

AGREED to approve the single family residence 1630 Birch Street, Appearance Case Number SF-10-03, subject to aligning the window on the second floor, south elevation with the entry, adding two transom windows to the east elevation, adding a transom window to the second floor, west elevation 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 4 Commissioners Buti, Derifield, Kuhlman and Upton
 NAYS 0 None

ABSENT 1 Commissioner Kidd

E. OTHER BUSINESS

1. Material Transitions

Commissioner Derifield discussed the material transitions constructed on the single family alteration done at 711 North Broadway Avenue. The left elevation was done in stone. This was not what was approved at the Appearance Commission or on the approved building plans. He stated that the Building Administrator, Steve Cutaia, was looking into the issue.

2. Awards Program

Commissioner Derifield asked if staff would have enough time to research and present new information on the Awards Program. Jon Branham suggested that the nominations be submitted by the public and presented to the Appearance Commission. Mr. Branham stated he would assemble some additional information for an upcoming meeting.

Commissioner Derifield would like to discuss the sign review process. He has been examining the approvals granted by the Zoning Board of Appeals. He is finding that most of the sign variances are being granted and this made him question whether the Zoning Ordinance is appropriate. The Appearance Commission should be sure they are approving cases accordingly.

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

G. ADJOURNMENT – The meeting was adjourned at 8:30 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.