



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, March 15, 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

Staff

Jon Branham
Adrienne Dulkoski

City Council

Alderman Smith, Council Liaison

Draft Minutes
Not for Publication

Absent

Ellen Upton
Nick Norman

Others Present

Approximately 12 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Kuhlman, that the minutes of the regular meeting of February 16, 2012, be approved, as submitted.

Vote on the motion was as follows:

AYES 3 Commissioners Derifield, Kidd, Kuhlman
NAYS 0 None
ABSENT 2 Commissioners Norman and Upton

C. *CONSENT AGENDA

Chairman Kidd explained the Appearance Commission meeting process.

Commissioner Derifield requested case GN-12-04, Garage Review at 528 South Prospect Avenue, to be removed and be considered in conjunction with case SF-12-05, Single Family Residence at 528 South Prospect Avenue.

On a motion by Commissioner Derifield, and seconded by Commissioner Kuhlman, the Commission AGREED that the revised Consent Agenda be approved.

Vote on the motion was as follows:

AYES 3 Commissioners Derifield, Kidd, Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioner Norman and Upton

D. APPEARANCE REVIEW

1. *Appearance Case Number SG-12-05: Wall Sign for Sam Speron, M.D., at 950 North Northwest Highway

A. Saccone & Sons and Barry Signs Inc, submitted an application for a wall sign at 950 North Northwest Highway. The wall sign would consist of white lettering with a black background. The sign would not 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 Kuhlman, the Commission

AGREED to approve the wall sign at 950 North Northwest Highway, Appearance Case Number SG-12-05, 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 ground 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 3 Commissioners Derifield, Kidd, Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioner Norman and Upton

2. *Appearance Case Number GN-12-03: Garage Review, at 626 South Fairview Avenue

Richard Clark and Regency Garages, submitted an application for a garage review at 626 South Fairview Avenue. The proposed garage would be 18 feet in height. Proposed materials include vinyl siding and 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 Derifield, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the garage review at 626 South Fairview Avenue, Appearance Case Number GN-12-03, 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 existing house. Therefore, the Commission found 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 Derifield, Kidd, Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioner Norman and Upton

3. Appearance Case Number GN-12-04: Garage Review at 528 South Prospect Avenue

Michi Mho, Neri Companies, and Tom and Rachel Goetz, submitted an application for a garage review at 528 South Prospect Avenue. The proposed detached garage would be 18 feet in height. Proposed materials would be stucco with a stone base, and 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 Derifield, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the detached garage at 528 South Prospect Avenue, Appearance Case Number GN-12-04, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed detached garage would be compatible with the existing house. Therefore, the Commission found 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 Derifield, Kidd, Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioner Norman and Upton

4. Appearance Case Number SA-12-04: Single Family Alteration, at 1820 Brophy Avenue

Daniel Drag, Archimax, Inc., Benjamin Krzesias, and ABD & Associates submitted an application for a single family alteration at 1820 Brophy Avenue. The proposed alteration would consist of a second floor addition on an existing one story brick residence. The proposed materials include reddish-brown brick, asphalt shingles, limestone trim around front windows and stone veneer base.

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

The Commission discussed that there were two different colors of stone, there should be one stone style around the window. In the front of the house the serviceberry tree should be closer to the corner of the house. Three shrubs should be added closer to the carport.

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

AGREED to approve the single family alteration at 1820 Brophy Avenue, Appearance Case Number SA-12-04, subject to locating the serviceberry trees closer to the corners of the house within the foundation plantings beds, and adding three shrub at the south corner of the carport. The turret portion of the house should all be stone.

Vote on the motion was as follows:

AYES 3 Commissioners Derifield, Kidd, Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioner Norman and Upton

5. Appearance Case Number SF-12-05: Single Family Residence, at 528 South Prospect Avenue

Michi Mho, Neri Companies, and Tom and Rachel Goetz, submitted an application for a single family residence at 528 South Prospect Avenue. The proposed residence would be a two-story structure with a covered porch with a detached garage. Proposed materials include white stucco, stone, cedar trim around windows, 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 Kuhlman, the Commission

AGREED to approve the single family residence at 528 South Prospect Avenue, Appearance Case Number SF-12-05, subject to the revised plans presented at the meeting.

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 Derifield, Kidd, Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioner Norman and Upton

6. Appearance Case Number SF-12-06: Single Family Residence at 715 South Prospect Avenue

Bart Kalata, Josepine Romero, and S.K.I. Architecture, submitted an application for a single family residence at 715 South Prospect Avenue. The proposed residence would be a two-story structure. Proposed materials include gray brick, brown trim around windows with stone header above, stone base and asphalt shingles.

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

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

AGREED to approve the single family residence at 715 South Prospect Avenue, Appearance Case Number SF-12-06 subject to moving the left serviceberry tree closer to the house to be included in the foundation planting bed.

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 Derifield, Kidd, Kuhlman

NAYS 0 None

ABSENT 2 Commissioner Norman and Upton

7. Appearance Case Number SF-12-04: Single Family Residence at 410 South Fairview Avenue

Andrew Venamore, Airoom, LLC, and Munawar Ali submitted an application for a single family residence at 410 South Fairview Avenue. The proposed residence would be a two-story structure with detached two-car garage. Proposed materials include white siding with a stone veneer base, medium brown brick, white trim, taupe siding and brown asphalt shingles. The case was continued from the February, 2012, meeting.

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

The Commission discussed the landscaping positioning and variety, and the details on the masonry. A belt course should run along the brick and match up with the stone bay.

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

AGREED to approve the single family residence at 410 South Fairview Avenue, Appearance Case Number SF-12-04, subject to the changes shown in Exhibit A.

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 Derifield, Kidd, Kuhlman
NAYS 0 None
ABSENT 2 Commissioner Norman and Upton

E. OTHER BUSINESS

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

G. ADJOURNMENT – The meeting was adjourned at 7:45 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.