



## CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY  
PRESERVATION AND DEVELOPMENT

### APPEARANCE COMMISSION

**Thursday, October 20, 2011**  
**Council Chambers, City Hall**  
**505 Butler Place**  
**Park Ridge, Illinois**

### MINUTES

Acting Chairman Derifield called the meeting to order at 7:00 p.m.

#### A. ROLL CALL

Present

Brian Kidd, Chairman (arrived 8:10pm)  
Randall Derifield  
Kim Kuhlman  
Nick Norman  
Ellen Upton

Staff

Jon Branham  
Adrienne Dulkoski

City Council

Alderman Smith, Council Liaison

Absent

None

Others Present

Approximately 20 citizens

#### B. APPROVAL OF MINUTES

It was moved by Commissioner Derifield, and seconded by Commissioner Norman, that the minutes of the regular meeting of September 15, 2011, be approved.

Vote on the motion was as follows:

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

#### C. \*CONSENT AGENDA

Acting Chairman Derifield explained the Appearance Commission meeting process.

Commissioner Derifield requested case number SA-11-23, Single Family Alteration at 601 North Merrill Avenue, be removed from the consent agenda.

Commissioner Derifield stated that all generators must be appropriately screened.

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

Vote on the motion was as follows:

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

**D. APPEARANCE REVIEW**

1. \*Appearance Case Number SG-11-20: Wall Sign and Ground Sign for Michael Mazukelli, D.D.S., at 1053 North Northwest Highway

Michael Mazukelli, D.D.S., and Sign-A-Rama, submitted an application for a wall sign and ground sign at 1053 North Northwest Highway. Both the wall sign and the ground sign would consist of white letters on a gray background. Both signs would be internally illuminated.

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

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

AGREED to approve the wall sign and ground sign at 1053 North Northwest Highway, Appearance Case Number SG-11-20, 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 ground 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 4 Commissioners Derifield, Kuhlman, Norman and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

2. \*Appearance Case Number EG-11-11: Electric Generator, 1145 Hoffman Avenue

Richard Martens, and Kapital Electric, submitted an application for an electric generator at 1145 Hoffman Avenue. The proposed generator would be located in the side yard. The generator screening would consist of a three-foot tall fence, which would surround the generator.

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

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

AGREED to approve the electric generator at 1145 Hoffman Avenue, Appearance Case Number EG-11-11, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kuhlman, Norman and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

3. \*Appearance Case Number EG-11-12: Electric Generator, 525 Parkwood Avenue

Lorraine Peterson, and Oakwood Lighting Electric, submitted an application for an electric generator at 525 Parkwood Avenue. The proposed generator would be located in the front yard. The generator screening would consist of existing evergreen plantings.

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

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

AGREED to approve the electric generator at 525 Parkwood Avenue, Appearance Case Number EG-11-12, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

4. \*Appearance Case Number EG-11-13: Electric Generator, 331 South Knight Avenue

Russ and Monica Carynski, and Pete Electric Inc., submitted an application for an electric generator at 331 South Knight Avenue. The proposed generator would be located in the side yard. The generator screening would consist of five, three-foot tall, evergreen plantings.

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

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

AGREED to approve the electric generator at 331 South Knight Avenue, Appearance Case Number EG-11-13, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kuhlman, Norman and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

5. \*Appearance Case Number EG-11-14: Electric Generator, 1113 South Broadway Avenue

George V. Wolf, Jr., and Phil’s Electric, submitted an application for an electric generator at 1113 South Broadway Avenue. The proposed generator would be located in the side yard. The generator screening would consist of ornamental grass plantings, five to six feet in height.

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

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

AGREED to approve the electric generator at 1113 South Broadway Avenue, Appearance Case Number EG-11-14, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 1 Commisssioner Kidd

6. \*Appearance Case Number EG-11-15: Electric Generator, 2101 Mary Jane Avenue

Tom Heskin, and Brilliant Electric Heating and Cooling, submitted an application for an electric generator at 2101 Mary Jane Avenue. The proposed generator would be located in the side yard. The generator screening would consist of four to five, three-foot tall evergreen plantings.

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

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

AGREED to approve the electric generator at 2101 Mary Jane Avenue, Appearance Case Number EG-11-15, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The location and screening of the generator would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission found that the proposed generator 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 Derifield, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

7. \*Appearance Case Number SA-11-22: Single Family Alteration, 17 Elmore Street

William Rock, architect, Eagle Crest Homes, and Ryan and Kathy Melby, submitted an application for a single family alteration at 17 Elmore Street. The proposed alteration would consist of a front porch addition to an existing two-story residence. Proposed materials include white wood columns and siding, white trim, and black asphalt shingles to match existing.

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 alteration at 17 Elmore Street, Appearance Case Number SA-11-22, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 4 Commissioners Derifield, Kuhlman, Norman and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

8. Appearance Case Number SA-11-23: Single Family Alteration,  
601 North Merrill Avenue

Airroom Architects, and Richard and Barbara Roch, submitted an application for a single family alteration at 601 North Merrill Avenue. The proposed alteration would consist of a one-story screen front porch addition and a two-story rear and side addition at an existing two-story residence. Proposed materials include red brick and white siding and trim to match existing.

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

The Commissioners discussed creating an appropriate material transition along the south elevation where the addition meets the existing structure.

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

AGREED to approve the single family alteration at 601 North Merrill Avenue, Appearance Case Number SA-11-23, subject to creating a four inch reveal along the south elevation.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 4 Commissioners Derifield, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 1 Commissioner Kidd

Commissioner Kidd arrived at 8:10pm and chaired the remaining portion of the meeting.

9. Appearance Case Number SA-11-24: Single Family Alteration,  
1106 South Cleveland Avenue

John P. Mackin, architect, and Terrance and Joan O'Rourke, submitted an application for a single family alteration at 1106 South Cleveland Avenue. The proposed alteration would consist of an enlarged front porch and patio area including a steeper roof structure with gables. Proposed materials include stone, dark brown brick, white hardi cement board stucco siding, brown/black trim boards, and brown fiberglass shingles to match existing.

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

The Commissioners discussed altering the amount of stone on the façade.

On a motion by Commissioner Kuhlman, and seconded by Commissioner Norman, the Commission

AGREED to approve the single family alteration at 1106 South Cleveland Avenue, Appearance Case Number SA-11-24, 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 alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 0 None

10. Appearance Case Number SA-11-25: Single Family Alteration,  
305 South Western Avenue

Lira and Associates, and Donna Zybor, submitted an application for a single family alteration at 305 South Western Avenue. The proposed alteration would consist of a second floor addition on an existing one-story brick residence. Proposed materials include stone, gray siding, white trim, and gray asphalt shingles to match existing.

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

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

AGREED to approve the single family alteration at 305 South Western Avenue, Appearance Case Number SA-11-25, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 0 None

11. Appearance Case Number SA-11-26: Single Family Alteration,  
700 South Greenwood Avenue

Thomas Buckley, architect, and Chris and Valerie Lenzion, submitted an application for a single family alteration at 700 South Greenwood Avenue. The proposed alteration would consist of a second floor addition on an existing one and one-half story bungalow. Proposed materials include light brown hardi-stucco and trim, and dark brown asphalt shingles.

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

The Commissioners discussed the mass of the second floor addition and the relationship to the elements of the existing bungalow residence. They discussed the possibility of reducing the size of the second floor addition. They also discussed window proportions and orientation on the addition. Additionally, they discussed possibly adding a hipped roof instead of the proposed gable roof.

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

AGREED to continue the single family alteration at 700 South Greenwood Avenue, Appearance Case Number SA-11-26.

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-11-21: Single Family Alteration, 712 Courtland Avenue

Joel Heiniger, and Matt and Diaha Colleran, submitted an application for a single family alteration at 712 Courtland Avenue. This case was continued from the September, 2011, meeting, subject to changing the pitch of the roof, adding more detail to the elevations, and adding more windows to minimize the height of the walls. The Commission requested that a landscape plan be submitted due to the scope of the project, and also recommended trying to save the Japanese maple tree currently on the property.

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

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

AGREED to approve the single family alteration at 712 Courtland Avenue, Appearance Case Number SA-11-21, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family alteration would be in keeping with the character of the neighborhood, and building materials and landscaping would be well coordinated with the residence. 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 5 Commissioners Derifield, Kidd, Kuhlman, Norman, and Upton  
 NAYS 0 None  
 ABSENT 0 None

**E. OTHER BUSINESS**

Pre-Application for Mixed-Use Development at 827 West Touhy Avenue

A mixed-use development, which would include a grocery store, offices and townhomes, is being proposed for an area bounded by Cumberland Avenue, Touhy Avenue, Garden Street and Prairie Avenue. At this time, the applicant is seeking preliminary input from the Commission on the grocery store elevations and site plan, as it relates to the Uptown Plan and the Urban Design Guidelines.

Chairman Kidd inquired if there was an opportunity for clear glass along the Touhy Avenue elevation. He stated it was unnecessary to take design cues from the neighboring Walgreen’s store. He stated Mariano’s is contemporary, so the design should reflect that. He discussed continuing the street trees along Touhy Avenue and incorporating a wider sidewalk for pedestrians. Commissioner Kuhlman added that this site is an urban setting. She stated the streetscape and buffering would be important. She stated the Touhy Avenue façade was currently uninviting and that there would be a challenge with this on Cumberland Avenue as well. She stressed making the area more comfortable for pedestrians. She stated she was not sure if the tower element was necessary. Commissioner Upton stated there is a difference between the Arlington Heights Mariano’s location and this location. She also stressed to make the development as pedestrian friendly as possible. She stated the tower is not to scale. Chairman Kidd stated they should not allude to historical aspects. He stated they should activate the building with real elements along Touhy Avenue. He stated to try not to do too many false elevations. He added to try to make more interesting screen walls and incorporate green aspects into the design. He realized the rear of the building had to go somewhere, and to make sure they handled that as best as they could. He suggested allowing the tower to be a simple tower. He stated he likes the concept overall, and sees the logic behind much of the design. Commissioner Derifield stated he likes the River East Mariano’s location and some of the things they accomplished with that site and design. He stated the general site planning was adequate. He stated the footprint of building was very large, and that it dominated the site. He stated the townhomes at the south of the development probably should be extended in length, and that could help to further screen the grocery store. He stated the setbacks should be increased along Touhy Avenue. He alluded to page 45 of the Uptown Plan for streetscape design ideas. He stated the gateway element needs to be strong and tie the development together. He added the vehicle ramp seemed massive and he would prefer to see it below grade. He stated there are several traffic issues to identify. He stated there would be significant vehicular impact to the site on Garden Street and westbound Touhy Avenue.

Alderman Smith inquired if the developer had acquired the property yet, and if eminent domain would be proposed. The applicant responded they had not yet acquired all the parcels and they were not expecting to make use of eminent domain. Alderman Smith stated if Third Street were vacated, the City would expect compensation. He added traffic on Cumberland Avenue would likely be an issue. He also added he was skeptical if tax increment financing could be utilized for this development.

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

**G. ADJOURNMENT** – The meeting was adjourned at 8:45 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.